

**WAREHAM PLANNING BOARD**

**MINUTES OF THE MEETING**

**Monday, December 7, 2020**

**Online Meeting**

<https://us02web.zoom.us/j/89828366922?pwd=L1dHYlNWZGlydG9lRENvYWZ3MDNBZz09>

WAREHAM TOWN CLERK  
2021 AUG 18 PM 4:19

I. MEETING CALLED TO ORDER: 6:00PM

Attending: George Barrett, Richard Swenson, Michael Baptiste, Michael King,  
Russell Motto

Also Ken Buckland, Claire Smith/Town Moderator, Charles Rowley

II. PRELIMINARY BUSINESS

3-20 – Minor Modification of Special Permit approved 5/20/2020 – Wareham Retail Management, LLC. – 1 Seth F. Tobey Road – Map 87, Lot 1

Application was presented by Derek Redgate for modification of pavement and re-location of a light pole. Pavement change was withdrawn. Charles Rowley asked for modification of the drainage as well.

Motion by Swenson and King to Approve. Vote 5-0-0

III. PUBLIC HEARINGS - None

IV. CONTINUED PUBLIC HEARINGS PROPOSED: ZONING ARTICLES FOR FALL TOWN MEETING

Adding a new Hospitality, Recreation and Entertainment District to allow certain large-scale commercial development north of Rt 495/25.

Zone change was presented for the Notos Group by Atty. Jeff Tocchio.

Board discussed standards for control of permit process and uses.

Town Administrator Derek Sullivan was in support as the town needs growth of jobs and tax base.

Selectman Jim Munise said that concerns about resource impacts must be carefully considered.

Nancy McHale of the Wareham Land Trust noted the natural resources that need protections and what were the setback requirements.

Charles Rowley raised concerns about what could be permitted in the site.

Selectmen Slavin was concerned about reviews going too far afield of the criteria.

Buckland said the language of the bylaw could be recommended or modified.

The changes in the bylaw to be recommended - restore the bylaw name, add multi-family definition, and add water pollution controls for ZBA review

Swenson/King vote to close hearing. Vote 4-1-0

Swenson/King vote to vote on recommendation tonight. Vote 4-1-0

Swenson moved to recommend favorable action of the bylaw to Town Meeting with the three changes/King 2nd; Vote:

Barrett yes

Swenson yes

Baptiste no

King no

Russell no

V. ANY OTHER BUSINESS/DISCUSSION

1. Clemmey Property Special Permit Compliance Status/Enforcement  
Buckland reported that Building Commissioner has not taken further action.  
King asked why something wasn't done and asked how to dun the project.

Upcoming Hearings:

Decision Deadlines:

December 14, 2020	#8-20	Site Plan Review	Borrego Solar Systems, Inc.	140 Tihonet Rd.	December 29, 2020
December 14, 2020	#9-20	Site Plan Review	Borrego Solar Systems, Inc.	150 Tihonet Rd.	December 29, 2020
January 11, 2021	#23-20	Definitive Subdivision Plan	TJP Realty, LLC	4 & 6 Shell Lane	April 7, 2021

VI. STAFF REPORT

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

VIII. CORRESPONDENCE

IX. ADJOURNMENT

On motion of Swenson/King and vote of 5-0-0 meeting adjourned at 9:24pm

Date signed: 8/9/2021

Attest: [Signature]

WAREHAM PLANNING BOARD

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