

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: July 10, 2017

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members present: Michael Baptiste, Acting Chairman
Mike Fitzgerald
John Cronan [appeared at 7:14 P.M.]
Emmanuel Daskalakis
Marc Bianco, Associate Member
Alan Slavin, BOS Liaison

Members absent: George Barrett

Also present: Ken Buckland, Town Planner
Charles Rowley, Town Review Engineer

III. PRELIMINARY BUSINESS

A. Meeting Minutes – June 26, 2017; Executive Session Minutes: February 23, 2016, March 28, 2016, April 27, 2016

MOTION: Mr. Fitzgerald moves to accept the minutes of June 26, 2017, with a corrected vote on the All American Assisted Living Facility as VOTE: (3-0-1). Mr. Daskalakis seconds.

VOTE: (3-0-0)

John Cronan appeared at 7:14 P.M.

B. Form A – Highland Inc. – Glen Charlie Road

Present before the Board: Michael Pimental, of JC Engineering

Discussion ensued on interpretation of contiguous lot area under section 612 of the Zoning By-Laws.

MOTION: Mr. Daskalakis moves to endorse the Form A Plan. Mr. Fitzgerald Seconds.

VOTE: (5-0-0)

IV. PUBLIC HEARINGS

V. CONTINUED PUBLIC HEARINGS

A. Special Permit, Site Plan Review, Definitive Subdivision – Bay Pointe – Bay Pointe Drive

The applicant has requested a continuance until July 24, 2017 as the mediator was unable to make it to the previous hearing. Mr. Cronan states he will not be present July 24, 2017. Mr. Fitzgerald asks if a Landscape Architect can be asked to complete a review of the project under the 53G account.

VI. REFERRALS

A. Walmart Customer Pick-up location and Canopy – ZBA application

Mr. Buckland introduced this as a question for major or minor amendment of the Special Permit, which the Planning Board had jointly reviewed previously with the ZBA. Mr. Fitzgerald was concerned about tractor trailer deliveries. Mr. Rowley said there was sufficient room for deliveries but that signage for the pickup was a potential internal site circulation problem. Mr. Fitzgerald recommended the Planning Board recommend to the ZBA their concerns but state that in the Planning Board's opinion the change was minor and not major.

VII. ANY OTHER BUSINESS/DISCUSSION

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.**
- B. Master Plan**

Mr. Buckland asked the Board to give their input on the Master Plan Update; what were their top goals or issues. They were:

- Upgrade Cranberry Highway for higher quality commercial development and a better quality of life for residents in the corridor.
- Find incentives for the redevelopment of abandoned properties.
- Improve the attractiveness of Main Street.
- Amend and write the Zoning By-Laws so they are enforceable.
- As a coastal community, protect and value the waterfront and waterfront access. Resurrect the Waterfront Access Map and Harbor Management Plan. Improve utilization and protection of the commercial and public waterfront.
- Amend and adopt new design standards and guidelines.

Associate member Marc Bianco leaves at 8 P.M.

C. Zoning

Mr. Buckland presented a summary table of Solar Bylaws from Bourne, Marion and Plymouth, and recommended a Solar Bylaw because of continued applications for projects. The Board agreed that a Solar Bylaw for the Fall Town Meeting would be acceptable for consideration in August.

X. ADJOURNMENT

MOTION: Mr. Fitzgerald moves to adjourn. Mr. Cronan seconds.

VOTE: (4-0-0)

Adjourned at 8:23 P.M

XI. DOCUMENTS

Date signed: 7/24/17 5-0-0

Attest: George Barrett

George Barrett, Chairman

WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____

RECEIVED

AUG 15 2017

TOWN OF WAREHAM
TOWN CLERK