

WAREHAM PLANNING BOARD

MINUTES OF MEETING

Monday, January 11, 2021

ONLINE Meeting at:

<https://us02web.zoom.us/j/88693097515>

CALL MEETING TO ORDER @ 6:05PM

Attending: George Barrett, Richard Swenson, Michael King,
Also Ken Buckland, Charles Rowley

PRELIMINARY BUSINESS

1. Tihonet Pond South, Farm To Market Road, Release of Subdivision Covenant and Bond
[~\$160,000]
C. Rowley stated that some \$58,000 could be released for Tihonet Pond South
Buckland suggested getting an estimate for the remaining work at Cranes Landing and
calculating the difference.
Vote to authorize the inspection of Cranes Landing to calculate the difference; motion by
Swenson/King Vote 3-0-0

PUBLIC HEARINGS

1. 23-20 Definitive Subdivision Plan – TJP Realty Inc., c/o Cape & Islands Engineering – 4
& 6 Shell Lane –
Matt Costa of Cape & Islands Engineering represented the applicant. Result of
application for an ANR deemed a subdivision. Plan includes limited improvements to the
road.
Barrett asked that consideration be given to a minimum size road of 16', but a standard
such as Lydia's Island Road would be sufficient.
Rowley asked for pipes under the driveways, but Costa didn't feel it was necessary.
No comments were submitted by any other agency
Rowley said covenant should be added to plan if bond not submitted
To close the hearing; motion by Swenson/King Vote 3-0-0
To approve the subdivision with standard conditions; motion by Swenson/King Vote 3-0-0
2. 25-20 Special Permit – Stephen Webby c/o Jillian Morton Esq., - 5 Tyler Avenue –
Representing the proponent, Atty. Jillian Morton asking for a continuance to January 25
to wait for at least 4 board members as a super majority. Proposal is to raze existing
house and propose a multi-family project that would handle sect 8 housing.
Jim Munise asked whether a voucher holder could not be turned down and whether a
deed restriction is possible. Answer was no to both.

I. CONTINUED PUBLIC HEARINGS - None

II. ANY OTHER BUSINESS/DISCUSSION

1. 13-18 Winship, LLC – 20 Burgess Point Road – Compliance Report – discussed below
under V.

2. Discussion and possible vote on recommendation for Littleton Drive, 40B Comprehensive Permit

Charlie Adams presented for the proponent, Pennrose
Proceeded through a slide presentation
Discussion ensued on connection to Nicholas Dr

Upcoming Hearings:

Decision Deadlines:

January 25, 2021	#8-20	Site Plan Review	Borrego Solar Systems, Inc.	140 Tihonet Rd.	January 26, 2021
January 11, 2021	#23-20	Definitive Subdivision Plan	TJP Realty, LLC	4 & 6 Shell Lane	April 7, 2021
January 11, 2021	#25-20	Special Permit	Stephen Webby	5 Tyler Avenue	
	#13-18	Land Clearing Special Permit	Winship, LLC	20 Burgess Point Road	May 15, 2021

III. STAFF REPORT

1. Project Compliance Report – The out parcels at Walmart are under construction, Chipolte would come in later.
Barrett asked about a performance bond and Buckland said it was possible
2. Windward Pines Bay Pointe Schedule – Phase 2 and 3 is ready to proceed but it has changed, so needs to be modified. Phase 4 would be townhouse units.

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

V. CORRESPONDENCE

Swenson mentioned note on compliance at Clemmey's property. Buckland noted that unregistered trailers have been removed. And noted that no enforcement can take place until deadline passes.

VI. ADJOURNMENT Motion by Swenson/King @ 8:16PM Vote 3-0-0

Date signed: July 12 2021

Attest: [Signature]

WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____