**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: October 16, 2017**

1. **CALL MEETING TO ORDER**

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

1. **ROLL CALL**

Members present: George Barrett

John Cronan

Emmanuel Daskalakis

Mike Baptiste

 Marc Bianco

Alan Slavin, BOS Liaison

Also present: Ken Buckland, Town Planner

 Charles Rowley, Town Review Engineer

1. **PRELIMINARY BUSINESS**
2. **Meeting Minutes:**
* **September 11, 2017**
* **September 25, 2017**

**MOTION: Mr. Cronan moves that the September 25, 2017 minutes be accepted as written. Mr. Bianco seconds.**

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

**MOTION: Mr. Baptiste moves to accept the minutes of September 11, 2017. Mr. Daskalakis seconds.**

**VOTE: (4-0-1) Mr. Bianco abstains.**

**B. Sign Bay Pointe Definitive Subdivision Mylar**

No one is present at this time.

**C. Bluewave – ANR – Off Charge Pond Road – Map 113, Lot 1014A, Map 115, Lots 1002A, 1003**

Present before the Board: Lawrence Winokur

 Rich Riccio, BlueWave

 John Mancini, BlueWave

Mr. Barrett asks if they are creating parcels. Mr. Buckland states they are removing lot lines. Mr. Buckland asks Mr. Riccio if he could use the overall assemblage plan to explain how this will work. Mr. Cronan asks if the electric easement on the plans are the power lines. Mr. Mancini states that it is.

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

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

**D. Bluewave – ANR – Off Charge Pond Road – Map 113, Lot 1013B, 1014C**

Present before the Board: Lawrence Winokur

 Rich Riccio, BlueWave

 John Mancini, BlueWave

Mr. Mancini gives a presentation of the ANR.

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

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

**E. Bluewave – ANR – Off Charge Pond Road – Map 115, Lot 1004**

Present before the Board: Lawrence Winokur

 Rich Riccio, BlueWave

 John Mancini, BlueWave

Mr. Mancini gives a presentation of the ANR.

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

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

**F. Bluewave – ANR – Off Charge Pond Road – Map 115, Lot 1010**

Present before the Board: Lawrence Winokur

 Rich Riccio, BlueWave

 John Mancini, BlueWave

Mr. Mancini gives a presentation of the ANR.

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

Mr. Rowley states he is concerned that the road layout referred to is not shown on the plan. Mr. Winokur asks if the Board would be willing to approve the plan with the stipulation that they meet Mr. Rowley’s requirements. Mr. Rowley states this is not a Special Permit application and cannot be handled that way. Mr. Winokur states that it is crucial to have the plan approved before Town meeting. Mr. Rowley states that the easement will need to be shown on the detail plans for the solar installation.

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

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

**G. A.D. Makepeace – ANR – Farm to Market Road – Map 106, Lots 14, 1B**

Present before the Board: Kenneth Konte, Beals and Thomas

Mr. Konte states this plan is the establishment of two parcels. The Plan is geared to quantify a new parcel, which has adequate area and frontage on Farm to Market Road.

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

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

**H. A.D. Makepeace – ANR – Charlotte Furnace Road – Map 105, Lot 1002; Map 106, Lots L1, L2**

Present before the Board: Kenneth Konte, Beals and Thomas

Mr. Konte states this is the creation of a previous lot. This proposed lot was previously part of a 35 acre parcel, which may be rejoined at a future point.

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

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

1. **PUBLIC HEARINGS**
2. **CONTINUED PUBLIC HEARINGS**
3. **Donna L. Petrone – Special Permit – 47 Swifts Beach Road**

Present before the Board: Donna L. Petrone

The applicant requests to withdraw the application.

**MOTION: Mr. Daskalakis moves to accept the withdrawal. Mr. Baptiste seconds.**

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

1. **Kevin Oliveira – Site Plan Review – 6 Recovery Road**

Present before the Board: Bob Rogers, G.A.F. Engineering, Inc.

Roy Catinyani, Conserve Group

Mr. Rogers states they are very close to a formal re-submittal to the Planning Board but would like to get the opinion of the Board before they re-submit. Mr. Rogers hands out updated architectural plans. Mr. Rogers states the Board had requested the applicant be more specific about the building materials, there is a sheet on the plans referencing the materials. The building is to be white vinyl siding with a black metal roof. There is screening for the roof mounted equipment. The east elevation has been corrected with respect to the basement door location. The basement door has been moved closer to the outside stairs and there is no sidewalk proposed to the outside stairs. There will be a concrete pad at that location. Mr. Rogers states one of the primary reasons for the discussion tonight is to discuss the parking and Mr. Rowley’s review.

Mr. Rogers states Mr. Rowley made compelling arguments to have the left parking lot to a single entrance with spaces on either side. Mr. Rogers states if this wasn’t a medical office building they would be receptive to those suggestions. Mr. Rogers states being a medical office they feel it is important to have drop-off and pick-up access to the office. Mr. Rogers states they are adjusting the sidewalk across the front, added lighting to the primary entrances, and have addressed drainage and erosion concerns based on Mr. Rowley’s letter.

Mr. Barrett asks if there’s anything to be gained by making the parking lot one way and shrinking the size of the driveways. Mr. Catinyani states that would be a more reasonable requirement than having two separate parking lots.

Mr. Cronan states the retaining wall and slope are not shown correctly on the plans. Mr. Rogers states the plans show the building, not the topography of the site.

Mr. Daskalakis states vinyl siding is not an approved material.

Mr. Rogers states they feel they have enough space for the retaining wall, however, this is something that will need approval of the building department, and if any change is required they would re-appear before the Board to approve or deny that change.

**MOTION: Mr. Cronan moves to continue the hearing until November 13, 2017. Mr. Baptiste seconds.**

**MOTION: Mr. Cronan moves to endorse the letter of support for the Open Space and Recreation Plan. Mr. Baptiste seconds.**

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

1. **REFERRALS**
2. **ANY OTHER BUSINESS/DISCUSSION**
3. **Letter of Support for Open Space and Recreation Plan**

Mr. Barrett signs the Letter of Support for the Open Space and Recreation Plan.

1. **Upcoming Hearings**
2. **Upcoming Deadlines**

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| --- | --- | --- | --- |
| **January 14, 2018** | **Special Permit** | **Donna L. Petrone** | **47 Swifts Beach Road** |

1. **NEW BUSINESS (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)**

**Discussion of the proposed Solar By-Law**

In reviewing the proposed solar By-Law Mr. Buckland notes that the change from the previous By-Law draft presented and the current draft is that large ground mounted solar energy facilities are allowed by Site Plan Review instead of prohibited under R-130 and R-60 districts, so there is a more elaborate review of the design of these systems. Mr. Barrett states it doesn’t specify which Board will do the Site Plan Review. Mr. Buckland states the Site Plan Review section sites the Planning Board will be the permit granting authority for Site Plan Review, but they can specify this in the draft. In addition, the clearing of vegetation Section 594.3 subsection 6 is revised. Section 594.1 subsection 3, 4, and 5 are also revised. Mr. Daskalakis asks if the 50’ from the property line could be changed to state that it could be more if required by the Planning Board. Mr. Buckland states they could include that it could be more at the discretion of the permit granting agency. Mr. Daskalakis recommends not allowing chain link fence in residential areas as screening. Mr. Barrett suggests editing it to read it shall be a type of fence acceptable to the permitting authority. The Board discusses canopy solar panels.

Present before the Board: Linda Rinta

Mrs. Rinta states they are looking into installing panels behind the cranberry bogs but states the new state smart plan is almost requiring farms to install solar canopies. Mrs. Rinta states in order to receive an agricultural adder you have to generate the electricity for the farm, displace the electrical load up to 200%, or have a canopy. Mrs. Rinta states most farmers are too small to generate enough electricity for this. Discussion ensues.

The Board discusses approving the proposed solar by-law for town meeting.

**MOTION: Mr. Cronan moves to approve the proposed recodification of the zoning by-law. Mr. Baptiste seconds.**

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

**MOTION: Mr. Baptiste moves to approve the proposed solar by-law as amended. Mr. Cronan seconds.**

**VOTE: (4-0-1)**

1. **CORRESPONDENCE**
2. **See correspondence in packets.**
3. **ADJOURNMENT**

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

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

**Adjourned at 9:40 P.M**

1. **DOCUMENTS**

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

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

 **George Barrett, Chairman**

 **WAREHAM PLANNING BOARD**

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