

WAREHAM PLANNING BOARD MINUTES

Monday, January 24, 2011

7:00 P.M.

Memorial Town Hall
Lower Level Cafeteria

I. CALL MEETING TO ORDER - the meeting was called to order at 8:00 p.m. by Chairman George Barrett.

II. ROLL CALL

Members present:

George T. Barrett, Chairman

Mary Davey Morley – arrived at 8:00 p.m.

Alan Slavin, Clerk

Mike Fitzgerald, Associate Member

Members absent:

Mike Baptiste

Charles Klueber

Town Planner:

John M. Charbonneau

Board of Selectman Liasion:

Walter Cruz

III. PRELIMINARY BUSINESS

A. Minutes to be approved: 12/27/10 and 1/10/11 – No action taken.

B. Form B – Preliminary Subdivision – 74 Burgess Point Road, c/o Braman Surveying & Associates, LLC. – Rob Braman was present, representing the applicant, Kevin Meehan. Town Planner John Charbonneau advised the Board that he reviewed the plan and it seems to contain everything that is required within the Subdivision Rules and Regulations. In accordance with the Subdivision Rules and Regulations, the Board has (45) forty five days to render a decision on this plan and the plan also needs to be sent to other Boards such as the Conservation Commission, Board of Health, etc. and these Boards/Commissions have (20) twenty days to get their comments back to the Planning Board, so what I, (John Charbonneau) was going to do, is, recommend that the Board accept this plan tonight and put Mr. Braman on the agenda for the second meeting in February (February 28th) and that way the Board is still within the (45) forty five days and it gives the other Boards (20) twenty days to get back to the Board with their comments. Chairman Barrett indicated that he had not been out there in awhile and asked what condition the roadway is in. Mr. Braman answered that it is a gravel road and services only one more house. Discussion ensued regarding the roadway and lot and whether this is a zoning issue. Chairman Barrett informed the Board that in the decision (Zoning Board) the site that the lot only has 15' of frontage across a private way so that must be the strip shown on the plan. So, basically, you are looking for a standard from the Board that would be

agreeable to everybody for that roadway. Mr. Braman said "Correct". The Town Planner asked Mr. Braman, if, when the original variance was given, it was given because there were no improvements for the road, however, you are proposing to build a roadway. Mr. Braman answered, that, we are proposing to create a way that is going to be a requirement and then because of the location of the area and as far as the roadway that is there, we are proposing to keep that as it is in the character of the neighborhood. All it is changing is the actual creation of a 40' way. Chairman Barrett said that the Board can waive the road construction and establish a standard for the roadway or you could say what is there is of sufficient width and grade and is acceptable. The property owners of Lots 1005, 1006A and 1006B all have right of ways on Burgess Point Road. They have a right of way to get to their property, we are just trying to create a way to make the frontage legal on the property. Chairman Barrett asked the Town Planner to check with Town Counsel and determine standards for the roadway. *This will be taken up on the February 28, 2011 agenda.

- C. Informal Discussion: Ryan Correia – Main Street – Applicant not present. No action taken.
- D. Chapter 91 Waterways License Application – 57- 60 Robinwood Road (Sias Point) - signature necessary – endorsed.
- E. Chapter 91 Waterways License Application – 12 Cromesett Point Road (see attached from N. Douglas Schneider & Associates, Inc. – endorsed.
- F. Beaver Meadows subdivision – see letter dated 1/18/11 from developer – Town Planner John Charbonneau advised the Board that everything looked fine but the property files show that we did not have an as-built submitted. The Town Planner will follow up on this on Wednesday. Chairman Barrett asked the Town Planner to check and see if the Board had already released this subdivision bond and if there is an as-built.
- G. Sandy Pines Definitive Subdivision – see letter dated 1/14/11 from developer – The Town Planner said that the applicant is looking for an extension and if the Board agrees on the extension, he will send a letter to the applicant. Chairman Barrett expressed that the Board needs to be cognizant of the dates involved so that when somebody does come before the Board, we will know if there is hit in the time frame of the _____. The Town Planner advised the Board to do this on a case by case basis.
- H. Informal discussion – Eagle Holt (off County Road) – see correspondence from GAF Engineering, Inc. dated 1/18/11 – The Town Planner explained to the Board that Brian Grady came into the office about a month ago and met with David Pichette and myself and described what the applicant wants to do. They simply want to move an underground pipe that provides water to a cranberry bog. The Chairman stated that this has already been done and that they put it in a different place, 30' from where it was supposed to be. The Town Planner said that it does not affect any of the location of any of the drainage utilities, the roadway layout or anything. Chairman Barrett said that he does not have a problem but he wants to make sure and that his only concern is that he wants to make sure the right plan is on file and the right places and the ownership is laid out, there is an issue in East Wareham where an old pipe ran from Sandy Pond up behind the Onset Water

Department underneath the Salvation Army building, underneath Cranberry Highway, under the Car Wash and out back and nobody knows where it is and who owns it. The Town Planner was asked why they moved the pipe and he answered that they wanted to avoid conflict with another pipe, possibly the pipe that ran to the cranberry bog or something along those lines. Mary Davey Morley asked if the applicant wanted to come before the Board in his letter. Alan Slavin asked if Conservation Commission was aware of this. The Town Planner said that he would get this information to the Board by the next meeting. The Board discussed whether or not to vote tonight.

A Motion was made by ----- to move the pipe as per plan (dated January 4, 2011 and titled Interim As-Built plan, Notice of Intent), and provided the plan is filed with the Registry of Deeds and pending approval from the Conservation Commission. Motion was seconded by Mary Davey Morley.

Vote: Unanimous (3-0-0)

IV. PUBLIC HEARINGS

None scheduled

V. CONTINUED PUBLIC HEARINGS

None scheduled

VI. ANY OTHER BUSINESS/DISCUSSION

- A. Next meeting date: February 14, 2011 – No discussion.
- B. February 15, 2011: Wal Mart – continued joint public hearing with the Planning Board & Zoning Board of Appeals – the Board discussed whether or not the traffic peer review report would be ready. The Town Planner said that it would probably not be completed for this meeting and informed members that the projections, which were previously discussed, may not always be correct. Discussion ensued.
- C. Barnes Estates subdivision aka Bethel Way – correspondence dated 1/11/11 – see Town Planner’s Report.
- D. Rock Marsh subdivision – correspondence dated 12/7/10 – the Town Planner stated that the homeowners will be meeting with him within the next couple of weeks and that the homeowners understand that the cost will be about \$35,000.00 to complete the roadway and that they will be responsible for about \$2,500.00 - \$2,600.00 apiece. Alan Slavin asked how much the engineering will cost and the Town Planner said about \$5,000.00. The total cost for the project will be about \$35,000.00 and if you divide that by 14 homeowners it equals about \$2,500.00 apiece. Chairman Barrett said that he has no problem paying the engineering costs out of the 53G account. The Town Planner stated that he has been informed that the 53G account is in the negative and the developer owes money to the Town. So, the homeowners will be doing a betterment project.

VII. TOWN PLANNER'S REPORT – The Town Planner indicated that he spoke to one of the homeowners (Leo Sullivan) at Barnes Estates subdivision (Bethel Way) today and he informed him that the cost will be less than \$1,900.00, and that there are (12) twelve homeowners and that is less than \$157.00 - \$158.00 apiece to pay for the engineering cost of the road layout and description.

Sign By Law Task Force – The Town Planner is asking the Planning Board, Zoning Board of Appeals and the Board of Selectmen to recommend or designate a member to be on the Task Force to rewrite the sign bylaw with the Route 6/28 reconstruction coming up in the next two years. He added that we need to get going on this and that he has recommended to Town Administrator Mark Andrews, a Task Force, that, he agreed with, and its going to be comprised of a member of the Board of Selectmen, Planning Board, Zoning Board, Director Myles Burke, Town Planner (John Charbonneau), Mark Gifford of Municipal Maintenance and Peter Sanborn of CEDA. The Town Planner asked the Board who would volunteer and the Chairman agreed to. In the event that the Chairman cannot attend, Member Alan Slavin agreed to attend.

VIII. CORRESPONDENCE

In member packettes.

IX. ADJOURNMENT – A Motion was made to adjourn the meeting by Alan Slavin. The Motion was seconded by Mary Davey Morley to adjourn the meeting at 8:40 p.m.

Attest:


George Barrett, Chairman
WAREHAM PLANNING BOARD


Alan Slavin, Clerk
WAREHAM PLANNING BOARD

Date minutes approved: 3/21/11

Date copy sent to Town Clerk: 7/14/11

*signed @ 7/11/11 P.D. nitzg (b/s)

