

PLANNING BOARD
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Christopher Cooper, Chairman
William Costa Sr.
Tomas Ennis
Jake Kramer
Patrick Landry
Lenny Mills Jr.
Lynne Ferreira, Assoc. Mbr.
Daniel Roach, Town Planner

**Meeting Minutes
May 5, 2021
Remote Meeting
7:00 PM**

Present: Christopher Cooper, William Costa, Sr., Jake Kramer, Tish Vadnais, Patrick Landry, Lynne Ferreira, Associate Member, and Daniel Roach, Town Planner.

Absent: Edward Bertozzi, Tomas Ennis.

Mr. Cooper began the meeting with the Pledge of allegiance at 7:01p.m.

New Business

1. SRPEDD – Nomination/Vote

2. Reorganization of the Board

Mr. Kramer suggested this be tabled until the next meeting.

Mr. Cooper tabled the items until the next meeting.

3. 469 Winthrop Street – Concern

Ms. Vadnais explained her concerns regarding transformers sitting on the property with the Palmer River being behind it. That it was being used as a parking lot for service trucks.

Mr. Roach showed picture of the property, trucks, and transformers.

Mr. Costa asked if the property was for sale?

Ms. Vadnais stated she didn't know.

Mr. Roach stated that the transformers are about 20' away from the river, they're being refurbished. There was a different company parked there last year. We need to approach the land owner.

Ms. Vadnais stated this is not what we agreed to. Someone needs to be held responsible.

Mr. Roach stated that he knew that the person who owns the property is in the process of selling it.

Mr. Cooper stated that he thought the Zoning Enforcement Officer or the Building Inspector needed to approach this owner and ask what is going on. Because this isn't, as far as he was concerned, a permissible use of the property.

Ms. Vadnais made a motion for the Planning Board to take action on this.

Mr. Roach stated this is something that's allowed in the zone they are in, with a special permit. They have not done that. The storage of transformers is something that has to be looked at.

Mr. Kramer seconded the motion.

Mr. Cooper stated he agreed with Ms. Vadnais. He thought the board should request the property owner to appear before the board to explain what is going on. He thinks the person that owns the property owns the adjacent property, is that correct? The one to the right.

Mr. Roach stated it is different owners.

Mr. Cooper suggested to have the Zoning Enforcement Officer speak to them. The property owner should come to the board and explain, not only what they are currently doing, but what they're planning on doing with the property. Because it's not long-term parking for whatever they want to rent it out to.

Ms. Vadnais stated she agreed.

Mr. Kramer asked who would be the person to follow up with the owner of the property to see if he's receiving a fee? We need to verify if he is collecting money.

Mr. Cooper stated he thinks that even if he's not receiving a fee, you can not just store large numbers of vehicles, etc. on the property. This is not what we agreed to. Mr. Roach needs to reach out to the owner to see if he'll come to a meeting. The Zoning Enforcement Officer should investigate what's being done there right now. The Zoning Enforcement Officer can inform us if it falls under the zoning bylaws.

Ms. Vadnais made a motion to ask the owner to come before the board and explain to us what is going on with this property.

Mr. Kramer seconded the motion.

Mr. Cooper stated we have two motions.

Mr. Cooper motioned to combined the motions to be have the Zoning Enforcement Officer to talk to the owner of the property and the owner of the property to come before the Planning Board.

Mr. Costa seconded the motion. Roll call vote; all replied aye. Motion passes.

4. Planner Update

Danforth Street

Mr. David Evans, Vice Chairman of the Conservation Commission was present.

Mr. Evans spoke in regards to plans to create parking on a piece of conservation property on Danforth Street. The commission was looking for any input from the Planning Board. Explained what the commission would like to do, if the Planning Board was ok with it. We would like to then talk to Michael Costello, Highway Superintendent, for his assistance with the project.

Ms. Vadnais stated her concern would be a split rail fence.

Mr. Evans stated there is a split rail fence there now. He mentioned this because if people were to park there now their tires would be in the roadway a little bit. We're looking to change that.

Ms. Vadnais stated if you don't put some sort of fencing there you could have people with 4-wheelers or something like that. There's not trails yet, right?

Mr. Evans stated there are actually. What happened was it's been an area historically visited. There's trail already. There's a fairly large walk way there. Right now, there is nothing stopping 4-wheelers from being there. He didn't see any evidence that they are. It is definitely something to keep in mind.

Ms. Vadnais stated if we did some kind of parking area that you put up a type of split rail fence, it makes it look nice. Maybe put woodchips down for cars to park on and fencing to stop people from driving down the path.

Mr. Evans replied ok.

Ms. Vadnais stated she didn't want to see the area become a party area for kids.

The potential project was discussed further.

Old Business

1. Substation – Reynolds Ave – Progress Report

Mr. Roach stated that next meeting National Grid will be coming to discuss the re-starting of work on the substation.

2. Eastwood Estates – Phase I – Roadway Acceptance and As-Built

Mr. Roach stated he is still waiting for the Highway Superintendent to review the road and address any concerns.

Meeting Minutes

1. January 20, 2021

Mr. Kramer made a motion to accept the above-named meeting minutes.

Mr. Costa seconded the motion. Roll call vote; all replied aye. Motion passes.

New Business

1.SRPEDD

Mr. Costa spoke in regards to a SRPEDD meeting and his comments to the presentation given at that meeting.

The board discussed this further.

Adjournment

Mr. Costa made a motion to adjourn at 7:43 pm

Ms. Vadnais seconded the motion. Roll call vote; all replied aye. Motion passes.

Respectfully Submitted



William, Costa, Sr., Chairman

Jake Kramer, Vice-Chairman