

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: June 11, 2018

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members present: *George Barrett*
Mike Baptiste, Vice Chair
Marc Bianco (8:29)
~~John Cronan, Clerk~~ *Mike King*
Emmanuel Daskalakis

Members absent: *John Cronan*
~~George Barrett~~, Chairman

Also present: Kenneth Buckland, Town Planner

III. PRELIMINARY BUSINESS

A. Meeting Minutes – May 14, 2018

The minutes were not available for review at this time.

B. John Decas – Burgess Point Shores Subdivision – Covenant Release

Present before the Board: Steve Giosi, Sitech Engineering

Mr. Giosi states this project was an 8 lot subdivision done about 15 years ago. Only one house was constructed on the subdivision. The Buzzards Bay Coalition wants to purchase 3 or 4 lots for preservation from the project and found there is a covenant on the site that needs to be released. Mr. Barrett states there needs to be some type of inspection done on the site to ensure the road has been completed. Mr. Giosi states he will be in contact with Ken Buckland regarding the inspection and asks when they might get the inspection done and be on the agenda again. It is tentative to be on the agenda for June 25, 2018.

C. Preservation Lane – Taking Bond for Road Completion

Mr. Buckland states this project needs an inspection report of the road and an estimate of the work remaining. There is just over \$15,000.00 in the bond to complete the road construction. The subdivision road was begun, the binder course was laid and the road was never completed. Mr. Rowley states this will require more than just the top course of pavement. The road will need to be evened out, bounds may need to be placed, and curbs will need to be installed. The Board is waiting to hear what the cost to complete the road will be. This item will be re-visited on the June 25th hearing as well.

D. Matthew Langelier – 14 & 16 Winter Street – Form A

Present before the Board: No one is present at this time.

The applicant is seeking to move the lot line between two lots to adjust for zoning setbacks. The applicant owns both lots.

MOTION: Mr. Baptiste moves to endorse the Form A as presented. Mr. Daskalakis seconds.

VOTE: (3-0-0)

IV. PUBLIC HEARINGS

V. CONTINUED PUBLIC HEARINGS

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

The Board is reviewing the draft decision for Heidi Dobbins Morse that was approved at the last Planning Board meeting.

Mr. Rowley starts that the Bond document will need to be supplied. Mr. Rowley states that the site work can begin before the bond is in place.

The Board requests that the project does not have 15' post lights for the parking lot. The Board requests 6' post lights for the parking lot. The description of how the lighting should be done is added as a condition in the decision.

The date 5-28-18 is removed from the list of public hearing dates as there was no hearing on that day.

MOTION: Mr. Baptiste moves to approve the amended site plan and landscape plans with the amended conditions as described. Mr. Daskalakis seconds.

VOTE: (4-0-0)

MOTION: Mr. Baptiste moves to approve a Special Permit for a multi-family use of 8 units with the same conditions listed in the Site Plan Review approval. Mr. Baptiste seconds.
DASKALAKIS

VOTE: (4-0-0)

VI. REFERRALS

A. Water Wizz Parking Expansion

The building on this property, Hong Kong Island, no longer exists and Water Wizz has purchased this property to use for parking. Mr. Barrett asked if the proposed Cranberry Highway taking has been viewed with this site to see how it affects the layout. Mr. Buckland states that has not been done to his knowledge.

Mr. Rowley states it is very difficult to tell where to turn into this parking lot. The opening is difficult to see. Mr. Rowley recommends that the Water Wizz entrance be the entrance to that parking lot as well. Mr. Rowley states the asphalt is in very poor condition and should not be used in its current state, but the applicant has expressed that they will not be re-paving the parking lot. Mr. Daskalakis asks if there could be a contiguous parking plan for the whole site and not just this portion of the site.

B. Woodland Cove 40B

Mr. Buckland states there have been some revisions to the plans since the last Planning Board review, and asks that they hear Mr. Daskalakis' ideas for site design. Mr. Daskalakis recommends having the cars on the outside of the site, with the buildings closer in. This brings the homes closer to the common outdoor area without having to cross through parking. It reduces the number of units by 40 units, and increases the parking as well. The Board moves to have Mr. Daskalakis present his plan at the Zoning Board of Appeals hearing.

VII. ANY OTHER BUSINESS/DISCUSSION

A. Discussion of Zoning Articles for Fall Town Meeting **a. TDR revisions**

Mr. Barrett recommends explaining the TDR, what the intensions were, and what the outcome was. Mr. Buckland states they will have this on the next agenda.

b. West Wareham Zoning Map

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

IX. CORRESPONDENCE

See correspondence in packets

IX. ADJOURNMENT

MOTION: Mr. Baptiste moves to adjourn. Mr. Daskalakis seconds.

VOTE: (4-0-0)

XII. DOCUMENTS

Date signed: 6/25/18 3-0-0

Attest: 
George Barrett, Chairman
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____

RECEIVED

JUL 09 2018

TOWN OF WAREHAM
TOWN CLERK