

## **MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE**

Date of Meeting: February 24, 2020

### **I. CALL MEETING TO ORDER**

Meeting was called to order at 6:00 PM by Mike Baptiste, Vice Chairman, Planning Board

### **II. ROLL CALL**

Members Present: Bernie Pigeon, Chair  
David Heard, Vice Chair  
Dominic Cammarano  
Gerald Stefanski  
Joseph Smith

Members Absent: Glen Lawrence  
Patricia Rumney  
Stuart Novick  
Tom Worthen

### **III. FINANCE COMMITTEE MATTERS**

This is a joint meeting of the Planning Board and Finance Committee concerning Articles 12, 13, & 14 for the Annual Spring Town Meeting.

Finance Committee lacks a Secretary to record our own minutes so we are utilizing minutes of the meeting from the Planning Board.

**Video of this discussion is available WCTV archive "Finance Committee FY2020.**

### **IV. NEXT MEETING DATE & TIME**

The next meeting will be held on February 26, 2020.

### **V. ADJOURNMENT**

**MOTION: Mr. Heard moved to adjourn the meeting at 4:05 P.M. Mr Smith seconded the motion.**

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

Date signed: 8/26/2021

Attest: [Signature]

Bernie Pigeon, Chair. WAREHAM FINANCE COMMITTEE

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



## **MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: Monday, February 24, 2020**

### **I. CALL MEETING TO ORDER**

The meeting was called to order at 6:00 P.M.

### **II. ROLL CALL**

Members Present: Mike Baptiste, Sr., Vice Chairman  
Richard Swenson, Associate Member  
Mike King, Member  
Mike Bianco, Member

Also present: Ken Buckland, Town Planner  
Charles Rowley, Engineering Consultant

### **III. PRELIMINARY BUSINESS**

#### **A. Meeting Minutes – January 13, 2020 and February 10, 2020**

**MOTION:** Mr. Bianco moves to approve the minutes for January 13, 2020 and February 10, 2020. Seconded by Mr. King

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

#### **B. 34-19 ANR - Map 105, Lot(s) C-1, C-2, C-3, and 1002-A – 0 Charlotte Furnace Road – Sarajon Realty, LLC., c/o J.C. Engineering, Inc.**

See below – This ANR is in conjunction with the Special Permit below. ANR to be submitted as part as the Special Permit plans.

### **IV. CONTINUED PUBLIC HEARINGS**

#### **A. 35-19 – Special Permit - Map 105, Lot(s) C-1, C-2, C-3, and 1002-A – 0 Charlotte Furnace Road – Sarajon Realty, LLC., c/o J.C. Engineering, Inc.**

Mr. Buckland mentions that he is simply looking for clarification due to Notice to clerk had not been executed and minutes were not clear or closure stated. Members discuss amongst themselves. Mr. Buckland will follow up with the two member that are absent today. Mr. Rowley states that the Plan was approved and public hearing was closed. Mr. Swenson states that he agrees with Mr. Rowley. He mentions that the objectives were met of the Zoning By-Laws in regards to the Cluster zone should be and the next step would be to update the map per the conditions that were stated to Mr. Churchill and come back to do the Special Permit and ANR. No action until the Board is ready to endorse the ANR.

**V. PUBLIC HEARINGS**

**A. 3-20 – Site Plan Review Major Modification – Map 87, Lot 1 – 1 Seth F. Tobey Road – Wareham Retail Management, LLC**

Present before the Board: Lindsey Wilson, Council  
Derek Redgate, Highpoint Engineering  
Shaun Kelley, Vanasse & Associates

Mr. Wilson runs through the procedural history since the last time they were in front of the Board and go over the changes that brought on the major modification. He mentions that this project has gone through several site plans modifications since the first Walmart Development first occurred. He discusses the history of the project and the Board asks questions regarding the site changes and traffic concerns, which Mr. Kelly goes over the analysis including signage plans.

**MOTION: Mr. Swenson moves to continue the meeting for March 9, 2020. Seconded by Mr. King**

**VOTE: (4-0-0)**

**B. Town Meeting Articles to amend Town of Wareham Zoning By-Laws**

Present before the Board: Ken Buckland, Town Planner

Mr. Buckland discusses Town Meeting Articles

- Under Article 3, Amend Section 340.4, to clarify the definitions of multi-family dwellings.

Mr. Buckland states that this came about as a result of someone extending the definition of duplex unit to mean one that wasn't attached to the other except by a smaller structure and the idea of this revision and definition is to say that they have to share a demising wall.

**MOTION: Mr. Swenson moves to adopt for Spring Town Meeting. Seconded by Mr. King**

**VOTE: (4-0-0)**

- Under Article 11 Signs, amending the article in accordance with State Attorney General's recommendations.

Mr. Buckland mentions that the way this came about was due submitting an amendment last in year's town meeting that was passed but it changed some of the zoning regarding signs. Mr. Buckland adds that the Attorney General pointed out that there was a Supreme Court case called "Reed vs Town of Gilbert Arizona" back in 2015 that said that you cannot regulate the content of signs as it is a violation of free speech. The sign read, "this way to church, with an arrow". Buckland mentions that what his intention is, is to take a By-Law that was previously approved by the Attorney General under consideration and simply replacing it with this new section, and he displays it to the Board adding the mentioned specifics.

Mr. Bianco asks Mr. Buckland if it was due to the religious content that the town of Gilbert had an issue with and Mr. Buckland confirms that what they had done was that the sign was put up by a religious institution and it had to be regulated in a certain way and the Supreme Court said that it cannot be regulated by content.

**MOTION: Mr. Swenson moves to adopt for Spring Town Meeting. Seconded by Mr. King.**

**VOTE: (4-0-0)**

- **Under Article 2, Section 222 and Article 4, Section 420, update the references to the FEMA Flood Insurance Rate Maps and amend the Flood Plain District overlay bylaw.**

Mr. Buckland says that there is a process in the federal regulations that the property owner can appeal the designation of the flood hazard on their property if they are outside or above the flood elevation and thereby protected from the requirements of the flood insurance program and still be protected under Federal Law. He mentions that there have been a number of property owners that have gone through this process and have been approved to that affect. He says that FEMA has said that they want to modify the maps and recognize all the changes that have come along in the process. Mr. Buckland wants to reference those maps in the Zoning By-Law to remain in compliance with the Federal insurance program in the event there is a flood that the Town residents are protected and able to recover for losses. Mr. Buckland mentions that the flood plain management office were the ones that gave us the heads up and notified us that this was coming along with noting that there was a conflict with the building code that came along with the zoning that is in place.

Conversation ensued regarding all the requirements for the Flood Plain amongst members of the Board and the meeting attendees. Mr. Buckland reviews the By-Laws and answers their questions.

Mr. Moniz reads By-Laws and expresses his concerns regarding some of the language. Mr. Morris also adds to the conversation and discuss the different flood zones. Conversation continues discussing ideas and questions regarding the flood maps.

**MOTION: Mr. Baptiste moves to close the Public Hearing Seconded. Seconded**

VOTE: (4-0-0)

**MOTION:** Mr. Swenson moves to split the article into two halves and the FEMA map and regulations to be one and include it in Spring Town Meeting warrant and take the conflicts pointed out by the State around 4:21 and table it to deal with it separately.  
Seconded.

VOTE: (4-0-5) Finance Committee

**VI. ADJOURNMENT**

**MOTION:** Mr. Swenson moves to adjourn the meeting. Mr. King seconds.

VOTE: (4-0-0)

Date signed: 3/9/20 3-0-1

Attest: [Signature]

WAREHAM PLANNING BOARD

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

RECEIVED TOWN CLERK  
2020 MAR 10 PM 1:01