

Rehoboth Zoning Board of Appeals Meeting
Meeting Minutes
Thursday, March 21, 2019 @ 6 PM
55 Bay State Road, Rehoboth, MA 02769

19 MAY 29 AM 8:04

OFFICE OF THE TOWN CLERK
REHOBOTH, MA

Call to order 6:00 PM by Dave Pereira, Chairman

In attendance: Chairman Pereira; John Scanlon, Vice Chairman; Richard Panofsky, Clerk; regular members Antonio Oliveira, Raymond Olivier; alternate member Stephen Silva; Jay Talerman, Town Counsel

Absent: Richard Barrett

GENERAL BUSINESS

1. The Reserve – Owner and Escrow Account. The delayed check has now been paid. Jim Doehler attended to explain ownership changes in the project. Mr. Gene Dumontier is no longer a co-owner, but he and Robert Calise are continuing, purchasing each phase from him as it opens. The project is managed by the same entity as before, Springhill Realty, Inc. Two phases are now open.
2. Bliss Street – Manitook Estates. Edward W. Pietnik, Jr., owner, Startlight Development LLC, reviewed status of this 40B project. Ownership has been transferred to them, and they are engaged in bringing all approvals up to date so the project can continue. Final transfer approval is anticipated in several weeks from Mass Housing. Concerns were raised about the status of clearances from the Rehoboth Water Board and the Conservation Commission as well as state approvals. Ryan DuVally (written as DuVoy in the letter) of Heritage Realty, 3 Park Street, Rehoboth, MA gave the Committee a copy of a letter from Mass Housing, giving preliminary approval for transfer of the comprehensive permit. Original comprehensive permit application was from 1997. Robert Davis of InSite Engineering discussed details of permissions and approvals that are in process. He submitted a letter from MassDEP concerning compliance with the December 16, 2015, enforcement order; an extension permit is awarded, expiring June 9, 2019. The Manitook Estates project will need to receive a new three-year extension within the next 45 days. A project representative will attend our April meeting with updates. The Board's role is neither to approve nor deny, but to monitor that everything required is in place. The Board will notify abutters of the meeting; while we will not conduct a hearing, it is a good idea to give notice of the restarting of this project and people can attend our meeting and ask questions. There will be 35 units, and two have been built; 25% will be low income.

PUBLIC HEARINGS & MEETINGS

There were none.

MINUTES

On a motion by J. Scanlon and seconded by A. Oliveira, the minutes of February 21, 2019 were approved unanimously with a small correction.

INVOICES

An invoice from Fuss & O'Neil of \$195.00 for engineering work was approved unanimously on a motion made by J. Scanlon and seconded by A. Oliveira. An invoice from W. B. Mason of \$5.83 for office supplies was approved unanimously on a motion made by J. Scanlon and seconded by A. Oliveira.

NEXT MEETING

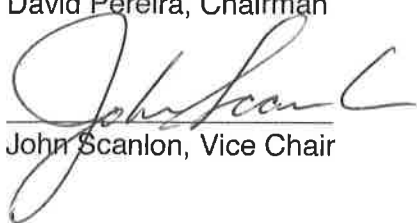
The next meeting of the board is scheduled for Thursday, April 18, 6 PM at the Counsel on Aging, 55 Bay State Rd., Rehoboth, MA 02769.

ADJOURNMENT

On a motion by J. Scanlon and seconded by A. Oliveira, the board voted to adjourn at 6:30.

Respectfully submitted by Richard Panofsky, Clerk


David Pereira, Chairman


John Scanlon, Vice Chair

5/23/19
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