

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: May 14, 2018

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members present: George Barrett, Chairman
Mike Baptiste, Vice Chair
Marc Bianco
Michael King, Associate Member

Members absent: *EMANUEL PASCHALAKIS*
~~George Barrett, Chairman~~

Also present: Kenneth Buckland, Town Planner

III. PRELIMINARY BUSINESS

A. Meeting Minutes – April 9, 2018

MOTION: Mr. Baptiste moves to approve the meeting minutes with the correction of the date to April 9, 2018 instead of May 9, 2018. Motion seconded.

VOTE: (3-0-0)

B. Robert Perry – Squirrel Island Road – ANR

Present before the Board: Robert Perry

Mr. Perry presents an ANR plan from 96 LLC creating an additional lot on their property. Mr. Perry state the lot meets the minimum frontage required.

MOTION: Mr. Baptiste moves to endorse the Form A Plan. Motion is seconded.

VOTE: (3-0-0)

C. Buzzards Bay Coalition & Perched Inc. – Great Neck Road – ANR

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

Mr. Rogers states this ANR plan is primarily intended to convey 45 acres to the Buzzards Bay Coalition for conservation purposes. This plan combines 7 or 8 lots to convey. Perched Inc. will

keep parcel 104A labeled as not a buildable lot and will be changing a lot line of their own property on parcel 103-6A which is a sliver of the creek.

MOTION: Mr. Baptiste moves to endorse the plan. Mr. Bianco seconds.

VOTE: (3-0-0)

D. William Atwood – 47 Sean Circle – Street Name Change

Present before the Board: William Atwood

Mr. Atwood states that he owns the Cranberry Bogs behind the old Benny's on Cranberry Highway. The address he had been given was 47 Sean Circle, however, 47 Sean Circle already exists in the trailer park. Mr. Atwood would like to change his address from 47 Sean Circle to Atwood Farm Way, it is a private road owned by Mr. Atwood and he is not requesting the town take any responsibility for it. Mr. Bianco asked if it would be #1. Mr. Atwood states it could be any number.

Mr. Buckland states this information was sent to other departments required for name change requests and did not receive any comments.

It will be the Building Commissioners responsibility to give the exact address of the property.

Mr. Rowley states the only complication would be that a street sign would be required. Mr. Atwood states there is an official street sign in Sean Circle.

MOTION: Motion is made and seconded to approve the name change subject to the approval of the police department for emergency purposes.

VOTE: (3-0-0)

IV. PUBLIC HEARINGS

V. CONTINUED PUBLIC HEARINGS

A. Heidi Dobbins- Morse – Spring Avenue – Special Permit/Site Plan Review

Present before the Board: Marc Hebb

Mr. Hebb states the number of units have been reduced to 8 from ten. The infiltration areas have been agreed upon at this time.

The size of the septic system has been reduced due to the reduction of units on the site. The infiltration system has been enlarged to handle 100-year storm events. The plans have not been revised to reflect that change at this time. The length of the road extension in front of the project

has been reduced as well. The septic system is the same type, but it is under the 2,000 gallon threshold.

There is guest parking on the site, but they have been relocated.

Mr. Hebb states a homeowners association would be established to include maintenance for the property.

Present before the Board: Dorohty Vicino

Ms. Vicino asks if the covenant that stated which types of homes could be constructed on the property for Sunny Acres were ever researched. Mr. Barrett states that covenants typically have a 30-year life and expire after that.

Mr. Hebb states he does not recall that conversation at a previous hearing.

Present before the Board: Joe Tavares

Mr. Tavares states that he had proposed constructing two front doors on his property and was denied because it made his home a duplex. Mr. Hebb states he recalls that was a matter before the ZBA and not the Planning Board.

MOTION:

VOTE: (3-0-0)

VI. REFERRALS

VII. ANY OTHER BUSINESS/DISCUSSION

A. Discussion for Zoning for Fall Town Meeting

The Board discusses the existing zoning surrounding Wareham Crossing and Wareham Marketplace. Mr. Barrett recommends viewing the zoning around Wareham Marketplace and Wareham Crossing as well as shortening the Industrial Zone that touches Cranberry Highway as he feels it is restrictive.

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.

IX. ADJOURNMENT

MOTION: Mr. Baptiste moves to adjourn. Mr. Bianco seconds.

VOTE: (4-0-0)

XII. DOCUMENTS

Date signed: 6/28/18 2-0-1

Attest: George Barrett
George Barrett, Chairman
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____

RECEIVED

JUL 09 2018

Town of Wareham
Town Clerk