

## **MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: August 28, 2017**

### **I. CALL MEETING TO ORDER**

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

### **II. ROLL CALL**

Members present: George Barrett  
John Cronan  
Mike Fitzgerald  
Emmanuel Daskalakis  
Alan Slavin, BOS Liaison

Members absent: Mike Baptiste  
Marc Bianco

Also present: Ken Buckland, Town Planner  
Charles Rowley, Town Review Engineer

### **III. PRELIMINARY BUSINESS**

#### **A. Meeting Minutes:**

- August 14, 2017

Mr. Daskalakis states in the minutes Mr. Cronan was present at that hearing and Mr. Bianco was not. Mr. Barrett states in the minutes when Mr. Rowley states he is unsure if over the course of time the road was continued or not Mr. Barrett feels it should be discontinued.

**MOTION:** Mr. Cronan moves to accept the minutes as corrected. Mr. Fitzgerald seconds.

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

- Executive Session Minutes: February 23, 2016, March 28, 2016, April 27, 2016

**The minutes are tabled.**

### **IV. PUBLIC HEARINGS**

#### **A. Site Plan Review Special Permit – MMDDJSAK – Pattersons Brook Road**

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

Mr. Rogers hands out an aerial photograph of the site. The property is located at the end of Pattersons Brook Road. The aerial photograph shows the existing buildings and their orientation to the industrial park. The wooded land to the south is where they are proposing to construct the two new buildings. The parcel is 21 acres. The applicant is proposing to develop 8.5 acres. The configuration of the two buildings are virtually the same. The two buildings are divided into individual units for lease areas, each of them 60'x120'. One building has 6 tenant spaces the other building would have 4 tenants. The loading docks face each other to allow for delivery trucks to each have enough space for the deliveries. Due to NHESP the applicant is only able to develop 8.5 acres on the site. The site has a minimum pitch. The front of the building has a single row of parking for each building. Mr. Rogers states the buildings proposed are like character with the existing buildings in the industrial park. The lighting and landscaping plans have been provided. Mr. Rogers states they had received Mr. Rowley's review of the project.

Mr. Barrett asked if the purpose of the Form C was strictly to combine the lots. Mr. Rogers states that it is, in order to provide frontage for the project. Mr. Rogers states there is plenty of wall space for wall mounted lighting.

Mr. Daskalakis states that it seems there are not enough windows on the facades. Mr. Daskalakis also states the By-Law states 15% of the coverage of the building should be windows or doors. Mr. Daskalakis states it would require 70+ more windows on one building and 80+ windows on the other building. Mr. Daskalakis also states he does not see in the Zoning By-Law where a metal façade is permitted. Mr. Rogers said he will need to look into the questions. Mr. Rogers states that the windows shown now are the only places where the offices are proposed. The only entity in which those zoning requirements could be requested does not exist any longer. Mr. Rogers states all of the buildings in the park do have metal façades.

Mr. Daskalakis states the approach to the site is very monumental and as they approach the first thing people will see is the loading dock and is wondering if the buildings could be turned to see a more pedestrian oriented view of the building. Mr. Rogers states it is not possible to turn the building due to the no activity zone as well as the radius required for delivery trucks.

Present before the Board: Dennis McCarthy

Mr. McCarthy states the problem with the site is that there's only 8.4 acres to work with. Typically the buildings are set one behind the other to screen the loading docks, however, due to the working area of the site this wasn't feasible.

Mr. Fitzgerald asks Mr. Rogers if he could review signage and lighting. Mr. Rogers states at there is a two post sign at the existing cul-de-sac. There is wall pack lighting. Each doorway has a light. Mr. Rogers states they could install a street light at the cul-de-sac. As the plan is there is no pole or lamp lighting right now. Mr. Rogers says there is a 20' landscape buffer on both sides of the property.

Mr. Daskalakis states that a lot of the landscape buffer is deciduous and the screening will be minimal in the winter. Mr. Rogers states he will consider recommendations of the Board. Mr. Daskalakis also asked if the windows could be more proportionate.

Mr. Fitzgerald asks Mr. Rogers to explain the parking. Mr. Rogers says there are 10 units and estimating 50 employees. The By-Law states there should be 1 space per 1.5 employees on the largest shift. The number required would be 34 spaces, they are providing 55 units, 10 of which are handicapped.

Mr. Daskalakis asked what type of use they're anticipating. Mr. McCarthy states they are anticipating machine shops and light manufacturing are what they anticipate.

Mr. Barrett asked if the limit of work is fixed. Mr. Rogers said that would be a conversation to have with NHESP as they are looking for the largest amount of contiguous land as possible due to the Box Turtles on site. Mr. Barrett states he only asked to see if the buildings could be turned to the loading dock isn't the first thing you see as you enter the site. There are two dumpsters located on the site.

Mr. Rogers explains the drainage plans. Mr. Barrett asks if some of the soil on site could be used to create a landscape buffer to the loading docks.

*Small one* Mr. Daskalakis states he feels it would be worthwhile for the applicant to look into turning the building 90 degrees.

Mr. Rowley states that the site does look as though it is running against the contours of the property. Mr. Rowley recommends laying out the buildings differently and adjusting the driveway, when you pull in it would give you a different view than the loading docks. Mr. Rowley also states the cul-de-sac could be moved. Mr. Rowley is also concerned of the pitch of the pipe for the sewer system.

Mr. Rogers states that a lot of time was spent on this layout and it is not unusual to cut to fill. Mr. Rogers states he will review the Board's suggestions.

Mr. Barrett asks if Mr. McCarthy has had to change the septic system due to the needs of the tenants. Mr. McCarthy says he has not had to do that in Wareham.

Present before the Board: Bernie Pidgeon

Mr. Pidgeon states he wants to ensure there is a sufficient noise buffer as sound does carry from the industrial park now.

Mr. Rogers states he will work with Ken and Charlie to work on these recommendations.

**MOTION: Mr. Fitzgerald moves to September 11, 2017. Mr. Cronan seconds.**

*CONTINUED TO*

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

**B. Form C Subdivision – MMDDJSAK – Pattersons Brook Road**

**V. CONTINUED PUBLIC HEARINGS**

**VI. REFERRALS**

**VII. ANY OTHER BUSINESS/DISCUSSION**

**A. Zoning Articles for Fall Town Meeting**

There are two Zoning Articles that will be held in a public hearing on September 11, 2017. The first was the proposed Solar By-Law and the other was the recodification of the By-Law. Discussion ensued. Mr. Fitzgerald asks if there are limitations on placement of solar panels in residential neighborhoods such as having panels in front yards, side yards, etc.

Mr. Buckland states one of the most important elements of the recodification are changes in the Use Table where he proposed all blank units became a “no”, but that may not be the wish of the Board.

**B. Upcoming Hearings**

September 11, 2017	Town Meeting Articles: - Recodification and Technical Amendments - Solar Energy		
September 25, 2017	Site Plan Review	Kevin Oliveira	6 Recovery Road

**C. Upcoming Deadlines**

**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. Master Plan

**X. ADJOURNMENT**

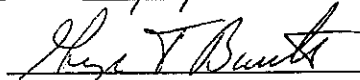
**MOTION:** Mr. Cronan moves to adjourn. Mr. Daskalakis seconds.

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

Adjourned at 8:23 P.M

**XI. DOCUMENTS**

Date signed: 9/11/17 3-0-2

Attest:   
George Barrett, Chairman  
WAREHAM PLANNING BOARD

RECEIVED

SEP 18 2017

Date copy sent to Town Clerk: \_\_\_\_\_  
TOWN OF WAREHAM  
TOWN CLERK