

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: May 12, 2014

I. CALL MEETING TO ORDER

The meeting was called to order at 7:01 p.m.

II. ROLL CALL

Members Present: George Barrett, Chairman
Michael Baptiste
Michael Fitzgerald

Also Present: Selectman Alan Slavin, BOS Liaison

III. PRELIMINARY BUSINESS

A. Invoices to be endorsed/approved by the Planning Board:

1. *Invoice from Charles L. Rowley, PE, PLS for Smithers Viscient Review in the amount of \$675.00.*
2. *Invoice from Charles L. Rowley, PE, PLS for Rosebrook Place Inspections in the amount of \$308.75.*
3. *Invoice from Charles L. Rowley, PE, PLS for S&H Realty, LLC Site Plan Review in the amount of \$190.00.*
4. *Invoice from American Planning Association for Planning Board membership in the amount of \$350.00.*
5. *Invoice #24851 from Wareham Week re: legal ads in the amount of \$168.00.*
6. *Invoice #24852 from Wareham Week re: legal ads in the amount of \$161.00.*
7. *Invoice #24853 from Wareham Week re: legal ads in the amount of \$147.00.*
8. *Invoice #24854 from Wareham Week re: legal ads in the amount of \$308.00.*

Mr. Barrett stated he has reviewed the invoices. No discussion ensued.

MOTION: A motion was made & seconded to approve all eight (8) invoices indicated above.

VOTE: Unanimous (3-0-0)

B. Sign Form F. Covenant – 9 Cahoon Street.

There was no information to provide the Board.

C. Review Waterways License Application – Turlo – 18 Pinetree Drive.

The Board does not need to take a vote. This is just to impart the information to the Board & offer an opportunity to comment. No discussion ensued.

D. Review Waterways License Application – Wareham Station/Passenger Platform – MASS DOT – Merchant's Way – Filled tidelands of Wankinco River.

The Board does not need to take a vote. This is just to impart the information to the Board & offer an opportunity to comment. No discussion ensued.

E. ANR Plan/Form A – Pinetree Drive, c/o G.A. F. Engineering, Inc.

Present before the Board: Brian Grady, G.A.F. Engineering, Inc.

Mr. Grady explained that Lot (parcel) 87 is being created with easements to transfer old building from Lot 86 to Lot 42. Discussion ensued.

MOTION: A motion was made & seconded to approve the ANR Plan/Form A for Pinetree Drive – Lot 87.

VOTE: Unanimous (3-0-0)

F. ANR Plan/Form A – 36 West Boulevard, c/o JC Engineering, Inc.

Present before the Board: JC Engineering Representative

The representative explained that Map 1, Lot 605 is to be divided into Map 1, Lots 605A and 605B. Discussion ensued.

MOTION: A motion was made & seconded to approve the ANR Plan/Form A for 36 West Boulevard.

VOTE: Unanimous (3-0-0)

G. Canning Realty/Progressive Growers – 81 Charlotte Furnace Road.

Present before the Board: CRAIG CANNING

_____ stated he wishes to move his well further away from the buildings and must install a catch tank and drains per the Wareham Plumbing Inspector. Discussion ensued re: a minor modification & approval from Charles Rowley for the design & the Board of Health.

MOTION: A motion was made & seconded to approve a minor modification of the plan dated April 25, 2014 for Canning Realty/Progressive Growers – 81 Charlotte Furnace Road pending written approval of the plan from Charles Rowley, PE, PLS for the design & approval from the Board of Health re: the relocation of the well.

VOTE: Unanimous (3-0-0)

H. Letter from Charles L. Rowley, PE, PLS re: Release of Covenant for Lot A-1 & Lot B – Rosebrook Way.

The Board reviewed said letter.

- I. Review meeting notes re: peer review comments on the proposed out-parcel project "28 & Tobey".

The Board reviewed the meeting notes.

IV. PUBLIC HEARINGS

A. Site Development Plan – Proposed "Dollar General" – 3137-3139 Cranberry Highway, c/o Bohler Engineering

Present before the Board: The contractor
Bohler Engineering Representative

The contractor and the representative presented their site development plan. Discussions of the site centered around entrance and exits, including a second entrance requested by the Fire Department, landscaping and its maintenance, parking, fencing, deliveries, exterior lighting, signage, catch basins and multiple waivers requested by the contractor and representative.

Present before the Board: Lawrence Higgins

Mr. Higgins asked several questions about this proposed project & expressed concerns over the project.

Brief discussion ensued.

MOTION: A motion was made & seconded to continue the public hearing for a special meeting for the Site Development Plan – Proposed Dollar General – 3137-3139 Cranberry Highway to May 19, 2014.

Note: The Board concurred to continue this hearing for a special meeting because four members of the Board are needed to approve. The Board concurred that they would like more information about the monument sign to be put on the property & they would like Charles L. Rowley, PE, PLS to review the plan, sign, & give a review to the Board.

VOTE: Unanimous (3-0-0)

V. CONTINUED PUBLIC HEARINGS

A. Site Plan Review/Approval – Tihonet East Solar Energy Site – off Tihonet Road, c/o Beals & Thomas, Inc.

Present before the Board: Jim Kane, A.D. Makepeace Co.

Mr. Kane provided the information requested from the Board from the last hearing re: a fire access road, delineated road crossings, & a plan for earth materials.

Discussion ensued.

MOTION: A motion was made & seconded to close the public hearing for Tihonet East Solar Energy Site off Tihonet Road.

VOTE: Unanimous (3-0-0)

Discussion ensued re: approval of the application.

MOTION: A motion was made & seconded to approve the Site Plans for Tihonet East Solar Energy Site off Tihonet Road as submitted on March 6, 2014 with the supplemented plan dated April 7, 2014, relating to details re: crossing and maintenance during the earth removal process, acceptance of five requested waivers, and with the conditions provided in the decision.

VOTE: Unanimous (3-0-0)

VI. ANY OTHER BUSINESS/DISCUSSION

There was no other business/discussion.

VII. NEW BUSINESS

There was no new business.

VIII. CORRESPONDENCE

The Board reviewed the correspondence.

IX. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 9:41 P.M.

VOTE: Unanimous (3-0-0)

Date signed: 3/23/15

Attest: George Barrett 3-0-2
George Barrett, Chairman
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: 3/24/15