

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: August 27, 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, Vice Chair
Emmanuel Daskalakis
Mike King
Marc Bianco

Also present: Kenneth Buckland, Town Planner
Charles Rowley, Town Engineer

III. PRELIMINARY BUSINESS

A. Meeting Minutes – June 25, 2018, July 9, 2018, August 13, 2018

MOTION: Mr. Bianco moves to approve the minutes of June 25, 2018 as written. Mr. Daskalakis seconds.

VOTE: (3-0-2) Only three members were present at this hearing

MOTION: Mr. Bianco moves to approve the minutes of July 9, 2018 as written. Mr. Baptiste seconds.

VOTE: (5-0-0)

MOTION: Mr. Baptiste moves to approve the minutes of August 13, 2018. Mr. King seconds.

VOTE: (4-0-1) Mr. Bianco was not present at this hearing

B. ANR – JAS Realty – 2850 & 2854 Cranberry Highway – Endorse Revised Plan

The Board has already voted to approve the ANR plan, and is endorsing the mylar.

C. ANR – Bay Pointe – Endorse Plan

The Board has already voted to approve the ANR plan, and is endorsing the mylar.

D. Windsor Lane – Road Acceptance – Referral

E. ANR – Arda Melanson – 801 Main Street

Present before the Board: Brad Bertolo, JC Engineering

Mr. Bertolo states that the applicant is dividing a lot to sell a portion to an abutter as well as sell the remaining portion on the property with a single-family dwelling located on the property. The separate piece of the lot does not have adequate frontage on its own.

MOTION: Mr Baptiste moves to endorse the Form A as presented. Mr. King seconds.

VOTE: (5-0-0)

IV. PUBLIC HEARINGS

a. Winship, LLC – 20 Burgess Point Road

Mr. Barrett states that the abutters were improperly notified for this hearing and the hearing must be re-notified. The hearing is not opened.

V. CONTINUED PUBLIC HEARINGS

A. Wareham MA 2, LLC – 33 Blackmore Pond Road

The applicant has requested a continuance.

MOTION: Mr. Daskalakis moves to continue the public hearing until September 10, 2018. Mr. Baptiste seconds.

VOTE: (5-0-0)

VI. REFERRALS

VII. ANY OTHER BUSINESS/DISCUSSION

Mr. Buckland states this is a public hearing.

A. Discussion and vote of Zoning Articles for Fall Town Meeting
A. Dimensional Standards

Mr. Buckland states Article 5 Supplemental Regulations Section 530 and a proposed new Section 535 for outdoor storage, unregistered vehicles, boats, or trailers. Mr. Riquinha has been

trying to enforce unsightly storage in yards, unregistered boats, vehicles and trailers. This is a new definition of outdoor storage and a revised definition of un-garaged vehicles to unregistered vehicle, boat, and trailer. Mr. Daskalakis recalls discussing fence materials. Mr. Bianco comments on the fence height. Mr. Buckland states that they could potentially change the language to a suitable height to cover the materials up to ten feet in height.

A member of the public speaks before the Board discussing how else outdoor storage and unregistered vehicles, etc. can be handled.

There is concern with fencing in the front yard and setbacks. Mr. Buckland suggests stating that fencing must be within the required setbacks and not within a front yard. Mr. Bianco states that some houses may only have a front yard to use for the storage. Mr. Bianco is concerned they are restricting tax payers too much in regards to what they can and cannot do on their property. Mr. Rowley states this is enforcement that is the result of neighbor complaints and no one will be driving around telling people to move their fences or to construct fences.

Mr. Bianco feels he could critique more businesses for having exposed junk than homeowners.

Present before the Board: Claire Smith, Town Moderator

Ms. Smith wants to know how this applies to Atlantic Boats who has unregistered boats for sale, or an RV lot selling unregistered RV's. Mr. Barrett states he believes if it is a licensed business they are exempt from this requirement. Ms. Smith states not all of these businesses are licensed. Mr. Buckland would like to add "without proper licenses" in regards to storing equipment.

The next item to discuss is Article 6 Table 628 Tables of Dimensional Standards for Existing Small Lots.

Mr. Bianco states this would require much more square footage for multi-family units. Mr. Rowley feels this is written well. Discussion continues regarding cluster development and multi-family units.

Mr. Rowley states that restricting the height to 20' for small lots is not feasible. The Board agrees 25' would be a more reasonable height.

MR. DASKALAKIS QUESTIONED THE DEFINITION OF ACED HGT. (2015)

What constitutes an accessory use is discussed.

B. Tremont Nail Factory Redevelopment District

The discussion on this item will continue at a future public hearing. Mr. Moniz is concerned with the spot zoning of the overlay district.

C. TDR revisions

The Board agreed to not have the TDR on the Town Meeting warrant.

Present before the Board: Claire Smith, Town Moderator

Ms. Smith states that she did not hear the public hearing opened adequately and that the agenda does not have the articles under public hearings and must be re-advertised. Ms. Smith states she is also concerned with having 9 items under one article and the Board only has five minutes to present the article.

D. West Wareham Zoning; District Boundaries and Design Guidelines

The Board does not feel this is an appropriate time to change the boundaries. The Board agrees further study is required.

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: Motion is made to close the public hearing. Mr. Daskalakis seconds.

VOTE: (5-0-0)

X. DOCUMENTS

Date signed: 9/10/18

Attest: 
George Barrett, Chairman
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____

RECEIVED
9:45 AM
SEP 11 2018
TOWN OF WAREHAM
TOWN CLERK