

MEETING MINUTES OF WAREHAM PLANNING BOARD

Date of Meeting: July 14, 2014

I. CALL MEETING TO ORDER

The meeting was called to order at 7:35 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. Form A – Guy S. Fielding – Avenue ‘A’ & Johnson Street

No action was taken. Mr. Fielding or a representative was present to discuss the Form A.

B. Discussion – Special Permit Application – Bay Pointe Club, LLC, c/o Principie Engineering

Present before the Board: Stone Street Corp. Representative(s)

Stone Street Corp. appeared before the Board with their two engineering firms. They presented the Board with a preliminary housing development plan and stated they are looking for input from the Board.

The proposed plan would create 115 single-family units with the same being a combination of small single-family homes and duplexes on approximately 6,000 square foot lots. Homes will cost between \$325,000 - \$450,000 and all owners will be required to be members in the Homeowners Association to be set up.

Stone Street Corp. stated they will be requesting waivers for the following: right-of-way (only being 35 feet wide), Cape Cod berms instead of granite edging, and no sidewalks in parts of the plans.

After a brief review, the Board expressed some concerns. They feel the lots are too small, the parking for the homes is inadequate, and the paths in lieu of sidewalks are too small.

The Board concurred to continue this discussion on July 28, 2014.

IV. PUBLIC HEARINGS

There were no public hearings scheduled.

V. CONTINUED PUBLIC HEARINGS

There were no continued public hearings scheduled.

VI. ANY OTHER BUSINESS/DISCUSSION

There was no other business or discussion.

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 8:51 P.M.

VOTE: Unanimous (3-0-0)

Date Signed: March 9, 2015

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

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

A TRUE COPY
ATTEST

May Ann Schri.
TOWN CLERK