

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: Thursday, September 10, 2020

I. CALL MEETING TO ORDER

The meeting was called to order at 6:16 P.M.

II. ROLL CALL

Members Present: George Barrett, Chairman
Richard Swenson, Member
Mike King, Member
Russell Motto, Associate Member

Also present: Ken Buckland, Town Planner

III. PUBLIC HEARINGS PROPOSED: ZONING ARTICLES FOR FALL TOWN MEETING

1. Amending the Wareham Village WV-1 District by adding a new sub-district for redevelopment with new descriptions, density, use options, parking, and design guidelines.

Mr. Swenson introduces himself as also the member of the Wareham Redevelopment Authority Board whom are sponsoring this article. He states that he has done a lot of public outreach on this. Mr. Swenson shares a presentation he has put together. The intent of this article is to create a sub-district within Wareham Village WV-1 that is zoned to attract privately funded mixed-use development projects, while still maintaining the character and culture of a New England Village.

In the presentation, Mr. Swenson references three documents to explain why Wareham Village was chosen. It is in the WRA's opinion and their own observation, and being able to work with outside consultants, they find that the lack of reinvestment in the Village is considerably due to the type of current Zoning. He states he will reference three documents during the presentation. The first document was the Wareham Master Plan, which the Planning Board approved in January 2020. There are five strategies explaining how the Village would benefit from this change. Mr. Swenson mentions that this is all available on the Wareham website for anyone who would like to review it. The second document, Mr. Swenson references is the Wareham Economic Development Plan, which the WRA had done last year in 2019 and the third document done in February 2020 in which the Wareham Redevelopment Authority worked with the Mass Development and the Urban Land Institute/Technical Advisory Panel.

Conversation ensued regarding details including as to why Wareham Village-1 was chosen and a list of examples from other cities were used to demonstrate why considering Mixed-Use was a good idea along with a list of proposed initiatives.

Present before the Board:

Aaron Perry

Mr. Perry states he is trying to start a brewery but he states he is running into some issues due to the zoning. He likes the idea of where things are headed.

Present before the Board: Jim Munise, Cranberry Highway

Mr. Munise states that he thinks Mixed Use is great. He really likes the idea, but his concern is the 60ft height on buildings. He says that he is personally not in favor of that.

Mr. Buckland clarifies and answers some questions regarding density and heights.
Mr. Swenson adds they are in a balancing act and needs to be attractive to developers.

Present before the Board: James Eacobacci, Main Street

Mr. Eacobacci just wants to add that he is in favor of the height proposal. He added he would even be in favor of 100ft. He adds that there are two sides of the coin but thinks if one builds nice places near a hospital, school, fire department, it's a favorable action. He likes to think we need to look at the big picture.

Present before the Board: Andy Costelo, 6 Sawyer Street

Mr. Costelo states that he has lived in the center of town for 50 years. He states that this is a considerable change and in a much accelerated form. He has a major concern with traffic in town. He does not think this is an ideal time to make these changes.

Present before the Board: John S., Sawyer Street

He would like to see a happy medium, and thinks the proposed change is to the extreme.

2. Amending Section 386 and Table 320 for all commercial drive-throughs, and by expanding the use to the Strip Commercial CS District, as allowed by Special Permit.

3. Amending the setback for cannabis testing labs to eliminate the State setback restriction for schools

Present before the Board: Ron Beaver, Smithers, Main Street

Mr. Beaver starts the presentation to let the public know what it is Smithers does. He states that Smithers is a testing laboratory and people send them chemicals to test. When it comes to testing, Mr. Beaver states they are dealing with a very small amount of marijuana, a teaspoon for an example.

4. Amending section 340.4, to clarify the definitions of multi-family dwellings

5. Amending Signs Article 11, redrafted following the recommendation of the State Attorney General's office.

IV. ADJOURNMENT

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

VOTE: (4-0-0)

Date signed: 10/30/21

Attest: [Signature]

WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____