

MINUTES OF MEETING

PLANNING BOARD

Monday, August 9, 2021

Time: 6:00 P.M.

Place: Room 320

Multi-Service Center

48 Marion Road

Wareham, MA 02571

WAREHAM TOWN CLERK
2022 JUN 21 PM3:32

Optional ONLINE Connection:

<https://us02web.zoom.us/j/82379391792>

Meeting ID: 823 7939 1792

One tap mobile

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1. CALL MEETING TO ORDER

Call Meeting to Order at 6pm

2. ROLL CALL

Richard Swenson	Aye
Sam Corbitt	Aye
Carl Schulz	Aye
Mike King	Aye
Mike Baptiste	Aye

3. MINUTES TO APPROVE

1. December 7, 2020; May 24, 2021; June 14, 2021; and June 28, 2021

Motion to approve minutes by Richard Swenson, Second by Sam Corbitt

Richard Swenson	Aye
Sam Corbitt	Aye
Carl Schulz	Aye
Mike King	Aye
Mike Baptiste	Aye

4. PRELIMINARY BUSINESS

**1. Joint Meeting with Wareham Redevelopment Authority: Bay Pointe, Phase 4
Concept Plan Presentation**

Discussion

WRA: Project is good for the town and the WRA is supportive of the project

General: Project change from a 4-story building to New England style town houses fits the town better. Building Commissioner will determine what permits are required for the plans.

Motion to adjourn the WRA meeting by Ken Buckland, Second by Richard Swenson

Vote 3-0-0

Ken Buckland	Aye
Richard Swenson	Aye

2. 29-21 ANR – Southcoast Hospital Group Inc. – 124 Main Street and 15 & 43 High Street – Map 47, Lot 1118, 1118B, 1050, & 1051

Discussion

General: The Wareham Historical Society owns the property

Angela Dunham: Owner of the abutting lot has agreed to allow parking making parking not an issue.

Motion to approve the ANR by Carl Schulz, Second by Sam Corbitt Vote 5-0-0

Richard Swenson	Aye
Carl Schulz	Aye
Sam Corbitt	Aye
Mike King	Aye
Mike Baptiste	Aye

3. 13-18 – Building Commissioner update regarding Special Permit for Clemmey at Winship Ave

Discussion

General: Building Commissioner confirmed Mr. Clemmey complied with the Special Permit. The Planning Board will look into further action they can take regarding the conditions of the Special Permit.

Motion to continue this discussion by Mike King, Second by Sam Cobitt Vote 5-0-0

Richard Swenson	Aye
Carl Schulz	Aye
Sam Corbitt	Aye
Mike King	Aye
Mike Baptiste	Aye

4. Update regarding Site Plan Special Permit for Master Millworks at Charlotte Furnace Road

Discussion

General: No additional information is provided from Master Millworks. The building has begun construction, but if the conditions of the special permit are not met then the occupancy permit can be held. The Planning Board, Ken Buckland, and the Building Commissioner will discuss further action.

5. Reorganization of Planning Board – Nominations for Clerk and Signature(s) on Registry documents

Motion to nominate Mike Baptiste for Clerk by Mike King, Second by Same Corbitt Vote 5-0-0

Richard Swenson	Aye
Carl Schulz	Aye
Sam Corbitt	Aye
Mike King	Aye
Mike Baptiste	Aye

Motion to have the Chairman or Vice Chairman as the designees to sign ANR plans and all other documents be signed by majority of the yea voters by Carl Schulz,

Second by Mike Baptiste Vote 5-0-0

Richard Swenson	Aye
Carl Schulz	Aye
Sam Corbitt	Aye
Mike King	Aye
Mike Baptiste	Aye

6. Discussion and Possible Vote: Hydrogeologist under 53G account for review of Fearing Hill Road Solar

No discussion

5. 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 – Elimination of a road and modification of units

Discussion

General: Charlie Rowley is satisfied with the updated plans. Minor details will be updated on the registry plans and they will be stamped by the Town Clerk.

Motion to approve the Special Use Permit/Site Plan Review by Mike King, Second by Sam Corbitt Vote 5-0-0

Richard Swenson	Aye
Carl Schulz	Aye
Sam Corbitt	Aye
Mike King	Aye
Mike Baptiste	Aye

Motion to rescind the original Definitive Subdivision Plan and approve the Definitive Subdivision Plan dated August 5th, 2021 by Sam Corbitt, Second by Mike Baptiste

Richard Swenson	Aye
Carl Schulz	Aye
Sam Corbitt	Aye
Mike King	Aye
Mike Baptiste	Aye

2. 21-21 Site Plan Review – Wareham MA 3, LLC – 91 & 101 Fearing Hill Road – Map 91 & 71, Lot(s) 1000 & 1007 – Ground Mounted Solar Array

Discussion

Richard Swenson: List of issues

- Tree inventory
- Sightlines
- Hydrology report

Discuss tree inventory sampling at a future meeting when the Applicant is present. Requests the Planning Board interview the Geohydrologist nominated for the analysis.

Carl Schulz: If the conservation commissioner has an order of conditions for this project, they must be added to the Planning Board's conditions for approval.

Public: Issues with the project:

- Noise from the solar facility
- Requests a noise report from the Applicant

Charlie Rowley: Has an issue with taking public hearing when the Applicant is not present at the meeting.

Public: The project takes away from the natural beauty of the area. There are historical trails that run through Fearing Hill and the site should be protected. How much soil is being removed from the top of the ridge at the site? The Planning Board should deny the project.

Motion to continue the public hearing to August 23 @6:00pm by Mike King, Second by Carl Schulz Vote 5-0-0

Richard Swenson	Aye
Carl Schulz	Aye
Sam Corbitt	Aye
Mike King	Aye
Mike Baptiste	Aye

Eric Lantala's email message:

"Attached is the locations on the Mass Gov site (Department of Conservation and Recreation – Heritage Landscape Inventory Program, Wareham Reconnaissance Reports) as to where to find the statement pertaining to "Ancient Indian Route". There isn't much but it was important enough to mention in a statement report. I appreciate yours and the boards interests and concerns on the Fearing Hill Solar Project. Thank you, Eric Lantala."

6. PUBLIC HEARINGS

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

Discussion

Annie Hayes: The town wants open space throughout Wareham.

8. ANY OTHER BUSINESS/DISCUSSION

1. Discussion on member initiatives and off-cycle workshops

Discussion

Richard Swenson: Process, procedure, and education workshops

Carl Schulz: Process workshops. More clarity for order of conditions made by the Planning Board.

Sam Corbitt: Work on enforcement issues.

Mike King: Refine the processes.

CERPED Meeting update: The state has money from the American Rescue Plan to revitalize downtown.

Ken Buckland: Find channels to access this money and apply it the downtown revitalization plan for Wareham. Address issues on the Master Plan that can be funded by the American Rescue Plan.

Motion to authorize Ken Buckland, Richard Swenson, and Carl Schulz to update the Master Plan and document grant opportunities that apply to it by Carl Schulz,
Second by Mike King Vote 5-0-0

Richard Swenson	Aye
Carl Schulz	Aye
Sam Corbitt	Aye
Mike King	Aye
Mike Baptiste	Aye

2. Permit Numbering System

Discussion

Carl Schulz: Have the Planning Board be advised of other boards' decisions for other projects. Add conditions from other board decisions to the Planning Board order of conditions on projects. Create a consistent number scheme across all board applications. Potentially cross-reference on website.

How to classify projects:

- Four digit year
- Two digit sequence number
- Three digit designator of plan type

9. STAFF REPORT

Discussion

Charlie Rowley: The Planning Board should receive documents from Applicants as well as himself so the board can make educated decisions projects. Address certain topics each night and specify them beforehand. Take a stronger role in dealing with the regulations for projects.

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

11. CORRESPONDENCE

12. FUTURE MEETINGS

August 23, 2021

13. ADJOURNMENT

Motion to adjourn by Mike King, Second by Sam Corbitt

Richard Swenson	Aye
Carl Schulz	Aye
Sam Corbitt	Aye
Mike King	Aye
Mike Baptiste	Aye

Hearings:

Decision Deadlines:

June 28, 2021	#21-21	Site Plan Review Special Permit	Wareham MA3, LLC	91 & 101 Fearing Hill Road	60 days from close of hearing
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June 28, 2021	#23-21	Mod of Special Use Permit / Site Plan Approval/Def. Subd. Plan	Bay Pointe Club LLC	19 Bay Pointe Drive	60 days from close of hearing
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WAREHAM TOWN CLERK
2022 JUN 21 PM3:32

Approved by Clerk:  _____

Date submitted to Town Clerk: _____