**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: May 8, 2017**

1. **CALL MEETING TO ORDER**

The meeting was called to order at 7:00 P.M.

1. **ROLL CALL**

Members present: George Barrett

Michael Baptiste

Mike Fitzgerald

Bob Reed (8:13)

John Cronan

Emmanuel Deskalaskis, Associate Member

Alan Slavin, BOS Liaison

Also present: Ken Buckland, Town Planner

1. **PRELIMINARY BUSINESS**
2. **Meeting Minutes – April 10, 2017; Executive Session Minutes: February 23, 2016, March 28, 2016, April 27, 2016**

**MOTION: Mr. Fitzgerald moves to approve the minutes of April 10, 2017. Mr. Cronan seconds.**

**VOTE: (4-0-0)**

1. **PUBLIC HEARINGS**
2. **CONTINUED PUBLIC HEARINGS**
3. **Site Plan Review –Fadi Zaknoun – 2707 Cranberry Highway**

Present before the Board: John Churchill, JC Engineering, Inc.

Brian Wallace, JC Engineering, Inc.

 Brian Wall, Attorney

The applicant presents an overview of the proposed project. This is an amendment to a Site Plan Review that received Site Plan Approval in 2011. Mr. Churchill states that the project is a 7,400s.f. building, essentially a retail establishment, for individual contractors to park their vehicles, store materials, and meet with customers in a small store front. Mr. Churchill addresses the changes made to the plan from the last hearing. The entranceway has been moved to allow better access for the trucks. Plans were submitted to the Fire Chief and the plans were approved. There is no longer a parking area in the left corner of the building. The layout and the number of parking spaces at the front of the property was revised, the parking schedule meets the minimum requirements of the By-Law. All utilities on site have been revised. The plan now shows the proposed utility pole. Each unit will receive gas and electricity individually. The sign has been revised and details have been provided. The surface and drainage have been revised. Architectural plans have been revised. Mr. Churchill states they have a by-right use under Site Plan Approval.

Mr. Deskalaskis asks if the applicant can improve the façade on the side of the building. Mr. Churchill states you cannot see the sides of the building from the road. Mr. Wallace states that there will be landscaping for screening from neighboring lots. Mr. Churchill asks the Board directly as to what they would like the façade to look like. Mr. Fitzgerald states he feels the building has an industrial look to it.

Present before the Board: Mr. Elkallassi

Mr. Elkallassi proposes that the building could have some windows or awnings to make the façade more attractive.

Mr. Barrett states he feels the only thing on the building that feels industrial are the doors.

Mr. Elkallassi states they could put more glass on the doors that look less industrial.

Mr. Wall states that the Boards role of Site Plan Approval is to impose conditions to ensure that the Site Plan is safe and efficient for the public.

Mr. Rowley requests that two of the conditions the Board imposes be that the applicant applies to Mass DOT for curb cuts, as well as evaluating the groundwater before any work on the site begins.

**MOTION: Mr. Cronan moves to close the public hearing. Mr. Fitzgerald seconds.**

**VOTE: (4-0-0)**

**MOTION: Mr. Cronan recommends the approval of the Site Plan with conditions. Mr. Baptiste seconds.**

Mr. Reed enters the meeting.

**The Board reviews Mr. Rowley’s recommendations for conditions. Mr. Rowley states it is not necessarily complete based on the discussion that took place this evening. Mr. Cronan would like to make a condition that the groundwater be evaluated and that the curb cut is permitted through the state. Mr. Cronan would also like to condition that the front doors are glass, instead of the doors shown on the plan. Mr. Cronan addresses the awning at the front of the building, to ensure the awning is in proportion with the walkway. Mr. Cronan also recommends that the elevation on the northwest side have some windows and an awning. Mr. Barrett requests that the lights on the site be shielded. Mr. Barrett stated no CO shall be granted without a bond or surety in place, as well as standard conditions. Mr. Buckland writes a condition restricting outside storage. The dumpster pad site will be enlarged. Vans and vehicles must remain inside the bays. No fabrication or repair; no retail sales of any kind are allowed. The use restrictions are according to the plans submitted.**

**MOTION: Mr. Cronan moves to approve the project with conditions.**

**MOTION: Mr. Cronan rescinds his vote to approve the project and moves to continue the project until the next hearing.**

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

**The Board is not sure what the vote is required to be to approve the Site Plan and agrees to discuss it with Town Counsel.**

1. **Special Permit & Definitive Subdivision & Site Plan Approval – Bay Pointe – Bay Pointe Drive - The applicant has requested a continuance until June 26, 2017.**

The applicant has requested a continuance until June 26, 2017.

**MOTION: Mr. Cronan moves to accept the continuance until June 26, 2017, but does not accept the deadline of July 31, 2017.**

**MOTION: Mr. Cronan withdraws his motion.**

**MOTION: Mr. Reed moves to accept the continuance until June 26, 2017 and to address the decision deadline at that time. Mr. Fitzgerald seconds.**

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

1. **Site Plan Review – Charlotte Furnace, LLC – Charlotte Furnace Road – The applicant requests to withdraw the application.**

The applicant has requested a withdrawal of the Site Plan Review application.

**MOTION: Mr. Cronan moves to accept the withdrawal. Mr. Fitzgerald seconds.**

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

1. **REFERRALS**
2. **ANY OTHER BUSINESS/DISCUSSION**
3. **Upcoming Hearings**

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| --- | --- | --- | --- |
| **May 22, 2017** | **Site Plan Review** | **Fort Fairfield B.P., LLC** | **Thacher Lane** |
| **May 22, 2017** | **Definitive Subdivision** | **Fort Fairfield B.P., LLC** | **Thacher Lane** |
| **June 26, 2017** | **Special Permit & Definitive Subdivision Decision Deadline** | **Bay Pointe** | **Bay Pointe Drive** |

1. **Upcoming Deadlines**

|  |  |  |  |
| --- | --- | --- | --- |
| **July 23, 2017** | **Definitive Subdivision** | **Fort Fairfield B.P., LLC** | **Thacher Lane** |
| **July 31, 2017** | **Special Permit & Definitive Subdivision Decision Deadline** | **Bay Pointe** | **Bay Pointe Drive** |

1. **Flood Resilience Workshop**
2. **Changes in the Rules and Regulations**
3. **NEW BUSINESS (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)**

Mr. Fitzgerald states that he would like to require the applicants to provide different facades other than metal. Mr. Rowley states that he would have to propose a By-Law change at Town Meeting and have those requirements in the By-Law in order to enforce them.

Mr. N\Buckland speaks with the Board about applicants mailing out their own abutter notifications.

**MOTION: Mr. Baptiste moves to require applicants to mail their own abutter notifications. Mr. Cronan seconds.**

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

Mr. Buckland mentions to the Board that there are 2 upcoming hearings that would be important for the Board to attend. The first is a Workshop by the EPA on May 17th and 18th for flood resilience, which may be the last EPA efforts under this administration.

Also, there is a Tremont Nail hearing on May 31, 2017, as well as on June 3, 2017.

Rosebrook All American Assisted Living facility is requesting their bond release also.

1. **CORRESPONDENCE**
2. **See correspondence in packets.**
3. **Staff Report**
4. **ADJOURNMENT**

**MOTION: Mr. Baptiste moves to adjourn. Mr. Fitzgerald seconds.**

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

1. **DOCUMENTS**

**Date signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Attest: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **George Barrett, Chairman**

 **WAREHAM PLANNING BOARD**

**Date copy sent to Town Clerk: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**