

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

Monday, September 21, 2020

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

WAREHAM TOWN CLERK  
2021 JUL 28 AM 10:32

1. CALL MEETING TO ORDER @ 6:10 PM  
Attending: George Barrett, Richard Swenson, Michael King, Michael Baptiste, Russell Motto  
Also Kenneth Buckland Director of Planning
2. DISCUSSION AND RECOMMENDATION TO THE BOARD OF SELECTMEN and Town Meeting ZONING ARTICLES FOR FALL TOWN MEETING
3. 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.  
Raised question of height allowance. Buckland presented images regarding height. Swenson noted that WRA voted for 50' height allowance. Motto suggested height would not be a significant issue.  
Buckland recommended a 50' height limit with incentives to go up to 65'. King noted that water view would make a difference in value and that this could be a significant change.  
Discussion on values and image of the downtown ensued.  
Angie Dunham said she reviewed downtowns in the region and there was little above 3 stories, and did not want to increase height except as a special permit.  
The Board discussed strategy and vote for article.  
Baptiste said this was too much and was similar to the BDOD that didn't meet the stated goals.  
Motion by R. Swenson /M. King recommend article for Town Meeting; Vote 2-3-0  
Motion by M. King / recommend amendment to article for Town Meeting; No action taken
4. 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.  
The Board voted to recommend the article for BOS Vote 5-0-0. Motion by R. Swenson /M. King for Favorable Action 5-0-0

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

The Board recommended the article for BOS Vote 5-0-0

Motion by R, Swenson /M. King for Favorable Action 5-0-0

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

The Board recommended the article for BOS Vote 5-0-0

Motion by R, Swenson /M. King for Favorable Action 5-0-0

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

The Board recommended the article for BOS Motion by R, Swenson /M. King Vote 5-0-0

Motion by R, Swenson /M. King for Favorable Action 5-0-0

ADJOURNMENT @ 7:46 PM On Motion by R, Swenson /M. King Vote 5-0-0

Date signed: \_\_\_\_\_

7/26/21

Attest: \_\_\_\_\_

WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: \_\_\_\_\_