

WAREHAM PLANNING BOARD MINUTES
Monday, November 26, 2012
7:00 P.M.
Memorial Town Hall ~ Lower Level Cafeteria
Wareham, Ma 02571

Members present:

George T. Barrett, Chairman
Michael A. Baptiste, Sr., Vice Chairman
Michael Fitzgerald, Clerk
Charles Klueber
John Cronan

John Charbonneau, Town Planner

Also present:

Alan Slavin – Board of Selectman Liaison

- I. **CALL MEETING TO ORDER** – the Planning Board meeting was called to order at 7:00 p.m. by Chairman Barrett.

II. **ROLL CALL**

III. **PRELIMINARY BUSINESS**

- A. Approval of meeting minutes – November 19, 2012 – There was a Motion and second to approve the Minutes as written.
Vote: Unanimous (4-0-0)
- B. Approval Not Required Plan – c/o A.D. Makepeace – The Board reviewed the approval not required plan, questions were asked to the applicant's representative, and after discussion the Board agreed to approve the Form A plan.
Vote: Unanimous (4-0-0).
- C. Minor revision to an Approved Site Plan – 189 Marion Road – J.C. Engineering, Inc., representing the applicant, William P. Hallisey, Jr., owner, explained to the Board that this is a minor modification to an approved Site Plan. The modification involves a slight alteration to the access driveway off of Marion Road, due to the proximity of a utility pole. The opening is being shifted slightly to the south and is being narrowed. These changes have been approved by MassHighway and meet its standards. If the Board agrees that this is a minor modification, an approval means that a new public hearing will not be required for the modifications. After discussion and review of the plan submitted, a Motion and a second was made to approve the plan, as modified.
Vote: Unanimous. (4-0-0).
- D. Jonathan Estates - Discussion of Tree Placement & Agreement - The Board discussed the issue of tree placement relative to the subdivision and the proposed tri-partite agreement with the applicant, Mario DiBono and his legal counsel, Margaret Ishihara. There will be further discussion on this at the next regularly scheduled meeting. The Town Planner requested additional time to contact the Town Attorney in order to review the agreement.

- E. December meetings – date(s) to be held on and vote taken by Board -
The Board agreed that there will be no meeting held on Monday,
December 24, 2012. A Motion was made and seconded to not hold a
meeting on Monday, December 24, 2012.

IV. ANY OTHER BUSINESS/DISCUSSION

- A. Approval Not Required Plan Submission Requirement Amendments –
Discussion amongst the Board Members and the Town Planner took
place in regard to the current submission requirements and changes
that are to be discussed further and voted upon at a future meeting.
- B. Master Plan Committee – update – no action taken.
- C. Sign By-Law Update – no action taken.
- D. 53G Account Reconciliation Update – no action taken.

V. TOWN PLANNER'S REPORT

- VI. ADJOURNMENT** – A Motion and second was made to adjourn the
Planning Board meeting.
Vote: Unanimous (4-0-0)

Date minutes approved: 12/10/12 4-0-0

Attest: 
George T. Barrett, Chairman

Date copy sent to Town Clerk: 12/11/12 (b15)