

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**  
**April 8, 2021**  
**Remote Meeting**  
**7:00 PM**

Present: Christopher Cooper, Edward Bertozzi, Tomas Ennis, William Costa, Sr., Tish Vadnais and Daniel Roach, Town Planner.

Absent: Jake Kramer, Lynne Ferreira, Associate Member

Mr. Cooper began the meeting with the Pledge of allegiance at 7:08p.m.

**Form A**

5 Dean Street – Proulx – 21-03A

Ms. Rachel Smith of Otis Dyer's office was present.

Ms. Smith presented plans.

Mr. Cooper asked what will happen to the existing barn? Is it conveyed to the new owners?

Ms. Smith stated the long-term plan is to do something else with the existing house and to build a home outback near the barn.

Mr. Bertozzi recommended that the owner sign a declaration of restriction. Also asked that the word "subdivision" not be used in the restriction.

Ms. Smith stated they would use the most recent one they have as a template.

Mr. Cooper asked that the word "subdivision" on the plan be changed to "division".

Mr. Bertozzi made a motion to endorse the plan with the condition on the restriction being delivered with the language discussed.

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

**Public Hearing**

1. 125 Tremont Street – Legrice – 21-01 SPA, 21-01 GWSP

Mr. George Legrice the applicant was present.

Mr. Legrice presented plans.

Mr. Cooper explained the Groundwater Protection District.

Mr. Legrice described what his business does.

Mr. Cooper asked if Mr. Legrice would be willing to sign an affidavit for the Groundwater Protection District?

Mr. Legrice stated he would be willing to sign or do whatever is required.

Mr. Costa asked if there were floor drains in the building?

Mr. Legrice stated that in the existing building it was hard to tell. He would assume it does have them. If it doesn't, He would have to construct them.

Mr. Ennis stated that in this case we would want floor drains in the building.

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Mr. Roach stated that everything on site already exist. The only changes will be interior and a proposed fence.

Mr. Legrice stated correct.

Mr. Cooper stated that if for whatever reason there were floor drains, the board would want to evaluate that. That's the only point of discharge to the ground. We would need clarification on that.

Mr. Legrice stated there are usually traps involved if there are drains.

Mr. Ennis asked if there would be any petroleum liquids stored on site? If so what amount, what quantity?

Mr. Legrice stated we don't currently nor do we plan to store any.

Mr. Ennis asked before working on vehicles do you empty the gas tanks or anything like that?

Mr. Legrice stated they are supposed to be dropped off empty. If they are not, they pay a fee.

Mr. Ennis replied ok.

Mr. Bertozzi stated he was not clear on what is going to be taking place in this building. You buy cars from auto dealers; do you buy light trucks or vans?

Mr. Legrice stated no light trucks or vans. Nothing newer than pre 1970s.

Mr. Bertozzi stated are you saying you are not buying vehicles yourself?

Mr. Legrice stated it's two separate businesses. He does vintage car sales. He also does metal fabrication.

Mr. Bertozzi asked what the building was currently used for?

Mr. Legrice stated antique sales and some sort of manufacturing. He didn't know for sure. There is also a little showroom.

Mr. Bertozzi read what is allowed in the industrial district. Read the permitted uses allowed in the business district. Asked if Mr. Legrice has spoken with the Building Inspector about the proposed use of the building?

Mr. Legrice stated he had.

Mr. Bertozzi asked what the Building Inspector said?

Mr. Legrice stated he didn't have a problem with it. He told me to apply with the Planning Board for a change of use.

Mr. Bertozzi asked if the Building Inspector he will allow what your proposing is permitted in the business district?

Mr. Legrice stated yes.

Mr. Bertozzi asked about the building located at the back of the property identified as a house. Asked if it would be used as part of the business?

Mr. Legrice stated no it would be his new residence.

Mr. Bertozzi asked if Mr. Legrice understood that he cannot have this type of business in the residential district.

Mr. Legrice stated he understood.

Mr. Bertozzi stated why the board would have concerns regarding the Groundwater Protection District.

The first steps to take are to identify everything that you are using or intend to use in your facility as part of your business. Then we can talk about proper containment. The affidavit would state what you would be using and how you are going to properly dispose of it. It puts the burden on you to consider all of these materials you are using and determine that they're hazardous.

Mr. Legrice stated that everything is organic and environmentally safe. He could provide MSDS sheets on them.

Mr. Ennis asked if there would be any painting on the property?

Mr. Legrice stated no.

Mr. Cooper asked that Mr. Legrice provide a list of everything he is going to use in the shop with a SDS sheet if applicable.

Mr. Cooper asked if the audience had any questions or concerns?

Mr. Scott Camara of 121 Tremont Street was present.

Mr. Camara stated his concern is, right where the 25' mark is, up to the leach field, the end of his fence, he has a garden there and he has livestock in the back. You are on high ground to him so, the water runoff

would be his only concern.

Mr. Legrice stated he would rectify any issues as soon as possible.

Mr. Camara stated he would be will to work with Mr. Legrice and work something out. Stated he was going to extend his fence to the street to keep his children out of Mr. Legrice' s property.

Mr. Legrice stated whatever he could do to help. He would like to address any water run off issues.

Mr. Camara stated thank you.

Mr. Cooper stated that nothing additional was being built. So, the runoff from the lot shouldn't change.

Mr. Legrice stated we are not building anything additional. If Mr. Camara is concerned with an existing runoff problem, then that's something he wanted to address.

This was discussed further.

Mr. Cooper asked if there were questions regards the Site Plan?

Mr. Ennis stated Mr. Legrice stated that he would be selling cars, how many cars at one time would he have on the lot?

Mr. Legrice stated the most he's had in the past is 3 or 4. They are at a higher price point and are specialty cars. We primarily rely on web-based sales. They are stored indoors. Nothing will be left outside overnight. We want the parking out front for customers and employees. Generally, they show the cars by appointment only.

Ms. Vadnais asked if there would be repairs on vehicles?

Mr. Legrice stated other than what we do for fabrication. I don't plan on running a repair shop.

Mr. Cooper explained to Ms. Vadnais that all the cars are to be drained of fluid before they are dropped off. Asked the board if the board would like to see the SDS sheets before taking a vote on this application? The board agreed to wait.

Mr. Ennis asked if any lighting would be changed at the facility?

Mr. Legrice stated we are going to replace the existing awning with our business name on it. The sign dimensions out front is sufficient, just a name change. No lighting on the outside of the building. Yes, on the signage, but only the existing construction of signage that is there will be altered.

Mr. Cooper stated what the board generally ask is if you could have an artistic rendition or something that will show the board what you think the sign is going to look like, when someone is driving on the road at night.

Mr. Legrice stated absolutely.

Mr. Bertozzi stated that the lighting is a concern in that we do not want the lighting shinning in the eyes of drivers on the street. Nor into the houses of your neighbors. Lights should be shielded so the lighting goes down.

Mr. Legrice stated ok. The lighting that is there now id sufficient for what he needs.

Mr. Cooper asked that Mr. Legrice take a picture of what it looks like at night currently. So, the board can have an idea of what it looks like as it stands now.

Mr. Legrice stated yes.

Mr. Cooper thanked Mr. Legrice for coming in and stated the board would talk about this again at their next scheduled meeting.

Mr. Roach stated that next meeting will be on April 21, 2021.

Mr. Legrice brought up a concern of the closing on the property and the closing on the house he currently lives in.

The board discussed this further.

Ms. Vadnais stated she was not comfortable voting on this without all the information.

Mr. Bertozzi agreed.

The board discussed this further. The board agreed that they would schedule further discussion for April 21, 2021. If the applicant runs into an issue the board can discuss meeting earlier.

## **Old Business**

### **1.Substation – Reynolds Ave – Progress Report**

Mr. Roach stated that Ms. Vadnais and himself will be going out to the site on April 19, 2021, in the morning. If anyone from the board would like to attend you are all welcome.

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

Mr. Roach stated he had not heard back from the Highway Superintendent regarding this matter.

**New Business**

1. Reorganization of the Board

Mr. Cooper stated that we have to do a reorganization at some point. We can do it tonight or wait for a full board.

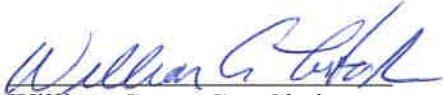
The board agreed to wait for a full board.

**Adjournment**

Mr. Costa made a motion to adjourn at 8:05 pm

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

Respectfully Submitted

  
William Costa, Sr., Chairman

  
Jake Kramer