**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: May 22, 2017**

1. **CALL MEETING TO ORDER**

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

1. **ROLL CALL**

Members present: George Barrett

Michael Baptiste

Mike Fitzgerald

Bob Reed

John Cronan

Emmanuel Deskalaskis, Associate Member

Alan Slavin, BOS Liaison

Also present: Ken Buckland, Town Planner

1. **Meeting Minutes – May 8, 2017; Executive Session Minutes: February 23, 2016, March 28, 2016, April 27, 2016**

**MOTION: Mr. Cronan moves to approve the minutes of May 8, 2017 as written. Mr. Reed states in Section VII Section A the decision deadline for Bay Pointe is inaccurate. The decision deadline is removed. Mr. Reed seconds to approve the minutes as corrected.**

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

1. **Form A – Highland, Inc. – Glen Charlie Road**

Present before the Board: Mike Pimental, JC Engineering, Inc.

Mr. Pimental states they are subdividing a large parcel of land into 3 individual lots. There is an existing dwelling on the property. One lot is to house the current dwelling. All three lots are in the R-130 Zoning District; all three lots have a minimum of 250 feet of frontage and over 130,000s.f. of land. There are wetlands located on the parcel, but all three parcels are at least 80% upland. The access to the properties will be from Glen Charlie Road. The Board asked if they will be crossing the wetland line to access the lots. Mr. Pimental states they will not be crossing the wetlands. The Board is concerned with the lot shape factor being over the wetland and not including the access. Mr. Pimental states he did not read anywhere in the regulations that stated that the lot shape factor must include the access, and that they are not crossing wetlands to access the lots. Lot 2 does not contain required contiguous upland square footage and does not show access in the lot shape factor. Mr. Pimental states that Lot 2 could request an easement across Lot 3 in order to obtain access to the uplands while avoiding the wetlands.

Mr. Rowley states that in order for this requirement to be waived 80% of the property must be contiguous upland. The upland on this property is not contiguous.

Mr. Reed states he would feel better if it stated on the plan that Lot 2 was not a buildable lot. Mr. Buckland states it appears they could modify the lot lines for Lot 1 and 2 to make the lot shape circle closer to Glen Charlie Road. Mr. Pimental states he doesn’t feel he could do that and still keep the 80% of upland coverage. Mr. Baptiste recommends either the applicant take back the Form A or the Board deny the application.

The applicant moves to withdraw the application.

1. **Form A – PK Green Gate Real Estate Trust – 75 & 77 Green Gate Lane**

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

The plan is swapping even property from each lot to the next so the beach stairs are on one property and the septic or other structures are on the other lot.

**MOTION: Mr. Reed moves to endorse the plan as presented. Mr. Cronan seconds.**

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

1. **Request for Bond Release – All American Assisted Living – 300 Rosebrook Way**

Present before the Board:

The applicant is requesting a Bond Release. Mr. Cronan asks what happened to the continuance of the road in front of the assisted living facility, the road was not continued out past the building. Mr. Barrett asked if everything has been completed. Mr. Rowley states he has a letter dated May 9, 2017 referring his inspection, the applicant has until May 31, 2017 to complete the project. Mr. Rowley stated there are several items in the letter that have not been completed yet. The applicant was to set 6 concrete bounds, they were in the process of setting the bounds the day Mr. Rowley made his site inspection. The slopes and shoulders within the roadway layout had not generated good grass coverage at the time of Mr. Rowley’s inspection. The Delbrook JKS site work punch list was reviewed by Mr. Rowley as well. 2 of 3 Eastern Red Cedars on the north side of the site are clearly dead and need to be replaced. The 3rd Cedar may possibly be dead. One Eastern Red Cedar on the south side of the site may be dead. The crosswalk painting at the entrance has worn off. There are some sink holes in the drainage area near the overflow that needs to be inspected in case some of the fabric has separated out. There is minor erosion on the base of the slope into that area. There are several areas of erosion on the north slope because the grass hasn’t taken hold yet. A small section of Cape Cod Berm needs to be fixed. The paved waterway has not been changed; it is too close to the walkway to get the swale in. The bond expires on the 31st of May, so the Planning Department will have to get in touch with the applicant or their attorney to update the bond. The applicant is supposed to have a contract to maintain the landscaping on site as part of the approval.

Mr. Barrett states since they will not be meeting before the 31st that at this point in time the bond will need to remain intact.

**MOTION: Mr. Reed moves to notify the bond company that the applicant has failed to meet the requirements at this time. Mr. Fitzgerald seconds.**

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

1. **PUBLIC HEARINGS**
2. **CONTINUED PUBLIC HEARINGS**
3. **Site Plan Review –Fadi Zaknoun – 2707 Cranberry Highway**

The hearing was closed at the May 8, 2017 hearing. The list of conditions has been provided to the Board to discuss.

Mr. Fitzgerald states that some conditions were not included in the list provided.

Mr. Barrett reads through the conditions.

Mr. Fitzgerald asked if the groundwater was supposed to be re-tested, and if there should be a reference in the conditions as to why they are being asked to perform a re-test. Mr. Barrett ads the revision to the conditions.

Mr. Fitzgerald states that vehicles not being kept in the parking lot is included in the conditions. Mr. Fitzgerald also states that no storage of materials outside of the building is in the conditions.

Mr. Reed states that the By-Law requires the landscaping have a buffer along the street line, and the applicants landscaping plan does not go down to the street. Mr. Reed would suggest a condition to modify the plantings to go along the street line and provide different plantings for better screening.

Mr. Reed also states that he doesn’t believe there should be any temporary storage in the rear of the building since on the site plan and on the emergency vehicle plan it shows no parking, dumpsters, or anything in the rear of the building.

Mr. Reed also thinks there should be business hours since there are residents directly abutting the building.

Mr. Reed also believes the office space should remain as 400s.f. of office space and the rest as storage, and this should be specified in the conditions due to the way parking is set up and the anticipation of traffic flow. Mr. Reed also believes a bond or landscaping contract should be put into place.   
  
Mr. Reed states there is usually a condition of debris being removed, porta johns on site, no burying of stumps or other debris on site. Should include a stormwater management as part of the approval and that they will apply to Mass Highway for curb cutting approval.

Discussion ensued.

**MOTION: Mr. Cronan moves to grant the project with conditions; the 17 conditions reviewed this evening as well as the additional conditions Mr. Reed presented this evening. Mr. Barrett seconds.**

**VOTE: (4-1-0)**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_e spacesiness hours since there are residents nce on the site plan it shows no parking, dumpster

1. **Site Plan Review and Definitive Subdivision – Fort Fairfield B.P., LLC – Thacher Lane**

Present before the Board: Bill Madden, G.A.F. Engineering, Inc.

Richard Mansfield

John Clark

The project is located at the end of Thacher Lane. The Site Plan gives an overview of the site. The proposed building, parking lots, surrounding lots and surrounding cranberry bogs are all shown on the Site Plan. Mr. Madden states the applicant is in the process of working out an access drive and easement with A.D. Makepeace.

The test pits that were performed on the site are shown on the plan.

Mr. Madden continues the presentation going over access, drainage, utilities, landscaping, fire access, etc.

Fort Fairfield and A.D. Makepeace have been working together regarding the property, stormwater runoff, water filtration, etc.

Mr. Madden stated that they are asking for a waiver of catch basins since they are managing all stormwater on the site.

Mr. Fitzgerald asked in terms of safety what they would do with water running in sheets across the parking lot.

Mr. Madden stated that there are two rain gardens in place to prevent the water from sheeting across the parking lot.

**MOTION: Mr. Reed moves to continue the public hearing until June 12, 2017. Motion is seconded.**

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

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

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| **June 26, 2017** | **Special Permit, Site Plan Review & Definitive Subdivision Decision Deadline** | **Bay Pointe** | **Bay Pointe Drive** |

1. **Upcoming Deadlines**

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| **July 23, 2017** | **Definitive Subdivision** | **Fort Fairfield B.P., LLC** | **Thacher Lane** |
| **July 31, 2017** | **Special Permit, Site Plan Review & Definitive Subdivision Decision Deadline** | **Bay Pointe** | **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**
5. **ADJOURNMENT**

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

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

1. **DOCUMENTS**

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

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

**George Barrett, Chairman**

**WAREHAM PLANNING BOARD**

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