

## WAREHAM PLANNING BOARD MINUTES

Monday, March 12, 2012

7:00 P.M.

Memorial Town Hall

Lower Level Cafeteria

CALL MEETING TO ORDER - the meeting was called to order by Chairman Barrett at 7:05 p.m.

### ROLL CALL

#### Members present:

George T. Barrett, Chairman

Mike Baptiste, Vice Chairman

Charles Klueber

Alan Slavin

Michael Fitzgerald

John Cronan, Associate Member

#### Town Planner:

John M. Charbonneau

#### Board of Selectman Liaison

Walter P. Cruz, Sr.

### PRELIMINARY BUSINESS

Minutes – February 27, 2012 – Motion made to accept by Alan Slavin. The Motion was seconded by Mike Baptiste. Vote: Unanimous (5-0-0).

Minutes - February 13, 2012 – Motion made to accept (as corrected) by Alan Slavin. The Motion was seconded by Mike Baptiste. Vote: (4-0-1) Charles Klueber abstained.

Minutes – July 11, 2012 – Motion and second to approve. Unanimous (5-0-0).

Minutes – August 8, 2011 - Motion and second to approve. Unanimous (5-0-0).

Minutes - October 17, 2011 – Motion and second to approve. Unanimous (5-0-0).

#### Form A – 98A and 98B Edgewater Drive., c/o J.C. Engineering, Inc.

The Town Planner indicated that he has reviewed the Form A plan. John Churchill, who represents the applicant, stated that this is a land swap and in order to accommodate an addition on the larger house the lot line essentially needs to be moved. Mr. Churchill also said that the houses were built prior to 1951 and that there is only one driveway so there will be an easement created with supporting documentation. Motion made by Charles Klueber to approve the Form A plan. The Motion was seconded by Mike Baptiste. Vote: Unanimous (5-0-0).

Application(s) to the Board – Mr. Robert Brady introduced himself to the Board members and stated that he has had an application on file for a position on the

Planning Board since December of 2008. He is expressing his interest in the Associate Member's seat on the Board. Chairman Barrett asked if there were any questions from the Board. Chairman Barrett asked if Mr. Brady's address has changed and if he is a Wareham resident. Mr. Brady stated he is a Wareham resident and is registered to vote. Mr. Brady indicated that he is also an Associate Member on the Board of Health, of which, he will maintain and believes this will bring continuity to both Boards. Chairman Barrett said that the Appointing Authority has set a date of the 28<sup>th</sup>, a Wednesday, and this is how the notices will go out to the applicants.

### **PUBLIC HEARINGS**

**MCJ Management, LLC**, c/o John Churchill, representing Maria Laporta, for a Major Modification of a Site Plan for "Best Friends Preschool". The Town Planner informed the Board that reports have been received from the Police Department and Fire Department. The green cards (certified mailing) were verified by the Board for verification of abutter notification. John Churchill, representing the applicant, informed the Board that there have been numerous discussions with other pertinent departments affiliated with the project. Conservation Commission approval was received on Wednesday night. Captain Dykas, Wareham Fire Department, had sent an email requesting changes to the plan and the School Department indicated that they will go onto the property to drop off students. The Fire Department wants circulation around the site. The plans have been updated and show this, eliminating two spaces which will be marked with no parking, so that Fire apparatus and school buses will be able to come in and onto the site. Clarification was received from the Fire Department that the no parking area indicates that the applicant can still use this area as a drop-off area but people/parents cannot get out of their vehicle. \*This must be enforced by the day care owner. There will also be a fire hydrant installed. Chairman Barrett asked if there was anyone present that had questions, comments, etc. Chairman Barrett asked if the Board had any questions or comments. There were none. Town Planner Charbonneau informed the Board that he has a draft decision ready for their review, with revisions and conforming with the revised plan. Changes were recommended by the Chairman and Board Members to the draft decision. Discussion ensued regarding the 9,966 s.f. building, it is a one-story structure and contains 53 parking spaces. Motion made to close the public hearing made by Alan Slavin. The Motion was seconded by Mike Baptiste. There was no discussion. Vote: Unanimous (5-0-0).

The Major Modification of a Site Plan for "Best Friends Preschool" was closed. The conditions were reviewed by Chairman Barrett and Board Members and additional conditions were recommended and reviewed for the draft decision. A Motion to approve the Major Modification with the findings and conditions agreed by the Board was made by Charles Klueber. The Motion was seconded by Alan Slavin. There was no further discussion. Vote: Unanimous (5-0-0).

### **CONTINUED PUBLIC HEARINGS**

None scheduled

### **ANY OTHER BUSINESS/DISCUSSION**

Application – A.D. Makepeace – Town Planner Charbonneau wanted to talk to the Board about the 3<sup>rd</sup> Medical Building to set a public hearing date. A Motion to set the public hearing date for April 9, 2012 for Rosebrook Medical Building III at 7:30 p.m. was made by Alan Slavin and the Motion was seconded by Mike Baptiste. Vote: Unanimous (5-0-0).

Street Acceptance – Lynne Road and Bachant Way – Chairman Barrett has had conversation with a resident, Mr. Mackiewicz and he has given the resident information and feels this issue is almost on its way.

Maple Grove and Cranberry Way – Chairman Barrett has heard nothing more on this issue.

Flood plain maps – Town Planner John Charbonneau informed the Board that FEMA is making some changes to the Flood Plain Maps. A letter went out on January 17, 2012 to the Board of Selectmen Chairman and the Director of Inspectional Services. Unfortunately, the Planning Department did not get a copy until last Monday, so, contacts were made to the State, of which, changes need to be made to the Zoning By-Laws. The Town Planner emphasized to the Board, that, this is on the Federal level and he was told that if the Town failed to implement these changes in the Zoning By-Laws, any resident in the flood insurance program would be kicked out of it. The issue comes when representatives come to the neighboring towns to inform them of the changes and due to staffing shortages there will only be three (3) public outreach sessions taking place in the area and I am not sure where they will take place yet. Discussion took place among Board Members on whether or not this could/would be able to go forward at Spring Town Meeting or if it is too late to meet the deadline. The Flood Plain Maps were not sent to the Planning Department either. Discussion ensued. The Town Planner advised the Board Members that he will check on the ramifications of this, if this change does not pass. This becomes effective July 17, 2012.

Quarterly Update Meeting – A.D. Makepeace is holding a meeting in Plymouth at Town Hall on the ADM Tihonet Mixed Use Development and Town Planner Charbonneau will be there.

Wal-Mart – Chairman Barrett informed the Board that one week from tonight we will be meeting to discuss the Planning Board recommendations.

**TOWN PLANNER'S REPORT** – \*see above

### **CORRESPONDENCE**

In member packettes.

**ADJOURNMENT** - A motion was made to adjourn the meeting by Charles Klueber at 8:17 p.m. The motion was seconded by Alan Slavin. Vote: Unanimous (5-0-0)

Date minutes approved: 6/11/12 3-0-1

Attest:

George T. Barrett  
George Barrett, Chairman  
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: 6/12/12 (6/18)

