

TOWN OF MATTAPOISETT  
COMMONWEALTH OF MASSACHUSETTS

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April 1, 2021

Catherine Heuberger  
Town Clerk  
16 Main Street  
Mattapoisett, MA 02739

**NOTICE OF MEETING**

**MATTAPOISETT PLANNING BOARD**

**Monday April 5th, 2021 AT 7:00 P.M.**

**THIS MEETING WILL BE HELD REMOTELY ONLY USING "ZOOM"**  
**<https://zoom.us/j/99443406992?pwd=NGkvUm1POTU2TG91ZjljZDIJTIR2UT09>**  
**Meeting ID: 994 4340 6992**  
**Passcode 144001**  
**Dial by your location**  
**1 646 876 9923 US (New York)**

1. Public Hearing on the request of Robert and Anita McDuffy of 4 Pine Island Road for review and permission to rebuild the stonewall on their property along the roadway under provisions of the Town Scenic Road Bylaw.
2. Board to review and act on ANR Plan of Ryan Correia of 3 Crystal Springs Road, Plan Revision #3
3. Form A ANR Plan Review and action for Shagbark Circle Lots 85A and 86A in the Bay Club./MMT Management LLC Applicant.
4. Form A ANR Plan review and action for Split Rock Circle, Lots 121 and 122 in the Bay Club/The Preserve at the Bay Club LLC, Applicant.
5. Form A ANR Plan Review Brandt Island Road /Applicant Steven Napolitano and Ralph Cotellesso. Property is located on map 14, Lots 56 and 57 of the Assessors Maps.
6. 7:30pm Public Hearing on Amendments to Flood Hazard Areas, Article 8, Mattapoisett Zoning Bylaw, including new Definitions.

Public hearing on Solar Energy Systems Zoning Bylaw for adoption of new Section 5.12 of the Mattapoisett Zoning Bylaws.

7. Field Engineering Inspection Report on Brandt Point Village Subdivision, regarding outstanding Punch List items for the subdivision completion. Update on reply from subdivision owner's engineer on their review of the Field Engineering Report and report on status of funds for work to be done.
8. *(Planning Board voted to continue to May 17th<sup>d</sup>, 2021)* **Modifications to Site Plan Review and Approval: Randall Lane Solar / Applicant:** Randall Lane Solar, LLC. For approximately 7.4 MW DC ground mounted solar photovoltaic array. Property located at 29 Randall Lane, Map 21, Lots 6,7, 40 and 106.
9. Continued hearing on **Form C Definitive Subdivision Plan – Park Lane Extension/ Applicant:** Andre Rieksts, Scott Atkinson & Margo Wilson-Atkinson. Property located at the northwesterly side of Park Lane. Map 16, Lot 1
10. Continued Hearing on **Modification to Form C Definitive Subdivision: Applicant:** Eric Medeiros. Property located at Selha Way, Map 23, Lots 105B, 147, 148 & 149
11. **Form C Definitive Subdivision Plan: 0 Randall Road/ Applicant:** Stephen Randon. Map 23, Lot 70. Definitive Plan approved by Planning Board, board to review terms and conditions of Covenant on project.
12. Discuss amendment to Mattapoisett Subdivision Rules and Regulations via the Town Zoning Bylaw Amendments for a provision for Planning Board to set fees for various forms of applications made to the Mattapoisett Planning Board.
13. Approval of the Minutes of March 1, 2021
14. **Informal Walk-ins, if any.**
15. **Review Incoming Mail**
16. **General Discussion. Next Meeting will be May 3, 2021.**
17. **Adjournment.**