

**WAREHAM PLANNING BOARD**  
**MINUTES OF THE MEETING**  
**Multi-Service Center, Room 320**  
**48 Marion Road, Wareham, MA 02571**  
**Monday, May 22, 2023**

The following record pertains to a meeting held by the Wareham Planning Board at 6:00PM local time. A video recording of this meeting is available for viewing. The record for the proceedings includes the videotape of the meeting, the resolutions passed, and any document presented during the course of the meeting.

**I. CALL TO ORDER**

Chair King opened the meeting and proceeded to call the roll.

PRESENT MEMBERS: Michael King, Chair  
Carl Schulz  
Jane Gleason  
Mike Baptiste  
Sherry Quirk, Associate Member  
Sam Corbitt

ALSO PRESENT: Kenneth Buckland, Director of Planning and Community  
Development  
Jonathan Dickinson, Assistant Town Planner

ABSENT: -

**II. PRELIMINARY BUSINESS**

**1. #6-23 Julie & Myles Johnson – ANR – 32 & 34 Elmwood Street – Map 38, Lot(s) 229 & 230**

The applicant submitted a request to withdraw.<sup>1</sup>

**2. #7-20 Borrego Solar Systems, Inc. – 27 Charge Pond Road – New Leaf [Borrego] Extension of time SPR/Special Permit**

The applicant requested a continuance to June 26<sup>th</sup>, 2023, to allow the Planning Board to continue to gather information from professional, expert sources.<sup>2</sup>

**3. #9-20 Borrego Solar Systems, Inc. - 150 Tihonet Road – New Leaf [Borrego] Extension of time SPR/Special Permit**

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<sup>1</sup> Request to Withdraw. (2023, May 22).

<sup>2</sup> See: #7-20, Project Folder.

The applicant requested a continuance to June 26<sup>th</sup>, 2023, to allow the Planning Board to continue to gather information from professional, expert sources.<sup>3</sup>

**4. Approval of Minutes: April 10, 2023, April 27, 2023 & May 8, 2023**

**MOTION** – Move to approve the minutes.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz		X	AYE
S. Corbitt			AYE
S. Quirk	X		AYE
M. Baptiste			AYE

Seconded and passed without dissent. 6-0-0

**5. #3-23 Bay Pointe Club, LLC. – ANR – 19 Bay Pointe Drive – Map 9, Lot 1004B & 1004A-1**

No representative was present.

C. Schulz summarized the modification of the Special Permit.<sup>4</sup> The Planning Board, along with K. Buckland, emphasized the importance of having representation present for projects of this nature.

**MOTION** – Move to deny #3-23 Bay Pointe Club, LLC. – ANR – 19 Bay Pointe Drive – Map 9, Lot 1004B & 1004A-1 due to a lack of information and incomplete submissions and lack of representative with knowledge to answer any questions from the Planning Board.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz			AYE
S. Corbitt	X		AYE
S. Quirk			AYE
M. Baptiste		X	AYE

Seconded and passed without dissent. 6-0-0

C. Schulz made a request for the consulting engineer and the applicant's engineer to attend the next Planning Board meeting if the plans were resubmitted. The purpose would be to address any questions and provide input on the project. M. King agreed with this suggestion.

**MOTION** – Move to request applicant make a minor modification to the Special Permit to reflect updates to Map 9, Lot 1004B & 1004A-1.

<sup>3</sup> See: #9-20, Project Folder.

<sup>4</sup> See: #3-23, Project Folder; and Form A. (2023, March 14).

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz	X		AYE
S. Corbitt		X	AYE
S. Quirk			AYE
M. Baptiste			AYE

Seconded and passed without dissent. 6-0-0

The purpose of the minor modification would be to update the documentation filed at the registry to accurately reflect the applicant's plans for the ANR plan. This modification would ensure that the registry records align with the proposed changes and intentions of the applicant.

**6. #4-23 Bay Pointe Club, LLC. – ANR – 19 Bay Pointe Drive – Map 2, Lot 1004A**

No representative was present.

M. King explained that a minor modification is being considered for Phase I, which is not currently aligned with the COA due to the bond not being enforced. K. Buckland clarified that the bond is currently in force for Phase II. C. Schulz stated that all requirements for Phase I are now included within Phase II. M. King confirmed that any outstanding requirements for Phase I are still being enforced. The Planning Board would be addressing a minor modification specifically for Phase II. C. Schulz confirmed this with Mr. Faye. It was agreed that Phase II is covered by a tripartite agreement with an associated bond in effect, while Phase III is covered by a separate covenant. The Planning Board proceeded to review a mylar document signed by Bradford Travers on May 22, 2023, and an ANR Plan signed May, 22, 2023 by Bradford Travers. During the examination of the documents, discrepancies were found when compared to prior plans. The Planning Board expressed disappointment with the absence of representation from the applicant to address questions and provide clarification.<sup>5</sup>

**MOTION** – Move to deny the #4-23 Bay Pointe Club, LLC. – ANR – 19 Bay Pointe Drive – Map 2, Lot 1004A ANR application due to lack of information and incomplete filing.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz	X		AYE
S. Corbitt			AYE
S. Quirk		X	AYE
M. Baptiste			AYE

Seconded and passed without dissent. 6-0-0

<sup>5</sup> See: #4-23, Project Folder.; and Form A. (2023, March 14).

C. Schulz made a request for the Planning Board's consulting engineer to review the plans. M. King further requested that both the consulting engineer and the applicant's engineer be present at the next meeting.

Following discussion of #3-23 Bay Pointe Club, LLC. – ANR – 19 Bay Pointe Drive – Map 9, Lot 1004B & 1004A-1, and the motion by C. Schulz to request a minor modification to the Special Permit for Map 9, Lot 1004B & 1004A-1, the following motion was made.

**MOTION** – Move to request Bay Pointe Club, LLC make a minor modification of the Special Permit to reflect changes to Map 2, Lot 1004A.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz	X		AYE
S. Corbitt		X	AYE
S. Quirk			AYE
M. Baptiste			AYE

Seconded and passed without dissent. 6-0-0

### III. CONTINUED PUBLIC HEARINGS

#### 1. Discussion with possible vote - Proposed Adding Design Guidelines in WV-1R District to Planning Board Rules and Regulations

An error was made in posting; thus, the discussion was moved to a future date.

**MOTION** – Move to continue the discussion with possible vote for proposed Adding Design Guidelines in WV-1R District to Planning Board Rules and Regulations, current draft dated May 18, 2023, to June 8, 2023.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz	X		AYE
S. Corbitt			AYE
S. Quirk		X	AYE
M. Baptiste			AYE

Seconded and passed without dissent. 6-0-0

### IV. MEMBER COMMENTS

K. Buckland relayed he had yet to hear back from the Attorney General regarding the Solar By-Laws.

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*Kathy Pappalardo, Fearing Hill Road Resident*

K. Pappalardo questioned the next public hearing on the design guidelines, which she noted was a Thursday. The Planning Board reviewed this. She then questioned when the design guidelines would be posted, to which the Planning Board responded the next day.

**MOTION** – Move to update the motion to review the design guidelines on June 12, 2023.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz	X		AYE
S. Corbitt		X	AYE
S. Quirk			AYE
M. Baptiste			AYE

Seconded and passed without dissent. 6-0-0

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## V. AJOURNMENT

**MOTION** – Move to adjourn.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz			AYE
S. Corbitt	X		AYE
S. Quirk			AYE
M. Baptiste		X	AYE

Seconded and passed without dissent. 6-0-0

The meeting was adjourned at approximately 6:38PM local time.

Approved by Planning Board Clerk: 

Date submitted to Town Clerk: \_\_\_\_\_

WAREHAM TOWN CLERK  
2023 JUN 15 PM4:53