

MEETING MINUTES OF WAREHAM PLANNING BOARD

Date of Meeting: April 14, 2014

I. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Members Present: Michael Baptiste
Michael Fitzgerald
Charles Kluber
George Barrett (Arrived at 8:30 P.M.)
Alan Slavin, BOS Liaison (Arrived at 8:10 P.M.)

III. PRELIMINARY BUSINESS

A. Approval of minutes: February 24, 2014 & March 10, 2014

This item was not handled.

B. Invoices to be endorsed by the Board:

1. Quill – Partition folders – Invoice date 4/2/14 in the amount of \$99.98.
2. W.B. Mason – Address labels & rubberbands – Invoice date 4/4/14 in the amount of \$47.03.

MOTION: A motion was made & seconded to approve an invoice from Quill dated 4/2/14 in the amount of \$99.98 & to approve an invoice from W.B. Mason dated 4/4/14 in the amount of \$47.03.

VOTE: Unanimous (3-0-0)

C. Site Development Plan – Minor Modification – Proposed Wal-Mart Retail Development – Seth F. Tobey Road & Cranberry Highway

Present before the Board: Bohler Engineering Representative

The representative explained the minor modifications. Wal-Mart would like to remove 26 parking spaces from west side of the site reducing parking from 635 spaces to 609 spaces. Four (4) regular spaces have been made larger to created four new perpendicular handicapped spaces. This reduction will allow Wal-Mart to save money by not having to build such a large retaining wall and will allow approximately 4,000 square feet of extra green space for the Town. Further, more fire lane stripping per the WFD has been added.

Discussion ensued.

MOTION: A motion was made & seconded to approve the minor modifications as presented re: the proposed Wal-Mart Retail Development located on Seth T. Tobey Road & Cranberry Highway.

VOTE: Unanimous (3-0-0)

D. Request for a continuance from Ready, Kiernan & McNally for the project known as S&H Realty/Wal-Mart outparcel & dated April 8, 2014.

This will be handled later in the meeting.

E. Release of Covenant (partial) for Rosebrook Place – Lots A-1 & Lot B – c/o Attorney Richard M. Serkey

This will be handled later in the meeting.

F. Form A – Off Plymouth Road, c/o Ken Conte & Attorney Richard M. Serkey

Present before the Board: Beals & Thomas Representative

The representative discussed Maple Springs North. The Form A is an internal organization item for A.D. Makepeace, separating cranberry bogs from upland dividing the property into parcels.

Discussion ensued.

MOTION: A motion was made & seconded to approve the Form A – Off Plymouth Road.

VOTE: Unanimous (3-0-0).

G. Set public hearing date – Site Development Plan – Proposed Dollar General – 3137 & 3139 Cranberry Highway, c/o Bohler Engineering, Inc.

It was stated that only the Town Planner & the Planning Board can accept applications. Currently, the Town does not have a Town Planner & applicants must appear before the Board.

Present before the Board: Bohler Engineering, Inc. Representative

The representative submitted an application and plans re: a Dollar General store at 3137 & 3139 Cranberry Highway. He requested a public hearing date. Brief discussion ensued re: when to set a hearing date.

MOTION: A motion was made & seconded to set a public hearing date for Dollar General on May 12, 2014.

VOTE: Unanimous (3-0-0)

NOTE: The meeting went back to item D.

Ready, Kiernan & McNally have requested a continuance for the Wal-Mart Outparcel project. Discussion ensued.

MOTION: A motion was made & seconded to approve a continuance for the Wal-Mart Outparcel project to June 9, 2014 at 7:30 P.M.

VOTE: Unanimous (3-0-0)

H. Application – Street access for road opening/curb cut – Phase III of Main Street Streetscape Project.

After some discussion the Board signed off on this item.

I. Supplemental Emergency Access Plan for “Tihonet East Solar Energy site” off Tihonet Road, c/o Beals & Thomas

This item was addressed as part of the Public Hearing.

NOTE: The meeting went back to item E.

While waiting for Atty. Serkey, Mr. Charles Rowley was asked if he knew what work was not complete which may stop the release.

Present before the Board: Mr. Charles Rowley

Mr. Rowley stated street signage, finish pavement, sidewalk, bounding and shoulder work on Rosebrook Way still needed to be completed.

Atty. Serkey arrived and explained to the Board the release was needed by the bank providing the construction loan for the hotel/conference center (Lot B). Discussion ensued.

MOTION: A motion was made & seconded to provide the releases for the lots A-1 & Lot B at Rosebrook Place once a surety amount has been paid to the Town in an amount to be determined by the Board.

VOTE: Unanimous (4-0-0)

IV. PUBLIC HEARINGS

A. Site Plan Review/approval - “Tihonet East Solar Energy site” – off Tihonet Road, c/o Beals and Thomas.

Present before the Board: Beals & Thomas Representative

The representative conducted a presentation for the Board showing the plans for the solar field, including the Wareham Fire Department’s approval of a Supplemental Emergency Access Plan.

After a lengthy discussion, there were several unanswered questions, such as, maintenance of the gravel access road to the solar field, delineated road crossing for earth removal, & questions re: destination of the removed earth. In order to have these questions answered, the Board concurred to continue this public hearing.

MOTION: A motion was made & seconded to continue the public hearing for Tihonet East Solar Energy site to May 12, 2014.

VOTE: Unanimous (4-0-0)

V. CONTINUED PUBLIC HEARINGS

- A. S&H Realty, LLC/Wal-Mart Outparcel – Seth F. Tobey Road & Cranberry Highway

Note: Request for continuance to 30 days under Preliminary Business above.

VI. ANY OTHER BUSINESS/DISCUSSION

- A. Form C – Cahoon Place, c/o Stephen Doyle & Associates – Signatures needed on Form C approval & mylar.

The Board proceeded to sign the documents.

- B. Economic Growth & Development – Results of focus group.

Brief discussion ensued.

- C. Notice of license application – MGL Chapter91 – 2844 Cranberry Highway

The Board reviewed the notice.

VII. TOWN PLANNER'S REPORT

There was no report.

VIII. NEW BUSINESS

There was no new business.

IX. CORRESPONDENCE

X. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 9:42 P.M.

VOTE: Unanimous (8-0-0)

Date signed: march 9, 2015

Attest: Michael A. Fitzgerald, clerk
Michael A. Fitzgerald, clerk
WAREHAM PLANNING BOARD

A TRUE COPY
ATTEST

May Ann Silvi
TOWN CLERK

Date copy sent to Town Clerk: 3/10/15