

WAREHAM PLANNING BOARD

MINUTES OF MEETING

Monday, February 8, 2021

ONLINE Meeting at:

<https://us02web.zoom.us/j/81035166753>

CALL MEETING TO ORDER @ 6:02PM

Members Present: George Barrett, Chairman
Richard Swenson, Member
Michael King, Member
Also Kenneth Buckland and Charles Rowley

PRELIMINARY BUSINESS

1. 1-21 ANR – Lawson Realty Trust., LLC., Richard Brewer – 504 Main Street, Wareham, MA – Map 61, Lot 1172
Plan was presented in revised form from last meeting review. Lines were straightened out and a change in the area was adjusted.
M. King did not like the ‘hockey stick’ lot and does not fit the circle of 150’ diameter.
Richard Brewer, Engineer who drew plan feels it fits the neighborhood.
M. King does not believe it is appropriate use of property.
Upon questioning, the Chair said a majority of the members present would be sufficient so 2 members.
Motion by R Swenson/ G Barrett [out of necessity] to endorse ANR plan as presented and waive the circle requirement. Vote 2-1-0 ;M King dissenting
2. 3-21ANR = Thomas J. Parenteau, TJP Realty, LLC – 9 & 11 Shell Lane, Wareham, MA – Map 20, Lot(s) 1032 & 1033A
Ms. Dermoddy answered questions on the development. Chair Barrett asked to table to the next meeting.
R Swenson said the proposal is a simple lot line change to adjust two existing lots
No action taken.

I. CONTINUED PUBLIC HEARINGS

1. Article For Special Town Meeting – Hospitality, Recreation, and Entertainment Overlay District, north of Route 25, Revised
Chairman Barrett asked the Board members to note any changes.
Charles Rowley offered his comments.
Jeff Tocchio represented the Notis Group
Chairman Barrett noted that bylaw will be on the town Meeting warrant.
Tocchio noted that this is the fourth public hearing. He then reviewed the red-lined version of the bylaw; pre-application process, impacts to groundwater, other impacts,
R Swenson said he was an advocate for the bylaw.
A resident said he was concerned about animal life.
A resident said that she was concerned about a slots parlor and race track that could be built.

Meg Sheehan said she was with an organization concerned about threats to wildlife and groundwater. Need is for response to contamination if found. Additional pollutants must be tested for.

Edward. Pesevich sole source of groundwater and on top of aquifer which could impact public wells. How will sewage be managed, where will wastewater be disposed.

Mr. Palpineri thinks local values make the area important.

Mark Truran stated this is an increase in impervious surfaces and potential pollution is dangerous, and traffic is a large problem. Five times bigger than Wareham Crossing. It needs to be accessed from Rt 25.

Anne Hayes agrees with previous speakers. Slots are highly addictive.

Coastal Pine Barrens organization representative said that there is money and interest in acquiring this land, and encouraging eco-tourism under the Forest Legacy program.

George Barrett asked for Motion to continue to February 22, 2020, to get a full board to discuss the recommendation. Motion by M King/R Swenson to continue to 2/22/2020
Vote 3-0-0

2. 8-20 Site Plan Review – Borrego Solar Systems, Inc. c/o Beals & Thomas, Inc. – 140 Tihonet Road, Wareham, MA. – Map 111, 112 Lot(s) 1000F, 1000G, 1000H, R-1 & 1000

Motion by M King/R Swenson to continue to 2/22/2020 Vote 3-0-0

3. 25-20 Special Permit – Stephen Webby c/o Jillian Morton Esq., - 5 Tyler Avenue – Map 18, Lot 1030

Application has been withdrawn – No action

4. 26-20 Site Plan Review for Solar Energy Installation – BE RE, LLC., c/o Beals & Thomas, Inc. – 0 North Carver Road, Wareham, MA. – Map 104, Lot(s) 1049-A, 1049-B, 1049-D, and 1050

Motion by R Swenson /M King to continue to 2/22/2020 Vote 3-0-0

II. PUBLIC HEARINGS - None

III. ANY OTHER BUSINESS/DISCUSSION

1. Vote on Confirmation of Rescission of The Ponds At Fearing Hill – Subdivision - Edgewood Development Co., LLC

Nothing has been developed so the owner is asking to rescind. Buckland said that Town Counsel suggested taking a formal vote, without the need for public hearing, just a confirmatory vote on the defined rescission.

Motion by R Swenson/M King to confirm rescission Vote: 3-0-0

IV. STAFF REPORT

1. Grant Applications

Buckland listed projects and grant programs and asked the board if there were any projects the board wanted to advance.

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

VI. CORRESPONDENCE

VII. FUTURE MEETINGS

R Swenson thought that the Solar bylaw should be discussed at a future meeting.

VIII. ADJOURNMENT @ 7:42PM Motion by R Swenson/M King 3-0-0

Date signed: July 12 2021

Attest: Mel A. Bp. SA

WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____