**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: November 13, 2017**

1. **CALL MEETING TO ORDER**

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

1. **ROLL CALL**

Members present: George Barrett

John Cronan

Emmanuel Daskalakis

Mike Baptiste

 Marc Bianco

Alan Slavin, BOS Liaison

Also present: Ken Buckland, Town Planner

 Charles Rowley, Town Review Engineer

1. **PRELIMINARY BUSINESS**

**A. Meeting Minutes:**

* **October 16, 2017**

**MOTION: Mr. Baptiste moves to approve the minutes from October 16, 2017. Mr. Cronan seconds.**

**VOTE: (5-0-0)**

**B. ANR – McCarthy Properties – 2382, 2384 Cranberry Highway**

Present before the Board: Bob Rogers, G.A.F. Engineering, Inc.

Mr. Rogers said this plan combines two lots into one. One lot is developed and the other lot is vacant. Lots 101C and 101B would be combined into a single lot.

Mr. Baptiste asks if there was a proposed cul-de-sac at the end of the road.

Mr. Rogers states there was a proposed cul-de-sac on the 2005 subdivision plan roughly where the lot shape circle is. That plan was superseded by a 2011 Form A plan, so the road was never fully constructed.

**MOTION: Mr. Baptiste moved to endorse the plan. Mr. Cronan seconds.**

Mr. Rowley asks Mr. Rogers how he can justify eliminating the proposed road. Mr. Rogers says he is not eliminating the street. The Form C plan was in 2005 and the Form A plan was in 2011. Mr. Rogers feels it was the 2011 plan that eliminated the road layout. Mr. Rowley states that the lines for that street still exist and the only way to remove it would be to rescind the subdivision plan or modify the subdivision plan.

Discussion ensued concerning drainage.

Mr. Rogers mentions that the time had lapsed on this Form A and he had spoken to his client and asked him to grant an extension of time to the Planning Board.

Mr. Barrett states that Mr. Rogers can withdraw and address the issue or the Board can vote on the plan.

Mr. Cronan asks what happens if the plan is denied in a vote.

Present before the Board: Richard Serkey

Mr. Serkey states he had spoken to Mr. Rogers and given him his opinion on the topic. Mr. Serkey states if no motion is made then the plan will be approved by constructive approval. Mr. Serkey states if the plan is denied the applicant could take an appeal. Mr. Serkey also states the applicant could withdraw the Form A and submit a Form C as suggested.

Mr. Buckland states that if the Board is of the opinion that the applicant needs to submit a subdivision plan under the subdivision control law that the motion should reflect that.

Mr. Barrett states there was a motion to approve the ANR plan. Mr. Barrett takes a vote.

**VOTE: (0-5-0) Mr. Barrett states this requires approval under the subdivision control law.**

**C. ANR – MMDDJSAK – 28 Pattersons Brook Road**

Present before the Board: Bob Rogers, G.A.F. Engineering, Inc.

This plan proposes to combine 3 existing lots into one lot.

This plan also covers the previously proposed subdivision road. Mr. Rowley states this is the same concern as the previous plan, that the ANR cannot be approved, that the subdivision plan must be amended first.

**MOTION: Mr. Baptiste moves to deny the Form A Plan as it requires approval under the subdivision control law. Mr. Cronan seconds.**

**VOTE: (5-0-0)**

1. **PUBLIC HEARINGS**
2. **CONTINUED PUBLIC HEARINGS**
3. **Kevin Oliveira – Site Plan Review – 6 Recovery Road**

Present before the Board: Bob Rogers, G.A.F. Engineering, Inc.

Mr. Rogers states there was a revision made to the plans on October 25 and submitted a formal letter addressing Mr. Rowley’s review letter. Mr. Rowley reviewed the October 25 plan and made comments. The plan was revised again on October 27 to reflect Mr. Rowley’s comments. The applicant has submitted their Notice of Intent with the Conservation Commission. Mr. Rogers states that they will be requesting a continuance in order for the applicant to appear before the Conservation Commission.

Mr. Barrett states he read Mr. Rowley’s review letter and it did seem that they had addressed all of Mr. Rowley’s concerns.

Mr. Rogers states they had made some minor architectural changes on the plan. The plan now shows the two proposed retaining walls, the stairs on the farther side of the building, and the exit door on the far end of the building. The building is proposed to have white shiplap siding.

Mr. Barrett asks what the applicant anticipates from the Conservation Commission. Mr. Rogers states that they are showing Conservation that they are well away from the 50’ no activity zone.

Mr. Daskalakis asks if they could move some of the equipment on the roof so it is better screened and also what the screening material will be. Mr. Rogers states they do not have building permits so the placement of the equipment is extremely preliminary and the Board may put in a condition that the equipment be screened. Mr. Rogers also states he does not know what the equipment screening is made of.

Mr. Rogers states he would like to request a continuance until November 27.

**MOTION: Mr. Cronan moves to continue the public hearing until November 27, 2017. Mr. Baptiste seconds.**

**VOTE: (5-0-0)**

1. **REFERRALS**
2. **ZBA Referral – BlueWave Solar – Site Plan Review – Off Charge Pond Road**

The Board reviews the plans for the four proposed solar projects.

Present before the Board: Richard Serkey, attorney

 John Mancini, Blue Wave

Mr. Serkey states that the public hearing has begun at the Zoning Board of Appeals and was continued until December 13, 2017 and the project is currently in front of the Conservation Commission as well. Mr. Serkey states he understands that the Planning Board is giving their referral under the Special Permit.

Mr. Rowley states there are three different entities involved in the project, Mr. David Fletcher, Sure Cran and Bayside Agricultural. Mr. David Fletcher owns two of the sites of the proposed project. The Sure Cran property is the triangular property at the top of the site, which is currently an existing sand pit, so very little grade change will be done. The other three sites are vegetated. Access for all of these parcels comes from a dirt road that is off of Charge Pond Road. Mr. Rowley states that the applicant is going to contact the fire department regarding the width of the access roads. Mr. Rowley states the only other issue he had was the visibility from Route 25. Mr. Rowley stated he had asked the applicant if they could expand some of the screen between Route 25 and the site. Mr. Rowley states there are 17,000 panels in the array and thought they could remove some arrays to allow for more screening.

Mr. Serkey states they are taking both of Mr. Rowley’s recommendations to heart and will present them to Mr. Rowley before returning before the Board.

Mr. Barrett asked if there will be a large amount of grading on the site. Mr. Rowley said there is very little change in the grade as the site is relatively flat as it is.

Mr. Barrett asked if the chain link fence is galvanized. Mr. Rowley stated the fences are out of view, so if the fence are not galvanized it should not be an issue.

Mr. Barrett asks if the array is far enough away so that future development would be screened. The site is far enough away from potential future development that the array would not be visible.

Mr. Baptiste asks if there will be deer gates to allow the deer to pass through the array. Mr. Mancini states that they do not want deer going through the arrays.

Mr. Baptiste states he feels they are cutting down too many trees. Mr. Bianco stated he would like to see what re-planting would look like when the arrays are no longer in use.

Mr. Barrett states he would like to see more screening from Route 25 as well.

1. **ANY OTHER BUSINESS/DISCUSSION**
2. **NEW BUSINESS (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)**
3. **CORRESPONDENCE**
4. **See correspondence in packets.**
5. **ADJOURNMENT**

**MOTION: Mr. Cronan moves to adjourn. Mr. Daskalakis seconds.**

**VOTE: (5-0-0)**

**Adjourned at 9:40 P.M**

1. **DOCUMENTS**

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

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

 **George Barrett, Chairman**

 **WAREHAM PLANNING BOARD**

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