**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: September 12, 2016**

1. **CALL MEETING TO ORDER**

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

1. **ROLL CALL**

Members present: George Barrett, Chair

Mike Fitzgerald

Mike Baptiste

John Cronan

Alan Slavin, bos liaison

Also present: Ken Buckland, Town Planner

1. **PRELIMINARY BUSINESS**
2. **Approval of meeting minutes: August 22, 2016, July 27, 2015**

**MOTION: Mr. Fitzgerald moves to approve the minutes from August 22, 2016 with one correction.**

**MOTION: Mr. Baptiste moves to approve the minutes from July 27, 2015. Mr. Cronan Seconds.**

VOTE: (4-0-0)

1. **ANR – 35 East Boulevard – Lenord Cubellis**

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

**Mr. Fitzgerald moves to approve the plans as presented. Mr. Baptiste seconds.**

1. **Thacher Avenue Concept Presentation – Clark Consulting**

Present before the Board: John Clark, project manager

Richard Mansfield, construction manager

Bill Madden, G.A.F. Engineering, Inc.

Fort Fairfield has ownership of two lots at the end of Thacher Lane. This is a previously approved subdivision plan which was never constructed. A new plan has been devised in lieu of the previously approved plan. Previously, Thacher Lane Extension had been approved but had never been constructed. The applicant is also seeking to combine the two lots into one lot. The applicant is also looking to waive roadway construction requirements to install a driveway type extension. No buildings were approved on the originally approved plan. Discussion ensued.

1. **Street Acceptance Referral – Brittany Drive**

The Town Review Engineer states that the road has been constructed in accordance to the Plan. The Board discusses the possibility of septic running under the road. The Board decides to continue the discussion until this has been reviewed.

1. **Street Acceptance - Timeless Lane**

The applicants for street acceptance of Timeless Lane have not yet submitted the required paperwork for street acceptance. There are 6 houses on the subdivision.

1. **CONTINUED PUBLIC HEARINGS**
2. **Form C – Sandy Pines – Chris Piazzi – Definitive Subdivision Extension**

Present before the Board: Jan Wolverton, attorney

Chris Piazza, owner

Alan Benevides, Woodard and Curran

Roger Gaydou, Alternate Power and Energy

The applicant is requesting a one year extension for a subdivision that was approved in February. Mr. Fitzgerald asks if the Board is waiting for a response from Town Counsel on this matter. Town Counsel had sent an e-mail to Mr. Buckland stating that the Board may grant the extension if they find it appropriate. The previously granted Special Permit, granted to a separate applicant, was never recorded and cannot be found. The applicant is requesting the covenant extension of the subdivision, not of the Special Permit. Discussion ensued.

Present before the Board: Tom Hurrie

Mr. Hurrie is an abutter to the property and strongly believes a solar field is the best use for the land.

Present before the Board: Joshua Casey

Mr. Casey is also in support of the solar array being installed.

**MOTION: Mr. Baptiste moves to close the public hearing. Mr. Fitzgerald seconds.**

**VOTE: (4-0-0)**

**MOTION: Mr. Cronan moves to grant the extension for the subdivision for eighteen months from February 18, 2016. Mr. Baptiste seconded.**

**VOTE: (3-0-1)**

1. **Form C – 9 Cahoon Street – Melvin Gauley – Covenant Extension**

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

The applicant will be heard September 26, 2016.

1. **PUBLIC HEARINGS**
2. **Sandy Pines – Chris Piazzi – Definitive Subdivision Modification**

Present before the Board: Jan Wolverton, attorney

Chris Piazza, owner

Alan Benevides, Woodard and Curran

Roger Gaydou, Alternate Power and Energy

The applicant is requesting a modification to the previously approved definitive subdivision. The applicant is requesting waivers for the 24’ paved road to a 12’ gravel road since the only use of the road will be for routine maintenance of the solar panels. No one will be working on the site. The Board agrees to allow a 16’ gravel road. Mr. Rowley states that the proposed Lot 4 does not have any type of legal access. Mr. Rowley believes an easement should be placed across Lot 1, 2 or 3 in order to provide access. Discussion ensued concerning open space, lighting, screening, etc. The Board also discusses conditions and modifications to the Plan that are required.

**MOTION: Mr. Cronan moves to close the public hearing. Mr. Baptiste seconds.**

**VOTE: (4-0-0)**

**MOTION: Mr. Cronan moves to approve the modification to a solar project at 218 County Road with the waivers requested, the modification from a 12’ access road to a 16’ access road, requested waivers A-K, the comments from Mr. Rowley’s letter, the drainage easements within the original lots be eliminated, and the easement to lot 4. Mr. Baptiste seconds.**

**VOTE: (3-1-0)**

1. **Site Plan Review – 3031 Cranberry Highway – Water Wizz of Cape Cod**

The Board does not have 3 of the abutter notifications, so they continue the public hearing.

**MOTION: Mr. Cronan moves to re-schedule the public hearing until September 26, 2016. Mr. Fitzgerald seconds.**

1. **REFERRALS**
2. **ANY OTHER BUSINESS/DISCUSSION**
3. **NEW BUSINESS** (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)
4. **CORRESPONDENCE**
5. **See correspondence in packets.**
6. **Staff Report**
7. **EXECUTIVE SESSION**
8. Bay Pointe

**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. Fitzgerald seconded.**

**Roll Call Vote: Mike Fitzgerald - Yes**

**John Cronan –Yes**

**George Barrett - Yes**

**Mike Baptiste -Yes**

**VOTE: Unanimous (4-0-0)**

1. **ADJOURNMENT**

**MOTION: Motion made and seconded to close the public hearing at 10:52 P.M. to go into executive session.**

**VOTE: (4-0-0)**

1. **DOCUMENTS**

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

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

**George Barrett, Chairman**

**WAREHAM PLANNING BOARD**

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