

TOWN OF WAREHAM - PLANNING BOARD

Memorial Town Hall  
54 Marion Road  
Lower Level Cafeteria  
Wareham, MA 02571

PLANNING BOARD MEETING MINUTES

Date of meeting: January 10, 2011

CALL MEETING TO ORDER – the meeting was called to order at 7:00 p.m. by Mike Baptiste, Pro Tem Chairman.

ROLL CALL

Members present:

Michael Baptiste, Sr., Pro Temp Chairman (until 7:20 p.m.)

Mary Davey Morley

Charles Klueber

Alan Slavin

George Barrett, Chairman (arrived at 7:20 p.m.)

Members absent:

none

Town Planner:

John M. Charbonneau

Board of Selectman Liasion:

Walter Cruz

PRELIMINARY BUSINESS

- A. Minutes to be approved: June 14, 2010 & November 22, 2010 – The Board reviewed the Minutes and a Motion and second was made to approve the Minutes of June 14, 2010.  
Vote: Unanimous (4-0-0)  
The Board reviewed the Minutes and a correction was noted on page 4 by Mary Davey Morley on the last paragraph and marked up on the draft. A Motion and second was made to approve the Minutes of November 22, 2010.  
Vote: Unanimous (3-1-0) \*Note - George Barrett was absent from the meeting.
- B. Form A – Pine Tree Lane – revisions & plan endorsement, c/o G.A.F. Engineering, Inc. – Town Planner John Charbonneau explained to the Board that this plan was previously endorsed, however, the Land Court asked the Engineer to add some things to the ANR plan and have it endorsed accordingly. Paul Matos from G.A.F. Engineering was present and informed the Board that

revisions needed to be included on the plan, i.e., historical high watermark along Buzzards Bay, and on the lot that is to be created the 10' existing wide easement that leads to the water, on the original plan that was going to be removed from the lot, however, the Land Court wanted it to be shown. If the Engineering firm wanted to remove it, it could take 9 months to one year to get it approved, so, the Engineering firm decided to leave it on the plan. The existing power line easement that goes through the property also has to be shown on the plan, according to the Land Court. A Motion was made to revoke and then approve the revised plan with the changes requested by the Land Court and endorse the mylar by Mary Davey Morley. The Motion was seconded by Alan Slavin. There was no further discussion.

Vote: Unanimous (5-0-0)

- C. Form B – Preliminary Subdivision – 74 Burgess Point Road, c/o Braman Surveying & Associates, LLC – The Town Planner requests that the Board allow this to be rescheduled to January 24, 2011 because the Engineer is out of town. The Board discussed the intent of the plan and the Board agreed to place this on the January 24, 2011 agenda.
- E. Informal Discussion – Ryan Correia – Main Street – no one was present for the discussion, thus, no action.
- F. Informal Discussion – 3131 Cranberry Highway – c/o Michael Giancola, Southeast Commercial Real Estate – The Town Planner informed the Board that Mr. Giancola came into the office on Friday and he does not have any conceptual plan to present to the Board (the old Cranberry Chevrolet), so, the Town Planner informed the Board that Mr. Giancola has a tenant who would like to take up 75% of the building with a showroom, some warehousing, some offices and an outdoor storage area and have some offices on the other side and the outdoor storage will take up some parking, not sure how much yet. The applicant was told by the Town Planner that because he did not have a conceptual plan, the Town Planner would do some background checking, speak with the Building Commissioner and advise him what he needs to do and then if the applicant wished to come before the Planning Board for a pre-application and have a conceptual plan that the Board can look at, he could. The location of this is near Barnacle Bills, said Mike Baptiste. There was no further discussion.

#### PUBLIC HEARINGS

NONE

#### CONTINUED PUBLIC HEARINGS

- A. 237 Sandwich Road – “Best Friends Preschool”, c/o J.C. Engineering – The Town Planner presented the Board with a draft decision and findings in accordance with Article 15 and various aspects of the project and how they relate to the review criteria. The conditions were read and discussion ensued by the Board members. There is an Order of Conditions on the property. Town Counsel advised that a date specific be included in the approval. The Town Planner advised the Board that one of the conditions was that no certificate of occupancy shall be granted until the Planning Board received a letter from the landscape architect verifying that the landscape has been installed in

compliance with the approved site plan. A memo from the Town Planner will also be sent to the Building Inspections Department, the Board of Selectmen and the Town Administrator. Discussion ensued regarding the Board's standard conditions inclusive of sight lighting, of which, Board members expressed concerns of lights that are not properly shielded after the fact and impeding traffic. No work should be conducted from 7 a.m. – 7 p.m. on weekdays. No work to be performed on Sundays and Holidays without express permission of the Building Commissioner.

A Motion was made by Mike Fitzgerald to close the public hearing, endorse the approval with conditions as written and with the addition of hours worked and no certificate of occupancy until a letter was received by the landscape architect. The Motion was seconded by Mary Davey Morley.

Vote: Unanimous (5-0-0)

#### ANY OTHER BUSINESS/DISCUSSION

- A. Next meeting date: Monday, January 24, 2011 – No discussion
- B. Wal-Mart (proposed) Public Hearing: Tuesday, February 15, 2011 ~ Joint Meeting ~ Planning Board and Zoning Board of Appeals – Chairman Barrett advised the Board that he spoke with Mike Martin (Zoning Board member) regarding the Board's attendance at the joint meeting in regard to the splitting up of the two Boards. The Town Planner indicated to the Board that it is his recommendation that the Board's keep together for as long as they can. Chairman Barrett said that there is some frustration because Mike Martin (Zoning Board member) wants to lean towards a variance procedure, which is right, because it is needed for the grocery store and the Zoning Board will be the Site Plan Granting Authority for the building and the Planning Board will be the Site Plan Granting Authority for the portion of the parking in the front area. The MEPA letter that the Board received was discussed. Traffic numbers and sewer numbers were also discussed. A traffic consultant was discussed. All of these issues will be discussed at the next meeting with the Zoning Board.

#### TOWN PLANNERS REPORT

The Town Planner advised the Board that he received a draft scope of work on the plan review for the Wal-Mart Site Plan from Hancock Associates. He is concerned that the applicant has not gone to the Board of Selectmen for the sewer tie-in, they have not filed with the Conservation Commission to date and they cannot go to MA Highway permit until the MEPA review is done.

#### CORRESPONDENCE

In packettes

#### ADJOURNMENT

MOTION: A motion was made by Alan Slavin and seconded by Charles Klueber to adjourn the meeting at \_\_\_\_\_.

VOTE: Unanimous (5-0-0)

Date minutes approved: 5-9-11

Attest: \_\_\_\_\_

George Barrett, Chairman  
WAREHAM PLANNING BOARD



Alan Slavin, Clerk  
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: 5/10/11 (b/s)

