

WAREHAM PLANNING BOARD
MINUTES OF THE MEETING

Monday, October 18, 2021

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

WAREHAM TOWN CLERK
2022 JUN 21 PM3:45

Optional ONLINE Connection:

<https://us02web.zoom.us/j/86232646801?pwd=WDRKcG0vcnQ5RXNEN0lBcUxLY1RQQT09>

Passcode: 238699

Or One tap mobile:

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3-0-0
[Signature] as clerk

CALL MEETING TO ORDER @ 6:00PM

Attending: Richard Swenson, Chair, Michael King, Vice Chair, Michael Baptiste
Samuel Corbitt, Carl Schulz

Also: Kenneth Buckland, director of Planning, Aaron Shaheen, Assistant Town
Planner, Charles Rowley, Consulting Engineer

1. PRELIMINARY BUSINESS

1. Statement of Planning Board's Mission-
Richard Swenson read the Statement of Planning Board's Mission.
2. Introduction of Aaron Shaheen, Asst. Town Planner and Discussion of Staff
Reports-
K Buckland introduced Aaron Sheehan as the new Assistant Town Planner. Mr.
Swenson discussed the importance of coordinating information and roles of the
Planning Board, Conservation Commission and Zoning Board of Appeals as well as
Mr. Rowley.
3. Discussion and Possible Vote: Proposal from Hydrogeologist on Fearing Hill Solar
project-
J Shanahan discussed the pending report from Horsley Whitten Group. Motion was
made by C Schulz to accept the proposal from Horsley Whitten and authorize K
Buckland to set up a 53G account for payments. A public hearing has been
scheduled for November 8, 2021.
4. 34-21 ANR – Dos Amigos Realty, LLC. – 8, 10, 12 Squirrel Island Road and 0
Squirrel Island Road, W. Wareham, MA – Map 74, Lot 1010A / S1.B-
Presented by JC Engineering. Motion to approve ANR made by S Corbitt, second
by M King. Roll call vote 4-0-1 with C Schulz abstaining.
5. 35-21 ANR – Richard D. Bowers – Edgewater Drive, Wareham, MA – Map 35, Lot
19-
Presented by GAF Engineering. One lot will be divided and conjoined to two
adjacent lots. Motion to approve ANR made by M King, second by S Corbitt. Roll
call vote 4-0-1 with C Schulz abstaining.

2. CONTINUED PUBLIC HEARINGS

1. 31-21 Site Plan Review - LSE Hydra, LLC. - 36, 44, 48 North Carver Road, Wareham, MA - Map 104 Lot 1046, V/B & V/C - Ground-mounted Solar Energy Generation Facility-

Prior to hearing from the applicant, R Swenson read Zoning By-law 1551-Relation to Conservation Commission Approvals to point out that Zoning must make a decision prior to the Planning Board. Bob Rogers from GAF informed the Board that he is almost ready to file a Notice of Intent to the Conservation Commission and then addressed concerns from the first public hearing.

Dan Watson Development Manager for LSE Hydra briefly addressed some previous concerns and decommissioning plans.

M King asked why the plan called for invading the 100' buffer. Linda Rinta, property owner, explained that this area is a poorly performing area, is not in wetland and will help her keep more productive land for farm use. She also expanded on the plans for all her property and the research she has done.

C Rowley informed the board that he has not completed his full report but would have it for the next meeting.

Tricia Wurtz commented that she would like more information about the noise expected to be generated.

Annie Hayes had concerns regarding the fluctuation water table and the stormwater report.

Eric Lintel asked about the 20 year plan on recycling panels and decommissioning. Motion to continue to November 8 was approved 5-0-0.

3. PUBLIC HEARINGS

1. #32-21 Definitive Subdivision Plan - RESI, LLC - 36, 42, 48 Robinwood Road, Map 4, Lots A, B, & C – Seven Lot Subdivision -

Project presented by Bob Rogers from GAF Engineering, Tom Gay from Gay & Gay, PC and Dario DiMare from Dario Design. T Gay reported that the area is currently 3 lots on 8.3 acres and the proposed plan is to create 7 one-acre lots keeping open space and creating a minimal impact. B Rogers discussed the road, water and sewer, drainage. All homes will have flood compliant foundations with roof infiltration units. Notice of Intent will be filed with Conservation Commission following Mr. Rowley's review.

Motion to authorize K Buckland to create 53G account to fund account and to let C Rowley initiate review by M King/S Corbitt. Roll call vote 5-0-0.

Dario DiMare from Dario Designs discussed and presented design plans for the development.

Marlene Aron of Robinwood Road expressed concerns regarding resident density, traffic, size of homes, sidewalks, noise, stormwater and the possibility of the new homes being used for business rentals.

Michael Besse of Robinwood Road asked about the waivers and whether or not Robinwood Road was a private or public road. He stated that the existing road conditions are unsafe and will be made worse during construction.

Tom Glennon of Robinwood Road asked if Robinwood Road is a private road

Thomas Donoghue of Robinwood Road asked about a traffic study, driveway on Robinwood Road, sight distance, sewer pump stations, noise, odors, aesthetics, snow

storage, visitor parking, whether driveways will be paved or stone and about the waivers.

Manuel Botelho of Robinwood Road had concerns about parking and submitted photos.

Ali Lofti of Fairview Lane asked how many docks would be built.

Joanna Mazzulli of Robinwood Road noted that GPS directions send you down Nanumett Street around a sharp turn and will cause problems with vehicles trying to turn around. She also commented that the top house seems to have no driveway and is in the wetland area where all the wildlife lives.

Robert Aron of 32 Robinwood Road has requested of all documents. He was informed that all documents will be available on the Planning Board website and also available in the Planning Office.

Pamela Caradimos of Sherwood Road has concerns regarding clean water discharge, saltwater resources, marine habitats, fisheries, outfall pipe and nitrogen and phosphorous.

Annie Hayes has environmental concerns and flooding and considers this project to be a taking over of the wilderness.

Bogdan Vernescu of Sias Point Road asked about a study of the water table and concerns that water does not drain after storms.

Motion by C Schulz/ M King to continue on 11/8/2021. Roll call 5-0-0.

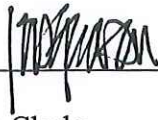
2. #33-21 Site Plan Review - Wareham PV I, LLC - 0 Route 25 - Map 115 Lot 1000 – Ground-mounted Solar Energy Generation Facility
(didn't get the name) representative from Wareham PV 1, LLC and Sara ? from ? Civil Engineer presented. Sara reviewed the project and noted acreage, access roads, setbacks, traffic and noise. R Swenson suggested that the Board consult with Town Counsel since Wareham has recently updated their solar bylaws to be sure they are following the correct ones. Motion by S Corbitt/C Schulz to suspend further discussion until 11/8/2021. Roll call 5-0-0.
4. PUBLIC COMMENT ON MASTER PLAN; Updates and New Initiatives
Annie Hayes said she has some concerns about the Master Plan. R Swenson directed her to the last page of the Plan which gives information on how citizens and others can suggest changes.
5. WPB LIAISON UPDATES
 1. Solar By-Law Committee (Carl Schulz)
C Schulz informed the board that they are making progress and have received valuable information from outside sources.
6. **REFERRALS**
 1. **ZBA# 55-21 Mannix - Site Plan Review / 238 & 240 Sandwich Road**
 2. **ZBA# 56-21 Doobie - Special Permit & SPR - 4 Recovery Road**
 3. **ZBA# 57-21 Doobie - Special Permit & SPR - 10 Little Brook Road**
7. FUTURE MEETINGS

Enforcement of Zoning and Special Permits, November 8, 2021

Workshop on Enforcement (Enforcement of Zoning and Special Permits?) November 15, 2021

8. ADJOURNMENT Motion by M King/S Corbitt @ 9:22pm

Approved by Clerk: _____

A handwritten signature in black ink, appearing to be 'M King', written over a horizontal line.

Date submitted to Town Clerk: _____

WAREHAM TOWN CLERK
2022 JUN 21 PM3:45