

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: April 9, 2018

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members present: Mike Baptiste, Vice Chair
Marc Bianco
John Cronan, Clerk
Emmanuel Daskalakis

Members absent: George Barrett, Chairman

Also present: Kenneth Buckland, Town Planner

III. PRELIMINARY BUSINESS

- A. Meeting minutes
- February 26, 2018

Mr. Baptiste asks if the questions with the minutes were addressed. Mr. Buckland states that the minutes did reflect the definitions exactly as presented. There is a question with the definitions which should be discussed, but the minutes are accurate.

Mr. Daskalakis does not understand the requirement of the language in some of the definitions. Mr. Buckland explains the lease term under the proposed Lot Definitions. Mr. Daskalakis asks if they can remove this from the Town Meeting vote. Mr. Buckland states that they could request a modification of this definition on the floor of Town Meeting or request an indefinite suspension of the Article until they have had time to discuss the definition.

Present before the Board: David Riquinha, Building Commissioner

Mr. Riquinha states that the verbiage is in there to capture a wide variety of leases that come before the Board and the Building Department.

MOTION: Mr. Daskalakis moves to approve the minutes of February 26, 2018. Mr. Bianco seconds.

VOTE; (3-1-0) Mr. Cronan opposes

- March 26, 2018

MOTION: Mr. Bianco moves to approve the minutes of March 26, 2018. Motion seconded.

VOTE: (4-0-0)

B. ANR – Buzzards Bay Coalition and John Decas – Burgess Point Shores and Winship Avenue

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

Mr. Rogers states there are a series of notes on the plan which explains where each of the parcels shown are going. Working across the plan left to right Map 21 Lot B2 is being revised. The parcel labeled B2-A is going to the adjacent existing Lot 2 and also combines with the lot to the rear, which will make Lot 2 a buildable lot. A portion of Lot B3 labeled as Lot B3-A will be combined with the adjacent Lot 1019 which will combine the two sheds with the house they belong to. The remainder of Lot B3 will be conveyed to the Buzzards Bay Coalition property on the plan. Lot B2 is being labeled as a non-buildable lot. After the lot changes there will be one less lot on the site.

MOTION: Mr. Cronan moves to endorse the plan. Motion is seconded.

VOTE: (4-0-0)

C. ANR – Karl Wells, Tr. – 7 Donna Road “Paper Mill Estates”

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

Mr. Rogers states they are revising the location of the lot line between Lot A1 and Lot A2. Parcel A is coming out of Lot A2 and is going to Lot A1 which will allow room for a new home and new septic system on Lot A1.

MOTION: Mr. Daskalakis moves to endorse the plan. Mr. Cronan seconds.

VOTE: (4-0-0)

IV. PUBLIC HEARINGS

V. CONTINUED PUBLIC HEARINGS

A. Heidi Dobbins- Morse – Spring Avenue – Special Permit/Site Plan Review

Present before the Board: Marc Hebb, Hebb Builders
Ed Gless, Existing Grade Engineering

Mr. Gless states that after the last hearing they have downsized from five buildings to four buildings. One building will be a triplex and the other three buildings will be duplexes. The travel path has been approved by the Fire Department. The septic system and stormwater drainage have been designed. They are proposing two infiltration systems on site. Mr. Gless reviews his responses to Charlie Rowley’s review letter.

Response to comment 1: Mr. Gless states that there is no connection to Fall Street. After the last hearing the applicant was under the impression that there should be no connection to Summer Street or to Fall Street due to the concerned comments from the abutters and due to the comments from the Board. Mr. Rowley is requesting that there be a connection to Fall Street. Mr. Gless states he is unsure of the view of the Board.

Response to comment 2: did not require response.

Response to comment 3: was addressing that no monuments were shown on the plans. On the plan the four corners of the site are shown as bar and caps.

Response to comment 4: was that no building plans have been submitted. Mr. Gless states that plans will be submitted.

Response to comment 5: Plans will be submitted for building design review.

Response to comment 6: The applicant is counting garages as parking spots. They have 25 spaces counting the garages, more than is required. Also a handicapped parking spot has been added.

Response to comment 7: They will address the potential curb cut as needed.

Response to comment 8: Two new fire hydrants are shown on the property corners. Mr. Rowley stated he does not want the hydrants on the corner. Mr. Gless states the Fire Department will instruct them where to place the hydrants.

In regards to stormwater Mr. Rowley asked who would maintain the systems. The one on the site would be the responsibility of the homeowners and the one in the road is assumed that will be taken over by the town.

Mr. Buckland states they have received comment from Municipal Maintenance. One comment was that the binder coarse needs to be 2" and not 1 ¾" as shown on the plan and that no drainage be installed in the road layout.

Mr. Gless states the binder coarse was per the requirements of the Town but can make it 2". Mr. Gless is unsure how to address paving the town way without installing drainage. The water wouldn't drain onto site due to the grade. Mr. Buckland recommends discussing this issue with Dave Menard, Director of Municipal Maintenance.

Mr. Rowley states that there have been no soil investigations in the area of the stormwater infiltrations. Mr. Gless states two perc tests were done for the proposed septic systems. The combination of the perc tests have given a profile across the site that was extremely consistent. Mr. Gless asks if that was sufficient investigation of the soil.

Mr. Gless states they have a drainage analysis study and will send that to Mr. Rowley.

Mr. Gless states the perc test was done in the allotted time that the town allows perc tests to be done. Mr. Rowley states the perc test may be invalid due to the weather since the tests have been done and may need to be re-done. Mr. Gless asks for the Boards direction on this. Mr. Gless states he will meet with Mr. Rowley to discuss these concerns.

Mr. Cronan states that "H" on the review letter could be a problem if there's an issue with the Municipal Maintenance Department.

Mr. Gless states that site grading has to do with the septic system. Mr. Rowley is concerned with ponding over the septic system. Mr. Gless has two proposed solutions for this. One solution is to ask the Board of Health for the Variance of cover over the system.

The site grading on the plan is done in 2' contours and Mr. Rowley is asking for the plan to be done in 1' contours. Mr. Buckland states this is something they will have to discuss with Mr. Rowley.

Mr. Daskalakis asks about the system and the venting. The highest vent from the system will be 10' above grade. Mr. Daskalakis asks if there is another septic system they could use. Mr. Gless states there are other systems but this is the most favorable system because it is a gravity system and no pumps and less general maintenance will be required.

Mr. Cronan asks if they had received comments from the Wareham Fire Department. Mr. Hebb states he has not received comments at this point.

Mr. Cronan states it is still his recommendation that the buildings all be duplexes to give more space between the buildings. Mr. Hebb states it incurs a lot more cost to have triplexes. Mr. Cronan recommends cutting down to eight units to remove the triplex. Mr. Hebb states that he can't feasibly reduce the project down to eight units. Mr. Daskalakis mentions that he feels the overall project would improve market wise if there were four duplexes. Mr. Daskalakis also asks for imaging to show how the buildings relate to the rest of the neighborhood. Mr. Hebb states he doesn't feel eight units would be feasible and would need to discuss this request.

Mr. Bianco asks if they can address the connection to Fall Street. Mr. Bianco asks if there has been additional discussion with the abutters. There has not been additional discussion with the abutters outside of the first hearing when they were opposed to the connection to Summer Street. Mr. Cronan recommends talking with Mr. Rowley about street connections.

Mr. Cronan states his only complaint is he feels there should be eight units and not 9. Mr. Hebb states this incurs a large cost to them to continuously revise the engineering plans as well as the fact they are losing money with each unit that is removed.

Mr. Daskalakis states he would like to see the number of units reduced to eight. Mr. Baptiste states that he would also see the units reduced to eight.

Mr. Bianco asks if any of the trees along the road could be preserved.

Mr. Buckland states the next meeting falls on Town Meeting night. The Board could meet at 6:00 before Town Meeting.

MOTION: Mr. Cronan moves to continue this public hearing until April 23, 2018 at 6:00 at the Wareham High School. Mr. Daskalakis seconds.

VOTE: (4-0-0)

B. 2-18 – Seth Tobey Realty Trust – 16 and 18 Seth F. Tobey Road – Site Plan Review/ Special Permit

Present before the Board: Robert Chamberlain
Richard O'Hearn

Mr. Chamberlain states he has the 3D colored renderings that the Board requested. Mr. O'Hearn has revised plans for the Board showing the site with the common entrance from Wareham Marketplace. Mr. O'Hearn also shows the proposed lighting and signage on the site. Mr. Cronan states he is concerned with the light shining into someone's home. Mr. O'Hearn states that the lighting does not extend beyond the site.

Mr. Buckland states he has a draft decision for the project for the Board to review. The Board reviews the draft decision and is in favor of the proposed conditions.

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

VOTE: (4-0-0)

MOTION: Mr. Cronan moves to approve the decision as drafted including the list of conditions. Mr. Daskalakis seconds.

VOTE: (4-0-0)

VI. REFERRALS

A. Woodland Cove – Dakota Properties 40B – referral to Zoning Board of Appeals

Mr. Buckland states they were waiting for Mr. Barrett to provide additional comments that were made at the previous hearing.

VII. ANY OTHER BUSINESS/DISCUSSION

A. Appointing SRPEDD Representative

MOTION: Mr. Baptiste moves to appoint George Barrett as the SRPEDD Representative. Mr. Cronan seconds.

VOTE: (4-0-0)

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

IX. CORRESPONDENCE

- A. See correspondence in packets.
- B. Edgewood Development Company – Bituminous Concrete Facility – 105 King's Highway – Rochester

Mr. Buckland states the Planning Department has received a letter from the Town of Rochester that the bituminous concrete facility has received approval. Mr. Bianco states they feel they don't have any rights to this project other than traffic impact concerns.

C. Execute Covenant Release – 11 Gault Road

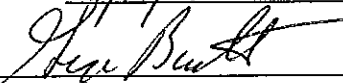
IX. ADJOURNMENT

MOTION: Motion made and seconded to adjourn.

VOTE: (4-0-0)

XII. DOCUMENTS

Date signed: 5/14/18 2-0-2

Attest: 
George Barrett, Chairman
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____

RECEIVED
10:00 AM
JUN 14 2018

TOWN OF WAREHAM
TOWN CLERK