

WAREHAM PLANNING BOARD MINUTES

Monday, May 13, 2013

7:00 P.M.

Memorial Town Hall ~ Lower Level Cafeteria

Wareham, Ma 02571

CALL MEETING TO ORDER - Chairman Barrett called the Planning Board meeting to order at 7:04 p.m.

ROLL CALL

Members present;

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

Members absent;

John Cronan

Also present;

John M. Charbonneau, Town Planner
Alan Slavin, Board of Selectman Liaison

PRELIMINARY BUSINESS

- A. Approval of Minutes – April 22, 2013 – The Board reviewed, approved and endorsed for approval.
- B. Invoices to be endorsed by the Board:
 - 1. W.B. Mason, invoice #I10914564 in the amount of \$346.14
 - 2. W.B. Mason, invoice #I10864406 in the amount of \$188.38
 - 3. Ricoh USA Inc., invoice # 88828864 in the amount of \$117.50
- C. SRPEDD 57th Annual Meeting/Buffer Menu – RSVP by May 16, 2013 – The Chairman will be attending, per discussion with the Board.
- D. Discussion – Agreement for Peer Review Services (draft) – The Board reviewed the draft, the Town Planner received a draft from Town Counsel, a subcommittee was set up, Town Counsel is involved in the process and if approved by the subcommittee, the duties will be split between Field Engineering and Charles Rowley. Chairman Barrett stated that there are two engineering consultants just in case there was a conflict for one.
- E. Street Access/Road Opening/Curb Cut – 14 Peaceful Lane, Wareham – The Board discussed the matter as to why there are curb cuts that need to be endorsed on streets that do not have any curbs. The Board agreed that the Chairman would endorse unanimously. Vote: Unanimous (4-0-0).

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, May 13, 2013 at 7:00 pm** in the Wareham Town Hall Lower Level Cafeteria, 54 Marion Road, Wareham, MA 02571 on the application of 3057 Cranberry Highway Realty Trust c/o Richard S. Durbin, Trustee for the construction of a parking lot for the abutting Thai Restaurant. The subject property is further identified as 3041 and 3043 Cranberry Highway (Assessor's Map 12, Lots LC6 and LC7) 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, April 25, 2013
Thursday, May 2, 2013

The Town Planner informed the Board that the abutters were not notified, therefore, the Board cannot open the public hearing. The Town Planner explained that the Engineering Company had agreed to notify the abutters and did not; therefore, the abutters were not notified of the public hearing. The Town Planner spoke to both GAF Engineering, Inc. and the Attorney representing the applicant. The Attorney was in agreement with the Town Planner. Chairman Barrett suggested that this application be readvertised for June 10, 2013, of which, we need to advertise on the 23rd and 30th. Chairman Barrett asked that the public hearing date be set for June 10, 2013 at 7:00 p.m. Chairman Barrett also stated that when things were busy, applications and plans would come to the Board, the plans would be reviewed by Members who would critique them and then they would go to the public hearing.

CONTINUED PUBLIC HEARINGS - None

ANY OTHER BUSINESS/DISCUSSION

- A. Sign By-Law (draft) – The Town Planner distributed the draft Sign By-Law to the Board members.

TOWN PLANNER'S REPORT

- A. Zoning By-Laws – updates and recommendations from Consulting Engineer - Zoning Map changes.
- B. May 2013 Planners Report
- C. Private road – Fantasia Way – discussion – see property file with amended request/explanation for existing private way.
- D. Discussion - Rock Marsh Road – Rock Marsh subdivision off of Brown Street – Rich Callahan, 4A Rock Marsh Road, was present and introduced another member of the Board of Trustees. Mr. Callahan would like to discuss the acceptance of Rock Marsh Road. He is not sure if everyone is aware of the history. The subdivision was approved in 2005, the developer did install all the major improvements up to the base course of the roadway, they upgraded a portion of Brown Street, between Rock Marsh Road and Marion Road. Unfortunately, the residents of Rock Marsh Road were constructed and sold prior to the covenant being released. A petition went to Town Meeting to utilize Chapter 90 funds, of which, was not approved. Since the base course has continued to be exposed, the road needs to be completed. The trustees did, about two years ago, increase the condo fees and put a portion of those fees into a special account for the installation of the top coat. It has been two years, the trustees have an amount of money that exceeds the quotes obtained to finish, so, last Friday we did submit a petition for the June Special Town Meeting for the acceptance of the roadway. Further discussion continued. Mr.

Callahan and the Trustees would like the Board to vote acceptance of the roadway subject to top course being completed. Chairman Barrett asked if he was requesting the Planning Board to support of the petition article or are you requesting a conditional road acceptance. Mr. Callahan answered that they are requesting that the Board vote to recommend to Town Meeting, acceptance of Rock Marsh Road, provided that the road is completed before June 18, 2013, Special Town Meeting.

Chairman Barrett asked if the metes and bounds description was generated years ago as to what the Town would be accepting. Mr. Callahan agreed. Michael Fitzgerald asked the Town Planner if there is an Engineer to check this. The Chairman asked that this be done ahead of time before they top coat because there are steel plates that have to be raised. The Town Planner indicated that on some subdivisions, the base coat needs to be repaired prior to the top coat. Mike Baptiste asked the Town Planner, to be fair, give the residents some consideration on this matter and get together with Mark Gifford and proceed with this project.

The Town Planner offered to coordinate with Mark Gifford and go out to the site later this week and report back to the Planning Board.

- E. Jonathan Estates - 53G account replenishment/open space document
- F. TDR by-law ~ Cooperative Agreement with SRPEDD - Town Planner to proceed on this.

CORRESPONDENCE

ADJOURNMENT - A Motion and second was made to adjourn the Planning Board meeting.

Vote: Unanimous (4-0-0).

Date minutes approved: 6/10/30

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

Date copy sent to Town Clerk: 6/14/13 (6/5)

A TRUE COPY
ATTEST

May Ann Selvi
TOWN CLERK

