

WAREHAM PLANNING BOARD
MINUTES OF THE MEETING

Monday, November 8, 2021

Time: 6:00 P.M.

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

WAREHAM TOWN CLERK
2022 JUN 21 PM3:53

Optional ONLINE Connection:

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

Passcode: 238699

Or One tap mobile:

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1. CALL MEETING TO ORDER

2. ROLL CALL

Members Present:

Richard Swenson

Carl Schulz

Sam Corbitt

Mike King

Mike Baptiste

Aaron Shaheen, Assistant Town Planner

3. PRELIMINARY BUSINESS

1. Statement of Planning Board's Mission

https://www.wareham.ma.us/sites/g/files/vyhlif5146/f/uploads/wpb_mission_statement.pdf

2. Vote on execution of 53G contract by Director of Planning

Motion to open a 53G account for 32-21 Robinwood Road subdivision project by Carl S., Second by Mike K., Vote 5-0-0

4. CONTINUED PUBLIC HEARINGS

1. #21-21 Site Plan Review – Wareham MA 3, LLC – 91 & 101 Fearing Hill Road – Map 91 & 71, Lot(s) 1000 & 1007 – Ground-mounted Solar Energy Generation Facility

Motion to continue the public hearing to November 22, 2021 by Mike K., Second by Sam C., Vote 5-0-0

2. #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

Motion to continue the public hearing to November 22, 2021 by Mike K., Second by Mike B., Vote 5-0-0

3. #32-21 Definitive Subdivision Plan - RESI, LLC - 36, 42, 48 Robinwood Road, Map 4, Lots A, B, & C – Seven Lot Subdivision

Applicant Representative: Bob Rogers (Engineer), Tom Gay (Lawyer)

Charles R. presents his concerns in his peer review letter

- Buildability of lot 48 and 52
- Provide storm water calculations
- Road construction, low point in profile
- Standing water in the infiltration basin
- Runoff between lot 50 and 51
- The board has the authority to look at the construction of robinwood road and suggest and upgrade to the road
- Sewer connection on private ways
- Request from a waiver for street trees

Tom G. states the lot shape factor circle of lot 48 contains 97% upland. Tom G. states the lot shape factor circle of lot 52 contains 91% upland. Bob R. states this complies with the zoning by-law requirements, which is 80% upland. Richard S. asks if they would need conservation approval for lot 48 and 52. Bob R. states they could build a home without disturbing the wetland but they have to file with Conservation anyway according to the regulations. Bob R. states he will provide a new waiver request letter to include the lot shape factor waiver. Richard S. asks if they will be going in front of the Conservation Commission. Bob R. states they will come back to the Planning Board as soon as possible with an updated waiver letter. Bob R. states they will have a drainage system for the property that covers the northern and southern abutters so the water stays on their property. Bob R. states they want to avoid a low point in the cul-de-sac and want to proceed with country drainage. Bob R. states they will add catch basins to the waiver request. Bob R. states they will be changing the road cross section to be 18 feet wide with a shallow swale and a crushed stone trench to meet the 0.75 percent slope. Richard S. asks Charles R. to go over what the boards obligations are to the standing water issue in the area, Charles R. states their obligation is to ensure that whatever design is approved does not allow water to impact the abutters. Charles R suggests a change in the road cross section could improve the drainage on the site. Richard S. asks what the Board of Health's role is in the project. Charles R. states they have 45 days to provide comments to the board. Charles R. states they look at the lots and do not affect public health. Richard S. asks Aaron S. to check with the board of health. Carl S. asks Aaron S. if notification were sent for the preliminary subdivision plans. Carl S. asks Bob R. if he commits to doing a storm water analysis. Bob R. is committed to doing that. Bob R. states he has the dates when the preliminary was given to the Board of Health. Bob R. states he has not received any letter from other boards or departments. Bob R. states David Menard, Municipal Maintenance, visited the site to determine if town water will discharge into the IVW. Bob R. states the owners of the lots would be paying for the sewer connections and the connection would go up Forest Street. Richard S. asks how that can be done over private property. Bob R. states he will get additional clarification from Municipal Maintenance. Carl S. asks to guarantee if the road will be a private way in perpetuity. Tom G. states there will be a Home Owners Association to handle the maintenance of the road and it will be noted in the title and deed of each lot. Sam C. is concerned that the HOA will not stand long-term. Tom G. says he will ensure the documentation related to this development will show that. Tom G. addresses the concerns of the traffic study and the residents concerns with traffic. Tom G. states the traffic study states it will not

affect traffic on Robinwood Road. Tom G. states they are not creating an unsafe access onto Robinwood Road. Tom G. states they will look at the road and determine if there is anything they could do related to tree intrusion on the Robinwood Road. Tom G. states they agree with Charles R. that sidewalks are not needed because there is no connection and sidewalks do not work well with their drainage design. Tom G. is committed to having beautiful landscaping on site but feels street trees required by the subdivision rules and regulations would be located within the drainage. Tom G. states they will provide a response to Charles R. letter and provide revised plans. Carl S states Tom G. on 4/26/21 asked the board to act quickly on the preliminary subdivision plan so they could file with the Conservation Commission. Tom G. states they have not filed with the Conservation Commission. Carl S. asks Tom G. if the public meeting for the project will occur. Tom G. states they had an abutter outreach meeting before filing the preliminary subdivision plans. Charles R. asks the board to research if the upland calculation within lot 48 include the 30 foot no touch zone. Richard S. states he will research the lot shape factor requirement in the zoning by-laws. Sam C. is still concerned with the water on the site. Bob R. states they will build the homes 2 feet above the flood zone and provide yard drains so the water could get beneath the surface within the yard. Carl S. asks Bob R. how they could enforce the homeowners to not over fertilize their lawn. Bob R. says he cannot.

Public Comment

Tom Donoghue concerns

- Snow storage
- Provide a landscape plan
- Water flowing to southern abutter
- When the traffic study was completed

Carol N concerns

- Standing water on the site
- The location of the driveway at the house closest to Forest Street
- The size of Robinwood Road and Forest Street

Michael B is concerned about the size Robinwood Road and it being unsafe way due to lack of access of emergency vehicles.

Marlene Aron concerns

- Traffic study
- The driveway location of the house closest to Forest Street
- If there will be a bond associated with this project.

Annie Hayes concerns

- The amount of standing water on site

Nancy McHale concerns

- Proposing houses on low points where salt water can inundate the area

Motion to continue the public hearing to November 22, 2021 by Sam C., Second by Mike K., Vote 5-0-0

4. **#33-21 Site Plan Review - Wareham PV I, LLC - 0 Route 25 - Map 115 Lot 1000 – Ground-mounted Solar Energy Generation Facility (Continuation agreement from Attorney Betsy Mason)**

Public hearing continued to December 13, 2021 waiting on AGs decision on ANR freeze

5. **PUBLIC HEARINGS**

1. **Road Name Change – Job’s Island Road to Fire Island Road**

Motion to open the public hearing for the road name change – Jobs Island Road to Fire Island Road by Carl S., Second by Mike B., Vote 5-0-0

Representative: Jacaqui Nichols (Wareham Town Assessor)

Jacqui N. is concerned about the safety issue of having two Jobs Island Roads. Jacqui is requesting to change the name of the Jobs Island Roads with two houses on it to Fire Island Road.

Public Comment

Lisa N. is concerned about the address change and states she is using 8 Mather’s Drive as her address now. Jacqui N. states she will let the appropriate authorities know of the address change.

Motion to approve the name of Jobs Island Road to Fire Island Road by Mike K., Second by Sam C., Vote 5-0-0

Charles R. suggests reaching out to Municipal Maintenance for a street sign.

6. **PUBLIC COMMENT ON MASTER PLAN; Updates and New Initiatives**

Linda Scharf asked for a tree plan in the Master Plan.

Annie Hayes asked that the Planning Board makes a plan regarding trees.

7. **WPB LIAISON UPDATES**

1. **Solar By-Law Committee (Carl Schulz)**
2. **Community Preservation Committee (Sam Corbitt)**
3. **Capital Planning Committee (Sam Corbitt)**
4. **SRPEDD (Michael King)**

8. **MEMBER COMMENTS**

Carl S. asked about minutes. Richard S. states he will meet with Ken B. and Carl S. to discuss minutes.

Richard S. states there will be a workshop meeting next Monday on zoning enforcement.

9. **REFERRALS**

10. FUTURE MEETINGS

**Workshop: Coordination on Enforcement of Zoning and Special Permits,
November 15, 2021**

Charles R. will be meeting with Bay Pointe regarding inspections for Phase II & III tomorrow. Charles R. states he has not been able to connect to Wareham Retail Management to finish inspection procedures.

11. ADJOURNMENT

Motion to adjourn the meeting by Sam C., Second by Mike K., Vote 5-0-0

Approved by Clerk: _____



Date submitted to Town Clerk: _____

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