

WAREHAM PLANNING BOARD MINUTES

Monday, November 22, 2021

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

WAREHAM TOWN CLERK
2022 JUN 21 PM3:54

Meeting called to order at 6:00PM

Present: Richard Swenson
Carl Schulz
Sam Corbitt
Michael King
Michael Baptiste
Jane Gleason, Associate member

Asst. Town Planner Aaron Shaheen
Consulting Engineer Charles Rowley
Director Ken Buckland

1. PRELIMINARY BUSINESS

1. Statement read by Chairman Swenson regarding role of the Planning Board [attached]
2. Acceptance of Definitive Subdivision Applications:

Bill Madden of GAF Engineers with two applications and Stacey Minihane of B&T with 3 applications, presented their applications for definitive subdivision plan approval, in conformance with the requirements of the Subdivision Rules & Regulations.

Motion by C. Schulz/ Sam Corbitt to accept
Vote 5-0-0

2. CONTINUED PUBLIC HEARINGS

1. #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 by C. Schulz/ Sam Corbitt to continue to December 13, 2021
Vote 5-0-0

2. #32-21 Definitive Subdivision Plan - RESI, LLC - 36, 42, 48 Robinwood Road, Map 4, Lots A, B, & C – Seven Lot Subdivision

Motion by C. Schulz/ Sam Corbitt to continue to December 13, 2021
Vote 5-0-0

3. #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)

Motion by C. Schulz/ Sam Corbitt to continue to December 13, 2021
Vote 5-0-0

4. #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 by C. Schulz/ Sam Corbitt to open the Public Hearing
Vote 5-0-0

Joe Shanahan presented for the developer/applicant.

- Schedule of Hydrogeological evaluation: December 8 and 9 will be on site to scope out test locations. Kyle Hoffman, drilling contractor will be on site December 13-17 to test. Report will be ready at the end of January.
- Tree Removal: Clear cutting is not happening. 23 of the 44 acres are being cleared. Water District said that 25 houses were possible on the site; Court set number at 20. Owner paid \$230,000 in fees and taxes to the Water District for that potential number. Ken Buckland pointed out that Water Destruct was separate from the town.
- Impacts: No traffic, no kids in school, no waste generated by the use

Eric Lintala presented a Pine Barrens report

Annie Hayes stated her concerns for the project impacts

Joe Shanahan responded that site was clear of archeological resources.

Joe Shanahan requested to be on the agenda for 12/13/2021 to present Noise findings and the Definitive Subdivision for the site.

Motion by Mike King/ Carl Schulz to continue to December 13, 2021
Vote 5-0-0

3. PUBLIC HEARING

1. #36-21 Modification to Special Permit/ Site Plan Review – Bay Pointe Club, LLC, Phase IV – 19 Bay Pointe Drive– Map 9, Lot(s) 1004B & 1004A-1 – 7 New 8-Unit Town House Buildings

Tim Fay presented as the applicant. He introduced Herman Deralta, Traffic Engineer, who said that the traffic impact was minimal and that the capacity of Onset Ave was much more than current demand. The count was 21 vehicles in the AM peak hour and 27 in the PM peak hour.

The Project Architect presented elevations and floor plans stating there are 6,7,8, and 9 unit buildings, with 2 bedroom units and 3 BR units at the ends.

Charles Rowley found that the Planning Board would have to make findings on density and setbacks.

Will Reed of condo trust next door, likes homes in the project but is concerned about flooding

Chris Muller of the Bay Pointe Condos is having problems with addresses, Steve Pentausky of Short Neck Road wanted to know use of his street – for emergency access only

David MacPhee of Cahoon Rd is concerned about construction impacts

Deb McGonnell of Bay Pointe Condos is concerned about density, emergency access, traffic. Closing Cahoon means 198 homes with one point of access. Steve Costa of Bay Pointe Dr is concerned about the number of parking spaces. Ayer Souza is also worried about parking on site. Paul Bolier wants to know if Redevelopment Authority asked developer for affordable housing

Motion by M. King/S Corbitt to continue hearing to December 13, 2021
Voted 5-0-0

4. MASTER PLAN

Annie Hayes feels that Master Plan should reflect strong demand for open space.

Future Meetings: December 20, Procedures

5. ADJOURNMENT

Motion by S. Corbitt/C. Schulz to adjourn
Voted 5-0-0 @ 9:20PM

Approved:  _____

Date Submitted to Town Clerk _____

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