

WAREHAM PLANNING BOARD
MINUTES OF THE MEETING
Multi-Service Center
54 Marion Road, Wareham, MA 02571
Monday, August 28, 2023

WAREHAM TOWN CLERK
2023 SEP 27 PM2:29

The following record pertains to a meeting held by the Wareham Planning Board at 6:00PM local time. A video recording of this meeting is available for viewing. The record for the proceedings includes the videotape of the meeting, the resolutions passed, and any document presented during the course of the meeting.

I. CALL TO ORDER

Chair King opened the meeting and proceeded to call the roll.

PRESENT MEMBERS: Michael King, Chair
 Carl Schulz
 Jane Gleason
 Mike Baptiste
 Sherry Quirk, Associate Member
 Sam Corbitt

ALSO PRESENT: Kenneth Buckland, Director of Planning and Community
 Development
 Jonathan Dickinson, Assistant Town Planner

ABSENT: -

II. PRELIMINARY BUSINESS

1. 7-23 England Revocable Trust 2014 – ANR – 4 Over Jordan Road/172 Great Neck Road

Mark Dibb, Cape and Island Engineering
Rick England, Property Owner

The ANR application for the consolidation of two existing parcels was reviewed. The proposal was found to meet the requisite lot size and frontage criteria for the creation of a third lot in accordance with the applicable zoning district and regulations.¹ Concerns regarding the accuracy of recorded information in registered deeds were raised by M. King, prompting CS to request verification from K. Buckland within the Planning Office. Notably, Lot 3 possessed 182 feet of frontage, complying with the 180-foot requirement of the R60 zoning district, with one existing lot featuring 500 feet of frontage and the other 200 feet.

MOTION – Move to approve 7-23 England Revocable Trust 2014 – ANR – 4 Over Jordan Road/172 Great Neck Road.

¹ See: #7-23, Project Folder.; and ANR Plan. (2023, June 20).

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz			AYE
S. Corbitt		X	AYE
S. Quirk			ABSTAIN
M. Baptiste	X		AYE

Seconded and passed without dissent. 5-0-1

2. 8-23 Nancy S. Angus – ANR – 3090 & 3092 Cranberry Highway

Brad Bertolo, JC Engineering
Robert Berring

The Planning Board addressed an application to modify the property line between two existing lots located at 30-90 Cranberry Highway.² One of these lots is vacant, and a filing with the Zoning Board of Appeals is underway. The Board's objective is to relocate the boundary line that currently passes through a building, ensuring that the building is situated on a separate property. Both lots are under the ownership of a single individual. The current configuration consists of a nonconforming lot to the west of the parcel and a conforming lot. The proposed adjustment of the property line between the two lots would result in each lot having sufficient frontage and area, aligning with the Commercial Zoning district requirements of 150 feet of frontage and 30 feet of land area. During the discussion, M. King sought clarification on the origins of this situation, and the representation for the Angus family, which owns the property, was unable to provide a definitive answer but noted that the building was constructed in 1940. M. King also made corrections to the addresses listed on the application. Additionally, M. Baptiste expressed concerns regarding potential future property transfers, to which the applicant's representatives affirmed that no such transfers were planned.

MOTION – Move to approve the ANR request for

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			ABSTAIN
C. Schulz			AYE
S. Corbitt	X		AYE
S. Quirk			ABSTAIN
M. Baptiste		X	AYE

Seconded and passed without dissent. 4-0-2

3. 9-23 Swebco LLC – ANR – 13 Swifts Beach Road

² See: #8-23, Project Folder, and ANR Plan. (2023, June 23).

No representative was present. M. King had several questions regarding the ANR plans, and members of the Planning Board expressed frustration with the absence of applicants.³

MOTION – Move to take no action on the application for 9-23 Swebco LLC – ANR – 13 Swifts Beach Road due to lack of available information through an applicant or their representative.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason		X	AYE
C. Schulz			AYE
S. Corbitt	X		AYE
S. Quirk			AYE
M. Baptiste			NAY

The motion was recalled and rephrased.

MOTION – Move to deny the ANR for 9-23 Swebco LLC – ANR – 13 Swifts Beach Road on the grounds of a lack of available information due to the applicant and/or their duly appointed representative being absent.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz			NAY
S. Corbitt		X	AYE
S. Quirk			ABSTAIN
M. Baptiste	X		AYE

Seconded and passed with dissent. 4-1-1

C. Schulz felt that the Planning Board could reasonably discern information for the ANR.

4. 10-23 Nazih Elkallassi – ANR – Main Street / High Street

No representative was present.⁴

MOTION – Move to deny the ANR application for 10-23 Nazih Elkallassi – ANR – Main Street / High Street due to lack of available information due to the applicant and/or their duly appointed representative being absent.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz			NAY

³ See: #9-23, Project Folder; and Decision on File. (2023, August 29).

⁴ See: #10-23, Project Folder; and Decision on File. (2023, August 29).

S. Corbitt	X	AYE
S. Quirk		AYE
M. Baptiste	X	AYE

Seconded and passed with dissent. 4-1-1

III. CONTINUED PUBLIC HEARINGS

1. 12-22 Wareham MA 3, LLC. — 91 & 101 Fearing Hill Road - Site Plan Review-- Map 91 & 71, Lot(s) 1000 & 1007 - proposing Ground-mounted Solar Energy Generation Facility (Requesting Continuance to 12/11/23)

The developer has requested a continue until December 11, 2023. The request was written and documented.⁵

MOTION – Move to continue the request for 12-22 Wareham MA 3, LLC. — 91 & 101 Fearing Hill Road - Site Plan Review-- Map 91 & 71, Lot(s) 1000 & 1007 - proposing Ground-mounted Solar Energy Generation Facility to December 11, 2023.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz		X	AYE
S. Corbitt	X		AYE
S. Quirk			AYE
M. Baptiste			AYE

Seconded and passed without dissent. 6-0-0

2. ZBA SPR Applications:

#35-23 Schoolhouse Rocks LLC, 1073 Main St, Residences

MOTION – Move to move discussion on ZBA #35-23 Schoolhouse Rocks LLC, 1073 Main St, Residences to the Planning Board meeting of September 25, 2023.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz	X		AYE
S. Corbitt		X	AYE
S. Quirk			AYE
M. Baptiste			AYE

Seconded and passed without dissent. 6-0-0

⁵ See: #12-22, Project Folder; and Request to Continue. (2023, June 22).

#31-23 Warren, 176 Main St., Commercial Entertainment

The project relates to the renovation of an existing building, rather than new construction. The Planning Board would remain the authority on project approval, according to K. Buckland.

MOTION – Move to request that the Planning Office forward a letter to the ZBA and to Mr. Turner citing the Planning Board’s concern regarding the process and that they feel the project must come before the Planning Board for Site Plan and Design review for the WV 1R district.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz			AYE
S. Corbitt	X		AYE
S. Quirk			AYE
M. Baptiste		X	AYE

Seconded and passed without dissent. 6-0-0

C. Schulz further noted concerns regarding sewer connection, parking, and applicability of updated Design Review standards.

IV. AJOURNMENT

MOTION – Move to adjourn.

MEMBER	MOTION	SECOND	VOTE
M. King (Chair)			AYE
J. Gleason			AYE
C. Schulz			AYE
S. Corbitt	X		AYE
S. Quirk		X	AYE
M. Baptiste			AYE

Seconded and passed without dissent. 6-0-0

The meeting was adjourned at approximately 6:48 PM local time.

Approved by Planning Board Clerk: 

WAREHAM TOWN CLERK
2023 SEP 27 PM2:29

Date submitted to Town Clerk: _____