

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: January 25, 2016

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members Present: George Barrett, Chairman
Michael Baptiste
John Cronan
Robert Reed
Michelle Fernandes, Associate Member

Member Absent: Michael Fitzgerald

Also Present: Selectman Alan Slavin, BOS Liaison

III. PRELIMINARY BUSINESS

A. Executive Session re: Bay Pointe Club litigation. (To be handled after the Regular Session Meeting).

B. Discussion: Wal-Mart – Bohler Engineering

Present before the Board: Jim Cranston, Bohler Engineering

Mr. Cranston stated he is requesting a small change on the site plan for Wal-Mart. On the proposed site plan, there was a lease boundary proposed. The lease boundary is proposed to be changed. Once they become separate lots, they will need to file an ANR to ensure zoning complies. More land was given to the SNH outparcel and Wal-Mart's property has become smaller. There are now parking spaces that will be shared between Wal-Mart and SNH that are in front of Wal-Mart, at the furthest end of their parking area.

Mr. Cronan asked if this change affects the road access. Mr. Cranston stated Wal-Mart and SNH are under agreement concerning the access road and there will be no changes. He mentioned they will be before the ZBA on Wednesday as well.

MOTION: A motion was made & seconded for a minor modification for Wal-Mart per the site plan revision dated January 5, 2016.

VOTE: Unanimous (5-0-0)

C. Discussion: Chris Gabriel

Mr. Gabriel was not present.

D. Discussion: Rosebrook Project – Paul Mattos

Present before the Board: Jim Cane, A.D. Makepeace, Co.
 Phil Cordera, Alan and Major
 Ben Wells, Caplan Development
 Richard Serkey, Esq.
 Stephen Humphries, EGA Architects

Mr. Cane stated they would like to brief the Board on a project for assisted living adjacent to 100 Rosebrook Way. He stated the impacts of this proposed project are less than previously proposed projects.

Attorney Serkey stated they are seeking Site Plan Approval and a Special Permit from the Board.

Mr. Wells stated Caplan Development is the developer, operator and owner of the proposed project. He stated they have previously completed projects in Hanson and Raynham.

Mr. Humphries explained the project. He stated it is a two-story assisted living building. It is approximately 55,000 square feet comprised of 58 units and 112 beds. It does include a dining room, activities room, commercial kitchen, and a memory care wing with 13 units that are secured with its own kitchen, activities room and dining room. There are four staircases and one elevator. The second floor is only assisted living apartments. Each unit has a living room, full bathroom, and small kitchenette. The exterior they have proposed is residential in character with hip rooves, lap siding, shingle siding, regular window patterns to achieve a “home” look.

Mr. Cordera stated from a site plan perspective, the proposed building is compatible use. From a design perspective, the pad is already prepared, the site is ready for development, drainage is on site, and utilities have been stubbed and located in preparation for an eventual development. They have been coordinating with Mr. Pichette, Interim Town Planner in re: to the Special Permit and Site Plan as well as Conservation requirements. They are aware of the abutting wetland area. The construction of the site is outside of the 100’ buffer to the Conservation area and permits have not been required re: wetlands or conservation. They have kept the development as small as possible. They are proposing 57 parking spaces on site, which is nearly a one to one ratio for living units. They have made accommodations for the main entrance into the site. They will be using access from what the plan refers to as “Road A”. There will also be a connection from Rosebrook Way. He believes it is a reasonable project for this location.

Mr. Cronan asked where “Road A” leads. Mr. Cordera stated it is a cart path that already contains some clearing and grading. He explained as part of this project they will complete construction on the part of the road necessary for this project. This cart path continues through Mosquito Dam Road, the cemetery, and comes out on Tihonet Road.

Mr. Cronan asked if the road would be finished. Mr. Cordera stated not for this project. He stated they would only like to complete part of the road necessary for this project. Mr. Cane stated this road is currently gravel and used as secondary access for emergency vehicles. They did not want to get into a “through road” scenario on Mosquito Dam Road.

Mr. Cronan noted the units are two bedrooms with no single units. Mr. Wells replied they have comprised the units in this manner with the intent of them being more affordable compared to market rates for apartments. They believed it was more important to bring square footage of the building down and focus more on the care and the activities. He also stated it is possible for a single person to stay in the unit and use the spare room as a den.

Mr. Cronan asked if the proposed building is the same as the two previously constructed assisted living units. Mr. Wells stated that it is.

Mr. Reed asked if the anticipated occupants are expected to have disabilities or what qualifies them for assisted living. Mr. Wells stated someone who would be in the facility would need help caring for themselves in one area or another, whether its grooming, medication supervision, etc., but they will require assistance in one way or another. They will have CNA’s, registered nurses, assistants, public transportation, and rehabilitation and care on site. He expects most of the residents will be in their 80’s.

Mr. Reed asked how many residents at these facilities typically use their vehicles. Mr. Wells replied very few. The parking is mostly geared toward visitors and family members. Mr. Reed asked how many employees they expect to have. Mr. Wells stated they have 60-70 employees typically.

Mr. Barrett stated the Board could schedule a public hearing re: this proposed project for February 22, 2016.

MOTION: A motion was made and seconded to schedule the public hearing for the Rosebrook assisted living project for February 22, 2016 at 7:00 P.M.

VOTE: Unanimous (5-0-0)

E. Discussion: Canning Realty – Site Plan

No-one from Canning Realty was present.

IV. PUBLIC HEARINGS

There were no public hearings scheduled.

V. CONTINUED PUBLIC HEARINGS

There were no continued public hearings scheduled.

VI. ANY OTHER BUSINESS/DISCUSSION

There was no other business discussed at this time.

VII. NEW BUSINESS

There was no new business at this time.

VIII. CORRESPONDENCE

The Board members reviewed the correspondence.

IX. ADJOURNMENT

MOTION: A motion was made & seconded to enter into Executive Session Motion for the purpose of discussing litigation re: the appeal of the Planning Board's decision relative to the Bay Pointe Club project.

Roll Call Vote: Mr. Reed - Yes
Mr. Cronan - Yes
Mr. Barrett - Yes
Mr. Baptiste - Yes
Ms. Fernandes - Yes

VOTE: Unanimous (5-0-0)

Date signed: _____

Attest: _____

**George Barrett, Chairman
WAREHAM PLANNING BOARD**

Date copy sent to Town Clerk: _____