

WAREHAM PLANNING BOARD MINUTES

February 10, 2014 at 7:00 p.m.

Multi Service Center ~ Room 320

48 Marion Road

Wareham, Ma 02571

I. CALL REGULAR MEETING TO ORDER @ 7:00 p.m.

Chairman Barrett called the Planning Board meeting to order at 7:00 p.m.

II. ROLL CALL

Members present:

George T. Barrett, Chairman

Michael Fitzgerald, Clerk

Charles Klueber

Members absent:

Michael A. Baptiste, Sr.

John P. Cronan, Associate Member

BOS Liaison:

Alan Slavin (arrived late)

III. PRELIMINARY BUSINESS

A. Approval of Minutes – December 9, 2013 & January 13, 2014

Chairman Barrett informed the Board Members that the December 9, 2013 Minutes were incomplete.

A Motion was made by Michael Fitzgerald and seconded by Charles Klueber to accept the January 13, 2014 Minutes as written.

Vote: Unanimous (3-0-0)

B. Invoices to be endorsed by the Board; None

C. Site Plan submission – set public hearing date – S & H Realty LLC, c/o Robertsons Auto Salvage, c/o Attorney Michael Kiernan for property located at Map 87, Lots 1000-1A, 1000-1B & 1000-1C

Attorney Michael Kiernan and Jamie Anderson, Engineer, from R.J. O'Connell and representing the applicant gave a brief review of the Site Plan submission. The land has 3.4 acres located on Cranberry Highway, of which, contains (2) two restaurants, restaurant A has 5,000 SF and restaurant B has 5,000 SF and, additionally, (1) one retail building with 7,000 SF. Chairman Barrett asked for the drainage calculations. The Engineer informed Chairman Barrett that the drainage calculations are on sheet C-2. There will be a separate overview presented to the Board. The Engineer explained that there are several retention basins for the project shown and one large subsurface drainage system, all of which, leach into the ground. Chairman Barrett asked if there was any space for future development. The Engineer stated that the applicant is reserving a spot for future development. The Board reviewed the submitted plan and Chairman Barrett suggested scheduling the public hearing for March 31, 2014.

Motion made by Charles Klueber to schedule the public hearing for March 31, 2014. The Motion was seconded by Michael Fitzgerald.
Vote: Unanimous (3-0-0).

- D. Recommendation from Planning Board to Board of Selectmen for Street Acceptance – Bachant Way & Lynne Road *update
Chairman Barrett informed the Board of the Homeowner Association having a meeting this week to vote on appropriation of funds for the Engineering Consultant to go out and look at the road. The Board can only report what we have to offer.
- E. Covenant Extension – Edgewood Development Company, LLC
Re: "The Pond at Fearing Hill" Definitive Subdivision
Chairman Barrett reviewed the file and will further research.
- F. Discussion – Accessory buildings/setback requirements – c/o David Fenton
David Fenton appeared before the Board to discuss what the Board would support him on writing in his petitioned Article for Town Meeting.
- G. Walmart Store – Cranberry Highway & Tobey Road – Final PS & E Submission – c/o Bohler Engineering, P.C., Vanasse & Associates, Inc.
No action taken.

IV. PUBLIC HEARINGS - None

V. CONTINUED PUBLIC HEARINGS - None

VI. ANY OTHER BUSINESS/DISCUSSION

- A. CPTC – Citizen Planner Training Collaborative – March 15, 2014
- B. Discussion – Accessory buildings – c/o David Fenton
- C. Status of Form A -2298 Cranberry Highway
Pending ownership clarification.
- D. Chapter 91 Waterways Application – 69 Oak Street – needs endorsement
Endorsed by Chairman Barrett.
- E. Chapter 91 Waterways Application – 18 Pine Tree Drive – needs endorsement
Endorsed by Chairman Barrett.
- F. Recommendations/Comments for Building Permit Guide (draft)
Board Members will read and give comment to the Chairman.

VII. TOWN PLANNER'S REPORT

VIII. NEW BUSINESS (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)

VIII. CORRESPONDENCE

- A. Correspondence dated January 31, 2014 from Charles L. Rowley, PE,
PLS ~ Re: Final inspection of streets in the Beaver Meadows subdivision
Read by Chairman and the Board.
- B. Correspondence (email) dated January 10, 2014 from MassDOT
Re: Six public meetings to present the weMove Massachusetts report and MassDOT Capital Investment Plan
Read by Chairman and the Board.

IX. ADJOURNMENT

Motion was made and seconded to adjourn the meeting.

Date signed: 2/24/14
Attest: George T Barrett 2-0-1
George Barrett, Chairman
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: 03-07-14 (6/4)