

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: October 20, 2014

I. CALL MEETING TO ORDER

The meeting was called to order at 7:02 P.M.

II. ROLL CALL

Members Present: George Barrett, Chairman
Robert Reed
John Cronan
Michael Fitzgerald

Also Present: David Pichette, Acting Town Planner

III. PRELIMINARY BUSINESS

A. Sign S&H Realty modified decision.

The S&H Realty modified decision was signed.

B. Vote on Dollar General plan revision.

It was explained that Mass Highway made changes to Dollar General's entrance plan. Their site approval has a condition that states any changes have to come back before the Board. Discussion ensued.

MOTION: A motion was made & seconded to accept Dollar General's plan revision per the Department of Transportation's compliance.

VOTE: Unanimous (4-0-0)

C. ANR – A.D. Makepeace – Maple Springs II North.

Present before the Board: Jim Kane, A.D. Makepeace
Beals & Thomas representative

Mr. Kane & the representative presented an ANR plan to the Board. The plan presented separates bogs from land and creates four land parcels: F1, F2, H1 & H2. H1 of the plan is the parcel A.D. Makepeace plans to use the TDR By-Law for. A.D. Makepeace is working with Mr. Pichette on both the Planning and Conservation side simultaneously to make the TDR process as smooth as possible. Discussion ensued.

MOTION: A motion was made & seconded to endorse the ANR plan from A.D. Makepeace re: Maple Springs II North.

VOTE: Unanimous (4-0-0)

IV. PUBLIC HEARINGS

A. Town Meeting Warrant Article 34 – Street Layout – Bachant Way and Lynne Road.

MOTION: A motion was made & seconded to open the public hearing.

VOTE: Unanimous (4-0-0)

Mr. Barrett read the public hearing notice into the record.

Present before the Board: Diane Murphy, Beaver Meadows Homeowner's Association

Ms. Murphy stated she received Mr. Rowley's (peer reviewer) report earlier in the day and she wishes to address issues mentioned in the report. Discussion ensued w/ Ms. Murphy.

It was stated the Board cannot recommend to Town Meeting to accept Bachant Way & Lynne Road if the work is not completed and Mr. Rowley has not signed off on a final inspection. It was noted that the Board does have some questions to ask Mr. Rowley.

MOTION: A motion was made & seconded to close the public hearing re: Article 34 of the 2014 Fall Town Meeting Warrant.

VOTE: Unanimous (4-0-0)

B. Town Meeting Warrant Article 36 – Amend Town of Wareham Zoning By-Laws – “filling stations for gasoline, diesel fuel, and liquid propane.”

MOTION: A motion was made & seconded to open the public hearing.

VOTE: Unanimous (4-0-0)

Present before the Board: Attorney Mark Vaughn

Attorney Vaughn stated he is representing Christopher Gabriel. He explained the intent of the article would allow for a Special Permit and Site Plan approval for filling stations for gasoline, diesel fuel, and liquid propane provided it is within 2,000 linear feet of a Federal highway or Federal highway interchange, lot size is a minimum of one acre, & provides property access to Cranberry Highway/Rt. 28 within the General Commercial zoning district.

Mr. Barrett read correspondence received by the Board re: this article.

Discussion ensued.

MOTION: A motion was made & seconded to close the public hearing for Article 36 of the 2014 Fall Town Meeting Warrant.

VOTE: Unanimous (4-0-0)

V. CONTINUED PUBLIC HEARINGS

VI. ANY OTHER BUSINESS / DISCUSSION

A. ANR – 96 Realty LLC, c/o G.A.F. Engineering, Inc. (Continued discussion)

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

It was stated that the Board members did visit the site in question on Squirrel Island Road. It was stated the Board felt the road (where the parcel in question is) narrows is due to high berms on each side. They would like the road in front of the parcel expanded to 16 ft. wide.

The Board members questioned an easement/right-of-way shown on the plan that is created when the lot line between the lot and the road is moved back into the lot to create enough frontage on Squirrel Island Road. It was stated the easement/right-of-way must be deeded; not just on the plan or in the deed created for the lot needing the frontage, but in the actual deed. It must include all lots on Squirrel Island Road. Discussion ensued.

Mr. Mattos asked for this discussion to be continued to November 10, 2014. He stated this will give him time to address the Board's concerns. The Board concurred to continue this discussion to November 10, 2014.

NOTE: Discussion ensued re: the Board's feeling's relative to Article 34 discussed at the beginning of the meeting.

The Board concluded that the work needs to be done in one week. If the work is not completed, the Board feels a withdrawal of the article would be better because all necessary work has not been completed. They feel it is better to withdraw vs. giving a negative report and Town Meeting deny the request.

Mr. Barrett requested a motion of recommendation be made for Town Meeting in case the motion is not withdrawn.

MOTION: A motion was made & seconded to not recommend Favorable Action on Article 34 of the 2014 Fall Town Meeting Warrant unless prior to Town Meeting, the Board receives a letter certifying the requested items have been repaired.

VOTE: Unanimous (4-0-0)

Discussion ensued re: the Board's feelings relative to Article 36 discussed at the beginning of the meeting. It was stated that spot zoning is a concern.

MOTION: A motion was made & seconded to not recommend Favorable Action on Article 36 of the 2014 Fall Town Meeting Warrant.

VOTE: Unanimous (3-1-0)

VII. CORRESPONDENCE

Mr. Barrett stated the only correspondence is a bill for the legal ads for the hearings held this evening. He stated he will take care of this.

VIII. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 9:37 P.M.

VOTE: Unanimous (4-0-0)

Date Signed: 6/22/15 4-0-2

Attest: George T Barrett
George Barrett, Chairman
WAREHAM PLANNING BOARD

A TRUE COPY
ATTEST

May Ann Selin
TOWN CLERK

Date copy sent to Town Clerk: 6/23/15