

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: July 9, 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, Clerk
Marc Bianco
Emmanuel Daskalakis
Mike King

Members absent:

Also present: Kenneth Buckland, Town Planner

III. PRELIMINARY BUSINESS

A. Meeting Minutes

There are no minutes to review at this time

B. Covenant Release - John Decas – Burgess Point Shores Subdivision

Mr. Buckland states they have requested a subdivision plan from the architect and the site will need to be reviewed per the plan to ensure the work has been completed. Mr. Barrett states they will put this on the agenda for July 23, 2018.

C. Request for Minor Modification of Special Permit – Bay Pointe LLC – Bay Pointe Drive; Phase One

Present before the Board: Chris Reynolds

Mr. Reynolds is before the Board to request a Minor Modification to the Site Plan Review. After some marketing studies were done it was recommended that the layout of some of the housing types be revised. This will increase the footprint on the duplexes. The setbacks will remain the same. The property lines are proposed to be modified as well as the orientation of the homes.

MOTION: Motion made and seconded to approve the Form A.

VOTE: (5-0-0)

E. Discussion and Vote on Tripartite Agreement — Bay Pointe LLC – Bay Pointe Drive; Phase One

Present before the Board: Chris Reynolds

Mr. Rowley asks if the definitive plan reference in the modification approval be removed. Mr. Rowley also requests that the modification request describe what changes are being requested. Mr. Buckland states he has those revisions in a separate version of the document. The Board also discusses engaging a Tri-Partite agreement to release the existing covenant. Mr. Buckland will review the tri-partite agreement as well as the modification decision with Town Counsel. Mr. Buckland states that the tri-partite agreement should state that the lender would cover completion costs should the applicant fail to complete the work.

F. Street Acceptance Recommendation – William Konish - Candle Paper Lane

Present before the Board: No one is present at this time

Mr. Daskalakis leaves the meeting at 9:09

Mr. Buckland states that Mr. Konish is looking for street acceptance but has not officially petitioned with the Board of Selectmen. Mr. Barrett states that the Board of Selectmen will look for a report with the Planning Board. Mr. Rowley as well as Municipal Maintenance Director, David Menard, will need to inspect the road to ensure there is no outstanding work that needs to be completed and will report to the Planning Board.

IV. PUBLIC HEARINGS

V. CONTINUED PUBLIC HEARINGS

VI. REFERRALS

VII. ANY OTHER BUSINESS/DISCUSSION

A. Discussion of Zoning Articles for Fall Town Meeting

a. Dimensional Standards

Mr. Buckland states that David Riquinha had asked for some additional changes to the Zoning By-Laws that were not included in Spring Town Meeting. One change includes setting minimum standards for lot sizes.

b. Tremont Nail Factory Redevelopment District

The Wareham Redevelopment Authority is looking for an overlay district over Tremont Nail to allow re-use options at the Tremont Nail Factory that conform to the Tremont Nail vision, which is difficult with current zoning. Tremont Nail Factory (TNF) is in the WV1 district and restricted uses include health facilities, athletic facilities, apartments, mixed-use buildings, light

manufacturing, marine connected use, conference centers, hotels, accessory food and beverage uses. This is very restrictive in attempting to accomplish the vision for TNF. The overlay district is proposed to encompass from TNF to Route 28 to the existing WV1 line and out to the railroad tracks. Mr. Buckland intends to allow the list of prohibited uses, artist studios, and marijuana product manufacturing.

The Board is very concerned with the area being so close to a childcare center, with the potential negative impacts regarding the new allowed uses, potential odor, the ability to utilize the remainder of the site.

c. TDR revisions

Mr. Buckland took ideas from the Master Plan. Proposed are a new map with more strategic sending and receiving areas, a user guide explaining the TDR process, a sample project that shows TDR process, consideration of advanced features such as a bank, incentives of the transfer of commercial space, a partnership with Carver on a TDR program.

d. West Wareham Zoning; District Boundaries and Design Guidelines

Mr. Buckland recommends having a West Wareham zoning study in order to re-zone West Wareham in accordance with the uses that are there rather than the zoning that is there. The Board would be looking for volunteers to perform the zoning study.

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.

X. ADJOURNMENT

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

VOTE: (5-0-0)

XI. DOCUMENTS

Date signed: 8/27/18 ~~8-27-18~~ 4-0-1

Attest: George T. Barrett
George Barrett, Chairman
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____

RECEIVED

AUG 28 2018

TOWN OF WAHEHAM
TOWN CLERK