

**MINUTES OF MEETING
PLANNING BOARD**

Monday, July 12, 2021

Place: Room 320

Multi-Service Center

48 Marion Road

Wareham, MA 02571

ONLINE Connection:

<https://us02web.zoom.us/j/89749369815>

Call Meeting to Order @ 6pm

1. ROLL CALL

Richard Swenson	Present
Sam Corbitt,	Present
Mike Baptiste	Present

2. MINUTES TO APPROVE

- 1. January 27, 2020; March 9, 2020; September 28, 2020; October 19, 2020; October 26, 2020; November 9, 2020; November 23, 2020; December 28, 2020; January 11, 2021; January 25, 2021; February 1, 2021; February 8, 2021; February 22, 2021**
- 2. Motion to approve minutes by Sam Corbitt, Second by Mike Baptiste Vote 3-0-0**

Mike Baptiste	Aye
Sam Corbitt	Aye
Richard Swenson	Aye

3. PRELIMINARY BUSINESS

- 1. 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 – Signing Decision**

Decision Signed

- 2. Re-endorsement of ANR for Lot 15 as shown on Land Court Plan 18302-G, for Mallory Decas at Tower Terrace**
Re-endorsement approved and signed by Mike Baptise

- 3. 24-21 ANR – David Fletcher – 0 Route 25 – Map 115, Lot 1000**

Discussion

Kenneth Buckland: Town Counsel did not weigh in on decision. The Planning can chose to endorse it as a subdivision or as an ANR and endorse the plan. ANRs were

given as an option to the development community to freeze zoning by the State Legislature.

Richard Swenson: The case law, specifically, Town of Acton supports ANR as a way to freeze zoning.

Motion to approve the ANR by Richard Swenson, Second by Sam Corbitt Vote 3-0-0

Richard Swenson Aye

Sam Corbitt Aye

Mike Baptiste Aye

4. 11-20 Enforcement of Site Plan Special Permit – Master Millwork, Inc. – 55 Charlotte Furnace Rd – Map 105, Lot MA2

Discussion

Kenneth Buckland: No new information came in from Master Millwork.

5. 4&6 Shell Lane – Release of Covenant – Mark & Cheryl Connolly

Discussion:

Kenneth Buckland: The work to the site has been completed as intended. No report from Municipal Maintenance or Consultant Charlie Rowley. No standing water along the road.

Applicant: Supplied an As Built plan to the Planning Board. No standing water along the road.

Motion to Release Covenant by Richard Swenson, Second by Sam Corbitt

Richard Swenson Aye

Sam Corbitt Aye

Mike Baptiste Aye

6. 13-18 Enforcement of Special Permit at Winship Ave

Discussion

General Discussion by the Board: Enforcement of Special Permits is left to the Building Commissioner. The Planning Board is left out of these conversation. The Planning Board will meet at a future date to discuss Enforcement of Special Permits.

7. 27-21 ANR – Timothy A. Ciaffoni – 3 Tow Road – Map 108, Lot 1019

Motion to Endorse by Richard Swenson, Second by Sam Corbitt Vote 3-0-0

Richard Swenson Aye

Sam Corbitt Aye

Mike Baptiste Aye

4. CONTINUED PUBLIC HEARINGS

1. 23-21 Modification to Special Use Permit, Site Plan Approval & Definitive Subdivision Plan – Bay Pointe Club, LLC – Map 2,8,9,10 Lot 1004A

Discussion

Consultant Charles Rowley and Kenneth Buckland: Report has not been sent yet. Tim Fay and Chris Reynolds will sit down in a future meeting with Kenneth Buckland to discuss details of upcoming plans.

Continue to July 26th, 2021

~~2. 21-21 Site Plan Review – Warcham MA 3, LLC – 91 & 101 Fearing Hill Road – Map 91 & 71, Lot(s) 1000 & 1007 Continued to July 26, 2021~~

Discussion

General: It is not appropriate to discuss projects without a full board and applicant present at a public hearing. However, if a member of the public came from a distance to comment on the project, then the Board would take in comments that would be addressed at the next public hearing with the applicant.

Continue to July 26th, 2021

5. PUBLIC HEARINGS

1. 25-21 Preliminary Subdivision Plan - AD Makepeace Co. - 0 Maple Springs Road

General: Re-proposing the same Preliminary Plan filed in June but with an additional assessors parcel (LC6) that was omitted in the original filing. The application was filed on June 9th, 2021. The revision of the plan questions whether the revised preliminary plan was submitted on time to freeze zoning. This was filed before Town Meeting, which would enable them to have a zoning freeze.

Annie Hayes: Clarification of the time period for preliminary plans to be considered “grandfathered in” for zoning freezes. It is important for preliminary plans to have public hearings in the future.

Motion to close Public Hearing by Richard Swenson, Second by Sam Corbitt Vote 3-0-0

Richard Swenson	Aye
Sam Corbitt	Aye
Mike Baptiste	Aye

6. PUBLIC COMMENT ON MASTER PLAN; Updates and New Initiatives

7. ANY OTHER BUSINESS/DISCUSSION

Richard Swenson: Open spot on the Capital Planning Committee.

8. **FUTURE MEETINGS**

July 26, 2021 - Reorganization

**List of appointments: Capital Projects, Community Preservation, SRPEDD,
Appointing Authority**


9. **ADJOURNMENT**

Motion to Adjourn by Mike Baptiste, Second by Sam Corbitt Vote 3-0-0

Richard Swenson Aye

Sam Corbitt Aye

Mike Baptiste Aye

Approved by Clerk: 

Date submitted to Town Clerk: _____

WAREHAM TOWN CLERK
2022 JUN 21 PM 3:27