**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: June 26, 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

John Cronan

Emmanuel Daskalakis, Associate Member

Marc Bianco, Associate Member

Alan Slavin, BOS Liaison

Also present: Ken Buckland, Town Planner

 Charles Rowley, Town Review Engineer

1. **PRELIMINARY BUSINESS**

**Mr. Barrett notes that if anyone is present for Bay Pointe that they have requested a continuance, which pushes the decision date until August 14, 2017.**

1. **Meeting Minutes – June 12, 2017; Executive Session Minutes: February 23, 2016, March 28, 2016, April 27, 2016**

**MOTION: Mr. Fitzgerald moves to accept the minutes of June 12, 2017. Mr. Cronan seconds.**

**Mr. Barrett states he has some corrections. On Page five of the minutes, Mr. Reed and Mr. Baptiste were up for re-appointment. And above that remove the June 26, 2017 deadline for Bay Pointe.**

**Mr. Cronan seconds those adjustments.**

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

1. **Form A – Robert Perry – 0 Squirrel Island Road**

Present before the Board: Robert Perry

The applicant was requested to add a note to the plan, which has been done, and a new application has been filed.

**MOTION: Mr. Baptiste moves to endorse the Form A Plan. Mr. Cronan Seconds.**

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

**Mr. Barrett states that Mr. Deskalaskis is not a voting member until July 1, 2017 and Mr. Bianco is not a voting member until July 1, 2017; when their terms begin.**

1. **Form A – Michael Fernandes – 2 Aunt Maryville Way**

Present before the Board: Frank Westgate, surveyor

 Michael Fernandes, applicant

 Corrine, applicants mother

Mr. Fernandes would like to convey a part of his property to his mother, Corrine. The legal frontage will be on Aunt Maryville way, there is a minimum of 150’ of frontage. Mr. Bianco asks if the applicant could cut off his neighbors’ access to Aunt Maryville way since it seems to run through his lot. Mr. Fernandes says he cannot.

**MOTION: Mr. Baptiste moves to endorse the plan. Mr. Cronan seconds.**

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

1. **Form A – Heidi Dobbins-Morse – 2718 Cranberry Highway**

Present before the Board: Bill Madden, G.A.F. Engineering, Inc.

The applicant owns the entire parcel. She would like to divide her house, that has frontage on Cranberry Highway, and create a back lot that would have access on Spring Avenue. Mr. Bianco asks if there are utilities on Spring Ave. Mr. Madden said they do not continue down the road, they would need to be continued if a house were going to be built.

**MOTION: Mr. Fitzgerald moves to endorse the plan. Mr. Cronan seconds.**

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

1. **PUBLIC HEARINGS**

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1. **CONTINUED PUBLIC HEARINGS**
2. **Site Plan Review – Fort Fairfield B.P., LLC – Thacher Lane**
3. **Definitive Subdivision – Fort Fairfield B.P., LLC – Thacher Lane**

Present before the Board: Bill Madden, G.A.F. Engineering, Inc.

 Richard Mansfield

Mr. Barrett asks if they could re-cap what the remaining changes were. Mr. Madden said the changes were reflected in Charlie Rowley’s letter of June 21. Mr. Madden states that the half circle at the end of the parking lot was squared off and is shown to be paved. The monuments to be set are indicated on the Definitive Subdivision plan. The radius of the driveway had a 10’ radius with a compound curb, which was changed to a 15’ radius. The swale on the westerly side of the site was graded to keep it more level to avoid putting in a guard rail. The sewer manhole to be placed on site was actually a replacement and has been completed already. The fire access road for the building pad site had a slope from one side to the other and it would be constructed according to the plan. There was a small island in the parking lot to the main building which was relocated to facilitate more drainage. The use of Navionics on the northwest needed to be affirmed as commercial for the buffer. The assessors have the property listed as industrial, but Mr. Madden feels it is a commercial use. There was a detail to show curbing around the bio-retention area to show the curbing would be set in concrete on both side. The note said it would be set at the points, now it will be continuously set on all sides to provide proper support. With the drainage calculations Mr. Madden provided a weighted calculation for the Total Suspended Solid removal from the site. The TSS removal from the site would be 81%. There are pre-treatment devises on the site. Mr. Madden did request a letter from Guy Campinha stating the system could support the added flow. Mr. Madden states there was discussion on the roof of the building. Mr. Madden stated this would more likely be a condition of approval and done as a minor change without having to return to the Board.

Mr. Rowley states that he is satisfied with the improvements on the plan.

Mr. Fitzgerald asked if the proposed additional light at the entrance of the site was addressed.

Mr. Rowley states it seems to be an overview, but could be added as a condition. The applicant agrees to put in the additional light.

Mr. Baptiste asked about the potential of solar panels on the roof and asks if there will be a reflection from the panels to the nearby highway. Mr. Mansfield states they would be very careful not to create a glare as he would not want the liability.

Mr. Bianco asked if the bog owners are agreeable to the drainage plan. Mr. Madden stated that he is working with A.D. Makepeace and they are working on an easement plan for the drainage agreement.

Mr. Buckland has prepared draft decisions for the Site Plan and Definitive Subdivision. Mr. Buckland states the date needs to be changed to reflect the revised date of the plan.

The Board needs to make a decision on each, the Site Plan and the Definitive Subdivision plan.

**MOTION: Mr. Cronan moves to close the public hearing for both the Site Plan and Definitive Subdivision. Mr. Baptiste seconds.**

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

**MOTION: Mr. Cronan moves to, with the findings, conditions, and waivers, approve the application as submitted and revised as June 22, 2017 for the Definitive Plan. Mr. Baptiste seconds.**

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

**MOTION: Mr. Cronan moves to approve the Site Plan Review, dated and revised June 22, 2017, with the facts and conditions as listed and that the recommendation for additional lighting at the entrance of the site be adhered to. Motion is seconded.**

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

1. **Special Permit, Site Plan Review, Definitive Subdivision – Bay Pointe – Bay Pointe Drive – \*Request for continuation**

The applicant has requested a continuance until July 24, 2017 as the mediator was unable to make it to this hearing. Mr. Cronan states he will not be present July 24, 2017. The Board feels the requested decision deadline of August 14 seems unreasonable.

**MOTION: Mr. Cronan moves to continue the public hearing until July 24, 2017, but does not agree to the decision date of August 14, 2017. Mr. Baptiste seconds.**

1. **REFERRALS**
2. **ANY OTHER BUSINESS/DISCUSSION**
3. **All American Assisted Living – Release of Bond**

Mr. Rowley states that he had taken another look at the project last week and with the exception of two items the other issues of concern have been addressed. There is an erosion issue on site and there is a drainage swale that needs loam and seed. The applicant has submitted a check for $7,500.00 for a new bond, and Mr. Rowley supports that amount.

Mr. Fitzgerald asks if there is any verbiage concerning an applicant letting a bond expire. Mr. Buckland states there is not and language to that effect; however, the applicant has been very cooperative and has rectified the lapsed bond.

**MOTION: Mr. Cronan moves to accept the bond in the amount of $7,500.00 for work to be completed by September 15, 2017. Mr. Baptiste seconds.**

**VOTE: (3-0-1)**

1. **Upcoming Hearings**
2. **Upcoming Deadlines**
3. **NEW BUSINESS (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)**
4. **CORRESPONDENCE**
5. **See correspondence in packets.**
6. **Staff Report**
7. **ADJOURNMENT**

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

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

1. **DOCUMENTS**

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

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

 **George Barrett, Chairman**

 **WAREHAM PLANNING BOARD**

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