

TOWN OF WAREHAM PLANNING BOARD WORKSHOP MINUTES

Monday, August 20, 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~~

Charles Klueber

John Cronan

Alan Slavin, Board of Selectmen Liasion

Absent:

John M. Charbonneau, Town Planner

CALL MEETING TO ORDER –Chairman Barrett called the Workshop to order at 7:12 p.m.

VERIFICATION OF MEETING RECORDING

WORKSHOP ON PROPOSED ARTICLES FOR FALL TOWN MEETING AND INVOICES TO ENDORSE FOR PLANNING DEPARTMENT.

The Board discussed the proposed zoning by law amendment and proposed map concerning property along Cranberry Highway in West Wareham near Doty Street and Carver Road for rezoning purposes. This is something that was brought before Town Meeting in 2006, the property from Doty Street (near to NStar), Carver Road and Cranberry Highway, then back to Charlotte Furnace Road. This was temporarily changed to residential because there was a fear that the Wareham Crossing would stir up the zoning aspect and it has left some residential properties isolated along Cranberry Highway. One particular piece of property, of which, the resident was present, was and is an issue and the resident would like this rezoned. John Cronan asked if this property was something like 6 acres and Chairman Barrett answered affirmatively.

Discussion ensued as to where the rezoning would begin and end. The Chairman explained that because it entails more than one owner, it would run from Charlotte Furnace Road down to Carver Road/Doty Street. John Cronan asked the Chairman who wrote the proposed zoning article verbiage and also the proposed map. The Chairman stated that he brought this up last week, do we want to go from Doty Street/Carver Road all the way up to Charlotte Furnace Road and correct it. However, the Town Planner expressed he did not want this to go down for the sake of the rest of it. John Cronan asked if this would be spot zoning and the Chairman responded that you are not doing one specific lot, you are doing several lots, so, that would not be considered spot zoning. This section of Cranberry Highway reflects what was in place, but because of the river and wetlands that separates it, it is more closely related to the residential that shows on the map. Discussion ensued on the map and lots. The Chairman stated that he would be inclined to include the other part, on a separate Article, to get the zoning corrected.

Motion made by John Cronan to submit the proposed Article to rezone a section of Cranberry Highway, as outlined, by Carver Road, Route 25 and the Weweantic River. Motion was seconded by Charles Klueber. There was no discussion.

Vote: Unanimous (4-0-0).

Chairman Barrett asked the Board members if there are any other Warrant Articles that they wish to put forward. The Board members did not bring anything forward.

Chairman Barrett asked if the Board wished to have the public hearing on the proposed Article advertised next week. John Cronan said no, it does not have to be the next week. *the Town Planner will take care of this within the time constraints of Town Meeting.

Cranberry Lane – the residents have requested that this road be town accepted, however, the Chairman explained that there is a grey area in the process received by Town Counsel. Chairman Barrett stated that as he reads the policy/procedure, the Board of Selectmen and/or Road Commissioners will or should receive the petition, then, they send this to the Planning Board for a recommendation and then the Planning Board gives their recommendation back to the Board of Selectmen. Discussion ensued. *cannot hear A. Slavin on the tape. The Chairman said that he reviewed the file and an as-built has been received, but there is not a metes and bounds description that goes with it. If the Engineer that did the As-built is willing to put the metes and bounds verbiage together, then the Board can move forward. John Cronan suggested that there is not enough time and if the description is not done, it is still a few days for an Engineer to put a description together and then give it to the Board of Selectmen and the Road Commissioners to refer back to the Planning Board. There just is not enough time between now and the deadline date. The other option would be for the residents to submit a citizen's petition article, said the Chairman.

Invoices to be endorsed – The Chairman informed the Board members that the Conservation Commission invoices for legal advertisements included in their packet's, should be paid for by the applicant, so the Chairman's question to the Town Accountant was, should there not be a mechanism to put the funds back into an account. We do not want to budget for reimbursable expenses; our budget will be out of proportion. However, if the Town Accountant wants us to sign off on the bills, that is fine, but I think we should designate one person to be the signatory so that we do not have to chase down 5 people.

The Zoning Board of Appeals has no advertising budget, so, apparently the budget for Conservation and Zoning Board is maintained through the Planning Board. John Cronan asked if this is something the Town Planner can do? The Chairman answered and stated that he does not know why it is being asked that the Board do this. Discussion ensued regarding budgeting and issues

Motion made by Charles Klueber to name the Chairman, George T. Barrett the designee to endorse all invoice and assign Mike Fitzgerald, Clerk as the co-designee if the Chairman is not available. The Motion was seconded by John Cronan.

Vote: Unanimous (4-0-0).

Discussion ensued regarding Conservation invoices. The Board will hold this invoice until Dave Pichette returns from vacation on Monday. There is another bill for the Wal-Mart project from the Attorney for the Zoning Board of Appeals, Blatman, Bobrowski and Meade in the amount of \$2,400.00. Motion made and seconded to pay. Vote: Unanimous (4-0-0). Field Engineering submitted an invoice for 2394 Cranberry Highway, of which the Board members have questions.

Discussion of plans – a request has been made that all plans be filed with the Planning Board and not the Town Planner, especially around Town Meeting time, and prior to being stamped in at the Town Clerks office.

ADJOURNMENT

Motion made by John Cronan to adjourn the Workshop Meeting at 8:09 p.m. The Motion was seconded by Charles Klueber.

Vote: Unanimous (4-0-0)

Date minutes approved: 8/27/12
Attest: 3-0-2 George Barrett (KB)
George T. Barrett, Chairman

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

