

TOWN OF WAREHAM PLANNING BOARD MINUTES

Monday, July 9, 2012

7:00 P.M.

Memorial Town Hall

Lower Level Cafeteria

Wareham, Ma 02571

Members present:

George Barrett, Chairman

Mike Baptiste, Vice Chairman

Mike Fitzgerald, Clerk

John Cronan

Others present:

John M. Charbonneau, Town Planner

Alan Slavin, Board of Selectmen Liaison

CALL MEETING TO ORDER –Chairman Barrett called the meeting to order at 7:00 p.m.

VERIFICATION OF MEETING RECORDING

PRELIMINARY BUSINESS

1. Minutes – June 18, 2012 and June 25, 2012 – The Minutes for June 18, 2012 are incomplete at this time, Town Planner Charbonneau will provide at the next meeting. The Minutes for June 25, 2012 were not in the Planning Board packettes.
2. Authorization to sign bills and documents, etc. – No invoices submitted.
3. Lot release/discussion – The Preserve @ the Weweantic subdivision, c/o Scott Blagden – Scott Blagden was present and gave some history of the subdivision as well as request for a lot release on the Cromesett Road lot. This lot was submitted as a Form A lot, was approved and has the pump station on it. Lot 29 and a sliver of Lot 30 are the lots currently in discussion and questioned by the Board members. Mr. Blagden explained that the subdivision needs curbing and top coat. Mr. Blagden further explained that there are (5) five total lots, of which, Mr. Blagden owns (1) one, additionally, one house has been completed and one house just received a certificate of occupancy, and that there are (3) three undeveloped lots remaining. The Chairman and the Town Planner explained to Mr. Blagden that they will review the documentation of the subdivision, the decision, the Form A plan, conditions on the decision and place this matter on the next agenda. The Town Planner stated that he is on vacation next week, however, would like the opportunity to review the decision and conditions, conduct a site visit, review the Form A, the timing of separation and find out if any violations may have occurred.
4. Release of remaining account funds (53G) for:
 - Capeway Estates – is now Best Friends Preschool – this is not a subdivision anymore, the Board requests how to get the old subdivision plan approval off of the books.
 - Motion made by Mike Fitzgerald to release remaining funds. Motion seconded by John Cronan.
 - Vote: Unanimous (4-0-0)
 - Continental Marina – No action taken.
 - Cornerstone Estates II – No action taken.
 - County Farm Estates - No action taken.
 - Hathaway Estates – No action taken.
 - Hospice Services – No action taken.
 - Campers Headquarters – Discussion regarding that this is not there anymore.
 - Motion made by Mike Fitzgerald to release remaining funds. Motion seconded by John Cronan.
 - Vote: Unanimous. (4-0-0)
 - Medical Office @ Rosebrook Place – Town Planner Charbonneau will check on this – not up for discussion.
 - SAV Associates – discussion amongst Board members in regard to the project, Mike Baptiste informed the Board that funds cannot be released because it has not been signed off and there is no drainage.
 - W/S Development – no action taken.
 - Discussion ensued with Member Mike Fitzgerald indicating to the Board that he has questions pertaining to policy. Has all the paperwork been completed, are the files complete and proper, he

would like to know, have all the other Departments and Boards signed off on each individual project. Additionally, John Cronan wants to know if the files are complete and agrees with Member Mike Fitzgerald.

I. PUBLIC HEARINGS

In accordance with the provisions of M.G.L Chapter 40A §11, Chapter 41 and Wareham Zoning By-Laws Article 15, the Wareham Planning Board will hold a public hearing on **Monday, July 9, 2012 at 7:00 pm** in the Wareham Town Hall Lower Level Cafeteria, 54 Marion Road, Wareham, MA 02571 on the application of David H. Blair, RA, LEED RP, Glavan Feher Architects, Inc., 2 Miranova Place, Columbus, Ohio 43215 for the property known as "Hawthorne Kidney Center" at Cranberry Plaza, Suite 10, East Wareham, MA 02538 dated February 13, 2012 and prepared by Glavan Feher Architects, Inc., 2 Miranova Place, Columbus, Ohio 43215 for the construction of a 5,449 square foot tenant improvement to an existing single story, separated mixed-use strip mall. Exterior work will include curbing, striping for parking (26 new spaces) and landscaping. The subject property is further identified as 2991 Cranberry Highway, Suite F (Assessor's Map 15, Lot C) and is zoned Commercial Strip (CS).

A copy of the site plan and application is on file at the Planning Department and may be inspected during regular business hours. Any person interested or wishing to be heard on the proposed plan should appear at the time and place designated.

George Barrett, Chairman

Thursday, June 14, 2012

Thursday, June 21, 2012

The legal advertisement was read into the record by Chairman Barrett. Green cards were verified. The applicant, represented by the architect, gave a presentation to the Board of the formerly TJ Maxx. A Site Plan was presented and the leasing space is for a dialysis clinic. The clinic will be in the back where parking is provided, generators and dumpsters are located. The applicant is proposing improvements to the back and all driving will be directed to drive around the back of the building. There are no access issues, the client will come in, approximately (3) three times per week, be dropped off and be able to come out via the back of the leased space. Drawings have been provided and the details of the plans submitted were explained to the Board. There will be a covered canopy and lights as shown on the plans. The Chairman asked if water service is adequate. The applicant answered affirmatively. All services are adequate. Mike Baptiste asked if there will be access in the front of the building. The applicant answered in the negative, the access will be in the back of the building. The front door is actually at the back of the building and the delivery door is on the side, as shown on the submitted plans. There are wall packs on the building and no additional are shown on the plans or added, they only added additional lighting on the leased space. Mike Baptiste asked if there will be any trucks on premises and the applicant said no. Charlie Klueber asked if anyone was present who had any questions and there were none. The applicant stated that the company is based out in Beverly, MA. There were no further comments or questions.

Motion made by John Cronan to close the public hearing. The Motion was seconded by Mike Fitzgerald.

Vote: Unanimous to close the public hearing. (4-0-0).

Town Planner Charbonneau informed the Board that he has a draft decision for review and discussion. He indicated that this is an allowed use in the district and that there is a summary of the criteria. There are 26 parking spaces and there are not a lot of conditions necessary for the requested space. If any alterations are necessary, the applicant must come back to the Planning Board. There will be no construction on Sundays or Holidays unless approved by the Director of Inspectional Services.

Motion to approve the application as presented with conditions was made by John Cronan. The Motion was seconded by Mike Fitzgerald.
Vote: Unanimous (4-0-0).

CONTINUED PUBLIC HEARINGS

None

ANY OTHER BUSINESS/DISCUSSION

1. ANR – submission requirements – Town Planner Charbonneau informed the Board that this will be on the next agenda.
2. Jonathan Estates – Engineering Consultant – Town Planner Charbonneau informed the Board that inspections are being done by Charles Rowley, Engineering Consultant. Mike Baptiste asked about compliance and finishing of the road. A copy of the Performance Covenant was provided and discussed.

TOWN PLANNER'S REPORT

1. Sign By-Law update – Town Planner Charbonneau indicated to the Board that he will provide a copy within the next couple of weeks.
2. Zoning By-Law update – Town Planner Charbonneau explained that he is following up on this project with the Engineering Consultant and will update as necessary or asked.

ADJOURNMENT

A Motion and second was made to adjourn at 8:20 p.m.
Vote: Unanimous (4-0-0)

Date minutes approved: 8/13/12

Attest: George T. Barrett
George T. Barrett, Chairman

Date copy sent to Town Clerk: 8/15/12 (bks)

