

MINUTES OF THE MEETING WAREHAM PLANNING BOARD

**MEETING HELD JOINTLY AS WORKSHOP WITH THE REDEVELOPMENT
AUTHORITY**

Held in room 320 of the Multi-Service Center

Monday, December 19, 2022

WRA meeting called meeting to order by Chair Butler at 6:00

Planning Board meeting called to order by Chair King at 6:00

I. ROLL CALL

Planning Board Members present:

Michael King, Chair
Carl Schulz
Sam Corbitt
Jane Gleason
Michael Baptiste, Sr
Sherry Quirk, Associate Member

WRA Members present:

Judith Whiteside	Selectman Representative
Kenneth Buckland	Planning Director
Dan Butler	Chairman, Citizen at Large

WRA Members not present:

Derek Sullivan	Town Administrator
Ronald Besse	Selectman Representative

**II. WORKSHOP WITH PLANNING BOARD ON POSSIBLE ZONING AMENDMENTS
FOR UPCOMING APRIL TOWN MEETING.**

Planning Director Buckland provided the group with a Power Point Presentation (attached) which was prepared by Mr. Buckland? The presentation envisions a revitalized Downtown area, which combines retail as well as housing, as well as improvements in infrastructure. Mr. Buckland explained that the process of revitalization is a several year project, which will encourage private investment in the Downtown area.

To implement the vision which was presented there will have to be some changes to the zoning bylaws. Mr. Buckland gave an overview of several sections of the zoning bylaws.

Article 3 of the zoning bylaws must be updated to be consistent with the redevelopment vision.

Article 9 of the zoning bylaws is terribly outdated, and does not match the information in Article 3. It must be updated.

Article 14 deals with the administration of the bylaws.

Article 15 deals with site plan reviews.

In Mr. Buckland opinion there needs to be a concerted effort to reorganize articles, 7, 10 and 12.

In response to a question about the complexity of revising and updating zoning bylaws Ms. Gleason informed the attendees that the American Planning Associates has models for zoning bylaws, and it would make sense to use these models.

Mr. Buckland explained that in order to be able to apply for grants it is desirable to create a subdivision of WV1, for presentation at the Spring Town Meeting.

The deadline for articles for the Spring Annual Town Meeting is estimated to be March 1st. This deadline presents time constraint problems for the two volunteer boards present at the meeting.

After lengthy discussion between the two boards there was consensus that two articles should be revised for the Town Meeting. Article 6, concerning Density and Dimensional Regulations, will be submitted (was previously scheduled for the October 2022 meeting, but due to not correctly advertising the document the Town Meeting body was unable to act on it.

Mr. Schulz volunteered to lead the effort to rewrite/revise article 15 of the Bylaws: Site Plan Review.

Ms. Gleason volunteered to lead the effort to rewrite/revise article 17 of the Bylaws:

Any work by a subgroup or subcommittee must strictly adhere to the Open Meeting Law.

Both committees agreed that an enormous amount of information had been reviewed in the meeting. Everyone present agree that it was important to focus on the two most 'outdated' articles, in order to ensure that the Town may proceed with the revitalization efforts.

Mr. King thanked his members, as well as those present from the Redevelopment Authority, and asked for a motion to adjourn....**Motion was made by Mr Schulz, seconded by Mr. Corbitt:**

Vote 5-0-0

Mr. Butler thanked his members, as well as the members of the Planning Board, and asked for a motion to adjourn.

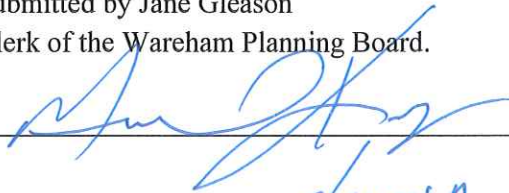
Motion made by Ms. Whiteside, seconded by Mr. Buckland to adjourn.

Vote 3-0-0

Both the Wareham Redevelopment Authority as well as the Planning Board were adjourned at 7:31

WAREHAM TOWN CLERK
2023 JAN 10 PM 6:14

Submitted by Jane Gleason
Clerk of the Wareham Planning Board.


chairman

Documents reviewed and /or used in the workshop meeting:

1. Power point presentation 'Downtown Redevelopment Plan,' (Buckland)
2. Proposed Article 6 and Article 17 Town of Wareham Zoning By-laws.