

MINUTES OF MEETING
WAREHAM PLANNING BOARD

Monday, September 14, 2020

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

WAREHAM TOWN CLERK
2021 JUL 28 AM 10:32

REVISED

I. CALL MEETING TO ORDER @ 6:08PM

Attending: George Barrett, Richard Swenson, Michael Baptiste, Michael King
Ken Buckland, Planning Director
Charles Rowley, Consulting engineer
Russell Motto is not sworn in as regular member so is still an Associate member

II. PRELIMINARY BUSINESS

1. Meeting Minutes – July 13, 2020 - July 27, 2020 - August 10, 2020
Moved by M Baptiste/ M King to approve. Vote 4-0-0
2. 15-20 – ANR – Map 20 Lot(s) 1032, 1033, 1041, 1042 & 1035 – 4,6,9 and 11 Shell Lane & 5 Over Jordan Road – TJP Realty, LLC. c/o Cape & Islands Engineering, Inc
Presented by Matt Costa of Cape & Islands Engineering
Mr. Buckland asked about construction of the way.
Mr. Swenson says he is not familiar with Shell Lane
Matt Costa said that two parcels are for access to the water
R Swenson said he wanted to visit the site. M. King agreed
The Board asked for an extension of time to review on site to Sept 29, 2020.

16-20 – ANR – LOT(S) 111-1000H & 112-1000 with LOT(S) 111-1000F - 140 Tihonet Road, Wareham, MA. – Borrego Solar Systems, Inc.
Presented by K Buckland
C. Rowley questioned the layout and suggested the action was a subdivision
Board took no action pending further input.

III. PUBLIC HEARINGS

PROPOSED: ZONING ARTICLES FOR FUTURE TOWN MEETING

1. Adding a new Hospitality, Recreation and Entertainment District to allow certain large-scale commercial development north of Rt 495/25. – Withdrawn by proponent

IV. CONTINUED PUBLIC HEARINGS

1. 11-20 – Site Plan Review – Map 105, Lot MA2 – 55 Charlotte Furnace Road – Master Millwork, Inc. c/o G.A.F. Engineering, Inc.
Buckland presented a revised decision

William Madden of GAF presented the revisions which includes a revision to the entrance driveway, and landscape plan.

Baptiste asked about changes in lighting plan, because lighting is significant impact.

Swenson asked for significant landscaping in front.

Board discussed screening and hours of operation.

Board discussed draft permit

Kelly Silvia a neighbor, listed impacts of project and felt that there was poor control on the project; lighting, traffic, hours of operation and noise

Jonathan Rogers, abutter on south side asked for screening on his common lot line, and enforcement of previous permit

At request of Board, Buckland said he would contact the Building Commissioner on the complaints.

Buckland reviewed conditions of draft permit and said no signs were approved.

Rowley asked for additional conditions on inspections

On motion of R Swenson / M Baptiste closed hearing 4-0-0

On motion of R Swenson / M King approved Special Permit, as revised 4-0-0

On motion of R Swenson / M King asked Buckland to contact Zoning Enforcement Officer regarding compliance with the original Special Permit

2. 7-20 – Site Plan Review – Map 110, Lot 1015 – 27 Charge Pond Road, Wareham, MA. – Borrego Solar Systems, Inc. c/o Beals & Thomas, Inc.

At request of Applicant, application continued to Sept 28, 2020

3. 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.

At request of Applicant, application continued to Sept 28, 2020

4. 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.

At request of Applicant, application continued to Sept 28, 2020

V. WAREHAM MASTER PLAN

1. Review and approve submitting for the fall 2020 town meeting warrant a non-binding resolution asking town meeting to endorse the Wareham Master Plan

R Swenson presented the proposed article

On motion of R Swenson/M King Board supports the article for Town Meeting

Vote 5-0-0

Board discussed articles for Town Meeting including the height allowance for the Village Revitalization zoning bylaw and the floodplain impacts

VI. ADJOURNMENT

On motion of R Swenson/M King at 8:58PM Vote 4-0-0

Date signed: 7/26/21

Attest: RM

WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____