

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: June 27, 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
Mike Baptiste, Vice Chair
John Cronan
Mike Fitzgerald
Bob Reed

Also present: Ken Buckland, Town Planner

III. PRELIMINARY BUSINESS

A. Approval of meeting minutes: February 22, 2016 & June 13, 2016.

**MOTION: Mr. Cronan motions to approve the minutes of February 22, 2016 as written.
Seconded by Mr. Baptiste.**

VOTE: 5-0-0

MOTION: Mr. Reed motions to approve the minutes of June 13, 2016 as corrected. Mr. Fitzgerald seconded.

vote?

B. Discussion: Beaver Path Bond Release.

Present before the Board: Bill Bachant

Mr. Bachant states that the homeowners association is established and funded and the Town Attorney has reviewed the homeowners association and approved the documents. Mr. Buckland states he has documents from Town Counsel stating that they have reviewed and approved the documents. Mr. Fitzgerald asks if the homeowners association has been recorded. Mr. Bachant states that it has been recorded. It was discussed if the homeowners association was considered acceptable although only two homeowners had signed. Town Counsel had said the document was acceptable. Mr. Bachant stated that although only two homeowners had signed the document each homeowner's covenants stated that they were responsible for the maintenance of the retention basin and the roadway. Mr. Barrett states for clarification that this is not a request for street acceptance, but for the release of the bond. Mr. Reed asks if the acknowledgement from Porcaro Realty Trust has been recorded. Mr. Bachant is unsure if the acknowledgement was recorded. After discussion the Board decided that Mr. Bachant would need to acquire the

remaining homeowner's signatures on the Homeowners Association document before a bond release could be done.

C. Discussion: Woods at Great Neck – Street Acceptance Report.

Present before the Board: Bob Powilatis, resident of Cory Drive

Mr. Barrett states that the Planning Board did discuss this with counsel and they do now have the street acceptance plan. A draft report for the Selectmen has been prepared. Mr. Powilatis addresses the Board, stating that the Town Review Engineer, Municipal Maintenance, and the Planning Board inspected the road, curbs, and drainage and released the bond in March of this year, and that the road should remain in good condition for many years. Mr. Powilatis also states that the homeowners are part of an association that is attached to homeowner's deeds as they are buying the homes in the development.

MOTION: Mr. Cronan moves to send a positive report recommending street acceptance of the woods at Great Neck and recommend to the Selectmen the acceptance of the ways. Seconded by Mr. Baptiste.

VOTE: 5-0-0

IV. PUBLIC HEARINGS

V. CONTINUED PUBLIC HEARINGS

VI. REFERRALS

VII. ANY OTHER BUSINESS/DISCUSSION

A. Staff Report: Zoning amendments for Fall Town Meeting.

Mr. Buckland has a draft memo of Zoning amendments, which was drafted with David Moore, the Town Building Inspector, and the Board of Appeals. Mr. Buckland asks the Board if they would like him to continue his research on the listed items. Mr. Barrett states that wind energy was banned from the Town at a previous Town Meeting, but agrees that Solar does need more clarification. Mr. Buckland addresses the use table, that there are a lot of blank areas regarding if a use were allowed or not, and is also missing some uses that should be added to the table. Mr. Buckland reviews the list of items with the Board, asks them to get back to him with comments and which items they would like to move forward for Town Meeting.

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

IX. CORRESPONDENCE

A. See correspondence in packets.

B. Executive Session: Bay Pointe.


There was no executive session for Bay Pointe.

X. ADJOURNMENT

MOTION: Mr. Cronan moved to adjourn the meeting at 8:50 P.M. Seconded by Mr. Baptiste.

VOTE: 5-0-0

XI. DOCUMENTS

APPROVE 8-8-16 4-0-0


Date copy sent to Town Clerk: 8-9-16