**WAREHAM PLANNING BOARD AGENDA**

**April 13, 2015 @ 7:00 P.M.**

**Multi-Service Center – Room 320**

**48 Marion Road, Wareham, MA 02571**

1. **CALL MEETING TO ORDER**
2. **ROLL CALL**
3. **PRELIMINARY BUSINESS**
   1. **Approve meeting minutes: June 23, 2014, July 7, 2014, & July 14, 2014.**
   2. **SRPEDD – Representative appointments.**
4. **PUBLIC HEARINGS**

**A. Public Hearing: Article 21 of the 2015 Spring Annual Town Meeting Warrant.**

**ARTICLE 21 – STREET LAYOUT**

To see if the Town will vote to accept the layout on file with the Town Clerk of the following roads as public ways: Bachant Way and Lynne Road, and further that the Town authorize the Board of Selectmen to take by eminent domain or accept as donations portions of the privately owned property that include the layout of said roadways; or to do or act in any manner relative thereto.

Inserted by Dianne Murphy, et al.

**B. Public Hearing: Article 14 of the 2015 Spring Annual Town Meeting Warrant.**

**ARTICLE 14 – MANUFACTURED HOMES**

To see if the Town will vote to authoirize the Board of Selectmen to petition the General Court to enact legislation in substaintially the following form, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of this petition.

AN ACT AUTHORIZING THE BOARD OF APPEALS OF THE TOWN

OF WAREHAM TO INCLUDE CERTAIN MANUFACTURED HOUSING

UNITS IN THE DETERMINATION OF THE PERCENTAGE OF LOW OR

MODERATE INCOME HOUSING UNITS IN THE TOWN OF WAREHAM

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:-

*Notwithstanding any general or special law to the contrary the Board of Appeals of the Town of Wareham, in the determination whether low or moderate income housing exists in the Town of Wareham in excess of ten percent of the housing units reported in the most recent federal decennial census so that requirements or regulations imposed by said board of appeals in a permit after comprehensive hearing shall be deemed consistent with local needs, shall count as low or moderate income housing units manufactured housing units in manufactured housing communites provided:*

1. That each qualifying manufactured housing unit has a fair cash value of no more than $100,000 and is subject to no outstanding Board of Health citations.
2. That the total of (1) the average annual rent for a housing site in which a manufactured housing unit is located (2) an annual financing cost for a new manufactured housing unit costing $100,000 at a then current interest rate charged by an area lender to a credit-worthy borrower and (3) the annual cost of utilities, not included in rent, for a manufactured housing unit in the northeast region, estimated by a manufacturer, trade association or other reliable source, is affordable to a one person household at no more than 80% of area median income, as determined by the federal Department of Housing and Urban Development, paying no more than 30% of income for these expenses.
3. That the median income for a household in the census tract in which the manufactured housing community is located, as computed in the most recent federal decennial census, is less than 80% of area median income, as computed by the federal Department of Housing and Urban Development.

Inserted by the Board of Selectmen

**C. Public Hearing: Application of Bay Pointe Club, LLC, 501 Wampanoag Trail, Suite 400, Riverside, RI 02915, for a Special Permit, for Site Plan Review, and approval of a Definitive Subdivision Plan entitled: “The Bay Pointe Club Mixed Use Development Project”, on 19 Bay Pointe Drive, also known as Assessors Map 2, Lot 1004A in Wareham, MA, said plan proposing 94 dwelling units on 62 proposed lots on 141.6 acres in the CR zoning district.**

1. **CONTINUED PUBLIC HEARINGS**
2. **ANY OTHER BUSINESS/DISCUSSION**
   1. **Wal-Mart, c/o Bohler Engineering – Request letter.**
   2. **Griffith Estates – Form F Covenant.**
   3. **Elinor Estates – Mylars, & Form F Covenant.**
3. **NEW BUSINESS** (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)
4. **CORRESPONDENCE**

**A. See correspondence in packets.**

1. **ADJOURNMENT**