

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: March 23, 2015

**I. CALL MEETING TO ORDER**

The meeting was called to order at 7:01 P.M.

**II. ROLL CALL**

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

Also Present: Selectman Alan Slavin, BOS Liaison

**III. PRELIMINARY BUSINESS**

A. Approve meeting minutes: May 12, 2014, May 19, 2014 & June 9, 2014.

**MOTION:** A motion was made & seconded to accept the meeting minutes of May 12, 2014 as corrected.

**VOTE: Unanimous (3-0-0)**

**MOTION:** A motion was made & seconded to accept the meeting minutes of May 19, 2014 as written.

**VOTE: Unanimous (3-0-0)**

**MOTION:** A motion was made & seconded to accept the meeting minutes of Jun 9, 2014 as written.

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

B. Discussion: Ryan Correia/Bill Madden, G.A. F. Engineering, Inc. – 650 Main Street.

Present before the Board: Bill Madden, G.A.F. Engineering, Inc.  
Ryan Correia, Allied Ventures  
Chris Trevasni, Calamar Enterprises  
Attorney Leonard Bello

Attorney Bello explained the basics of the proposed project. He stated there is a need to know if the Board feels this is a viable project for the community. He explained the project is for 122 age-restricted (55+) housing rental units for independent living with 160 parking spaces.

Mr. Madden explained the basics of the preliminary plot plan he presented to the Board.

Mr. Trevasni explained the basics of the building itself. The building will be a concrete slab on grade, three stories with two elevators; 35 - 625 square foot one-bedroom units, 87 - 800 square foot two-bedroom units. The building will have a full-time lifestyle coordinator.

Discussion ensued.

**C. ANR – Bay Pointe Club – Onset Ave.**

Present before the Board: Tom Furtado, Bay Pointe Club  
Mr. Principie, Principie Engineering

It was stated that Bay Pointe Club's wish is to get approval from the Board for four duplex lots on Onset Ave. The lots run between Lacasse's Service Station and the first property going up the hill toward the entrance to Bay Pointe.

Discussion ensued.

After extensive discussion the applicant asked to withdraw the plan.

**D. Form F Covenant – Elinor Estates.**

Members of the Board signed the Covenant with the exception of Mr. Fitzgerald who recused himself from any Elinor Estates issues.

**E. Vote & endorse Invoice #002002015 from Charles L. Rowley, PE, PLS in the amount of \$500.00 review & report re: Elinor Estates Definitive Plan**

Mr. Barrett endorsed the invoice.

**F. Discuss meeting dates for April (April 27<sup>th</sup> is Town Meeting).**

Brief discussion ensued.

**IV. PUBLIC HEARINGS**

**V. CONTINUED PUBLIC HEARINGS**

**VI. ANY OTHER BUSINESS / DISCUSSION**

**A. Upcoming important dates for Planning Board:**

1. April 13, 2015 – Public hearing on Article 14 – Manufactured Homes
2. April 13, 2015 – Public hearing on Article 21 – Road Acceptance  
Bachant Way and Lynne Road
3. April 13, 2015 – Public hearing – Bay Pointe Club
4. April 27, 2015 – Town Meeting

VII. NEW BUSINESS (This time is reserved for topics the Chair did not reasonably anticipate)

A. County Road - West Wareham.

Selectman Slavin stated he has been working with the towns of Marion and Rochester on the status of County Road which is in terrible condition. He attended a SRPEDD meeting and talked about the County Road situation.

He explained Wareham's share of the road fixture is over \$5 million. He stated where the Town would not be able to afford this, he gave the Town's information to the State Highway representative who attended the meeting as well. He received an email from the State this morning saying they are working on taking over County Road with re: to repairs. He noted this matter would have to go before a hearing to be held in June 2015.

VIII. CORRESPONDENCE

A. See correspondence in packets.

IX. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 9:35 P.M.

VOTE: Unanimous (5-0-0)

Date Signed: 6/22/15 5-0-1

Attest: George Barrett  
George Barrett, Chairman  
WAREHAM PLANNING BOARD

ATRUE COPY  
ATTEST  
May Ann Silvi  
TOWN CLERK

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