

**WAREHAM PLANNING BOARD**

**MINUTES OF MEETING**

**Monday, May 24, 2021**

WAREHAM TOWN CLERK  
2021.05.12 PM 12:13

**ONLINE Meeting at: <https://us02web.zoom.us/j/83346455729>**

1. MEETING CALLED TO ORDER @ 6:00PM
2. PRESENT: George Barrett, Chair; Michael Baptiste, Vice Chair; Michael King, Clerk; Richard Swenson; Samuel Corbitt; Carl Schulz, Associate Member
3. MINUTES TO APPROVE  
  
Motion by Richard Swenson, 2<sup>nd</sup> by Sam Corbitt, Approve minutes of May 10, 2021  
Vote 5-0-0
4. EXECUTIVE SESSION  
  
Board went into executive session and later returned to regular session.
5. PRELIMINARY BUSINESS
  1. Discussion with Town Counsel Regarding 'Zoning Freeze' Protection under MGL Chap 40A Section 6; Special Permits, Subdivisions, and Building Permits  
Town Counsel Rich Bowen, described the 'Borrego memo' from Atty. Greg Sampson as detailing the issue of zoning freeze protection. The Board accepted that the Preliminary Subdivision Plans were correctly filed and protect against any zone changes for a period of 8 years, if a definitive plan is approved. The Special Permits do not provide the same level of protection and are good for one year.
  2. Bay Pointe – Modification of Approved Subdivision, Special Permit and Site Plan Approval. Chris Reynolds of Bay Pointe presented for the applicant. He explained that the Phase 2 and 3 were modified to add more room for the golf course. Anchor Way was eliminated. Kenneth Buckland noted that the change in the Subdivision requires a public hearing so that this hearing should be scheduled for the end of June. The Board proceeded without further comment.
  3. 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  
  
Casey Burch of Solli Engineers presented for the applicant. Mr. Buckland stated that the latest plan dated 5/24 was the plan agreed to by the Fire Department. Discussion ensued on parking spaces available and outdoor display. Charles Rowley noted that a previous ZBA permit restricted display on the I-95 side. The Board continued discussion until June 7 for more information on parking and outdoor display.  
No action taken.
  4. 11-20 Compliance Check – Master Millwork, Inc. – 55 Charlotte Furnace Rd – Map 105, Lot MA2 Mr. Buckland noted that a revegetation plan was requested but has not yet been received. Mr. Rowley stated that he found errors in the paving thickness.  
Motion by Carl Schulz, 2<sup>nd</sup> by Michael King to send a letter to Zoning Enforcement that all work must stop until cores are taken of the pavement to determine depth and type of material, at locations identified by Charles Rowley

5. 19-21 ANR – David Fletcher – 0 Route 25 – Map 115, Lot 1000. Betsy Mason presented for the applicant. ANR is a perimeter plan showing no subdivision with access from an easement. Discussion ensued as to what is an appropriate ANR to endorse. Mr Buckland recommended endorsement.  
Motion by Michael King 2<sup>nd</sup> by Michael Baptiste that plan did not meet the standard for endorsement.  
Vote 4-0-2 with George Barrett and Sam Corbitt abstaining

6. 20-21 ANR – Canning Realty, LLC. c/o G.A.F. Engineering, Inc. – 81 Charlotte Furnace Road – Map 105, Lot B1  
Motion by Richard Swenson, 2<sup>nd</sup> by Michael King, approved for endorsement. Vote 5-0-0

7. 22-21 ANR – JDC Wareham, LLC c/o Bohler Engineering – 2419 & 2427 Cranberry Highway and 4 Seth F. Tobey Road – Map 85, Lot(s)1004A, 1004D, and 1006. Mr. Buckland pointed out the change in lot lines on the ANR plan. Discussion ensued on the changes.  
Motion by Richard Swenson, 2<sup>nd</sup> by Michael King, approved for endorsement. Vote 5-0-0

6. CONTINUED PUBLIC HEARINGS - None

7. PUBLIC HEARINGS

1. 10-21 Preliminary Subdivision Plan – Rocky Maple Cranberry, Co. – Off North Carver Road. Sarah Stearns presented for the applicant. Plan shows a 3-lot subdivision filed to protect existing zoning. No public comment.  
Motion by Michael Baptiste, 2<sup>nd</sup> by Richard Swenson to close hearing,  
Vote 5-0-0  
Motion by Michael Baptiste, 2<sup>nd</sup> by Michael King to accept the plan as presented,  
Vote 5-0-0
2. 11-21 Preliminary Subdivision Plan – LSE Tucana LLC – 1-13 North Carver Road. Mr. Buckland pointed out that this was a parcel that had not yet been filed for a solar farm. No public comment.  
Motion by Michael Baptiste, 2<sup>nd</sup> by Richard Swenson to close hearing,  
Vote 5-0-0  
Motion by Michael Baptiste, 2<sup>nd</sup> by Richard Swenson to accept the plan as presented,  
Vote 5-0-0
3. 12-21 Preliminary Subdivision Plan – Entero Energy LLC c/o – 370 County Road. No public comment.  
Motion by Richard Swenson, 2<sup>nd</sup> by Michael Baptiste to close hearing,  
Vote 5-0-0  
Motion by Michael Baptiste, 2<sup>nd</sup> by Michael King to accept the plan as presented,  
Vote 5-0-0

8. PUBLIC COMMENT ON MASTER PLAN; Updates and New Initiatives  
Tricia Wurtz offered that she had been in a firm that prepared strategic plans for corporations and offered her services.
9. ANY OTHER BUSINESS/DISCUSSION

10. STAFF REPORT

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

12. CORRESPONDENCE

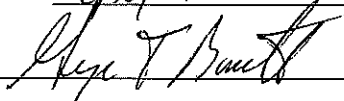
13. FUTURE MEETINGS

Next Meeting June 14, 2021

14. ADJOURNMENT

Motion by Richard Swenson 2<sup>nd</sup> by Michael King, meeting adjourned at 9:40pm

Date signed: 6/30/21

Attest: 

WAREHAM PLANNING BOARD

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