

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: Monday, October 7, 2019

I. CALL MEETING TO ORDER

The meeting was called to order at 7:00 P.M.

II. ROLL CALL

Members Present: George Barrett, Chairman
Mike Baptiste, Sr., Vice Chairman
Richard Swenson, Associate Member
Emanuel Daskalakis, Member
Mike King, Member

Also present: Ken Buckland, Town Planner
Charles Rowley, Engineering Consultant

III. PRELIMINARY BUSINESS

A. Meeting Minutes – September 23, 2019

Mr. Barrett moves to table the minutes. Mr. Daskalakis reviewed the minutes and is ready to approve them but the Board decides to review them at the end.

I. PUBLIC HEARINGS

A. TOWN MEETING ARTICLE TO AMEND TOWN OF WAREHAM ZONING BY-LAWS

To see whether the Town will vote to amend the Wareham Zoning By-Law at Article 2: Zoning Districts, Section 212 Overlay Districts, by adding the following language:

212.5 Tremont Nail Factory Redevelopment Overlay District

The Tremont Nail Factory Overlay District is intended to encourage a cultural, mixed use center within historic buildings and a distinctive and attractive site development program.

Mr. Buckland advises the notices were published on the 19th and 26th of September and hands them to Mr. Barrett and he reads the notice into the record.

Mr. Barrett asks if what he had just read is the article or the explanation and Mr. Buckland states that it is the Article. Mr. Buckland mentions that the explanation is that Article Two in the Zoning By-Law lists most of the different zoning districts in Fall Town meeting of 2018. The Tremont Nail Factory Redevelopment Overlay District was passed but Article Two wasn't amended to include in the list of Overlay Districts.

Mr. Rowley asks if the language in 212.5 reflect what's in the existing By-Law in terms of encouraging in mixed use center within historic buildings in a distinct development program because Mr. Rowley states as he remembers there was no landscaping or parking requirements and Mr. Barrett states there are no restrictions. Mr. Daskalakis believes this is redundant. Mr. Barrett also does not understand why an active Town Meeting is needed and Mr. Swenson states that it is because a change is being made to the Zoning By-Law document. Mr. Buckland states we do not need this to execute the Overlay District, he states that what this does is edits the document and Mr. Barrett also agrees it sounds redundant.

MOTION: Mr. Daskalakis moves to close the Public Hearing. Mr. King seconds.

VOTE: (4-0-0)

MOTION: Mr. King moves to recommend favorable action to insert the Tremont Nail Factory Redevelopment Overlay District 212.5. Mr. Baptiste seconds.

VOTE: (4-0-0)

II. REFERRALS

III. ANY OTHER BUSINESS/DISCUSSION

A. Street Tree Waiver and Covenant Release – Jordan Road, Jonathan Lane, Skippers Way – Pine Grove Estates

Present Before the Board: John Churchill, J.C. Engineering

Mr. Buckland speaks into the record that this is a request for a release for a waiver. Mr. Buckland mentions, in a previous discussion regarding the Release had been that the report from the Town Engineer, Charlie Rowley which stated there was not a sufficient number of street trees that covered the subdivision roadway, and so the request is for a waiver of the street tree requirement under Section 6.

Mr. Churchill introduces himself and states he is representing Pine Grove. He states they are basically looking for a minor modification of an approved Subdivision Plan. He mentions that the project is all built out, the homes are built out and the roads are built out so they are requesting the Covenant Release. Mr. Churchill discusses the project in detail. He gives the Board a good indication as to what kind of plantings are currently in existence. He mentions that red Maple Trees were proposed every 200ft and he is requesting a waiver as he feels now that the project is complete he doesn't feel it is no longer necessary. Mr. King doesn't understand why the Maple Trees weren't planted as proposed since that is how the plans were approved to begin with. Mr. Rowley suggests if a change needs to be done to a previously approved plan is ask for a Public Hearing and ask for a modification. Mr. Churchill will relate information to the Applicant, but states he will most likely just plant the trees and get this project done.

V. NEW BUSINESS (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)

Mr. Swenson discusses the Article that was submitted regarding Landscape Buffers for Town Meeting on the 28th and would like to share a suggestion that has been previously shared with Mr. Buckland, he advises. He believes that it is important that at Town Meeting explain to the public very clearly exactly what and why the Board is doing what they are doing. He shares the information that should be shared with the public via a projector. The Board shares some ideas and agrees that it is helpful. Mr. Swenson will work with Mr. Buckland to fine tune the document.

VI. CORRESPONDENCE

A. Minot Ave. Multipath – 25% Design Concept

Mr. Buckland mentions he just wanted to let the Board know, under contract with J.C. Engineering Inc. and they have been designing a bicycle pedestrian way on Minot Ave. from Narrows to Depot Avenue and if anyone is interested the copies of the plans are in the Planning Office for review. Conversation ensued regarding the project.

VII. EXECUTIVE SESSION

A. Pending Litigation – Old Stage Coach Road

Mr. Buckland just wanted to make known to the Board that Mr. Bowen, Town Counsel, will be available for the meeting on Monday, October 21st to discuss the pending litigation.

VIII. ADJOURNMENT

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

VOTE: (4-0-0)

Date signed: Nov 18 2019

Attest: [Signature]

WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____

WAREHAM TOWN CLERK
2019 NOV 19 AM 9:31

B. Phase II & III Endorsement of Covenant & Subdivision Plan - Bay Pointe

Mr. Buckland mentions the Covenant has been signed and notarized by Tim Faye for Stone Street, Bay Pointe Club LLC. Mr. Buckland to make copies of Mylar's and prepare documents for Board's review and signatures.

MOTION: Mr. Daskalakis moves to endorse the plans when all the proper copies and paperwork is in place. Mr. King seconds.

VOTE: (4-0-0)

C. Confirmation of Minor Modification – Factory Five Racing – 7 Tow Road

Mr. Buckland asks Mr. Rowley for confirmation regarding the Storm water review and he mentions he has not seen any responses from G.A.F. Engineering.

D. Covenant for Road Construction – Spring Avenue – Sheridan Builders

Mr. Buckland confirms that Sheridan Builders is now the new owner. He reminds the Board, that prior to this, Hebb Builders had presented plans with multi-story duplexes, totaling a number of eight (8). Mr. Buckland mentions with that special permit, came improvements to Spring Ave. itself, for drainage, utilities, and paving. Mr. Buckland states that the new owner, Sheridan Home Builders, proposes, which is something he hasn't seen before, a Covenant on the road construction by holding the Special Permit for the Construction of the Duplexes on the property. Mr. Barrett states it is called an approved form of surety. Mr. Swenson asks for Mr. Buckland to explain this little different since he doesn't understand and Mr. King confirmed he did not understand either. Mr. Buckland states basically he would like to construct the roadway before building the houses. Mr. Rowley states, it is a Town Way, and all he would need is a road opening permit from Mr. David Menard from Municipal Maintenance and follow up with an inspection. He believes all Sheridan Builders will need is a curb cut permit. Mr. Swenson suggests Sheridan Home Builders to come in front of the Board and explain exactly what it is he is looking to do. Mr. Buckland will set up a meeting with Mr. Menard and Sheridan Home Builders.

IV. STAFF REPORT

A. Master Plan Continued Discussion

Mr. Swenson states due to evacuation at Town Hall the day the last meeting was to take place to discuss the Master Plan, he is not prepared for tonight and would like to schedule another session today dependent on everyone's availability. The Board has agreed to meet on November 4th.