



WAREHAM PLANNING BOARD MINUTES

Monday, June 18, 2012

7:00 P.M.

Memorial Town Hall

Lower Level Cafeteria

CALL MEETING TO ORDER - The Planning Board meeting was called to order
at 7:10 p.m.

ROLL CALL

Members present:

George Barrett, Chair

Mike Baptiste, Vice Chair

Michael Fitzgerald

Charlie Klueber

John Cronan

Town Planner:

John M. Charbonneau

PRELIMINARY BUSINESS:

Reorganization of Board

John Cronan made a motion to nominate George Barrett as the Chair of the Planning Board. Mike Baptiste seconded the motion and the Board voted four (4) in favor, zero (0) opposed and zero (0) abstained to re-appoint George Barrett as the Chair of the Planning Board.

Vote: (4-0-0)

Charlie Klueber made a motion to nominate Mike Baptiste as the Vice-Chair of the Planning Board. John Cronan seconded the motion and the Board voted four (4) in favor, zero (0) opposed and zero (0) abstained to re-appoint Mike Baptiste as the Vice-Chair of the Planning Board.

Vote: (4-0-0)

Charlie Klueber made a motion to nominate Mike Fitzgerald as the Clerk of the Planning Board. Mike Baptiste seconded the motion and the Board voted four (4) in favor, zero (0) opposed and zero (0) abstained to appoint Mike Fitzgerald as the Clerk of the Planning Board.

Vote : (4-0-0)

CONTINUED PUBLIC HEARINGS

2384 Cranberry Highway (Assessors Map 108, Lot 1001B)

Town Planner John Charbonneau presented the draft approval decision and briefly reviewed the decision with the Board. A brief discussion ensued regarding the waivers that were requested as part of the proposed project. Mike Baptiste made a motion to close the public hearing. John Cronan seconded the motion and the Board voted five (5) in favor, zero (0) opposed and zero (0) abstained to close the public hearing.

Vote: (5-0-0)

Mike Baptiste made a motion to approve the decision to approve the decision with the amendments made. Charlie Klueber seconded the motion and the Board voted five (5) in favor, zero (0) opposed and zero (0) abstained to approve the decision with amendments.

Vote: (5-0-0)

ANY OTHER BUSINESS/DISCUSSION

Transfer of Development Rights (TDR) Discussion

Anthi Frangiadis appeared before the Board to discuss the previous draft Transfer of Development Rights (TDR) By-Law that never was presented at Town Meeting. Town Planner explained the materials that were submitted to him by Anthi earlier that day. Anthi then explained the concept of TDR. It is a land use regulation tool that uses deed restrictions to create conservation restrictions to protect open space and transfer development rights to other "receiving" parcels. Large lot zoning has traditionally been used to limit development but has been unsuccessful. Previously, having sending and receiving parcels within the area owned by AD Makepeace was discussed as well as using it to transfer rights from the R60 and R130 zoning districts to existing or new village areas. There was the potential to allow as much as 18 housing units per acre by right in village districts. There would be a transfer formula needed, otherwise known as a conversion factor. Plymouth has a basic formula based on market rate, or assessed values and it is based on the needs listed in the Housing Production Plan. Carver was also an example that was used in developing the regulations that were drafted. George Barrett commented that the conversion rate should be as simple as possible so it is understandable for everyone. Anthi added that the draft By-Law didn't include a conversion rate and it didn't identify receiving parcels and no by-law came out of workshops with the Board of Selectmen at the time. Anthi stated that discussion centered around short-term versus long-term development rights.

ADJOURNMENT - A motion and a second was made to adjourn the meeting at 8:20 p.m.

Vote: Unanimous (4-0-0)

Date minutes approved: 8/27/12

Attest: 

George T. Barrett, Chairman
Town of Wareham Planning Board

Date copy sent to Town Clerk: 8/28/12 b/s