

**WAREHAM PLANNING BOARD MINUTES**

**Monday, June 27, 2011**

**7:00 P.M.**

**Memorial Town Hall  
Lower Level Cafeteria**

- I. **CALL MEETING TO ORDER** – The meeting was called to order at 7:00 p.m. by Chairman George T. Barrett.

**II. ROLL CALL**

Present:

George T. Barrett, Chairman  
Michael Baptiste, Sr., Vice Chairman  
Mary Davey Morley  
Charles Klueber  
Michael Fitzgerald

Director of Inspectional Services

Myles Burke

Board of Selectman Liaison

Walter P. Cruz, Sr.

Absent:

Alan Slavin, Clerk  
Town Planner, John M. Charbonneau

**III. PRELIMINARY BUSINESS**

- A. Minutes – January 24, 2011 – Chairman Barrett informed the Board that the Minutes have been previously approved, however, do need the Board Members signatures.  
March 21, 2011 - unable to hear (on tape) if any action was taken by the Board in regard to approval/denial/edits on the Minutes.
- B. Form A – Beals & Thomas, Inc. – Re: parcel to be created for the purpose of siting solar energy panels – access to the parcel is provided over land of the applicant/owner via easements over existing Bog Access Roads to Charlotte Furnace Road.  
Jim Kane and Tom Berkeley (A.D. Makepeace) were present and explained the purpose of the Form A to the Board Members. The site is located off of Charlotte Furnace Road and is set back quite a distance and will be used for solar energy panels. Part of what the applicant is trying to do is to establish clarity for their Ag lender, they have most of the holdings in that area. By creating a separate parcel the applicant clears it out of their portfolio and this meets all necessary requirements and clears that chunk of land. It also happens to coincide with the leased premises that will be leased to the individuals doing the project. Mike Baptiste asked where is

access is going to be for the solar farm. The applicant informed that the access will be off Charlotte Furnace Road just north of Rte. 495 there is a bog road leading in. Mike Baptiste asked about the remaining Lot 2 and if it will stay in its original state right now. The applicant stated that yes it will and it will create a buffer and the reality is to the extent there is a market for any development consistent with the BDOD to be more reasonable to expect it to occur on the edge of the road. Right now we don't have any prospects for that. Discussion ensued regarding the clear cutting of trees on such a large tract of land and location of the proposed solar panels. Mike Baptiste asked the applicant what happened to all the Form A's that were all on Charlotte Furnace Road. The applicant replied that their objective is not residential, that land is staying in its current state until such time that the use that is up there within the marketplace is consistent with the business development overlays. Chairman Barrett asked the Board if there were any questions. Mike Baptiste added that what makes it unique is that we are creating a parcel to put a capital venture on it but it does not show any access so basically, it does not support itself. The applicant responded and indicated that the parcel that they are creating is out in the middle of a larger space accessed by existing bog roads. Discussion ensued. The entity that will be doing the work, will be leasing the land and filing a new proposal and any/all questions can be addressed. The applicant will encourage them to bring pictures of what it will look like, what the transmission connection will look like to take away some of the mystery.

Motion and second was made to table this matter until later in the meeting.

Vote: Unanimous (4-0-0)

Chairman Barrett introduced the Board Members and the Director of Inspectional Services, Myles Burke to those in attendance. The plan submitted was reviewed and discussion amongst the Board Members and applicants were; the screen house and existing dwelling, of which, is not shown on the plan before the Board.

Motion to endorse the plan was made by Charles Klueber with an amendment requested by Member Michael Baptiste to include the screen house structure and a Lot number to be on the plan.

The Motion was seconded by Michael Baptiste.

Vote: Unanimous (5-0-0)

Note: Member Michael Baptiste asked that the applicant provide a new print (mylar) prior to the endorsement of the plan.

#### **IV. PUBLIC HEARINGS**

None

#### **V. CONTINUED PUBLIC HEARINGS**

- A. A. D. Makepeace Company LLC– Site Plan Improvements for Proposed Medical Office Building at Rosebrook Business Park – cont'd from 6-6-11 – \*Decision to be endorsed
- In regard to the Site Plan Improvements for the Proposed Medical Office Building at Rosebrook Business Park, Chairman Barrett indicated a couple of outstanding issues needed to be resolved with Hancock Associates. Tim Howe, the Engineer for the project, from Allen and Majors, is also present. Tom Berkeley advised the Board that there are 4 or 5 issues related to storm water that were outstanding as of Friday morning. Hancock Associates issued the letter to John Charbonneau, Town Planner, and as you saw in John's email, and when I went to see him at the office. Since then, we have resolved the issues with Hancock Associates and Hancock issued a letter today and if you have not received a copy, I can provide copies. If you want to go through the items specifically, Tim is better qualified to do so. Tim Howe told the Board that he would walk them through the issues from the letter he received from Hancock Associates on Friday. #6 indicates some questions' regarding the depth and soil type and this has been referenced several times. This is our biggest issue and we would ask the Board to close the condition that we do the soil testing to confirm our assumptions before a building permit is applied for. We have full faith that everything will work for the design but we understand that we need to show that everything meets the guidelines relative to this issue. They are asking for some backup paperwork for the calculations, clarification questions regarding the fire retention system proposed and the applicant will provide this to Hancock Associates. Discussion ensued with Board Members and the Engineer. #10 asks for a separate written (inaudible on tape) statement, of which, we provided. #13 the Form A was removed from the calculations because it was an additional level of treatment. #17 the comment was that the detention pond should have (inaudible on tape) maximum slopes and we did contact DEP and confirm. #18 reconfiguring was done for the access path. #21 was regarding stamped plans, and this has been done. #25 was a couple of tree locations out of place; those have been shifted on the plan and noted on the plan for the contractor. #30 has been addressed in the summary sheet. #31 has been removed. #33 was a comment regarding bioretention and has been addressed regarding infiltration. #34 has been removed. #36 is relative to soil and will be addressed.
- Chairman Barrett asked if the Board Members had any questions and if the public had any questions or comments.
- Motion was made to approve the Site Plan by Charles Klueber. The Motion was seconded by Mary Davey Morley.
- Vote: (5-0-0)
- The applicant acknowledged that the public hearing has been closed and wished to inform the Board that there are a couple of

minor changes, inconsistencies with the building square footage and he has a copy of the draft decision that was emailed to the Board and to the applicant. The applicant has a copy of the draft decision that John sent out, he has tracked changes to that decision, again, just a couple of things, and then he has a "clean" version and has 6 copies (of each) for the Board to review. Mary Davey Morley indicated that she read what was sent on Friday and asked if the "clean" version cleaned up the inconsistencies. The Board reviewed the draft decision and the "clean" version of the decision reviewed by the applicant's attorney. The Board reviewed and discussed the minor changes proposed. Mary Davey Morley indicated issues with the detailed findings portion of the draft decision. Michael Baptiste agreed and suggested that less is better. The Board discussed strikes to be made on the draft decision and edits/corrections to be made on the draft decision. Chairman Barrett asked the applicant about minor changes and although the applicant indicated that they did not anticipate any minor changes, the applicant would prefer to come back before the Board.

A Motion was made to approve the project and decision with conditions, as amended by the Board, with corrections made by the Board on a plan dated June 27, 2011, Mary Davey Morley read the changes to be made to the decision; paragraph #2 stricken, paragraph #3 stricken, paragraph A under Project Response, 2<sup>nd</sup> paragraph, proposes, also, next page is B, the whole 2<sup>nd</sup> paragraph is stricken, C, the whole 2<sup>nd</sup> paragraph is stricken, D is left. E, the whole thing is stricken, F, becomes E, the 3<sup>rd</sup> paragraph under Proposed Development Conditions is stricken, the 4<sup>th</sup> paragraph is stricken, G becomes F, and then the 1<sup>st</sup> paragraph under Conditions, the last sentence is revised (as shown and attached), by Michael Fitzgerald. \*(could not hear who made the Motion on tape). The Motion was seconded by Mary Davey Morley. Vote: Unanimous (5-0-0).

**VI. ANY OTHER BUSINESS/DISCUSSION**

- A. Verification of Reappointment of Member – in packettes  
No action taken.
- B. Beaver Meadows subdivision – Discussion with the Director of Inspectional Services related to the Lynne Road issue and the Planning Boards role regarding the Homeowners Association. No recommendation nor action was taken.
- C. Procedure for Inclusion on a Planning Board Agenda – Chairman Barrett explained the time limitations for inclusion of items to be placed on a Planning Board agenda. No action taken.
- D. Discussion – 74 Burgess Point Road – The Chairman informed the Board Members of the request from the owners of the property to go out to the property site regarding the decision rendered by the Board. Chairman Barrett indicated that Member Alan Slavin had

gone out to visit the site and the Chair was also going to go out himself. Discussion ensued regarding the roadway access and request for a site visit. No action was taken.

- E. 2011 SRPEDD Report – The Chairman indicated that there is a copy of the report if any member would like to read it. No action was taken.
- F. Discussion & recommendation to BOS – renaming of road – 0 Barker Rd/5 Bartlett Lane – Map 128/1002/D1 – The Chairman indicated that there was no correspondence other than the Assessors Field Card in the packette for this item, therefore, not enough information was provided to the Board to take any action on this item.

**VII. TOWN PLANNER'S REPORT**

- A. End of Fiscal Year Report – the Town Planner was not present, there was no report, therefore, no action taken.

**VIII. CORRESPONDENCE**

In packettes

**IX. ADJOURNMENT**

Motion made and seconded to adjourn at 9:35 p.m.

Date minutes approved: 9/26/11

Attest: *George Barrett*

George Barrett, Chairman  
WAREHAM PLANNING BOARD

*Alan Slavin*

Alan Slavin, Clerk  
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: \_\_\_\_\_

