

**MINUTES OF THE MEETING**  
**WAREHAM PLANNING BOARD**

Monday, August 23, 2021

Place: Room 320  
Multi-Service Center  
48 Marion Road  
Wareham, MA 02571

WAREHAM TOWN CLERK  
2022 DEC 12 PM 12:33

Meeting called to order at 6:00PM

Present: Richard Swenson, Carl Schulz, Sam Corbitt, Michael King

Michael Baptiste absent

Consulting Engineer Charles Rowley

Same AS  
9/25

1. **PRELIMINARY BUSINESS**

1. Statement read by Chairman Swenson regarding role of the Planning Board [attached]
2. Release of Bond; Spring Ave; - Swenson summarized a recommendation from Ken Buckland on enforcement. The Board felt an initial appeal should be made to work with the developer.

Motion by C. Schulz/ M King to send letter.

3. 30-21 ANR – Jay Heard c/o G.A.F. Engineering, Inc. – 47 Green Gate Lane (Elizabeth Lane), Wareham, MA – Map 27, Lot 1005B  
Brian Grady of GAF represented the applicant and stated that the plan includes one new line that divides the lot in two. Schulz asked about relocation of the driveway. C. Rowley asked about the condition and layout of Elizabeth Lane, and whether a 30' layout was being expanded to 40'. Mr Grady said the layout was existing on the land records as shown. Mr Swenson said the road was in good condition. Motion by M. King/S. Corbitt to endorse. Voted 4-0-0
4. Endorsement of Approved Plans for Bay Pointe Phases 2 and 3, Definitive Subdivision and Special Permit – Plans were revised but the appeal period is running until the 30th and a covenant has not been presented. Motion by C. Schulz/M. King tp continue, voted 4-0-0.
5. 39-21 Recommendations for ZBA on proposed Site Plan Review – Reign Car Wash – 3013 Cranberry Highway. – Chairman Swenson noted that the plan was being reviewed by the ZBA and that the Planning Board had 35 days for review and comment. Swenson recommended that the Board take the plans and review for discussion at the next meeting. C. Rowley reviewed his findings on the project.

2. **CONTINUED PUBLIC HEARINGS**

1. 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

Chairman Swenson reviewed proposal by Neal Price of Horsley Witten. Discussion ensued on approach to work under proposal. The consensus was that a discussion should ensue with the applicant and Mr. Price to ensure agreement on action. A question was whether to submit a request a risk assessment after Phase I. The Board asked for a list of items to be addressed by the applicant: Waiver of cul—de-sac construction, hydrogeologic analysis, sightlines, noise, withdrawal of buffer waiver, and status of ancient way.

Discussion ensued on continuation of the public hearing.

Tricia Wurts spoke. [AUDIO PROBLEMS]

Annie Hayes surveyed home owners and only 6 of 30 contacted had town water.

Also noted increase in stormwater flows in reports from federal agencies and report from DOER that discourages tree clearing for solar fields.

Eric Lintell wanted to speak with applicant present.

Online audio problems did not allow online participants to be heard.

Peter Gold asked to speak with applicant present.

Linda Sharpe asked about process for improving hybrid meetings and whether help was needed.

Motion by M. King/S Corbitt to continue hearing to September 13, 2021

Voted 4-0-0

3. ANY OTHER BUSINESS/DISCUSSION

1. Discussion on upcoming Workshop Zoom meeting on August 30

Possible topics discussed: Subdivision Rules & Regulations, and Site Plan Review. Chairman Swenson said there should be a future discussion with Mr. Buckland on the Subdivision Rules & Regulations and MS4 requirements. Mr. Schulz said he wanted to know how to be prepared for Site Plan Reviews. Chairman Swenson suggested Monday the 30<sup>th</sup> workshop should be on the details of the Site Plan Review procedures.

4. FUTURE MEETING

August 30, 2021- Workshop

September 13, 2021 – Regular meeting

5. ADJOURNMENT

Motion by S. Corbitt/C. Schulz Voted 4-0-0 @ 7:40PM

Approved: \_\_\_\_\_

Date Submitted to Town Clerk \_\_\_\_\_

WAREHAM TOWN CLERK  
2022 DEC 12 PM 12:38