

**WAREHAM PLANNING BOARD**

**MINUTES OF MEETING**

**Monday, November 9, 2020**

**ONLINE Meeting at:**

**<https://us02web.zoom.us/j/85030061924>**

CALL MEETING TO ORDER@ 6:00PM

Attending: George Barrett Michael King, Richard Swenson, Russell Motto  
Also: Kenneth Buckland, Charles Rowley

**I. PRELIMINARY BUSINESS**

1. Meeting Minutes – September 10, 2020 – No action
2. 20-20 ANR – Dos Amigos Realty, LLC. – Squirrel Island Rd. (aka 33 Blackmore Pond Rd.) Map 74 Lot 1009 & 1009C  
Brad Bartolo of JC Engineering presented. Plan revised from previous submission  
Questions raised of definition of the access and frontage.  
Motion by M. King/R Motto for endorsement of Map 74, Lots 1009 1009C dated  
November 4, 2020 plan Vote 4-0-0
3. 21-20 ANR – First Congregational Church – Main Street & Gibbs Avenue – Map 61 Lots  
1173 & 1174  
Brian from GAF Engineering presented. To separate buildings on property, with  
parsonage on non-conforming lot. 81L subdivision of development that pre-dated 1951.  
Motion by Richard Swenson/M. King to endorse the referenced plan Vote 4-0-0
4. 22-20 ANR – Perched Inc., Robert Brady – Great Neck Road – Map 18 Lot 1002-A  
Brian from GAF Engineering presented. Creating two lots off of larger parcel. Question  
raised on frontage for Great Neck Road; old ROW was not discontinued from 1909 so all  
of the frontage is on Great Neck Road.

**II. PUBLIC HEARINGS - No new**

**III. CONTINUED PUBLIC HEARINGS**

1. 8-20 Site Plan Review – Map 111, 112 Lot(s) 1000F, 1000G, 1000H,  
R-1 & 1000 – 140 Tihonet Road, Wareham, MA. – Borrego Solar Systems, Inc. c/o Beals  
& Thomas, Inc.  
Stacey Minihane and Zac Farkes presented for the applicant. Asking for a continuance.  
Revising plans that will be submitted in the near future. Meeting is November 23, 2020,  
will email request for extension. Motion by R.Motto to continue Vote 4-0-0
2. 9-20 Site Plan Review – Map 111 Lot(s) 1000C, 1000F, 1000 & R-1 – 150 Tihonet Road,  
Wareham, MA – Borrego Solar Systems, Inc. c/o Beals & Thomas, Inc.  
Stacey Minihane and Zac Farkes presented for the applicant.  
Buffer extended along Tihonet Road; money offered for value of timber harvested. Small  
changes in wetland line on the site plan.

M.King noted that there were several more issues raised by Dave Pichette in memo. November 18 is next ConCom meeting.

Minihane stated that clearing reduced by 13 acres, and she will get updated memo from Pichette.

Sandy Slavin chair of the ConCom stated that the Commission has approved 27 Charge Pond Road, and she expects to approve the 150 Tihonet project.

G. Barrett suggests that Board address the Site Plan and include and further issues raised from ConCom at next meeting.

Minihane argues that 50-foot buffer may be cleared and revegetated. Rowley argues that clearing is not allowed, R Motto and M King agree with Rowley.

Zac Farkes stated that his finding was that clearing and revegetated was allowed.

Farkes says no clearing is proposed along the 175' buffer on Tihonet Rd. and options would be to move the lot line on the opposite/eastern side, or remove panels.

Minihane reviewed the southern boundary, setting back array to reduce visibility from Tihonet Road, noting that this is a private road without public access.

Rowley noted that power line easement is cleared and allows view.

Minihane presents cross sections and line of sight maps.

Board asks that buffer be planted and screening be provided or remain along Tihonet Road.

Farkes agrees to revise for additional information.

Minihane states that two access ways from Tihonet are better for accessibility and emergencies.

Farkes asks for direction of the board.

Minihane noted that additional detail on erosion and stormwater control will be added.

Minihane discussed interconnection and the preference for overhead lines at connection to powerlines.

Rowley said he was ok with explanation.

Decommissioning plan is to be submitted and will be submitted/

Chairman asked for public comment and heard none.

Buckland asked for locations of battery storage.

Farkes said each pad location would have two container-sized systems, and there are internal fire suppression systems and training is offered.

Barrett said he had contacted the Fire Chief and was told the department have an emergency response protocol.

Minihane will forward an email request for continuance.

Motion by R Swenson and M King to continue the hearing to September 23, 3030 Vote 4-0-0

#### IV. ANY OTHER BUSINESS/DISCUSSION

##### Upcoming Hearings:

##### Decision Deadlines:

November 9, 2020	#8-20	Site Plan Review	Borrego Solar Systems, Inc.	140 Tihonet Rd.	November 10, 2020
November 9, 2020	#9-20	Site Plan Review	Borrego Solar Systems, Inc.	150 Tihonet Rd.	November 10, 2020
November 9, 2020	#20-20	ANR	Dos Amigos Realty, LLC	Squirrel Island Rd.	November 10, 2020
November 9, 2020	#21-20	ANR	First Congregational Church	Main St / Gibbs Ave	November 10, 2020

November 9, 2020	#22-20	ANR	Robert Brady	Great Neck Road	November 26, 2020
November 30, 2020		Zoning Amendment	Notos Group		

V. STAFF REPORT

Discussion ensued on future meeting dates

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

VII. CORRESPONDENCE

VIII. ADJOURNMENT Motion by R Swenson/M King to adjourn Vote 4-0-0 @7:45PM

Date signed: July 12 2021

Attest: [Signature] SR

WAREHAM PLANNING BOARD

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