

Town of Wareham ~ Planning Board Minutes

January 13, 2014

The Planning Board Meeting was opened at 7:00 p.m. by Chairman George T. Barrett, at the Multi-Service Center (Board of Selectmens Meeting Room #320) at 48 Marion Road, Wareham, MA.

*This is the first meeting of the Planning Board that will be video taped by WCTV (Bob White).

Members present:

George T. Barrett, Chairman
Michael Baptiste, Vice Chairman
Charlie Klueber
Michael Fitzgerald, Clerk

Members absent:

John Cronan, Associate Member – absent due to work committment

Board of Selectmen Liasion

Alan Slavin – arrived late

Minutes – August 26, 2012

The Minutes were reviewed by the Board and there were some blanks within the Minutes due to background noise or the transcriptionist not being able to hear the conversation on the cassette tape.

A Motion was made by Michael Baptiste to accept the Minutes as written. The Motion was seconded by Charles Klueber.

Vote: Unanimous (3-0-1) Michael Fitzgerald was not present.

Street Acceptance – Bachant Way and Lynne Road – “Beaver Path subdivision”

A recommendation to the Board of Selectmen must be made by the Planning Board, as requested, in reference to accepting Bachant Way and Lynne Road within the “Beaver Path subdivision”. Chairman Barrett informed the Planning Board Members, that, the Board must give a report and move forward with this for Town Meeting. In order to do this, the Board must decide who will do the actual inspection, the Interim Municipal Maintenance Director or the Town will have to seek funds in order to have the Engineering Consultant do it. Said report is needed as soon as possible.

Form C – Definitive Subdivision – Set public hearing date – Cahoon Street

Chairman Barrett asked if there was anyone present for the agenda item. There was no one present. The Planning Board Members reviewed the submitted plans. The Board discussed the old lines vs. the new lines. The proposed roadway shows a 40’ right of way. Discussion ensued. Lot 1056A is the road that goes in there, said Michael Baptiste. Charles Klueber commented that this gentleman came before the Board before for a multi family. There is a gravel roadway called “Cahoon Place”, of which, is existing. Charles Klueber read the waivers requested that were on the proposed plan submitted. Chairman

Barrett asked for a Motion to set a public hearing date for February 24, 2014. Motion made by Michael Fitzgerald to set the public hearing date for February 24, 2014. The Motion was seconded by Michael Baptiste.

Vote: Unanimous (4-0-0)

There were no public hearing scheduled.

There were no continued public hearings scheduled.

Form A (Approval Not Required) plan – signature needed

Chairman Barrett advised the Board that he was asked to endorse a previously approved plan for filing purposes by the Planning Board secretary. This was for property on Maple Springs Road, of which, the Fire District purchased. Chairman Barrett endorsed the plan.

Informal Discussion – Accessory Buildings – David Fenton

Mr. David Fenton of 5 Quaker Road, East Wareham, MA, appeared before the Board, informally, to discuss setback requirements for accessory buildings. Chairman Barrett asked what Mr. Fenton wants to change. Mr. Fenton gave an example of a 12' x 12' shed or the square footage of an accessory building to be located on an existing, non-conforming lot should be exempt. Mr. Fenton explained that in his neighborhood, he has lived in for 30 years, the neighbors are the same and the lots are the same, nothing has changed, but if you want to put a shed, accessory building, etc., he currently must go through the process of a Special Permit in order to construct an accessory building. Mr. Fenton told the Board that he has spoken with the Building Commissioner and that the Building Commissioner suggested 200' would be his suggestion.

Chairman Barrett would like to obtain more information and further review with the Board. Chairman Barrett asked Mr. Fenton if he could come back to the February 10th meeting. Mr. Fenton agreed that he would appear.

Discussion – TDR – Transfer of Development Rights

Alan Slavin, Planning Board Liaison, told the Board that there is a meeting on Tuesday, January 14, 2014, at 9:00 a.m. in Room 23 at Town Hall, with input from Jack Hunter, Town Planner from Carver, MA, the Workshop Group and Jon Witten, Town Counsel and Sandy Conaty from SRPEDD, who will have a TDR draft ready. Mr. Slavin informed the Board that a phone has been put into Room 23 for conference calls and that it will probably be 2 weeks before a public workshop will take place.

Technical Assistance - SRPEDD

Chairman Barrett stated that the Board has a form to fill out and a letter was sent to SRPEDD for the TDR (Transfer of Development Rights) project.

Planning Board wrap-up discussion with Board of Selectmen Liaison

Chairman Barrett informed Alan Slavin that he had asked Brenda (Planning Board Secretary) to send a letter to David Menard, Interim Director of Municipal Maintenance, to inspect Bachant Way and Lynne Road or the Board will have to have Charles Rowley, Engineering Consultant to the Planning Board, do it. Mr. Slavin suggested that the Board send a note to the Town Administrator and Town Counsel because we have an issue due to the "spending freeze", to hire someone to inspect the roads. Mr. Slavin suggested that the Board put a request in to the Town Administrator and to add additional verbiage to

the Street Acceptance policy, something that would inform the residents, of a policy/procedure to have a road accepted if there are/were no funds set up to do so by the originator of the subdivision or if the road was approved as a private way.

**Note: To add ~ to the Street Acceptance policy, include the cost to the requestee, for street acceptance, if the Planning Board has to utilize their Engineering Consultant for; review of the approved plans, inspection of the road(s) and written report to the Planning Board. Additionally, if there was not a Road Acceptance plan submitted or a Metes and Bounds description, that would be an additional cost to the requestee. If there were road waivers requested and approved, that do not comply with the Subdivision Rules and Regulations relative to road construction, the Engineering Consultant would also need to report to the Planning Board whether or not he/she could/would support the road acceptance.*

Road Acceptance – Candlepaper Lane

Chairman Barrett told the Board that a letter was received, stating that the road was inspected 2 years ago, however, has not been accepted by the Town to date.

Road Acceptance – Cranberry Lane – Chairman Barrett suggested that Town Counsel inform the Board if need for a public hearing is necessary.

Burgess Point Road – Chairman Barrett read correspondence dated ----- into the record and reminded the Board that there was a subdivision of land approved and because this was determined to be an ancient way, the Board could not deny as such.

National Planning Conference – Chairman Barrett announced that the Conference is on April 26, 2014, in Atlanta, Georgia.

Mr. Slavin asked the Board to go back to discussion of Candlepaper Lane. Mr. Slavin suggested that the Board go back to the process. The Street Acceptance process handout is in the Board of Selectmens office, and it should be on the Town Website, he will check with Matt.

Mr. Slavin informed the Board that he is working on a Building Permit Guide. The draft packette has been sent out for comments, it will be on the Website, etc.

Town Planner Report – Mr. Slavin told the Board that he believes there are 5-6 candidates.

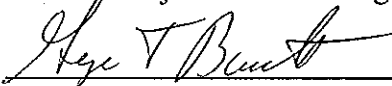
Discussion on Old Nissan Building – Cranberry Highway – no one present.

Informal Discussion – 72 Minot Avenue – Michael Giancola

Mr. Giancola advised the Board that the property is for sale.' This is the old Snow & Jones property. Mr. Giancola would like to purchase the property and renovate it for 3-4 multi tenants to use for an Industrial building, similar to the one he did on Cranberry Highway. However, the zoning is MR-30. Mr. Giancola wants the opinion of the Board.

Motion and 2nd to adjourn the meeting.

Attest:


George Barrett, Chairman

WAREHAM PLANNING BOARD

Date copy sent to Town Clerk:

2/11/14 (6/5)

CEC Minutes of Meeting January, 2014

CEC Meeting was cancelled due to Vacations.

CEC will reconvene February, 2014

Respectfully Submitted,

A handwritten signature in cursive script that reads "Linda Gay".

Linda Gay
Secretary