

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

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**Meeting Minutes  
April 15, 2021  
Remote Meeting  
7:00 PM**

Present: Christopher Cooper, Edward Bertozzi, Tomas Ennis, Tish Vadnais, Patrick Landry, and Daniel Roach, Town Planner.

Absent: William Costa, Sr., Jake Kramer, Lynne Ferreira, Associate Member

Mr. Cooper began the meeting with the Pledge of allegiance at 7:04p.m.

**Public Hearing**

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

Mr. George Legrice the applicant was present.

Mr. Roach stated that the MSDS sheets, groundwater affidavit, and questions about lighting at night are what issues the board had left to discuss.

Mr. Cooper stated that the MSDS sheets were received. The only one he saw was a brake cleaner. Is that correct?

Mr. Legrice stated it's a non BLC aerosol spray cleaner. There are alternatives that they consider the most environmentally friendly of that chemical. If we have to figure out an alternative, what would that be? By industry standards considered the least volatile of the combination of different cleaners.

Mr. Cooper asked if Mr. Legrice could explain what sort of container it comes in? What size it is? How much you use each time you use it?

Mr. Legrice stated it comes in an individual can, which come in a case of 12. It is a 14 oz aerosol spray can.

Mr. Cooper stated that is a relatively small amount. How many of those cans do you have on site at any time?

Mr. Legrice stated usually a case. I use it in about 3-4 months.

Mr. Bertozzi stated the other information had to do with oxygen and cesium, right?

Mr. Legrice stated yes.

Mr. Bertozzi stated it would seem to him that this particular brake cleaner was the only thing that was toxic.

Mr. Legrice stated he gave the MSDS for the chemicals that were predominately on the property. Anything that would be considered non-natural.

Mr. Bertozzi asked did you see the form of avadavat that we normally get from someone that is seeking the Groundwater Protection District special permit?

Mr. Legrice stated he didn't have that.

Mr. Roach explained that it was forwarded via email, showed it on the screen.

Mr. Legrice explained that he does see it, he was looking for an attachment. If you are asking me that there nothing toxic, he had no problem stating that in an avadavat. Explained that the floor cleaner is non-toxic and if it was spilled there are special absorbent matts. It goes in a metal container, that's usually put away by their uniform company. The site does not have floor drains.

Mr. Cooper asked if there was anything else stored on site that is in a quantity greater than a gallon, that you wouldn't want to drink?

Mr. Legrice stated no. Nothing in mass quantities. The brake cleaner is going to be the largest quantity of some chemical-based form that he would have.

Mr. Roach read what the avadavat should state.

Mr. Bertozzi explained that the avadavat would be a special condition for the special permit, for the life of Mr. Legrice's use of the property. The exception you've given us is the cleaning fluid, right? We should put a quantity for the break cleaner. Described to the board why it's not a problem for the Groundwater Protection District.

Mr. Legrice stated that OSHA regulations require it to be stored in a boom cabinet in case it ignites. It's like a blast cabinet. In case it was to ignite it's contained within a locked metal cabinet.

Mr. Bertozzi stated that the conditions should state that it would be stored as Mr. Legrice described it, right?

Mr. Roach stated yes.

Mr. Ennis stated he would add when not in use.

Mr. Bertozzi read the bylaw regarding toxic substances.

Mr. Legrice asked if there was a need to purchase a different material could he come back to the board to let you know? Is there a process in place that he could take before he purchased something new?

Mr. Bertozzi stated Mr. Legrice could come before the board and ask for a minor modification. Explain the reason, what you would be using, the quantity, and how you would protect the environment from it. If it is minor, we wouldn't need a new application.

Mr. Cooper stated that acetone is not a toxic chemical. It's flammable. Keeping it in a blast cabinet is what we would have asked you to do. You should write down exactly how much you're going to store. If you do need to change it come back to the board and tell us what you would be changing it to. Asked if there were further questions?

Ms. Vadnais asked in regards to the item that is flammable and needs fire fighting measures, is the Fire department required to sign off on this?

Mr. Legrice stated that he didn't think so. It is a flash burn chemical. So, it flares up and goes out.

Ms. Vadnais stated that it says the suitable extinguisher media is dry chemical. She thinks the Fire Department needs to know this.

Mr. Legrice stated that he is supposed to have a MSDS book. He would turn it into the Fire Department.

Mr. Bertozzi stated there could be a condition that states that the applicant will comply with whatever request that the Fire Chief has regarding storage of these items.

Mr. Cooper asked if there were further questions regarding the Groundwater Special Permit portion of this application?

Mr. Cooper stated he was relatively satisfied with the chemicals that would be on site. It is a good idea to have the Fire Department involved.

The board moved onto discussing the Site Plan approval request.

Mr. Bertozzi spoke in regards to signage and what was allowed in the business district. The provision on Tremont Street is stricter than the provision for the Highway District. He felt the area where the freestanding sign and the type of lighting were would be ok. His reading of the sign bylaw is that Mr. Legrice could have wall signs. But there is no prevision that in the Business District that you can have awning signs. The awning signs are provided in the Highway District.

Mr. Legrice stated that the building already has awnings with signs on them. We're not changing the awnings. We are going to wash it and put lettering on it.

Mr. Bertozzi stated the area of the sign on the awning signs is measured by the writing and or pictures on

the awning. You're saying you're not going to enlarge the area of the actual content?

Mr. Legrice stated no I'm not going to enlarge it.

The board discussed further.

Mr. Roach displayed an arial view of the property & the proposed street sign.

Mr. Legrice stated that the street sign would be the same size as the existing sign now. The awning would be a solid color that would go with the street sign, with something on it. No imaging.

Ms. Vadnais requested that the size of the proposed street sign be added to the record so it can be referred back to if needed.

Mr. Roach showed an image of the existing street sign.

Ms. Vadnais asked if the new sign would be lighted the same way as the existing sign?

Mr. Legrice stated as long as that is ok with the board. I will not change the lighting.

Mr. Ennis stated that he drives by the existing sign and it doesn't affect cars going past it. It's not shining on the roadway.

Mr. Bertozzi stated just the sign is illuminated, the lights are just on the sign.

Ms. Vadnais stated they always need to be facing the sign.

Mr. Legrice stated that is understood.

Ms. Vadnais states she would like the lights on the top of the sign shining downwards.

Mr. Cooper stated that it is part of the sign bylaw that the light shine downwards. We can have them change the lights.

The board discussed further.

Mr. Legrice stated he could put the lights on a timer.

Mr. Bertozzi stated that the lights have to be off from 11pm to 6am.

Mr. Legrice agreed.

Mr. Cooper asked if there were anymore questions about the street sign?

There were none.

Mr. Cooper asked what the board thought of the awning? Are there any questions? Does the board want it to be just letters?

Mr. Ennis stated that he thought it would just be lettering on the awning.

Mr. Legrice stated it would be a solid color with lettering, it that works for the board.

Mr. Cooper stated he didn't have an opinion on what it is. He just wants to make sure we capture what we expect. A solid color with lettering sounds reasonable.

Mr. Bertozzi stated the lettering should not be any bigger than what's already there.

Mr. Legrice was fine with that.

Mr. Cooper asked if there were any other questions?

Ms. Vadnais asked if there was going to be any other lighting that you are changing?

Mr. Legrice stated no.

Mr. Ennis stated he would like something that states all vehicles will be stored inside as a condition.

Mr. Legrice stated that is his plan. Explained that he wants to extend the fencing on the left of the building and continue it to the back. As long as it is ok with his neighbor. If there's something outside, I don't want it to be an issue. Could the stipulation state that everything has to be stored inside or behind the fence?

Mr. Cooper asked how many vehicles do you think you could store inside?

Mr. Legrice stated probably about 20. If he was to have something outside it wouldn't be visible from the street.

Mr. Cooper stated that the board should set a maximum that could be stored outside at any time.

Mr. Legrice stated that was fine.

The board and Mr. Legrice discussed this further.

The board agreed that there would be no more than 5 vehicles parked behind the fence at one time.

Mr. Ennis asked if the cars are going to look presentable?

Mr. Legrice stated yes.

Mr. Ennis made a motion to close the public hearing.

Ms. Vadnais seconded the motion.

Further discussion:

Mr. Bertozzi asked who the applicant was?

Mr. Legrice stated he was.

Mr. Bertozzi asked if this was sole proprietorship?

Mr. Legrice stated no, It's an S corp.

Mr. Bertozzi stated that the permit needs to run to the first person or entity that is running the operation.

Mr. Legrice stated Basement Power Sprots, Inc.

Mr. Bertozzi asked if that was a Massachusetts corporation?

Mr. Legrice stated yes.

Mr. Bertozzi asked if Mr. Legrice was the owner of the corporation?

Mr. Legrice stated yes, I am.

The board discussed further.

Mr. Bertozzi stated that the permits have to be in the name of Basement Power Sports, inc.

Mr. Legrice stated he agreed.

Roll call vote, all replied aye. Motion passes.

Ms. Vadnais made a motion to approve the Groundwater Special Permit. With the conditions discussed.

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

Mr. Ennis made a motion to approve the Site Plan contingent on the conditions placed on it.

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

## **Old Business**

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

Mr. Roach reminded the board 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.

## **Adjournment**

Ms. Vadnais made a motion to adjourn at 8:04 pm

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

Respectfully Submitted



William, Costa, Sr., Chairman

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Jake Kramer, Vice-Chairman