

**WAREHAM PLANNING BOARD**

**MINUTES OF MEETING**

**Monday, February 22, 2021**

**ONLINE Meeting at:**

**<https://us02web.zoom.us/j/82406707533>**

CALL MEETING TO ORDER @ 6:00 P.M.

Attending: George Barrett, Chairman, Michael Baptiste, Michael King, Richard Swenson  
Also: Kenneth Buckland, Director of Planning, Charles Rowley, Consulting Engineer

**I. PRELIMINARY BUSINESS**

1. 3-21 ANR - Thomas J. Parenteau, TJP Realty, LLC – 9 & 11 Shell Lane, Wareham, MA – Map 20, Lot(s) 1032 & 1033  
Represented by consultant. Intent is to adjust the lot line between the existing lots to make them closer to being equal in size but to remain unbuildable with about 40 feet of frontage each.
2. 23-20 TJP Realty Inc., c/o Cape & Islands Engineering – 4 & 6 Shell Lane – Map 20, Lot(s) 1035D, 1041, 1042 – To confirm waiver for street lighting  
Ken Buckland recommended the board consider whether this was an inadvertent oversight, or a modification of the subdivision therefor requiring a public hearing.  
Atty Jillian Morton represented the applicant.  
Motion to confirm waiver on subdivision was granted by original decision made by R Swenson/M King; Role call vote 4-0-0

**II. CONTINUED PUBLIC HEARINGS**

1. Article for Town Meeting/Special Town Meeting – Hospitality, Recreation, and Entertainment Overlay District, North of Route 25, Revised  
Jeffrey Tocchio represented the proponent. No changes made to article, just available to answer questions.  
M. Baptiste said he had reviewed the record of hearings.  
G Barrett asked whether a master plan for intent to develop the district to get an idea for development.  
Tocchio said there was no plan in place.  
Discussion ensued.  
Hearing closed on motion of R Swenson/ M King Role call vote 4-0-0  
Motion to recommend the article to Town Meeting of R Swenson/ M King Role call vote  
George Barrett - Yes, Michael Baptiste -No, Michael King - Yes, Richard Swenson - Yes
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  
Buckland noted it was requested for continuance to March 8, 2021  
Motion by R Swenson/M Baptiste to continue to March 8, 2021, Role call Vote 4-0-0

3. 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

Presentation by Sarah Stearns of Beals & Thomas.

Discussed dual use project with cranberry growing and solar panels both in operation at the same time.

R Swenson found that the visual impact comes from the southern entrance. C Rowley noted that there was another point of visibility.

G Barrett noted there was no clearing.

S Stearns noted there was some clearing at access road.

Stearns said there was information on the production of the agri land, Specialist noted that studies by UMass have shown it works.

Motion to continue to March 8, 2021 by R Swenson/M King Role call vote 4-0-0

### III. PUBLIC HEARINGS

1. 2-21 SPR Modification – Wareham Retail Management – 1 Seth F. Tobey Road – Map 87, Lot 1

Notice of Hearing read by Buckland for a drive-thru restaurant.

Atty. Lindsay Wilson and Engineer Derek Redgate represented the owner, Chipolte.

Drive up is for pickup after pre-ordering different from usual drive thru with ordering in line.

Traffic impact was reviewed by Vanasse & Associates.

Baptiste and Swenson asked for left turn only coming out of pickup lane.

Ten parking spaces are committed to Chipolte.

Owner asks for continuance to March 8, 2021 on motion by R Swenson/M King Vote 4-0-0

### IV. ANY OTHER BUSINESS/DISCUSSION

1. Articles for Town Meeting: Solar By-Law, Use Table, Coverage, FAR, Parking  
Buckland reported that certain bylaws need to be taken forward so asked for a public hearing to allow review of FEMA floodplain regulations and MS-4 stormwater regulations to reduce suspended solids and nutrients, phosphorus and nitrogen. Solar bylaw needs to be reviewed as well. Rowley said he would review papers on the subject.

### V. STAFF REPORT

Swenson asked about trailers on Clemmey property. Buckland noted he was allowed to have one by zoning.

### VI. ADJOURNMENT @ 8:55 PM on motion of R Swenson/ M King Vote 4-0-0

Date signed: July 12 2021

Attest: M. A. Barrett

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