**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: June 12, 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

 Charles Rowley, Town Review Engineer

1. **PRELIMINARY BUSINESS**
2. **Meeting Minutes – May 22, 2017; Executive Session Minutes: February 23, 2016, March 28, 2016, April 27, 2016**

**MOTION: Mr. Cronan moves to approve the minutes of May 22, 2017 as written. Mr. Fitzgerald seconds. Mr. Reed notes that June 26 is not the decision deadline for Bay Pointe.**

**MOTION: Mr. Cronan moves to approve as corrected. Mr. Fitzgerald seconds.**

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

1. **Form A – Robert Perry – 0 Squirrel Island Road**

Present before the Board: Robert Perry

Mr. Perry is looking to divide a parcel of land that is unbuildable into two unbuildable lots. Mr. Buckland asks Mr. Perry if he intends on returning to the Board of Appeals for a minor modification for the change of the lot size since there is currently a solar farm on site. Mr. Baptiste asks where the access to the solar farm will be. Mr. Perry points out a 40’ strip off Squirrel Island Road that will be used. Both proposed lots have access.

Mr. Rowley stated that the Board would have to determine the access road adequate, and add a note on the plan stating that the lot is not a buildable lot until such time as adequate frontage is provided in accordance with the Wareham Subdivision Rules and Regulations.

**Mr. Perry withdraws the ANR to make the modification to the plan.**

1. **Reduction of Performance Bond - All American Assisted Living – 300 Rosebrook Way**

Present before the Board: Phil Corderio, Alan and Major Associates

The applicant is requesting a modification to the surety bond in place for All American Assisted Living in Rosebrook Way. A construction bond was posted prior to construction. The bond expired May 31, 2017. Currently the facility is open, but there are landscaping concerns that have not been completed at this time. The applicant is requesting to post a new bond amount and carry forward with the new bond for the landscaping. The applicant does not currently have a bond amount for the required landscaping. Mr. Rowley states there are issues with the stormwater facility on site, that the soil is sinking around the drains; that should be addressed and is not on the list of items to be corrected that was presented to the Board.

Mr. Fitzgerald states the applicant was responsible for keeping the bond in place for the duration of the project until it was approved by the Town Review Engineer. Mr. Cordeiro states that the bond did expire due to how close it was to the prior Planning Board hearing.

Mr. Barrett states that by the time the bond is in place the landscaping work may be completed. Mr. Cordeiro states that is accurate and may be the case.

Mr. Rowley states that he will need to make another inspection after the items of concern are addressed.

The Board discusses that once the landscape is finished a bond or contract must remain in place for a certain amount of time after the final inspection.

Mr. Barrett says in two weeks (by the next Planning Board hearing) either Mr. Rowley will have approved the project or a bond will have to be posted. Mr. Cordeiro states he is prepared to post a bond.

Mr. Reed states he would like the bond in place for the next hearing.

Mr. Corderio will return before the Board in two weeks.

1. **PUBLIC HEARINGS**
2. **CONTINUED PUBLIC HEARINGS**
3. **Site Plan Review – Fort Fairfield B.P., LLC – Thacher Lane**

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

Mr. Madden presents the Board with revised plans based on the previous hearing and Mr. Rowley’s review letter.

Mr. Rowley states he had recommended that the road be referred to as Thacher Lane in lieu of Thacher Lane Extension to avoid confusion with emergency services. Mr. Madden has agreed to this.

Mr. Rowley states on the second sheet of the Definitive Plan, the Navionics driveway right hand curb squares off the intersection of the driveway with Thacher Lane, but it forces you out into Thacher lane as you come through the intersection. Mr. Rowley stated if you changed the width of the road it would allow a straight line of traffic. Mr. Madden stated that he would like to keep the width as is it.

Mr. Rowley states that he has no problem with the waiver list except some bounds need to be set.

At this moment power was lost for 8 minutes during the meeting and the recording was interrupted.

Mr. Rowley is discussing adding guardrails before the Cape Cod berm to protect against the drop off.

Mr. Madden stated that is Town land, but it would be preferential to fill the drop off before the berm.

Mr. Buckland points out a road on the plan that states it is to be gravel instead of paved. Mr. Madden states that is an oversight, the road will be paved.

Mr. Fitzgerald asked Mr. Madden if the drainage from Thacher Lane going onto Makepeace property has been finalized yet. Mr. Madden states it is still in the process; Makepeace is amiable to the drainage, their attorney is working out the logistics of the drainage.

The Board reviews the list of waiver requests for the project:

1. The applicant has requested a waiver for a dead end cul-dee-sac, however, Mr. Rowley sees no issue with this as the cul-de-sac is located in the parking area so cars will be able to turn around
2. The applicant requested a waiver from having catch basins on both sides of the street. Mr. Rowley does not see this being problematic as the property pitches toward the site.
3. The applicant has requested a waiver from having a 3’ shoulder. Mr. Rowley would like to wait and go to the site to see if a 3’ shoulder can be applied.
4. The next item is the paving and two courses of gravel. Mr. Rowley says they have already gone over and above as far as subdivision standards go so he doesn’t see the need for the waiver.
5. The next item is street lighting. There is lighting proposed. Mr. Rowley states he has requested one additional light at the entrance but feels the site provides adequate lighting.
6. The next waiver requested was for street trees. Mr. Rowley says this will be taken into consideration with the limited land space.
7. The applicant has requested a waiver for the requirement of sidewalks within Thacher Lane. Mr. Rowley states there are sidewalks where it is pertinent to the building and feels this is a reasonable waiver.
8. Mr. Rowley states that if the markers are shown on the plan and are nails rather than concrete bounds it is a reasonable waiver.

Mr. Barrett asked why the existing Navionics driveway couldn’t remain where it was. Mr. Madden stated it could remain, the change provides more curb appeal.

Mr. Rowley said he made some comments on the landscaping that he and Mr. Madden will go over outside of the public hearing. Mr. Rowley states the sign is almost hidden by the landscaping so the type of plantings in front of the sign should either be changed or will need to be pruned. In the center of the parking lot there is an island by itself with a hydrant in it. Mr. Rowley recommended the proposed tree in the island be moved behind the hydrant in lieu of in front of it.

Mr. Rowley addresses the single light pole in the island at the entrance that it may not be adequate lighting. Mr. Rowley suggests having one light on either side of the entrance.

Mr. Buckland notes that they would require an extension request from Fort Fairfield BP, LLC as the next public hearing date is passed the decision deadline.

The applicant files the time extension request.

**MOTION: Mr. Reed moves to accept the extension of time for the Definitive Subdivision until July 23, 2017. Mr. Cronan seconds.**

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

**MOTION: Mr. Cronan moves to continue the public hearing until June 26, 2017. Mr. Reed seconds.**

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

1. **Definitive Subdivision – Fort Fairfield B.P., LLC – Thacher Lane**
2. **REFERRALS**
3. **ANY OTHER BUSINESS/DISCUSSION**
4. **Signatures for Plymouth County Registry of Deeds**

The Board had endorsed a Form A Plan when George Barrett was absent from the hearing in which the Vice Chair signed, who did not have signing rights with the Registry of Deeds at the time. Mr. Buckland has a draft letter stating that George Barrett, Michael Fitzgerald and Michael Baptiste are allowed signage rights. The Board signs the document to be filed with the Registry of Deeds.

1. **Master Plan Update**

Mr. Buckland states the first meeting for the Master Plan has been held and would like to discuss the Master Plan with the Board.

1. **Subdivision Rules & Regulations Amendments**

When looking at the MS4 Regulations it was clear the Subdivision Rules & Regulations need to be updated. Mr. Buckland states he hopes Mr. Rowley would be able to work with him on updating the Regulations.

1. **Zoning By-Law Amendments**
2. **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** |

1. **NEW BUSINESS (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)**

Mr. Barrett stated that Mr. Reed’s appointment is coming to an end, but he has not yet file paperwork with the Town to renew his appointment. Mr. Reed states he has submitted paperwork to be reappointed.

Mr. Barrett asks if the Board will appoint him to CPC.

**MOTION: Mr. C moves to appoint Mr. Barrett to CPC. Mr. Fitzgerald seconds.**

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

1. **CORRESPONDENCE**
2. **See correspondence in packets.**
3. **Staff Report**
4. **ADJOURNMENT**

**MOTION: Mr. Cronan 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: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**