

## **MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: Monday, December 9, 2019**

### **I. CALL MEETING TO ORDER**

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

### **II. ROLL CALL**

Members Present: George Barrett, Chairman  
Mike Baptiste, Sr., Vice Chairman  
Richard Swenson, Associate Member  
Emanuel Daskalakis, Member  
Mike King, Member

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

### **III. PRELIMINARY BUSINESS**

#### **A. Meeting Minutes – November 18, 2019**

**None present**

#### **B. 5-19 - Aspen Dental – Minor Modification Request for Phased Site Plan and Performance Bond**

Present before the Board: No one present

Mr. Buckland mentions that Aspen Dental was not prepared for the Performance Bond. He adds that Mr. Rowley had gone to the site for a review update and noticed the work being done was different than what was shown on the plans. Apparently they are doing a phase to approach to construction, but only doing enough to support Aspen Dental. At this time, they would like to present a phased plan approach and have a performance bond for remainder of site improvements within the development but were not prepared for the Performance Bond. They just submitted the estimate this afternoon.

Conversation ensued regarding the project and whether or not it needs to be determined whether it is a minor or major modification. Mr. Daskalakis doesn't think any determination should be made without a presentation before the Board and Mr. Swenson agrees that we need to see the details.

**C. 33-19 – ANR Map 109, Lot(s) A-1 – 35 Rosebrook Place, A.D. Makepeace Company c/o Beals & Thomas, Inc.**

Present before the Board:     Rich Surkey  
   Bob Buckley, Surveyor - Beals and Thomas, Inc.

Mr. Surkey hands to the Board the sequence of plans for tonight's presentation. He mentions, that the first plan showing Lot A was the plan that was endorsed at the time that the Special Permit approval was granted by the Zoning Board. Second plan shows the plan that was endorsed by the Board after Lot A was subdivided into Lot B which contains the Marriot and Lot A-1. He adds the third plan is the one that is before the Board tonight that would divide A-1 into A-2 and A-3. A-2 which would contain the apartment building and A-3 contains the 99 Restaurant, Five Guys Burgers and Fries, Saga Fusion Cape Cod Bank and the Eye Center.

Mr. Barret asks Mr. Surkey if Lot A-3 surrounds the other Parcels and Mr. Surkey says that is correct. He mentions that the purpose of the plan is simply to allocate property taxes and other costs along multiple uses on the site. It would make it easier from the Administration point of view.

Mr. Daskalakis asks Mr. Surkey what constitutes access to Lot B? Mr. Surkey states the access is via its own frontage on top of Lot A-2. Conversation ensued regarding the access and easements that was granted to a trust which enforces all the terms of the Special Permit which was granted by the Zoning Board of Appeals.

Mr. Swenson does not see any reason why the Board can't approve this today. Mr. Rowley has a concern to create a lot with a building on it that would be in non-compliance with Zoning. Mr. King does not understand how we can proceed without the proper frontage. Mr. Surkey states he will take the feedback back to his client to discuss. Mr. Surkey withdraws without prejudice the ANR plan dated 11-11-2019.

**D. Chapter 61 - Map 105, Lot 1002-C, 1002-D, 1002-F, Parcel C-2 and Parcel C-3  
Notice of Intent to Convert for residential use – Charlotte Furnace Road**

**MOTION:     Mr. Daskalakis moves for no action to be taken. Seconded by Mr. King.**

**VOTE: (4-0-0)**

**IV.     CONTINUED PUBLIC HEARINGS**

**V.      PUBLIC HEARINGS**

**VI.     REFERRALS**

## **VII. ANY OTHER BUSINESS/DISCUSSION**

### **A. Wareham Master Plan and Change Process Final Review and Possible Approval**

Mr. Swenson has a presentation regarding to discuss where he is with the Wareham Master Plan. He adds that he has made all the changes that have been discussed. He starts to present all the changes and strategies to the Board. The Board shares their opinions and conversation ensued.

### **B. Mather Definitive Subdivision – Endorsement of Plan and Covenant**

Mr. Buckland mentions that there is a plan and a covenant to execute. The Board executes the document.

### **C. Sheridan Builders – Setting Bond amount for Spring Avenue project**

Present Before the Board – Matt Sheridan, President of Sheridan Home Builders.

Mr. Sheridan is requesting to establish a Bond amount so the rest of the permits can get released. He proves the Board quotes for the remainder of the work.

**MOTION: Member Daskalakis moves for applicant to submit \$10,000 bond and not be released until project is complete. Second by Mr. King.**

**VOTE: (4-0-0)**

## **VIII. STAFF REPORT**

### **A. Rescission of the Littleton Dr. Subdivision**

Mr. Buckland mentions that Littleton Dr. is a property of 13 Acres off Swift Beach Road. At Town meeting it was determined to turn this property to the Redevelopment Authority to develop Senior affordable housing on. He states one issue with this is that there was a subdivision back in the 70's and although the file shows the Planning Board attempted to rescind the subdivision, it was never filed with the land records. The intention is to come back to the Planning Board once a survey is done for a rescission.

### **B. Discussion of new FIRM Maps including Zoning Amendment**

Mr. Buckland mentions that we will be receiving a notice from the Federal Government with Maps have gone through the review process and are ready for adoption. It will require that the Board pass an amendment to the flood overlay district to identify the panels in the Zoning By-Law at the Town Meeting.

**C. Scheduling Cahoon/Bay Pointe Information Session**

Mr. Buckland mentions that he will schedule an information session in January.

**D. Zoning Bylaw Amendments, 2020**

Mr. Buckland mentions that because we are fast approaching Spring Town Meeting, there is immediately on the list, a definition regarding Duplexes. Mr. Daskalakis passes a document regarding the definition and the board discusses.

**IX. NEW BUSINESS**

**X. CORRESPONDENCE**

**A. See correspondence in packets**

**XI. ADJOURNMENT**

**MOTION: Mr. Baptiste moves to adjourn the meeting. Mr. King seconds.**

**VOTE: (4-0-0)**

Date signed: 1/13/20 4-0-1 DIANCO MASTRIS

Attest: [Signature]

WAREHAM PLANNING BOARD

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