

**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: November 10, 2014**  
**(Based on notes taken by Michael Fitzgerald)**

**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 Fitzgerald  
                          John Cronan  
                          Bob Reed  
                          Mike Baptiste

**III. PRELIMINARY BUSINESS**

**A. Discussion: Malcolm Mackenzie -- Griffith Estates**

Present before the Board:     Malcolm Mackenzie

Mr. Mackenzie asked for the Board's guidance on a previously approved two-lot subdivision. The subdivision was approved in 2005. Discussion ensued.

The Board stated the extension act for this subdivision will need to be confirmed. The Board stated they will review the plan & conditions & discuss at a date to be determined.

**B. Continued discussion: Form A/ANR – 96 LLC**

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

The applicant's opinion is that certain items had been approved by previous boards & this process should continue. It was stated the stumbling block is preparing an easement to all who have access to Squirrel Island Road. Discussion ensued.

The applicant withdrew Squirrel Island Road.

The applicant presented a second plan. The Board approved Lot 1009-8 Blackmore Pond Road & Lot 1009 Squirrel Island Road.

**C. Extension Request – Larry Goldstein – Hathaway Estates**

Brief discussion ensued.

**D. J.C. Engineering, Inc. – Sign Mylars – Pine Grove Estates**

Present before the Board: Representative of J.C. Engineering, Inc.

The representative stated the Mylars re: Pine Grove Estates need to be signed. Brief discussion ensued.

The Board concurred that they need to confirm that there has been no disruption in approvals.

**IV. PUBLIC HEARING**

**A. Form C – Merideth MacNeill – Elinor Estates, c/o G.A.F. Engineering, Inc.**

**NOTE: Mr. Fitzgerald recused himself from this hearing.**

Present before the Board: Representative of G.A.F. Engineering, Inc.

The public hearing notice was read into the record.

The representative stated Elinor Estates is a proposed two-lot subdivision w/ a number of waivers being requested.

The following information was presented:

1. The road will be 440 ft.
2. The property exceeds the 100 year storm.
3. There is no access from Cliff's Way.

Present before the Board: Ben Suddard, Abutter

Mr. Suddard stated he has a deeded right of way across the property. He does not like the roadway proposal being presented. He would prefer there be a single residence.

Present before the Board: Cranberry bog owner (Abutter)

The cranberry bog owner expressed concern re: the abutter buffer zone of 100ft. He would prefer to see a green (no cut) buffer area.

Present before the Board: Paul White

Mr. White expressed concern re: the short turn around for emergency vehicles..

Present before the Board: Ben Suddard, Abutter

Mr. Suddard asked why Cliff's Road cannot be utilized. It was stated it is a private roadway.

Present before the Board: Robert Santos

Mr. Santos expressed concern re: keeping Cliff's Road private.

The Board discussed their concerns & suggestions re: this proposal.

The Board concurred to continue the public hearing for Merideth MacNeil to December 8, 2014.

- V. CONTINUED PUBLIC HEARINGS
- VI. ANY OTHER BUSINESS/DISCUSSION

A. TDR – Rules & Regulations

The Board reviewed the TDR rules & regulations.

- VII. NEW BUSINESS
- VIII. CORRESPONDENCE
- IX. ADJOURNMENT

**MOTION:** A motion was made & seconded to adjourn the meeting at 10:06 P.M.

**VOTE:** Unanimous (5-0-0)

Date signed: 2/23/15

Attest: George Barrett

George Barrett, Chairman  
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: 2/24/15

A TRUE COPY  
ATTEST

May Ann Silve  
TOWN CLERK