

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: December 8, 2014

I. CALL MEETING TO ORDER

The meeting was called to order at 7:05 P.M.

II. ROLL CALL

Members Present: George Barrett, Chairman
Michael Baptiste
Robert Reed

Also Present: Selectman Alan Slavin, BOS Liaison

III. PRELIMINARY BUSINESS

A. Form A – Dugan Marine Realty – c/o Frank Westgate – Leonard Street.

Present before the Board: Frank Westgate

The Board reviewed the Form A for Dugan Marine Realty. Discussion ensued.

After discussion, Mr. Westgate decided to withdraw the Form A without prejudice. He stated he will bring the Form A plan back to the Board with the following changes: 1. Planning Department disclaimers to be added to the plan. 2. Remove 1000A label. 3. Provide Assessors map. 4. Show lot area. 5. Get Tax Collector sign-off. The Board told Mr. Westgate that he must also show existing structures on adjoining land under the same ownership.

B. Discussion: Sandy Pines Subdivision extension request.

Brief discussion ensued re: a letter written in 2011 by former Town Planner, John Charbonneau that provides a four-year extension for the subdivision. The letter was read into the record & discussed because those involved w/ the subdivision are looking for another year extension (February 18, 2015 to February 18, 2016). The Board concurred that there have been no regulation changes.

MOTION: A motion was made & seconded to grant an extension of time for Sandy Pines Subdivision to February 18, 2016.

VOTE: Unanimous (3-0-0)

NOTE: This item was previously discussed, voted, and approved at the November 24, 2014 meeting.

C. Form A – Lawrence Hill, Trustee of Lot 11 Rocky Road Realty Trust – c/o Outback Engineering – Minot Avenue.

Present before the Board: Jim Pavlick, Outback Engineering

Mr. Pavlick presented a Form A plan to subdivide property on Minot Avenue (across from Brandy Hill) into three lots for a duplex construction. He requested a waiver for the three lots because he cannot accommodate the circumference circle required for building.

The archeological dig a couple of years ago was mentioned by the Board. Mr. Pavlick stated the dig was on State land.

Discussion ensued re: the Form A plan.

MOTION: A motion was made & seconded to approve the Form A plan for Lawrence Hill, Trustee of Lot 11 Rocky Road Realty Trust – Minot Avenue.

VOTE: Unanimous (3-0-0)

D. Discussion: Best Friends Preschool – Plan approval.

Those present to represent Best Friends Preschool provided the Board w/ an as-built plan. Discussion ensued.

After discussion, the Board stated they do not find the lighting on the plan acceptable. They gave the plan back to those present to represent the preschool to address the lighting issue.

IV. PUBLIC HEARINGS

V. CONTINUED PUBLIC HEARINGS

A. TDR – Special Permit – A.D. Makepeace Company – Northern end of Maple Springs Road.

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

Mr. Kane stated due to the outcome of last week's conversation, he respectfully requested to withdraw the TDR Special Permit application without prejudice. He feels both parties are working in good faith, but the parties involved are simply reading the Bylaw differently.

MOTION: A motion was made & seconded to close the public hearing for TDR – Special Permit – A.D. Makepeace Company.

VOTE: Unanimous (3-0-0)

B. Elinor Estates – c/o G.A.F. Engineering, Inc., - Great Neck Road.

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

Mr. Mattos provided the Board w/ a revision to one page of the previously submitted plan addressing concerns the Board expressed previously. He stated he is still waiting to hear from Charles Rowley, PE, PLS re: a cost estimate for the Peer Review for this project.

The Board stated they will contact Mr. Rowley and hopefully everything will be reviewed and revised for the January 26, 2015 meeting.

MOTION: A motion was made & seconded to continue the public hearing for Elinor Estates – Great Neck Road to January 26, 2015.

VOTE: Unanimous (3-0-0)

VI. ANY OTHER BUSINESS / DISCUSSION

A. Discussion: Mario Dibona – Jonathan Estates – off Hathaway Road.

Present before the Board: Mario Dibona

Mr. Dibona explained that his bank has requested that he ask the Board for an extension of time (to July 30, 2015) for the paving of the property due to weather and preparation work that needs to be done for the pavement to be completed. Brief discussion ensued. The Board stated they would like something in writing showing a formal request from the bank re: a request for an extension.

The Board asked about a Homeowner's Association. Mr. Dibona stated the Homeowner's Association is already in place.

MOTION: A motion was made & seconded to grant an extension for Mario Dibona – Jonathan Estates to July 30, 2015, pending an agreement letter from the bank.

VOTE: Unanimous (3-0-0)

B. Discussion: Solar Bylaws.

It was stated that the Town of Marion has created solar Bylaws that the Board may want to review. Further, SRPEDD may have information re: solar Bylaws as well.

VII. NEW BUSINESS

VIII. CORRESPONDENCE

See correspondence in packets.

IX. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 9:10 P.M.

VOTE Unanimous (3-0-0)

Date Signed: 7/13/15 3-0-2

Attest: *George T Barrett*

George Barrett, Chairman
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: 7/15/15