

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: Monday, August 24, 2020

I. CALL MEETING TO ORDER

The meeting was called to order at 6:30 P.M.

WAREHAM TOWN CLERK
2020 SEP 29 PM 5:24

II. ROLL CALL

Members Present: George Barrett, Chairman
Mike Baptiste, Sr., Vice Chairman
Richard Swenson, Associate Member
Mike King, Member

Also present: Ken Buckland, Town Planner
Charles Rowley, Engineering Consultant

III. PRELIMINARY BUSINESS

1. Meeting Minutes – July 13, 2020 July 27, 2020 & August 10, 2020

Mr. Barrett tables the minutes.

2. 13-20 ANR – Map 7, Lot 34 through 41 & 452 through 457 – Red Brook Rd. – James M. & Madeline A. Carr

Present before the Board: Bill Madden from GAF Engineering

Mr. Madden states that he is before the Board in behalf of James and Madeline Carr. He mentions that before him is a plan that depicts consolidating small undersized lots together. They will be creating one building lot and one parcel. Lots 34-41, 425, and 453 are combined into a new building lot fronting on red Brook Road, while the remaining Lots 454 through 457 are combined to create a new Parcel on Swift Street, not a building lot.

The Board agrees that the intent has been met, and it is not an odd shaped lot.

MOTION: Mr. Baptiste moves to endorse form A. Mr. King seconds.

VOTE (4-0-0)

3. 14-20 ANR – Map 61, Lots 16, 17, 33, 1171 & Parcel 15-B – Tower Terrace – Mallory Decas

Present before the Board: Bill Madden from G.A.F. Engineering

Mr. Madden in behalf of Mallory Decas, mentions the plan has been created for the purpose of creating a new building lot at Tower Terrace, having a combined area of 30,028 square feet. Lot 15 is to be divided into two parcels. Shown on the map as parcels 15-A and 15-B. Mr. Madden also mentions that Parcel 15-B is intended to be combined with Lots 16, 17, 33, and 1171 to create a new building lot. Parcel 15-A is not to be considered as a separate building lot, but is intended to remain with the owners of Lots 12, 13, and 14.

Mr. Swenson questions the ownership of the other properties. Mr. Madden also mentions a separate Land Court plan has been prepared for the division of Lot 15. The Board had no further questions.

MOTION: Mr. Baptiste moves to endorse form A. Mr. King seconds.

VOTE (4-0-0)

IV. PUBLIC HEARINGS

V. CONTINUED PUBLIC HEARINGS

- 1. 7-20 – Site Plan Review – Map 110, Lot 1015 – 27 Charge Pond Road, Wareham, MA. – Borrego Solar Systems, Inc. c/o Beals & Thomas, Inc.**
- 2. 8-20 – Site Plan Review – Map 111, 112 Lot(s) 1000F, 1000G, 1000H, R-1 & 1000 – 140 Tihonet Road, Wareham, MA. – Borrego Solar Systems, Inc. c/o Beals & Thomas, Inc.**
- 3. 9-20 – Site Plan Review – Map 111 Lot(s) 1000C, 1000F, 1000 & R-1 – 150 Tihonet Road, Wareham, MA – Borrego Solar Systems, Inc. c/o Beals & Thomas, Inc.**

HEARD CONCURRENTLY: Site Plan Reviews for Large Ground-Mounted Solar Fields:

7-20, Map 110, Lot 1015, 27 Charge Pond Road

**8-20, Map 111, 112 Lot(s) 1000F, 1000G, 1000H,
R-1 & 1000, 140 Tihonet Road**

**9-20, Map 111 Lot(s) 1000C, 1000F, 1000 & R-1, 150 Tihonet Road,
Wareham, MA,**

Borrego Solar Systems, Inc. c/o Beals & Thomas, Inc.

Present before the Board: Stacy Minihane of Beals & Thomas.

Ms. Minihane provides an update since the last meeting. She then mentions the agreement made with the Town Administrator regarding the PILOT fees.

Ms. Minihane proceeds to go over the two profile views for both the southerly and northerly sites which were also provided to the Board beforehand. She states that due to the concerns that the panels may be visible over the trees, which she shows the Board the elevation at the ground surface of Red Pine Lane for 140 Tihonet Road as well as the deck elevation.

The Board agrees that their concerns have been addressed in regards to the visibility of panels.

Conversation ensued regarding grading on both sites.

Mr. King asks regarding the widening of the right of way and Ms. Minihane is unsure and will ask Borrego.

Present before the Board: Kathy P. of Wareham Land Trust

Ms. Kathy wants to know where in the town is the money from the timber going and is wondering if it is possible for it to be designated into land protection or the conservation department. Mr. Barrett states that this had not yet been discussed.

Present before the Board: Nancy McHale from West Wareham

Ms. Nancy asks if the conservation agent had finished the site review for both 140 & 150 Tihonet Road and Ms. Minihane states that he anticipates finishing it this week. There were also inquiries about vernal pools, and Ms. Minihane follows up with an update. Conversation ensued regarding construction timing.

The goal is to have updated plans for the next planning board meeting.

**MOTION: Mr. Swenson moves to continue the Public Hearing to September 14, 2020.
Mr. King seconds.**

VOTE (4-0-0)

4. 11-20 – Site Plan Review – Map 105, Lot MA2 – 55 Charlotte Furnace Road – Master Millwork, Inc. c/o G.A.F. Engineering, Inc.

Present before the Board: Bill Madden from G.A.F. Engineering

Mr. Madden states the application was submitted for a Site Plan Review for an addition that they were proposing at the existing facility. There was an initial meeting and where there were some comments brought up but have been addressed. After the meeting there was a subsequent review letter that was prepared by Town Engineer, Mr. Rowley, and some of those issues have already been addressed as well. Mr. Madden discusses this in full detail. He mentions that the biggest issue was the 10ft. landscape buffer in the rear of the building, as far as the dust collection equipment previously discussed, Mr. Madden states that after speaking to the operators of the facility, they confirmed that this will be contained inside the building.

Mr. Madden touches base on another comment made by Mr. Rowley, which was in reference to their decision to create a service road as he would like to call it, to accommodate all delivery of materials used in production, finished product, and an employee entrance. This was to separate the administration portion of the building from the manufacturing/distribution side of things. Upon discussing this with the owner, they agree to trim that down from 30ft to 24ft. width in hopes this satisfies Mr. Rowley's review. Conversation ensues regarding comments and what changes have been made to the plan. They touch on drainage, trees, lights etc.

Mr. Buckland asks Mr. Madden to address noise as well. Mr. Madden emphasizes that the building is located in the business overlay district and it is an allowed use within the district. Although there will be some noise, he doesn't think that it rises to the obnoxious level and believes the landscape buffer is intended to mitigate some of the noise.

Mr. Baptiste asks Mr. Madden if there is anything else he will be adding to the corner that sits on the same side of the buffer on the power line side, he thinks that the bottom looks pretty naked, and Mr. Madden states there is a parking area, and landscaping feature that will make it look alright, this from an aesthetic point of view. Mr. Baptiste thinks this will not benefit the sound concern already in place. Conversation ensues and points are made regarding the topic.

Present before the Board: Jonathan Rogers, 47/49 Charlotte Furnace Rd

Mr. Rogers states he owns property in this neighborhood and is really concerned with traffic, He tells the board that he dropped off a letter with signatures from other abutters. He doesn't think that any of the landscaping will help with the noise as well.

Present before the Board: Wayne Gonsalves

Mr. Gonsalves mentions that he has been living in the neighborhood for the last 35 years and he is very concerned with the traffic as well and thinks this project will only add to the mess which is very dangerous. Mr. Gonsalves also mentions the lights are an issue.

Present before the Board: Dorothy Burke, 58 Charlotte Furnace Road

Ms. Burke states the area is a very respectful, and family oriented. She does have a lot of concerns, especially regarding noise, and lights. She states there is already a huge impact.

Present before the Board: Kelly Sylvia, 66 Charlotte Furnace Road

Ms. Sylvia mentions that this is too much for the area. She is very concerned with traffic and noise.

Mr. Motto asks Ms. Sylvia how often do the trash trucks come in the middle of the night, and

Ms. Sylvia states they come a few times a week, approximately any time from 2am-4am.

Mr. Barret does seem to agree that the existing vegetation does not seem to be working

Present before the Board: Fred Reynolds, 12 Acoaxet Lane

Mr. Reynolds states he is concerned with the noise as well. In fact, this isn't the first time they have expressed this concern. He states the traffic study is not correct. He mentions that this is an accident waiting to happen. He mentions that Charlotte Furnace Road is like a race track. He has articles with similar issues, so none of this is new.

Mr. Swenson states that he is unfamiliar with the 'no access' issue off of Charlotte Furnace Road and asks Mr. Reynolds to elaborate. Mr. Reynolds states that Mr. Tropeano along with Ms. Pillsbury, sat at the same very table as the Board is in tonight, speaking in behalf of Makepeace whom owned the land, and their exact words were "That will never happen". "There will be access roads off of 195 to access all the streets where the 2000 jobs would exist". He has a document from 2003 to hand to the members of the Board. He reads this into the record.

Present before the Board Benjamin Sylvia, lives directly across the street

Mr. Sylvia just wants to reiterate what every other person has mentioned. The traffic, the noise, the lighting. Trucks accessing the dumpster at 2am, lights are on 24/7 and come right through the blinds, he mentions how they did not adequately put the buffer as promised but instead planted 6 inch shrubs. And then the traffic. He states that it is absolutely ridiculous.

Mr. Madden mentions that this is precisely the reason why the service entrance is designed the way that it is on the plan. There is no opportunity to turn down a side street. He also mentions there is plenty of circulation space for the vehicles to back up into the loading docks. Mr. Madden states he has considered all the comments that were made. He believes he has mitigated the noise.

Mr. Barrett looks to the Board and asks for any comments.

Mr. Rowley would like to add what he thinks will be helpful to the Board going forward. He mentions that the approved hours of operation in the previously approved Special Permit were 7am to 6pm, Monday through Friday, and if desired 7am through 12pm on Saturday. He adds a few other factors in reference to running vehicles outside the hours of operation which would be a violation of the Special Permit, but agrees with Mr. Madden in reference to other indicators in

reference to width of entrance. He also talks about the possibility of noise reduction and a few other issues that have been brought up by the neighbors.

Mr. King although fully understands the business growth side of things as it is to be accepted, he also adds that he understands the concern of the neighbors with the increased traffic but the reality is that it is an existing business. He doesn't think it's a big request to add additional landscaping to mitigate the noise, and work on the lighting concerns as well.

Mr. Madden does not dispute and thinks everything that has been discussed is reasonable. Mr. King asks Mr. Madden if closing the entrance on Charlotte Road is a possibility and Mr. Madden states that the only issue he sees is the ability to provide additional drainage but he finds some value and a reason to evaluate but not sure how the applicant would feel about it but there is some downside to it.

Mr. Buckland will draft up findings and conditions for the next hearing. Mr. Madden will sketch a plan and drop off with Mr. Buckland for next hearing.

MOTION: Mr. Swenson motions to continue the Public Hearing to September 14, 2020. Mr. King seconds

VOTE (4-0-0)

VI. REFERRALS

VII. OTHER BUSINESS/DISCUSSION

VIII. STAFF REPORT

Decision deadlines to be put on the agenda

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

X. CORRESPONDENCE

A. See correspondence in packets

XI. ADJOURNMENT

MOTION: Mr. Swenson moves to adjourn the meeting. Mr. King seconds.

VOTE: (4-0-0)

Date signed: 9/28/20 4-0-1

Attest: 

WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____

