**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: January 23, 2017**

1. **CALL MEETING TO ORDER**

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

1. **ROLL CALL**

Members present: George Barrett, Chair

Mike Fitzgerald

Bob Reed

Alan Slavin, BOS Liaison

Also present: Ken Buckland, Town Planner

1. **PRELIMINARY BUSINESS**
2. **Meeting Minutes – December 12, 2016, January 9, 2017; Executive Session Minutes: February 23, 2016, March 28, 2016, April 27, 2016**

**MOTION: Mr. Fitzgerald moves to accept the minutes as written from December 12, 2016. Mr. Reed seconds.**

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

**MOTION: Mr. Fitzgerald moves to accept the minutes of January 9, 2017 as written. Mr. Reed seconds.**

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

1. **Form A – 15 Paper Mill Road – Betty L. DeJesus**

Present before the Board: The applicants representative

The ANR presents all of the information required by the Rules and Regulations. The only question is the North arrow claims it is the 1941 Paper Mill Road layout. The representative states the plan is based off the 1941 layout. The ANR will create Parcel “A”. Lot 1010C, Parcel D and Parcel A will be conveyed to the Town. In doing so this will create a contiguous parcel on Paper Mill Road. Parcel C is the former access but will be divided and conveyed to the existing house lot and Lot 1010E.

The applicant also requests that the fees be waived since the parcel will be conveyed to the Town.

**MOTION: Mr. Reed moves to approve the plan as presented and to waive the fees. Mr. Fitzgerald seconds.**

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

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

Present before the Board: Robert Perry

This parcel is subject to a Special Permit for a solar farm. This ANR is to subdivide the parcel that was identified in the Special Permit. This would require going back to the Board of Appeals with the subdivision plan. The title on the plan is incorrect in regard to the Rules and Regulations. There is a requirement that the location of wetlands be shown, however there is a note on the plan stating that wetlands had not been delineated as part of this survey. A note on the plan stating “The endorsement of the Planning Board shall not be construed to be a determination in conformance with the Zoning By-Laws relative to irregularly shaped lots” does not identify all of the sections of the By-Laws. Mr. Perry is subdividing the lot for tax purposes. The proposed lot line is too close to the proposed structures for the solar project. S1A1 is labeled a Lot when it should be labeled a Parcel as it is not buildable. Mr. Perry requests to withdraw the ANR.

**MOTION: Mr. Reed moves to accepts Mr. Perry’s withdrawal. Mr. Fitzgerald seconds.**

1. **PUBLIC HEARINGS**
2. **CONTINUED PUBLIC HEARINGS**
3. **REFERRALS**
4. **ANY OTHER BUSINESS/DISCUSSION**
5. **Upcoming Hearings**

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| --- | --- | --- | --- |
| **February 13, 2017** | **Form B** | **Fort Fairfield BP, LLC** | **Thatcher Lane** |
| **February 13, 2017** | **Site Plan Review** | **Fadi Zaknoun** | **2707 Cranberry Highway** |
| **February 13, 2017** | **Phase I Site Plan Review, Special Permit, Subdivision** | **Bay Pointe** | **19 Bay Pointe Drive** |

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

The Bay Pointe plans have been submitted and the hearing is February 13, 2017. Mr. Buckland states that the Board cannot deliberate prior to the public hearing, however, the plans are available to review.

Mr. Buckland addresses the Zoning Study Committee. John Cronan is the Planning Board representative for the Committee.

SRPEDD has submitted a Master Plan scope.

Tremont Nail has set up a public session on February 9, 2017 in the auditorium for re-development.

The Board discusses performing a review of the Rules and Regulations.

**MOTION: Mr. Reed moves to do a review of the Rules and Regulations. Mr. Fitzgerald seconds.**

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

The Town of Wareham was one of five Towns chosen for the Flood Resistance grant.

1. **EXECUTIVE SESSION**
2. **ADJOURNMENT**

**MOTION: Mr. Reed motions to adjourn. Mr. Fitzgerald seconds.**

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

1. **DOCUMENTS**

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

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

 **George Barrett, Chairman**

 **WAREHAM PLANNING BOARD**

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