

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: June 9, 2014

I. CALL MEETING TO ORDER

The meeting was called to order at 7:00 P.M.

II. ROLL CALL

Members Present: George Barrett, Chairman
Michael Baptiste
Michael Fitzgerald
Charles Klueber
John Cronan

Also Present: Selectman Alan Slavin, BOS Liaison

III. PRELIMINARY BUSINESS

A. Approval of meeting minutes: February 24, 2014.

The meeting minutes were reviewed.

MOTION: A motion was made & seconded to approve the meeting minutes of February 24, 2014.

VOTE: (3-0-2)

B. Invoices to be endorsed by Board:

1. Quill – Partition folders -dated 6/2/2014 in the amount of \$99.98.
2. W.B. Mason – Address labels & rubberbands - dated 5/6/2014 in the amount of \$20.74

Mr. Barrett stated he will take care of these invoices & sign.

C. Form A – 11 Pine Street, c/o G.A.F. Engineering, Inc.

Present before the Board: Paul Mattos, G.A.F. Engineering, Inc.

Mr. Mattos presented the Form A. plan for 11 Pine Street.

The Board reviewed the plans.

MOTION: A motion was made & seconded to approve the Form A plan for 11 Pine Street.

VOTE: Unanimous (5-0-0)

IV. PUBLIC HEARING

No public hearings were scheduled.

V. CONTINUED PUBLIC HEARINGS

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

Present before the Board: Attorney Mike Kiernan representing S&H Realty, LLC
RJ O'Connell, O'Connell Engineering
Charles Rowley, PE, PLS

Revised plans were submitted as well as a spreadsheet showing the changes the Board wanted. The plans also had a column added on the end stating what actions were being taken to rectify the issues.

Discussion ensued. Mr. Rowley will be give a copy of the plan for peer review and will contact RJ O'Connell Engineering directly if he has any issues with the plan. The engineering firm will also get a letter from the Fire Department stating they are fine with the plan. To make sure everything is in order, the Board concurred to continue the public hearing to June 23, 2014.

MOTION: A motion was made & seconded to continue the public hearing for S&H Realty, LLC/Wal-Mart out-parcel to June 23, 2014.

VOTE: Unanimous (5-0-0)

VI. ANY OTHER BUSINESS/DISCUSSION

A. Discussion – Brittany Drive, off Hathaway Road – Mario DiBona

Mr. DiBona requested a four month extension to complete his subdivision. He explained a covenant was previously replaced by a third-party agreement making the financing bank liable to project completion if the contractor fails to complete the project. Brief discussion ensued. The Board concurred to agree to a four month extension, if the bank and contractor create and sign an extension for the third-party agreement. Once this is done, it can be presented to the Board for a vote and the agreement can then be properly recorded.

B. Discussion – Proposed landscaping change at Brown's Liquor Store, Marion Road

Mr. Barrett explained the proposed landscaping change. He stated Brown's Liquor Store are going to replace the mulch w/ grass.

C. Discussion – Peer Review by Charles L. Rowley, re: Dollar General Proposal

Present before the Board: Bohler Engineering Representative
Charles L. Rowley

The representative gave each Board member a letter explaining the corrections made to concerns expressed in Mr. Rowley's report. Items the representative and Mr. Rowley couldn't agree on were brought before the Board for discussion.

After a lengthy discussion, the Board, the representative and Mr. Rowley were able to come to amicable compromises. The representative stated he will make changes to the plans and confirm the changes with Mr. Rowley before coming before the Board again on June 23, 2014.

D. Discussion – Notice of Project Change re: Maple Park Well, c/o Kleinfelder

Discussion ensued re: the project change. There is a change of .975 acres to 2.74 acres and access to utility supply was also changed due to property ownership changes.

VII. TOWN PLANNER'S REPORT

There was no report.

VIII. NEW BUSINESS

There was no new business.

IX. CORRESPONDENCE

The Board briefly reviewed correspondence.

X. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 9:50 P.M.

VOTE: Unanimous (5-0-0)

Date Signed: 3/23/15

Attest: George T Barrett 5-0-0
George Barrett, Chairman
WAREHAM PLANNING BOARD

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