

Minot Forest Committee
Meeting Minutes 10/13/2011
Wareham Town Hall

Present: Angela Dunham (chair), Peter Teitelbaum, Sandy Slavin (clerk),
Absent: Sandra Devlin
Guest: David Pichette, conservation agent, Phillip Benjamin. forest management

Open meeting at 7:12 pm, close meeting at 8:07 pm

>9/13 minutes reviewed and approved 3-0-0

>peter will update 5/11 version of CR – history of ownership. book 55 and page 387 for survey.

>Visit southside of peter cooper and check encroachments – these were not included in the survey report and letters may be needed...

Assignments to revisit:

Peter – sommers, – still open – pictures of condos so drain pipe into the woods, will contact boh, storm damage and brush dumping behind condos, will contact ta regarding letters to condo

Angie – odd number side of peter cooper – done #s 3 and 11 are closed, 13 still open, # 5,7,9 are new encroachments

Sandy – even number side of peter cooper and east side of forest – still open

Members to report next meeting with pictures to compare to initial findings.

Any changes will be reported to TA

>oak terrace pump station – possible more plantings to hide equipment

>stillman drive dump site – guard rail

>discussion with Dave and Phillip regarding dead and dying red pine
2 stands – by nursing home – dead – 5 acres for possible wood chips, by cemetery – still good and can be harvested for lumber

Mark Andrews has been notified of dead trees

Wareham at southern range of red pine, possible red pine scale and fungus weakened trees and open to bark beetles.

Philip to contact contractor to harvest and chip – possible do the work for wood products

Need funds to file cutting plan – possible conservation funds

>Next meeting 11/10

Sandy Slavin, clerk

Sandy Slavin
appraisal 12/8/11
3-0-1

AHT
MEETING JULY 14, 2011

MEMBERS: Sandra Slavin, Chairman; Brenda Eckstrom; Elizabeth Pezzoli, clerk; J. Michael Schneider; Deborah Pfinister

Meeting convened 4:45 p.m.

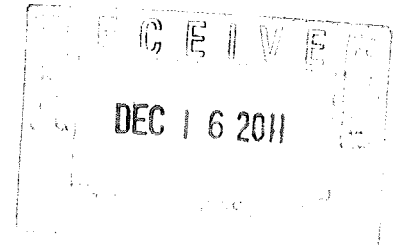
REORGANIZED: Sandra Slavin will remain chair, Elizabeth Pezzoli will remain clerk
5-0-0

-Feel town meeting staggered year appointments to AHT
-WESTFIELD – RFP going out, town to review
-361 MAIN STREET – Attorney & Jon Witten to look into
-SEAWOOD SPRINGS – will visit the site
-POLICIES AND PROCEDURES for AHT – at Staples; D. Pfinister motion to approve.
5-0-0 in support of motion. Also, 5-0-0 to adopt.
DISCUSSED: Partial history of AHT and town meeting actions

ADJOURNED: 5:50 P.M.

Sandra Slavin, Chairman

approved 3-0-0
12/8
Sandra Slavin



WAREHAM PLANNING & ZONING BOARD OF APPEALS MINUTES

Joint Public Hearing Tuesday, January 4, 2011

7:00 P.M.

Memorial Town Hall
Lower Level Cafeteria

Members Present

Planning Board: George Barrett, Chair, Michael Baptiste, Sr., Vice-Chair, Alan Slavin, Clerk, Mary Davey Morley, Charles Klueber, Michael Fitzgerald, Associate Member

Zoning Board of Appeals: Ken Ferreira, Chair, Michael Martin, Vice-Chair, Mary Scarsciotti, Clerk, Richard Secher, David Sharkey, Wilma Engerman, Associate Member

Members Absent

Planning Board: Walter Cruz, Jr., BOS Liaison

Zoning Board of Appeals: Stephen Holmes, BOS Liaison

I. CALL MEETING TO ORDER

The joint public hearing was called to order at 7:07 p.m.

II. PUBLIC HEARING

Wal Mart Stores East, LP c/o Edward T. Angley, Esq. for Site Plan Review and Special Permit Assessor's Map 87, Lots 1000-A1A, 1000-A1B and 1000-A1C

Ken Ferreira briefly described the seating arrangement of the boards for the audience and George Barrett moved to waive the reading of the public hearing advertisement. The Town Planner, John Charbonneau read an opening statement explaining the reasons for the joint public hearing, what can be expected at the public hearings and meeting etiquette. The floor was then given to the representatives for Wal Mart.

Edward Angley and Chris Buchanon, Senior Manager of Public Affairs & Government Relations for Wal Mart began the presentation. Mr. Buchanon explained that the existing Wal Mart in East Wareham is doing very well and the reason for the proposed relocation is due to the success of the existing store. The existing store employs approximately 200 employees and the new store will add approximately 85 new jobs.

Matt Smith of Bohler Engineering then conducted a presentation on the proposed site plans. Exhibit 1 was an aerial exhibit of the site and Exhibit 2 was a color copy of the site plan with landscaping overlaid onto it. The site contains approximately 26 acres at the northwest corner of Route 28 and Tobey Road. Strow's Folly Brook runs along the northwest boundary of the site. He then explained that the proposal is to construct a 157,000 square-foot store with 615 parking spaces and a four-acre parcel at the northeast corner of the site to be developed at a later date. John Charbonneau asked Mr. Smith to summarize the various State and other permits required apart from the ones being sought from the boards. Mr. Smith explained that the project will require a permit from Mass Highway for the proposed curb cut on Route 28, an NHESP permit from the Massachusetts Division of Fisheries & Wildlife due to the presence of habitat of the Eastern

Box Turtle and a Notice of Intent will need to be filed with the Conservation Commission. The Applicant is also going to be filing a Draft Environmental Impact Report (DEIR) with the Massachusetts Environmental Policy Act and will need to file a Final EIR thereafter. For each report, there is a 45-day public comment period that follows. Each of the other State permits being sought cannot be attained before the MEPA process is completed. In addition, a Sewer Connection Permit will need to be attained from the Board of Selectmen and a Notice of Intent will need to be filed with the Conservation Commission. It will likely take several months to attain all of the above approvals. Mr. Smith then explained the various access points, the parking rate proposed for this site compared to other regional Wal Mart stores and the terrain of the site. He then described the underground filtration system and pointed out the retaining walls to be installed along the southwest and northwest edges of the site. They will range in height between seven (7) and 15 feet. Mike Fitzgerald then asked Mr. Smith to discuss elevations of the site. Ken Ferreira expressed concern for the impact this will have on Strow's Folly Brook. It may impact natural recharge of groundwater into the Brook. Mr. Smith indicated that the Brook would remain unimpacted. Mr. Smith then indicated that the project will be require approximately 10,000 gallons per day for sewer and that will include advanced on-site treatment. He was asked how provision of on-site septic would alter the site design. Mr. Smith replied that such a measure wouldn't significantly alter the site design.

Ken Ferreira expressed concern over the potential use(s) of the remaining four (4)-acre parcel at the northeast corner of the property and stated that it is difficult for Town boards to take action until the State permits are issued. It had been indicated that Wal Mart would enter into a ground lease for the portion of the property they are proposing to develop. Mike Martin stated that he believes the Applicant is required to also seek a use variance for sale of groceries under the use, "neighborhood grocery store" in the 2005 Zoning By-Laws.

Ronald LaPorte of Bergmann Associates then presented building elevations and architectural renderings. He emphasized Wal Mart's desire to use earth tones in the color scheme of the building and to maintain a "human scale" for the façade. Part of the façade will be composed of recycled materials. Town Planner John Charbonneau pointed out the Wal Mart in North Attleboro, MA as the closest example of the new buildings design. Discussion ensued regarding lighting and other features of the building exterior. George Barrett asked about noise mitigation and John Charbonneau asked about roof-mounted utilities. He expressed interest in ensuring that the roof-mounted utilities are screened from view. He also asked about the material of the garden center enclosure.

After a five (5)-minute break, Shaun Kelly of Vanasse & Associates, Inc. conducted a presentation on traffic. He stated that the peak traffic hours used for analysis were from 3:45-4:45 pm for weekday traffic and 10:30 am-1:30 pm for Saturday traffic. There were many concerns raised regarding traffic. There was concern for the existing functioning of the traffic signal at Route 28 and Tobey Road and how increased traffic may make worsen the situation. John Charbonneau expressed concern for the proposed addition of 277 left turns onto Tobey Road from Route 28 in the 2015 Build scenario. He also expressed concern for the proposed addition of 220 left turns onto Main Street from Tobey Road in the same scenario. Discussion ensued regarding that intersection, the limited sight distance and the proximity of the Decas School and its varied peak traffic periods. There was also concern expressed for the lack of queuing distance for vehicle traveling eastbound along Tobey Road between the proposed Wal Mart entrance and Route 28. John Charbonneau asked why the traffic report utilized accident data from 2006-2008 and Mr. Kelly explained that the information is the most up-to-date from the State Police. Mr. Charbonneau expressed concern for the accident rate for the intersection of Tobey Road and Main Street being so close to the State threshold for unsignalized intersections.

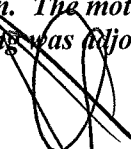
Discussion then ensued regarding peer review consultants. Hancock Associates, as the Town engineering consulting firm, will be retained to review the project and John Charbonneau recommended that the boards also retain a traffic consultant as well. It was agreed that the boards would be provided name of potential firms for selection at the next public hearing.

Ken Ferreira then opened up the public hearing to public comments. Beverly Lake-Guinen expressed concern for traffic exiting the mobile home park with the proposed increased traffic along Route 28 and the close proximity of the proposed access drive off Route 28. She also questioned the peak traffic hours used in the traffic study. Colin McPhail then commented that there weren't lights at the intersection of Route 28 and Tobey Road for the entire period from 2006-2008, the time period of the accident data. Steve Yachmetz raised a question about the trip generation estimates, expressed concern for the Decas School area and activities held there in regard to safety and parking and discussed traffic on Main Street. He mentioned that motorists are likely to use Main Street when traveling to Wal Mart from the south rather than travel through the multiple traffic signals along Route 28. Malcolm Finney then expressed concern for conservation issues on the site and surrounding the property. He believes that the watershed will be negatively impacted as well as the area's ecosystems. He also objects to the plan to clear-cut the four-acre parcel at the northeast corner of the site. He believes that it is wrong to clear a parcel in anticipation of future development. Lastly, Sheila Monaghan expressed concern for conflicts between increased traffic along Main Street and Decas School athletic field parking. She also wondered if the Applicant had taken into consideration the increased summer population in its traffic projections.

There was a motion made by Mary Davey Morley to continue the public hearing to Tuesday, February 15, 2011 at 7:00 pm at the same location. The motion was seconded by Michael Baptiste. The motion was approved by a vote of 9 in favor, 0 opposed and 1 abstained (Alan Slavin) (9-0-1)

III. ADJOURNMENT

There was a motion made by Mary Scarsciotti to adjourn the meeting. The motion was seconded by Mike Marin. The motion was approved by a vote of 10 in favor, 0 opposed and 0 abstained. (10-0-0) The meeting was adjourned at 9:55 pm.

Attest: 
Alan Slavin, Clerk
WAREHAM PLANNING BOARD

Attest: 
Mary Scarsciotti
WAREHAM ZONING BOARD OF APPEALS

Date Signed: 12-15-11

Date Signed: 12-15-11

Date Copy Sent to Town Clerk: 12/16/11

**MINUTES OF MEETING OF JOINT MEETING OF WAREHAM ZONING
BOARD OF APPEALS & WAREHAM PLANNING BOARD**

Date of Meeting: September 20, 2011

Re: Wal-Mart

I. CALL MEETING TO ORDER

The meeting was called to order at 7:03 P.M.

II. ROLL CALL

Members Present: Ken Ferreira, Chairman
Mary Scarsciotti, Clerk
Richard Secher
Wilma Engerman, Associate Member

Also Present: George Barrett, Planning Board Chair
Alan Slavin, Planning Board Clerk
Charles Klueber, Planning Board
Michael Baptiste, Planning Board
Michael Fitzgerald, Planning Board
Edward Angley, Wal-Mart Attorney

III. DISCUSSION RE: WAL-MART PROPOSAL

Mr. Ferreira spoke re: confusion on the date and explained Town Counsel's recommended change for handling this type of situation (continuation of a public hearing) moving forward. Attorney Angley was asked whether the date of September 27, 2011 would work and Attorney Angley replied that October 4, 2011 would be better.

MOTION: A motion was made and seconded to continue the public hearing for Wal-Mart to October 4, 2011.

VOTE: Unanimous (4-0-0)

Mr. Ferreira and Mr. Barrett informed board members that during the mitigation meeting with Town Counsel and the Town Administrator, the question of whether a Financial Impact Study on Town services should be done. Some questions were raised and the boards decided to ask the Town Administrator to provide a formal proposal (RFP) for the Financial Impact Study.

Discussion ensued re: the traffic report. Attorney Angley confirmed the traffic report will be done. The peer reviewer will be notified.

MOTION: A motion was made & seconded to obtain an estimate for a project cost analysis.

VOTE: Unanimous (4-0-0)

The boards then discussed the need for a Master Plan Corridor Study from the Redbrook project (Rte. 28/Cranberry Highway) to the Wareham/Rochester Town line. It was agreed that this would be added to the agenda for both the ZBA & the Planning Board.

IV. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 7:18 P.M.

VOTE: Unanimous (4-0-0)

Date signed: 12-15-11

ZBA
Attest: Mary Scarsciatti

Date copy sent to Town Clerk: 12/16/11

12-15-11

~~Planning~~