**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: March 27, 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

 Michael Baptiste

Mike Fitzgerald

Bob Reed

John Cronan

Emmanuel Deskalskis, Associate Member

Alan Slavin, BOS Liaison

1. **PRELIMINARY BUSINESS**
2. **Meeting Minutes – March 13, 2017; Executive Session Minutes: February 23, 2016, March 28, 2016, April 27, 2016**

 The Board reviews the revised minutes of February 27, 2017.

**MOTION: Mr. Baptiste moves to accept the minutes for February 27, 2017. Mr. Cronan seconds.**

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

**MOTION: Mr. Baptiste moves to approve the minutes of March 13, 2017. Mr. Fitzgerald seconds.**

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

1. **Temporary Modification of Site Plan Review/Special Permit – Cranberry Highway and Seth F. Tobey Road – S&H Realty, LLC**

Present before the Board: Howard Robinson, S & H Realty

S & H realty owns the smaller parcel abutting Walmart and there are a number of agreements between S & H and Walmart, one of them is that the site will be green and trimmed. S & H is requesting permission to stump it, grub it, and hydroseed the property to satisfy the agreement with Walmart.

**MOTION: Mr. Cronan moves to approve S & H Realty’s request to perform the proposed landscaping. Mr. Fitzgerald seconds.**

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

1. **REFERRALS**
2. **Site Plan Review – JNJ Holdings, LLC. – 2371 Cranberry Highway**

This site is a proposed uses car sales lot. Mr. Baptiste mentions that there is no access in the rear of the property for fire trucks. Mr. Barrett notes that the building is being raised to prevent flooding in the building. Mr. Rowley states that the back of the lot is proposed to be a crushed stone lot for the parking of 40 vehicles. Mr. Rowley suggests he should review the stormwater management to see what is proposed for drainage. The Board also discusses that a Fire truck would need to make a 3-point turn in order to access the rear of the building or leave the parking lot. The Board feels the landscape plan is sparse. The Board determined the following findings upon their review:

1. Due to the fencing of the rear of the property there is limited access to the back of the building for fire apparatus.

2. The surface of the rear parking area for 40 cars is pervious and stone covered. There is a concern with respect to the potential for oil and grease and other hazardous materials possibly leaking from parked vehicles awaiting repairs. Also the slope of the rear parking area is steep and may present a surface runoff problem.

3. No information was presented as to the building elevations, materials of construction or the final look of the structure as they pertain to the architectural standards for construction in commercial zoning districts.

4. The question was raised as to how many vehicles would be on site for repairs and how many vehicles would be on site for sale.

5. There are some inconsistencies as to whether there is simply to be an addition to the existing building or whether the existing building is to be removed and to be replaced by a completely new structure.

6. If the building was to be relocated, it would do away with the setback and landscape variances that are being requested.

7. The types of vehicle repairs to be made should be clarified. Will they include auto body work?

8. The number of the parking appears to be excessive given the size of the lot. Industry standards sometimes equate the total spaces to the number of vehicles that are sold or moved off the lot in a month.

9. What are the long term plans for the property?

1. **PUBLIC HEARINGS**
2. **CONTINUED PUBLIC HEARINGS**
3. **Phase I Site Plan Review, Special Permit, Subdivision – 19 Bay Pointe Drive – Bay Pointe**

Bay Pointe has requested a continuance until April 10, 2017. Mr. Barrett states that he will not be at the April 10, 2017 hearing. Mr. Rowley states that Mr. Bobrowski could not make it to the next available hearing on April 24, 2017. Mr. Barrett states the next available hearing date will be May 8, 2017.

Mr. Reed states that Bay Pointe will have reached its 90 day time limit for decisions on May 8, 2017, and that they will need to request a time extension.

**MOTION: Mr. Reed moves to continue the public hearing until May 8, 2017. Mr. Fitzgerald seconds.**

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

1. **ANY OTHER BUSINESS/DISCUSSION**
2. **Upcoming Hearings**

|  |  |  |  |
| --- | --- | --- | --- |
| **April 10, 2017** | **Site Plan Review** | **Charlotte Furnace, LLC** | **Charlotte Furnace Road** |
| **April 10, 2017** | **Site Plan Review** | **Fadi Zaknoun** | **2707 Cranberry Highway** |
| **April 10, 2017** | **Marijuana Moratorium By-Law** | **Special Town Meeting** |  |

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**
5. **ADJOURNMENT**

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

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

1. **DOCUMENTS**

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

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

 **George Barrett, Chairman**

 **WAREHAM PLANNING BOARD**

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