

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: August 8, 2016

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members present: George Barrett, Chair
Mike Baptiste, Vice Chair
John Cronan
Bob Reed
Alan Slavin, bos liaison

Also present: Ken Buckland, Town Planner

III. PRELIMINARY BUSINESS

A. Approval of meeting minutes: May 9, 2016, May 23, 2016, June 27, 2016

MOTION: Mr. Cronan moves to approve the minutes of May 9, 2016 as written. Mr. Baptiste seconds.

VOTE: (4-0-0)

MOTION: Mr. Cronan moves to approve the minutes of May 23, 2016 with the correction that Mr. Baptiste was not present. Mr. Reed seconds.

VOTE: (3-0-1)

MOTION: Mr. Reed moves to approve the minutes of June 27, 2016 as corrected. Mr. Cronan seconds.

VOTE: (4-0-0)

B. ANR – 135 Onset Avenue – Kristine Hammond – c/o JC Engineering, Inc.

Present before the Board: Brad Bertola, JC Engineering

The property contains about 40,000s.f. of land. A majority of the property is in the OV2 district which allows for 50' of frontage and 10,000s.f. lots. The lot currently does contain a house on the lot. The applicant would like to create two additional lots. Each proposed lot contains over 64' of frontage and over 10,000s.f. Discussion ensued.

MOTION: Mr. Cronan moves to endorse the Form A Plan. Mr. Reed seconds.

VOTE: (4-0-0)

C. ANR – 19 Bay Pointe Drive – Thomas Furtado

Present before the Board: Tom Furtado, Bay Pointe

The applicant is requesting the creation of five lots. At the last hearing the Board decided to review with Town Counsel which zone was the least restrictive zone. Town Counsel did respond, stating that legal access and frontage are the only concern for the Board to review and Zoning discrepancies should be handled through Zoning.

MOTION: Mr. Cronan moves to endorse the ANR Plan. Mr. Baptiste seconds.

VOTE: (4-0-0)

D. ANR – 40 Gibbs Avenue – Robert J. & Cynthia A. Flynn – c/o G.A.F. Engineering, Inc.

Present before the Board: Bob Rogers, G.A.F. Engineering, Inc.

The property contains two houses on one lot at the moment. The applicant is requesting to make an equal split of the lot to create 2 new lots. Both lots have more than the required frontage. Both dwellings have been renovated, the pool will be removed. Discussion ensued.

MOTION: Mr. Reed moves to endorse the Form A Plan as submitted. Mr. Cronan seconds.

VOTE: (4-0-0)

IV. PUBLIC HEARINGS

A. Site Plan Review – 6 Recovery Road – Kevin Oliveira – c/o G.A.F. Engineering, Inc.

Present before the Board: Bob Rogers, G.A.F. Engineering, Inc.

The applicant is proposing to construct a 4,000s.f. office building for the applicants orthodontist business. Discussion ensued concerning lighting, signage, etc. Mr. Rogers states that they have the review letter from Charlie Rowley and hope to be able to present changes reflective of the letter at the next hearing.

MOTION: Mr. Cronan moves to continue the public hearing until August 22, 2016. The motion is seconded.

VOTE: (4-0-0)

V. CONTINUED PUBLIC HEARINGS

A. Form C – 9 Cahoon Street – Melvin Gauley – Subdivision Extension

Mr. Gauley has not submitted the required information for the extension of the subdivision at this time.

MOTION: Mr. Cronan moves to continue the public hearing until August 22, 2016. Mr. Baptiste seconds.

VOTE: (4-0-0)

VI. REFERRALS

VII. ANY OTHER BUSINESS/DISCUSSION

- A. Staff Report: Zoning amendments for Fall Town Meeting:**
- **Definitions**
 - **Use Table**
 - **Solar Energy**
 - **Accessory Apartments**

Director of Inspectional Services, David Moore, is present before the Board to discuss the proposed By-Law amendments.

Discussion ensued about the use table. The Board feels it needs more in depth discussion than they have time for before the Town Meeting deadline.

Discussion ensued regarding in-law apartments. The Board is concerned with the ability to regulate who is in the apartment.

Definition of junk is discussed as well as stating junk is not permitted. Discussion ensued.

Storage containers were discussed. The definition and use was discussed.

Building height is discussed. The Board discussed finding building height based on state regulations.

Accessory building setbacks were discussed. It was discussed that the accessory building could have the same setback as the primary building.

Building area was discussed. Cornices and eaves were counted as part of the building setback, which Mr. Moore believed should not be counted.

Bed and breakfast is discussed. The definition of bed and breakfast has become more defined.

MOTION: Mr. Cronan moves to add eight articles to Town Meeting. Mr. Reed seconds.

VOTE: (4-0-0)

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.

X. EXECUTIVE SESSION

A. Bay Pointe Club Mediation

MOTION: Mr. Cronan moved to enter into Executive Session for the purpose of discussing Bay Pointe mediation proceedings and to not return to regular session. Mr. Reed seconded.

**Roll Call Vote: Bob Reed - Yes
John Cronan –Yes
George Barrett - Yes
Mike Baptiste -Yes**

VOTE: Unanimous (4-0-0)

MOTION: Mr. Cronan moved to adjourn the Executive Session and not return to regular session. Mr. Reed seconded.

**Roll Call Vote: Bob Reed - Yes
John Cronan –Yes
George Barrett - Yes
Mike Baptiste -Yes**

VOTE: Unanimous (4-0-0)

XI. ADJOURNMENT

XII. DOCUMENTS

Date signed: _____

Attest: _____

George Barrett, Chairman
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____