

November 5, 2020



TOWN of WAREHAM

Board of Selectmen

Meeting Agenda

7:00 p.m.-Meeting will be held remotely due to COVID -19

Join Zoom Meeting

<https://us02web.zoom.us/j/88061333156?pwd=RXFCRkoyZyt3dldHOTNCblhmdXRpUT09>

Meeting ID: 880 6133 3156

Passcode: 339386

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

1. **CALL TO ORDER BY CHAIRMAN**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **ANNOUNCEMENTS**
5. **CITIZEN'S COMMENTS**
6. **BOARD'S COMMENTS**
7. **APPOINTMENTS/REAPPOINTMENTS/ INTERVIEWS**
 - a. Certified Weigh Masters
 - i. Daniel Walecka
 - ii. Brett Walecka
 - iii. David St. Germain
 - iv. Tobey Gonsalves
 - v. Leonard Bessette
 - vi. Lauren Lefevre
 - vii. Eileen Morris
8. **LICENSES AND PERMITS**
 - a. Application from Pepper Dining, Inc d/b/a Chili's Grill & Bar, 2885 Cranberry Hwy, E, Wareham, MA. for a Change of Manager.
 - b. Application from Project Halfshell Inc. D.B.A. Quahog Republic, 197 Onset Ave., Onset, MA. for a Seasonal Liquor License Extension.
9. **TOWN BUSINESS**
 - a. COVID-19 Update.
 - b. Refuse Update.
 - c. Hospitality Recreation and Entertainment district zoning proposal and presentation by the Notos Group.
 - d. Continued discussion and votes to recommend warrant articles.
 - e. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

10. TOWN ADMINISTRATOR'S REPORT

11. LIAISON/INITIATIVE REPORTS

12. CONSENT AGENDA

- a. Approve Executive Session Meeting Minutes: July 21, 2020; October 20, 2020.
- b. Authorization to sign bills and documents, etc.

13. ADJOURNMENT

14. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

MINUTES OF MEETING OF THE BOARD OF SELECTMEN

Date of Meeting: November 5, 2020
Date of Transcription: November 10, 2020
Transcribed by: Cassandra Slaney

1. CALL MEETING TO ORDER BY CHAIRMAN

This meeting was held remotely due to COVID-19.

2. ROLL CALL

Selectmen Present: Peter W. Teitelbaum, Esq., Chairman
Judith Whiteside, Clerk
Alan H. Slavin
Patrick G. Tropeano
James M. Munise

Also Present: Derek Sullivan, Town Administrator
Richard Bowen, Town Counsel

3. PLEDGE OF ALLEGIANCE

4. ANNOUNCEMENTS

The Veterans Day Celebration may not include the static displays due to the Governor's recent order. The Chief of Police and Board of Health will be discussing this further.

5. CITIZEN'S COMMENTS

Present Before the Board: Sandy Slavin

Mrs. Slavin stated that the Community Preservation Committee will be accepting grant requests until the fourth Monday in December.

Present Before the Board: Don Jepson

Mr. Jepson stated that his neighbor has created emergency preparedness kits that includes guides. There are seven left to donate to the Board of Selectmen and the Town Administrator.

Present Before the Board: Holly Harootunian

Ms. Harootunian stated that she does not support the Notos Group presenting the casino project at the Special Town Meeting potentially taking place in December, 2020. With COVID-19 and the possibility of limited citizens, she feels that the limited number of people is not enough to make that decision. She asked for the presentation to be moved to Spring Town Meeting in 2021.

SELECTMEN MEETING MINUTES-11/5/2020 (CONT'D)

Present Before the Board: Diane Kelly

Ms. Kelly was before the Board inquiring if a Special Town Meeting will be called specifically for the Notos Group presentation. Selectman Teitelbaum stated that this will be discussed at the Selectmen's Meeting on November 17th.

6. BOARD'S COMMENTS

The Electrical Aggregation program will involve a slight increase going into next year. Citizens who have opted into the program can opt out at any time.

Selectman Teitelbaum addressed the turnout for the elections and stated that 13,000 citizens showed up to vote out of 17,000. He also stated how proud he was that it was handled in an orderly fashion by the Clerk's office.

7. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS

- a. Certified Weigh Masters
 - i. Daniel Walecka
 - ii. Brett Walecka
 - iii. David St. Germain
 - iv. Toby Gonsalves
 - v. Leonard Bessette
 - vi. Lauren Lefevre
 - vii. Eileen Morris

MOTION: Selectman Whiteside moved to appoint Daniel Walecka, Brett Walecka, David St. Germain, Toby Gonsalves, Leonard Bessette, Lauren Lefevre, and Eileen Morris as Certified Weigh Masters for a term to expire no later than June 30, 2021. Selectman Tropeano seconded.

Selectman Munise stated that without credentials, certifications, or any other documentation, these appointments should not be voted on. He also stated that there is no information regarding why the Board of Selectmen approved these appointments. Attorney Bowen stated he would look into this and have a report at the next meeting.

Selectman Whiteside withdrew her motion. Selectman Tropeano seconded.

8. LICENSES AND PERMITS

- a. Application from Pepper Dining Inc., d/b/a Chili's Grill & Bar, 2885 Cranberry Hwy, E. Wareham, MA. for a Change of Manager.

MOTION: Selectman Whiteside moved to approve the application from Pepper Dining Inc., d/b/a Chili's Grill & Bar, 2885 Cranberry Hwy, E. Wareham, MA. for a Change of Manager. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

- b. Application from Project Halfshell Inc. d/b/a Quahog Republic, 197 Onset Ave., Onset, MA. for a Seasonal Liquor License Extension.

SELECTMEN MEETING MINUTES-11/5/2020 (CONT'D)

This application was incomplete, must have the full legal name of business on the application before approval.

9. TOWN BUSINESS

- a. COVID-19 Update.

No update to report.

- b. Refuse Update.

There will be a CMW meeting November 9th. Discussion will include going over the Route 28 Transfer Station.

- c. Hospitality Recreation and Entertainment district zoning proposal and presentation by the Notos Group.

Present Before the Board: Jeffrey Tocchio, Counsel for Notos Group

Mr. Tocchio stated that the Notos Group is seeking approval from the Board of Selectmen to call a Special Town Meeting to present a proposed zoning amendment to hospitality recreation and entertainment district which would be an overlay that would go in North of Rte 25 in the R130 zone. This would promote economic sustainable development putting vacant land into better productive use for the Town with a more modern zoning scenario. The drafted proposed zoning amendment features a minimum of 100 acres. He explained that by modernizing the zoning, it gives the Town an opportunity for future development.

Selectman Tropeano supports this request. He stated that this is a great project and it is a very good spot for a zoning change to promote potential future development. Selectman Munise stated he was concerned about the impact of traffic increase and would prefer to see the comparison between commercial traffic increase and residential traffic. He also stated that the area could be utilized for other things that are low impact. He is not in favor of this request and would like to review this further and the adverse effects it would have on the residents.

Selectman Whiteside questioned the sewer and the potential issues. Mr. Tocchio explained that an interested developer can be given certain criteria to adhere to which could include updated sewer requirements. Selectman Whiteside stated that with COVID-19 and all of its restrictions, why couldn't this proposal wait until Spring Town meeting to give the residents the opportunity to vote providing the restrictions are less. Mr. Tocchio explained that there is money invested, a purchase and sale agreement, there are internal issues, and costs that are extremely difficult to carry as well as time limitations. He also reiterated that there is no particular plan for development, this is strictly a zoning change request. (*See Attachment*)

Selectman Teitelbaum stated that the timeline for the Special Town Meeting will be discussed and voted on at next week's meeting.

- d. Continued discussion and votes to recommend warrant articles.

No articles were discussed at this meeting.

- h. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

10. TOWN ADMINISTRATOR'S REPORT

None.

11. LIAISON REPORTS/INITIATIVE REPORTS

MMA voted to go ahead with three hundred million dollars for Chapter 90 funding for FY2021 as well as a shared program type of legislation for the following year where cities can get a 1-1 or 2-1 match to bring up the Chapter 90 funding to four hundred million.

There are no additional restrictions.

Masks must be worn.

Municipalities can set fines.

Private gathering restrictions are ten inside, twenty-five outside.

Public gathering restrictions are twenty-five inside, one hundred outside.

Non-risk gatherings are twenty-five inside, fifty outside.

Restaurants and businesses must close at 9:30 pm.

Selectman Whiteside attended a Board of Health meeting and mentioned how extremely helpful the BOH has been with coping with COVID and appreciates all they have done.

12. CONSENT AGENDA

- a. Approval of Executive Session meeting minutes: July 21, 2020; October 20, 2020.

MOTION: Selectman Whiteside moved to approve and hold the executive session minutes for July 21, 2020. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

MOTION: Selectman Whiteside moved to approve and hold the executive session minutes for October 20, 2020. Selectman Slavin seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

VOTE: 5-0-0 (Unanimous)

- b. Authorization to sign bills and documents, etc.

13. ADJOURNMENT

MOTION: Selectman Slavin moved to adjourn at 8:35 pm. Selectman Whiteside seconded.

VOTE: 5-0-0 (Unanimous)

14. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

SELECTMEN MEETING MINUTES-11/5/2020 (CONT'D)

Respectfully submitted
Cassandra Slaney
Department Assistant

The foregoing minutes were submitted to the Board of Selectmen on:

Attest: *Judith Whiteside*
Judith Whiteside, Clerk

Date Signed: *11-30-20*

Date sent to the Town Clerk: *12-1-20*

Attachment to
11-5-20 minutes

HOSPITALITY, RECREATION AND ENTERTAINMENT DISTRICT

1. Intent and Purpose

To allow and promote the development of mixed-use development that is related to hospitality, recreation, entertainment uses, north of Route 25, and to enhance the welfare of the community by promoting sustainable economic development of appropriate land areas which are valuable to the local economy, while preserving the health and safety of its residents, and to provide protection for the Town's natural resources from environmentally undesirable or adverse impact by encouraging innovative and efficient planning for mixed-use developments.

The purpose of the Special Permit is to provide for a mixture of retail, hospitality, recreational, entertainment, commercial and other compatible uses on large tracts of land in order to foster greater opportunity for the construction of quality developments by providing flexible guidelines which allow the integration of a variety of land uses and densities in one development, provided that such land usage is shown to be for the public good and will serve to preserve and protect the public health, safety and welfare.

2. General Requirements

- a. Siting Requirements. A Hospitality, Recreation and Entertainment Development may be allowed pursuant to the provisions of this Section through a Special Permit for any parcel or combination of parcels (i) having at least 100 acres of total land area, (ii) that are located north of Route 25 within the R130 Zoning District, and (iii) near a transit station, including bus station and/or commuter bus facility. The total land area included within a Hospitality, Recreation and Entertainment Development, irrespective of the number or configuration of parcels or ownership of such parcels, shall contain contiguous parcels or non-contiguous parcels if the land is separated by a road that does not separate parcels by more than 200 feet.

3. Administrative Procedure for Hospitality, Recreation and Entertainment Special Permits

- a. Special Permit Authority. The Planning Board shall be the Special Permit Granting Authority for a Hospitality, Recreation and Entertainment Special Permit. The Special Permit shall conform to this By-Law and to Massachusetts General Laws Chapter 40A, Section 9.
- b. Administrative Procedures for Special Permit Applications. The review procedure for a Hospitality, Recreation and Entertainment Special Permit consists of:
 - i. A pre-application conference with the Planning Department; and
 - ii. Submission by the Applicant and review by the Planning Board of a Master Plan for the proposed development, including all planned phases and elements.
- c. Information requirements.
 - i. Pre-submission conference. A preliminary site development plan shall accompany the request for a pre-submission conference with the Planning Department. The plan shall include, generally, existing topography and site features; the location of all proposed structures; parking and loading areas; access roadways; sanitary facilities;

stormwater management facilities; and off-site traffic mitigation measures. The preliminary site development plan or plans shall be accompanied by a brief narrative generally conforming to the format of the environmental notification form (ENF) required under the Massachusetts Environmental Policy Act (301 CMR 11.00). If it is expected that the proposed project will require the preparation of an ENF, a draft copy of the ENF shall be submitted.

- ii. Special Permit application. Plans accompanying an application for a Hospitality, Recreation and Entertainment Special Permit shall comply with the requirements of Section 1530.

4. Permitted Uses.

- a. The specific mixture of uses and square footages within a Hospitality, Recreation and Entertainment Development shall be determined by the Applicant consistent with the purpose set out in XXX.X of this By-Law [Purposes], above, subject to Site Plan Review powers accorded to the Planning Board; except that any development under a Hospitality, Recreation and Entertainment Special Permit must include an indoor and/or outdoor commercial recreation facility or place of amusement and residential uses.
- b. The following uses shall be allowed within a Hospitality, Recreation and Entertainment Special Permit Development:
 1. Hotel, motel, conference center and other event/function facilities.
 2. Indoor and/or outdoor commercial recreational facilities or other places of amusement.
 3. Health or athletic facilities.
 4. Non-profit recreation.
 5. Restaurant and entertainment uses, including restaurants with drive-through.
 6. Food and beverage services and accessory uses related to hospitality, recreation and entertainment uses, facilities and activities.
 7. Retail and services uses.
 8. Commercial and office uses.
 9. Hospital and medical related facilities.
 10. Veterinary hospital and facilities.
 11. Multiple family dwellings.
 12. Public or private educational uses.
 13. Municipal facilities.
 14. Wireless communication facilities.
 15. Outdoor commercial advertising and billboards proximate to Route 25.
 16. Structured parking facilities.
 17. Public or private transportation facilities.
 18. Wastewater treatment facilities.
 19. Riding stables.
 20. Agriculture, horticulture, viticulture or floriculture, except to the extent exempt under Chapter 40A, Section 3.
 21. Dormitories or temporary housing accessory to the above allowed uses as a convenience to employees or participants in onsite uses.

22. Childcare center accessory to the above allowed uses as a convenience to employees within this Development, except to the extent exempt under Chapter 40A, Section 3.

23. Accessory uses for educational or scientific research, development or related activities.

24. Uses accessory to the above permitted uses.

- c. In addition to the permitted uses specified above, additional uses may be permitted as part of the Hospitality, Recreation and Entertainment Development if, in the judgment of the Planning Board, the proposed uses do not create health, traffic or safety problems for the remainder of the development area and abutter areas and is consistent with the remaining land uses in the development area and the overall plan contemplated by the Special Permit application.
- d. The following uses are prohibited as part of a Hospitality, Recreation and Entertainment Special Permit Development:
 - 1. Heavy industrial or manufacturing.
 - 2. Junkyards salvage yards, contractor yards, dumps, and landfills including landscape/asphalt facilities, medical waste disposal facilities, and hazardous waste facilities and recycling operations.
 - 3. Rendering plants and slaughterhouses.
 - 4. Cemeteries and crematories.
 - 5. Trucking terminal.

5. **Dimensional Requirements.** Hospitality, Recreation and Entertainment Developments are subject to and shall conform to the following dimensional requirements, notwithstanding any provision of this By-Law to the contrary.

- a. Density – The maximum allowed floor area ratio for nonresidential uses shall be 0.25. The number of multiple family dwelling units shall not exceed the number of dwellings that would be allowed for a conventional single-family residential development in the underlying zoning district on up to ten-percent of the total land area of the mixed-use development.
- b. Setbacks – No buildings and structures associated with large-scale indoor and/or outdoor commercial recreation facilities, hotel/conference facilities, and associated structured parking facilities shall be allowed within 300 feet from any existing abutting principal residential structure.
- c. Height – No building within the mixed-use development shall exceed 80 feet in height, except that buildings and structures associated with large-scale indoor and/or outdoor commercial recreation facilities, hotel/conference facilities, and associated structured parking facilities, up to 150 feet in height are allowed not closer than 300 feet from any existing abutting principal residential structure. The Planning Board may allow an increase in the maximum height for any accessory structure(s) reasonably necessary for the safe and efficient operation of the principal use (e.g., support poles for netting used as part of a driving range or other similar commercial recreation facility), provided such structure(s) complies with applicable federal and state requirements.

6. **Phased Developments.** Developments under this Section may be approved in one or more phases authorized under a single Special Permit. The Special Permit for a project approved for development in two or more phases shall include an approximate development timeline and anticipated construction schedule, and shall ensure that sufficient infrastructure improvements are provided to support each phase of development. A Special Permit for a phased development shall be granted by the Planning Board based on the Planning Board's approval of final plans for one or more early phases of the development, along with the Planning Board's approval of preliminary plans for future phases of the development. In such instance, the Special Permit shall be amended by Planning Board approval of final plans for each subsequent phase of development as such plans become available.
7. **Application of Requirements to Individual Lots.** The requirements of this section of the By-Law shall not be applied to the individual lots or ownership units within an approved Hospitality, Recreation and Entertainment Development, but shall be applied as if the entire area subject to the Special Permit were a single conforming lot, whether or not the same is in single or multiple ownership. Any violation of this Bylaw by an owner or occupant of a single lot or ownership unit or demised premises within an approved Hospitality, Recreation and Entertainment Development shall not constitute a violation by any other owner or occupant.
8. **Review criteria.** In making a decision on an application for a Hospitality, Recreation and Entertainment Special Permit, the Planning Board shall consider the following:
 - a. The purpose and intent of the Hospitality, Recreation and Entertainment District.
 - b. Health, safety and general welfare of the public.
 - c. Conservation and preservation of the natural environment.
 - d. Impacts on abutting properties and neighborhoods.
 - e. Proper drainage of the site.
 - f. Safe access to and from the development.
 - g. Capacity of the existing and/or proposed traffic network to accommodate projected increases.
 - h. Adequacy of proposed water, sewer, fire protection and public safety provisions.
 - i. Impacts on water resources, including wetlands, streams, water bodies, groundwater and floodplains.
 - j. Visual and aesthetic quality.
 - k. Impacts on municipal services and fiscal capacity.
9. **Parking.** The off-street parking and loading requirements of Article 9 shall not apply to a Hospitality, Recreation and Entertainment Special Permit development. The parking and loading requirements applicable for such mixed-use developments are as follows:
 - a. In determining the parking requirements for a mixed-use development as part of a Hospitality, Recreation and Entertainment Special Permit Development, the Planning Board shall reference standards published by the Institute of Transportation Engineers and take into consideration any other factors consistent with good traffic engineering practices including the advice of its consultants, and shall set such requirements as are

necessary to meet the realistic requirements of the proposed development and satisfy the objectives of this Section. In making such determination, the Planning Board may consider complementary uses and activities having different peak demand periods to share parking facilities, transportation demand management (TDM) measures, and such other means as may be applicable.

- b. Shared parking arrangements may be permitted when determined by the Planning Board to be appropriate based upon an analysis of peak demands, and a finding is made that the reduction in parking would serve the public good and that the surrounding area in which the development is located will not suffer from substantial adverse impacts from the reduction in parking.
- c. The Applicant shall demonstrate sufficient off-street loading space to insure all loading operations take place off the public way.

10. Design Guidelines and Performance Standards.

- a. Building Design
 - i. Structures shall be designed to create a visually pleasing, unifying and compatible image for the development as a whole. Any combination of architectural design elements may be employed to meet this standard, including building color, texture, materials, scale, height, setbacks, roof and cornice lines, signs, and elements such as door and window size and location, and door and window detailing.
 - ii. Exterior walls for the project shall use a combination of architectural masonry materials. To avoid long unbroken expanses of wall, the architecture shall incorporate, as appropriate, design features providing horizontal and vertical relief including projections, building jogs, elements of transparency or windows, architectural detailing, and changes in surface materials. The design of public entrance ways shall incorporate architectural features and elements to emphasize the entrance locations and interrupt long stretches of building facade. The facades of parking structures shall be designed to a standard of architectural finish consistent with other buildings within the project. All exterior walls shall be designed and finished with materials that maintain a consistent architectural character with adjoining buildings.
 - iii. Buildings and parking structures shall be designed with common elements that both create a sense of unity and express a relationship to the interior.
 - iv. Rooftop mechanical features, heating and air conditioning units, vents, stacks, mechanical penthouse(s) shall be screened by use of parapet walls or similar elements.
- b. Utilities
 - i. All new, permanent utilities such as electricity, telephone, gas, and fiber optic cable to be installed in connection with the Special Permit development shall be placed underground.
 - ii. Access easements to any utility connections shall be granted to the Town and/or utility provider to assure maintenance and emergency repair.

c. Exterior Elements and Landscaping

- i. Open space or publicly-accessible common areas shall be included within the development, to encourage pedestrian activity and to visually separate buildings or groups of buildings. When reasonably feasible, independently sited common areas shall be connected to other nearby open space and common areas by use of pathways and other similar pedestrian connections.
- ii. A minimum of 20% of the Development is expected to be reserved for open space. Open space is defined as any portion of a lot not covered by buildings, garages or other accessory buildings or structures, canopies, parking areas, or driveways. Any portion of a lot devoted to lawn, landscaping, terraces, patios, walks, athletic fields or surfaces, and woodland or wetland shall be considered as open space.
- iii. Exposed storage areas, exposed machinery or electric installations, common service areas, truck loading areas, utility structures, trash/recycling areas and other elements of the development infrastructure shall be subject to reasonable visual mitigation requirements, including, but not limited to, screen plantings or buffer strips, combinations of visually impermeable fencing and plantings, or other screening methods necessary to assure an attractive visual environment.
- iv. Landscaping shall be composed of low-maintenance plants that are drought tolerant and are pest and disease resistant.
- v. Surface parking lots should be interspersed with trees for shading. Hardwood shade trees should be a minimum three inch (3") caliper and evergreens should be 6' minimum. Ornamental trees should be interspersed within in vegetative clusters.

d. Lighting

- i. The project design of a Hospitality, Recreation and Entertainment Development is encouraged to be dark sky compliant to reduce light pollution and conserve energy, while maintaining reasonable nighttime safety and security. If this is not feasible due to security or safety concerns, lighting for outdoor nighttime activity and entertainment areas shall be limited to the area of the activity as much as possible, and lighting shall be designed so as to avoid any material light trespass and glare on adjacent neighborhoods and streets. Lighting in minimally-used areas shall be reduced after business hours.
- ii. Exterior lighting fixtures shall be of the full-cutoff type, and hoods and shields shall be incorporated as needed to prevent light trespass and glare.

e. Green Design

- i. A Hospitality, Recreation and Entertainment Development shall incorporate energy-efficient technology in building materials, lighting, heating, ventilating and air conditioning systems, as well as use of renewable energy resources, and shall adhere to the principles of energy-conscious design with regard to building orientation, shading, landscaping and other elements. Efforts shall be made to harmonize energy-related components with the character of a building and its surroundings and to prevent adverse effects on the energy consumption of neighboring structures and on the environment.
- ii. Wareham has voted itself a green community and has adopted the "Stretch Code," an appendix to the MA Building Code. All designs must comply with Stretch Code

requirements for energy- and resource-efficient materials, insulation, lighting, mechanical and building systems.

f. **Site Preparation**

- i. Site clearing of soils, trees and other vegetation for development shall follow the standards of Article 12 of the Zoning By-Law.
- ii. A disposal plan for vegetative waste shall be submitted prior to clearing that recycles and contains vegetative waste on-site, as much as possible.

11. Signage. Signs within a Hospitality, Recreation and Entertainment Development are permitted subject to the following requirements and standards.

- a. The proposed location and size of all signs must be indicated at the time of submission of the final plan.
- b. In recognition of the interrelated nature of signage systems in complex, mixed-use developments, and the importance of clear, adequate, and effective signage to the safe and efficient operation of such developments, notwithstanding any provision of the By-Law to the contrary, the Planning Board shall determine during the hearing(s) on the Special Permit application the appropriate dimensional and design requirements for approval of a signage package for the Hospitality, Recreation and Entertainment Development. In considering the appropriate signage package for a Development, the Planning Board shall consider the scale of the development and buildings, number and types of uses within the development, and whether the signage adequately addresses the needs of the development and traffic safety while appropriately balancing any impacts on the surrounding environment.

12. Severability – If a Court of competent jurisdiction holds any provision of this Bylaw invalid, the remainder of the Bylaw shall not be affected thereby. The invalidity of any section or sections or parts of any section or sections of this Bylaw shall not affect the validity of the remainder of the Town of Wareham's Zoning Bylaw.