

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: Monday, November 18, 2019

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members Present:

Mike Baptiste, Sr., Vice Chairman
Mike King, Member
Emanuel Daskalakis, Member
Richard Swenson, Associate Member

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

III. PRELIMINARY BUSINESS

A. Meeting Minutes – September 23, 2019, October 7, 2019 & October 21, 2019

MOTION: Mr. King moves to approve the minutes of September 23, 2019. Mr. Daskalakis seconds.

VOTE (5-0-0)

MOTION: Mr. King moves to approve the minutes of October 7, 2019. Mr. Daskalakis seconds.

VOTE (5-0-0)

MOTION: Mr. Daskalakis moves to approve the minutes of October 21, 2019. Mr. King seconds

VOTE (5-0-0)

MOTION: Mr. Daskalakis moves to accept and hold the minutes for the Executive Sessions of October 21, 2019. Mr. King seconds.

VOTE (5-0-0)

B. 32-19 – ANR Map 85, Lot(s) 1004A. 1004D & 1006 – 2419/2427 Cranberry Highway & 4 Seth F. Tobey Road, c/o Bohler Engineering

Present before the Board: Zack Richards, Bohler Engineering

Mr. Richards explains that he is back with an Approval Not Required Subdivision Plan. JDC Wareham, LLC is proposing to consolidate and subdivide two existing parcels. Mr. Richards mentions this includes the consolidation of two existing lots and the subdivision into two new lots as he presents to the Board. Mr. Buckland asks if there are cross easements for drainage parking access and Mr. Richards says that it isn't at this time but that will be the new owner's responsibility as necessary. Mr. King is concerned with parking due to new lot lines, and Mr. Richards agrees that easements do need to be put in place and he will work through with the town on that aspect but what is there now was pre-approved by the town.

Conversation ensues regarding the project. Mr. Rowley states he sees no reason why the Board can't endorse the ANR under the statute. He understands some of the concerns but that will be properly handled via the Special Permit if it should come to them.

MOTION: Mr. Daskalakis moves to endorse the Plan. Mr. King seconds.

VOTE (5-0-0)

IV. CONTINUED PUBLIC HEARINGS

A. 29-19 Gateway Motors of Wareham LLC – Site Plan Review – 379 Main Street

Present before the Board: Bill Madden, G.A. F. Engineering

MOTION:

VOTE (5-0-0)

B. 30-19 Definitive Plan - David Mather - Oak Street

Present before the Board:

MOTION:

VOTE (5-0-0)

V. PUBLIC HEARINGS

VI. REFERRALS

VII. ANY OTHER BUSINESS/DISCUSSION

A. Performance Bond – Sheridan Home Builders, Inc. – Spring Avenue

Present before the Board:

MOTION:

B. VOTE (4-0-0)

C. 20-19 Pine Grove Estates, LLC – Certificate of Lot Release, Lots 1-18, Parcels 19 & 20, c/o JC Engineering, Inc.

D. Discussion and possible vote on scheduling a hearing for Baypoint Dr. Ext. / Cahoon Road right-of-way and road reconfiguration

VIII. STAFF REPORT

A. Rules & Regulations – Amendments Discussion

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

X. CORRESPONDENCE

A. See correspondence in packets

XI. ADJOURNMENT

XII. PRELIMINARY BUSINESS

A. Meeting Minutes – October 7, 2019

B. 31-19 – ANR Map 90, Lot NB-1, Cedar Village Inc. – 8 & 10 Old Stage Coach Road, c/o G.A.F. Engineering Inc.

Present before the Board: Brian Grady, G.A.F. Engineering
 Sheila Tierney, Esq., 26 7th Street, New Bedford, MA

Mr. Grady mentions he is in front of the Board with a resubmittal of an ANR Plan. He mentions that what they are seeking is to create a non-buildable parcel A, off the rear off the lot and it will be combined with an adjacent piece of land that isn't buildable, it doesn't have sufficient area or frontage. The remaining piece of land is a buildable lot so he states they are not looking to create

a new lot, they are just looking to create an unbuildable parcel off the rear of it. The Lot that will remain has an excess of 200ft of frontage, and it exceeds the 45,000 ft. of area, so the dimensional requirements are being met for the zoning district.

Mr. Barrett states that at this time the Board will take it under advisement and will order it to a later date.

XIII. CONTINUED PUBLIC HEARINGS

XIV. PUBLIC HEARINGS

A. 29-19 Gateway Motors of Wareham LLC – Site Plan Review – 379 Main Street

MOTION: Mr. King moves to continue the public hearing to November 18, 2018. Mr. Baptiste seconds.

VOTE: (4-0-0)

B. 30-19 Definitive Plan - David Mather – 24 Oak Street

Present before the Board: Robert Rogers, G.A.F. Engineering
David Mather

Mr. Rogers mentions this is a two-lot definitive subdivision which is a follow-up to a preliminary Form B subdivision plan which was approved by the Board end of 6/2019. Mr. Rogers states they are seeking to take one parcel, Map 39, Lot M20 which is about 1.6 acres of land and they are subdividing into two-lots which would result into one additional home. There is a separate waiver request letter that has been submitted.

Mr. Rogers mentions there was a concern with drainage from the new roadway entering Oak Street which a negative grade at the intersection has been established so the access to the driveway for the new house drops down, along with a drainage trench on either side the roadway and two leaching galleys close to the intersection with an equalizer pipe that was also added. It is a 16ft wide wrap surfaced roadway to serve the one house and about 250ft in length.

Mr. Rogers mentions there are a few waivers he is requesting and proceeds to discuss these with the Board.

Mr. Swenson mentions that it appears that everything that was heard tonight addressed the issues that had been previously mentioned and he doesn't see any gaps. Mr. King mentions he feels the main concern was the runoff coming down the driveway. Mr. Swenson responds to Mr. Kings point that after they are able to review Mr. Rowley's report, they will be in a position to make a decision. Mr. Buckland suggests one thing that can be done is to consider the waivers that are being requested since findings will have to be made. Mr. Swenson says he does not have any issues with any of the waiver requests mainly because the private way being proposed here is nothing more than a driveway for one home and feels all the waivers were appropriate and Mr. King agrees.

Present before the Board: Edward Barrett

Mr. Barrett mentions he is an abutter to the property and at this point does not have any objections to anything that is taking place especially in regards to the driveway but he would like to review the plans himself. He was handed a set of plans to review at his leisure.

MOTION: Mr. Baptiste moves to continue the public hearing to November 18, 2018. Mr. King seconds.

XV. REFERRALS

XVI. ANY OTHER BUSINESS/DISCUSSION

A. Phase II & III Endorsement of Covenant & Subdivision Plan - Bay Pointe
Board members endorsed Covenant.

B. Endorsement of Minor Modification – Factory Five – 7&9 Tow Road
Mr. Buckland mentions the modified plans came after the decision that was made last meeting on October 7th. The change was reviewed by Mr. Rowley and the modification was approved. The purpose of this endorsement is just to make these plans the official updated plans. Plans are endorsed by Mr. Barrett

C. Master Plan Review
Master Plan discussion scheduled for November 4, 2019.

XVII. STAFF REPORT

E. Permit Fees – Discussion of revisions to fee schedule
Mr. Buckland mentions that he is seeking input from the Board regarding permit fees for some of the smaller projects that can be quite costly. The Board discusses some ideas.
Mr. Buckland mentions that the only thing we have control over is the application fee. Mr. Swenson offers his time and will do a review of applications that have been in front of the Board within the last 12 months.

F. Construction Progress – Sheridan Home Builders, Inc. – Spring Avenue
Mr. Buckland mentions to the Board that since the last meeting, that the Builders have decided to move ahead with the improvement of the road first rather than using the Covenant.

XVIII. NEW BUSINESS
The Board discusses the Town Meeting that is scheduled to be held on Monday 10/28/2019 process and touch base on the Zoning Articles that will be presented that night to the public.

XIX. CORRESPONDENCE

B. See correspondence in packets

XX. ADJOURNMENT
MOTION: Mr. Swenson moves to adjourn the meeting. Mr. King seconds.

Date signed: 1/9/2023 VOTE: (4-0-0)

Attest: [Signature]

WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____

WAREHAM TOWN CLERK
2023 JAN 10 PM6:16