

WAREHAM PLANNING BOARD

MINUTES OF MEETING

Monday, May 10, 2021

ONLINE Meeting at: <https://us02web.zoom.us/j/85478597578>

WAREHAM TOWN CLERK
2021 MAY 26 AM 9:54

1. MEETING CALLED TO ORDER @ 6:04PM
2. PRESENT: George Barrett, Chair; Michael Baptiste, Vice Chair; Michael King, Clerk; Richard Swenson; Samuel Corbitt; Carl Schulz, Associate Member
3. PRELIMINARY BUSINESS
 1. Update on Report to Town Meeting – Kenneth Buckland reported to the Board that the report to Town Meeting for June 12 had been revised and was ready to print. It is posted on the Town website. No action taken
 2. 13-18 Compliance Report – Clemmey – 20 Burgess Point Road. The Special Permit has a May 15, 2021 deadline for action and the Board asked the Building Commissioner David Riquinha for a report on compliance. Mr. Riquinha said he had filed a report in October or November of 2020 and that he had nothing to report now. John Decas, an abutter, stated that conditions on the site were causing problems that effected the use and enjoyment of his property. The Planning Board members expressed frustration with action on the site. Mr. Barrett noted that the threat of legal action by anyone allowed the Board to shut off further discussion. The Board asked the Chair to confer with Town Counsel and invite him to Executive Session where the Board could discuss the situation and potential litigation.

Motion by Richard Swenson, second by Michael King to seek Town Counsel's input, voted **5-0-0**

3. 11-20 – Change in Paving Specification – Master Millwork, Inc. – 55 Charlotte Furnace Road – Map 105, Lot MA2. The Board was told that the project proponent was asking to reduce the thickness of the paving layers on the site. Mr. Barrett stated that a stand of white pines that were identified on the landscape plan as to remain, were actually all cut and cleared.

On **Motion** by Richard Swenson and 2nd by Michael King the Board voted **4-1-0** to approve the paving changes as a minor modification and to require the modified plan specification to be recorded at the Registry of Deeds.

On **Motion** by Richard Swenson and 2nd by Michael King the Board voted **5-0-0** to ask the Master Millworks to show how they will replicate the white pine stand that was cleared.

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The following agenda items 4-11 were discussed as a group in terms of procedures and required action of the Board. Mr. Buckland noted that the plans were filed in accordance with the Subdivision Rules and Regulations, and that if the required steps were followed, the properties under the plans would be frozen under the existing zoning for a period of eight years. Mr Swenson and Mr. King asked for legal confirmation of their rights and duties under the law.

On **Motion** by Mr. Swenson and 2nd by Mr. King the Board voted **5-0-0** to have the Chair request assistance on the matter from Town Counsel.

4. 10-21 Acceptance of Preliminary Subdivision Plan – Rocky Maple Cranberry, Co. – Off North Carver Road
5. 11-21 Acceptance of Preliminary Subdivision Plan – LSE Tucana LLC c/o – 1-13 North Carver Road
6. 12-21 Acceptance of Preliminary Subdivision Plan – Entero Energy LLC c/o – 370 County Road
7. 13-21 Acceptance of Preliminary Subdivision Plan – A.D. Makepeace Co. c/o Beals & Thomas Inc. – 0 Maple Springs
8. 14-21 Acceptance of Preliminary Subdivision Plan – A.D. Makepeace Co. c/o Beals & Thomas Inc. – 27 Charge Pond Road
9. 15-21 Acceptance of Preliminary Subdivision Plan – A.D. Makepeace Co. c/o G.A.F. Engineering, Inc. – 150 Tihonet Road
10. 16-21 Acceptance of Preliminary Subdivision Plan – A.D. Makepeace Co. c/o G.A.F. Engineering, Inc. – 140 Tihonet Road
11. 17-21 Acceptance of Preliminary Subdivision Plan – LSE Hydra, LLC c/o G.A.F. Engineering, Inc. – 36, 44, 48 North Carver Road

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12. 8-21 Modification of Special Permit/Site Plan Review – Lowe's Home Centers, LLC. c/o Solli Engineering – 763 Main Street – Map 85, Lot 1002.A2

The consulting engineer from Solli Engineering made the presentation and presented plans showing an addition on the side of the existing Lowe's in Wareham Crossing, for the purpose of handling rental equipment. Parking spaces would be removed to allow fire /emergency access. The Board noted that the parking area and fire access lanes were adjacent to or covered by a lot of outdoor storage, and they questioned how this would be handled without the further loss of access or required parking. The engineer stated that all maintenance of rental equipment would be handled offsite. The Board asked to review the Special Permit that allowed the Wareham Crossing project so they could determine conformance with the conditions of approval.

No action was taken by the Board and the item was continued to the next meeting.

4. **FUTURE MEETINGS**
Monday May 17, 2021

5. ADJOURNMENT

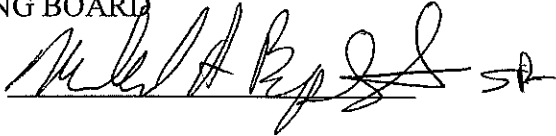
On **Motion** by Richard Swenson and 2nd by Michael King the Board voted **5-0-0** to Adjourn @ 7:55PM

Date signed: _____

Attest: _____

WAREHAM PLANNING BOARD

Date copy sent to Town Clerk:

 5/26/2021

