

WAREHAM PLANNING BOARD
MINUTES OF MEETING
Monday, June 14, 2021
ONLINE MEETING

WAREHAM TOWN CLERK
2021 AUG 10 PM 4:13

MEETING CALLED TO ORDER @ 6:02PM

PRESENT: George Barrett, Chair; Michael Baptiste, Vice Chair; Michael King, Clerk; Richard Swenson; Samuel Corbitt; Carl Schulz, Associate Member

APPROVAL OF MEETING MINUTES – No minutes were approved. Mr. Barrett said Executive Session minutes should be approved in executive session. Mr. Schulz questioned date on January 27 and January 13 minutes.

PRELIMINARY BUSINESS

Spring Avenue – Request of Performance Bond Release in the amount of \$10,013.75 Representative of Sheridan Builders was not present. Report from Municipal Maintenance was not available, so no action was taken.

8-21 Modification of Special Permit/Site Plan Review – Lowe's Home Centers Casey Burch of Solli Engineering represented the applicant and stated that revisions to the plan permanently set aside existing parking areas to use for seasonal displays, which would leave 463 spaces available, which meets current zoning, and that the Fire District would be contacted to approve the layout. Planning Board asked for movement of display area northerly on Northeast side to provide more room for emergency access around the corner of the building, notice of approval by Fire District, and review of previous ZBA parking variance for required spaces. On motion by R. Swenson/ M. King; request for modification approved with 3 conditions:

1. That the previous variance from ZBA will be modified as necessary.
2. That the Fire Department will sign off on the project.
3. That the storage area in the northeast section of the parking lot will be reduced in size.

Roll call vote; 5-0-0

24-21 ANR – David Fletcher – 0 Route 25 –

Betsy Mason of Klavens Law Group represented the applicant. Ms. Mason presented case law and a review of the State law to support endorsement. Mr. Buckland, Director of Planning, recommended endorsement because the plan did not show a regulated subdivision. Mr. Schulz said his review indicated that the frontage was the issue to consider. The plan shows 20' of frontage provided by the easement from Glen Charlie Road. The Planning Board asked for an opinion from Town Counsel and determined that the deadline for action would allow them to act at the next regular meeting, June 28.

11-20 Enforcement of Site Plan Special Permit – Master Millwork, Inc. – Mr. King asked if a stop work order was in effect. Mr. Buckland stated that the Building permit has not been issued and is pending action. Mr. Rowley, Town Consulting Engineer, reported that test pits had been made as required to determine the depth of the materials in the proposed paved areas of the site. Mr. Rowley found the depth to be deficient as compared to the approved specification. In addition, work on the drainage facilities in the rear of the property had been completed

without a site inspection and would need confirmation. Mr. Buckland asked as to what level would enforcement action be taken. Mr. Swenson asked what issues there are with the project if the specification was not met. Mr. Rowley said that he had talked to the site design engineer, Bill Madden at GAF and that Mr. Madden had recommended the specification based on other similar sites. Mr. Rowley and Mr. Schulz asked for restoration of the trees and vegetation cut down in the frontyard. The Planning Board took no action pending additional information to be provided.

CONTINUED PUBLIC HEARINGS - None

PUBLIC HEARINGS

Chairman Barrett waived the reading of the public hearing notices, without objection.

13-21 Preliminary Subdivision Plan – A.D. Makepeace Company and David Fletcher c/o Beals & Thomas, Inc. – 0 Maple Springs Road – Map 126, Lot L1 and Map 115 Lot(s) 1011, 1012, 1013, 1014, 1015, and LC6

Applicant was represented by legal counsel from Brown Rudnick, Gregory Sampson. Plan is a three lot subdivision with a subdivision road that provides required frontage to the interior lot.

Meg Sheehan representing the Community Land and Water Coalition spoke against approving the submission, and stated that the Planning Board should reject each of the Preliminary Plans because they do not comply with the Town's Subdivision Rules and Regulations.

Lisa Morales spoke against approving the submission.

Motion by Mr. Swenson, 2nd by Mr. King to close the hearing; Vote 5-0-0

Motion by Mr. Swenson, 2nd by Mr. King to accept the subdivision; Vote 5-0-0

14-21 Preliminary Subdivision Plan – A.D. Makepeace Company c/o Beals & Thomas, Inc. – 27 Charge Pond Road – Map 110, Lot(s) 1015, 1016 and 1024

Applicant was represented by legal counsel from Brown Rudnick, Gregory Sampson. Plan is a three lot subdivision with a subdivision road that provides required frontage to the interior lot.

Meg Sheehan representing the Community Land and Water Coalition spoke against approving the submission, and stated that the Planning Board should reject each of the Preliminary Plans because they do not comply with the Town's Subdivision Rules and Regulations.

Annie Hayes questioned what was required and allowed for zoning protection.

Motion by Mr. Swenson, 2nd by Mr. King to close the hearing; Vote 5-0-0

Motion by Mr. Swenson, 2nd by Mr. King to accept the subdivision; Vote 5-0-0

15-21 Preliminary Subdivision Plan – A.D. Makepeace Company c/o G.A.F. Engineering, Inc. – 150 Tihonet Road – Map 111, Lot 1000 B and 1000C

Applicant was represented by legal counsel from Brown Rudnick, Gregory Sampson. Plan is a three lot subdivision with a subdivision road that provides required frontage to the interior lot.

Meg Sheehan representing the Community Land and Water Coalition spoke against approving the submission, and stated that the Planning Board should reject each of the Preliminary Plans because they do not comply with the Town's Subdivision Rules and Regulations.

Motion by Mr. Swenson, 2nd by Mr. King to close the hearing; Vote 5-0-0

Motion by Mr. Swenson, 2nd by Mr. King to accept the subdivision; Vote 5-0-0

16-21 Preliminary Subdivision Plan – A.D. Makepeace Company c/o G.A.F. Engineering, Inc. – 140 Tihonet Road – Map 112, Lot(s) 1000F and 1000H
Applicant was represented by legal counsel from Brown Rudnick, Gregory Sampson. Plan is a three lot subdivision with a subdivision road that provides required frontage to the interior lot.

Meg Sheehan representing the Community Land and Water Coalition spoke against approving the submission, and stated that the Planning Board should reject each of the Preliminary Plans because they do not comply with the Town's Subdivision Rules and Regulations.

Motion by Mr. Swenson, 2nd by Mr. King to close the hearing; Vote 5-0-0

Motion by Mr. Swenson, 2nd by Mr. King to accept the subdivision; Vote 5-0-0

17-21 Preliminary Subdivision Plan – LSE Hydra LLC. c/o G.A.F. Engineering, Inc. – 36, 44, 48 North carver Road – Map 104, Lot(s) 1046, V/B, V/C

Applicant was represented by William Madden of GAF Engineering. Plan is a three lot subdivision with a subdivision road.

Meg Sheehan representing the Community Land and Water Coalition spoke against approving the submission, and stated that the Planning Board should reject each of the Preliminary Plans because they do not comply with the Town's Subdivision Rules and Regulations.

Motion by Mr. Baptiste, 2nd by Mr. Swenson to close the hearing; Vote 5-0-0

Motion by Mr. Swenson, 2nd by Mr. Baptiste to accept the subdivision; Vote 5-0-0

18-21 Preliminary Subdivision Plan – Wareham MA3, LLC c/o Atlantic Design Engineers, Inc. – 91 & 101 Fearing Hill Road – Map 91, Lot 1000 and Map 74, Lot 1007

Applicant was represented by Joseph Shanahan for the Entero energy company. Plan is a three lot subdivision with a short subdivision road.

Nancy McHale of the Wareham Land Trust noted that land adjacent to the parcel is town conservation land and that the highpoint for the area is where the solar field would be located on the parcel, and so highly visible.

Motion by Mr. Baptiste, 2nd by Mr. King to close the hearing; Vote 5-0-0

Motion by Mr. Swenson, 2nd by Mr. King to accept the subdivision; Vote 5-0-0

PUBLIC COMMENT ON MASTER PLAN; Updates and New Initiatives - No public comment. Mr. Swenson suggested that the Board use future meetings to determine the Master Plan goals it wants to advance.

ANY OTHER BUSINESS/DISCUSSION - None

STAFF REPORT - None

NEW BUSINESS - None

CORRESPONDENCE - None

FUTURE MEETINGS

June 28, 2021 – Change of Venue Notice *posted*

ADJOURNMENT – Motion by Mr. Swenson. 2nd by Mr. Baptiste, Vote 6-0-0 Adjourned at 9:24pm

Hearings:**Decision Deadlines:**

May 10, 2021	#8-21	Mod of Special Permit/ SPR	Lowe's Home Centers, LLC	763 Main Street	
May 24, 2021	#10-21	Prelim Subd. Plan	Rocky Maple Cranberry, Co	Off North Carver Rd	June 17, 2021
May 24, 2021	#11-21	Prelim Subd. Plan	LSE Tucana LLC	1-13 North Carver Road	June 12, 2021
May 24, 2021	#12-21	Prelim Subd. Plan	Entero Energy LLC	370 County Road	June 12, 2021
June 14, 2021	#13-21	Prelim Subd. Plan	A.D. Makepeace Co.	0 Maple Springs	June 19, 2021
June 14, 2021	#14-21	Prelim Subd. Plan	A.D. Makepeace Co.	27 Charge Pond Road	June 19, 2021
June 14, 2021	#15-21	Prelim Subd. Plan	A.D. Makepeace Co	150 Tihonet Road	June 19, 2021
June 14, 2021	#16-21	Prelim Subd. Plan	A.D. Makepeace Co	140 Tihonet Road	June 19, 2021
June 14, 2021	#17-21	Prelim Subd. Plan	LSE Hydra, LLC	36, 44, 48 North Carver Road	June 19, 2021
June 14, 2021	#18-21	Prelim Subd. Plan	Wareham MA3, LLC	91 & 101 Fearing Hill Rd	June 20, 2021
June 28, 2021	#23-21	Mod of Special Use Permit / Site Plan Approval/Def. Subd. Plan	Bay Pointe Club LLC	19 Bay Pointe Drive	
	#13-18	Land Clearing Special Permit	Winship, LLC	20 Burgess Point Road	May 15, 2021

Michael A. Bpdt SR
8/9/2021