

# WAREHAM PLANNING BOARD AGENDA

Monday, December 28, 2020

ONLINE Meeting at:

<https://us02web.zoom.us/j/89734966186>

WAREHAM TOWN CLERK  
2021 JAN 22 PM 03:12

## I. CALL MEETING TO ORDER @ 6:00pm

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

Also Ken Buckland, Charles Rowley

## II. PRELIMINARY BUSINESS

1. 24-20 ANR – Thomas J. Parenteau, TJP Realty LLC, c/o Cape Islands, Inc. – 5 & 10 Over Jordan Road and 172 & 176 Great Neck Road – Map 20, Lot(s) 1051; 1019/C4; 1019/B & 1035/D

Planning Board endorsed the ANR as not requiring subdivision approval

Motion of Swenson/King Vote: 5-0-0

2. Discussion and possible vote on Report to Town Meeting regarding Hospitality Recreation and Entertainment Overlay District – Article 1

Board felt they did not have anything more to report to Town Meeting

## III. PUBLIC HEARINGS - None

## IV. CONTINUED PUBLIC HEARINGS

1. 8-20 Site Plan Review – Borrego Solar Systems, Inc. c/o Beals & Thomas, Inc. – 140 Tihonet Road, Wareham, MA. – Map 111, 112 Lot(s) 1000F, 1000G, 1000H, R-1 & 1000

Zak Farkes and Stacey Miniham represented the proponent. They requested continuance to January 25, 2021. Extension to be emailed.

2. 9-20 Site Plan Review – Borrego Solar Systems, Inc. c/o Beals & Thomas, Inc. – 150 Tihonet Road, Wareham, MA – Map 111 Lot(s) 1000C, 1000F, 1000 & R-1

Zak Farkes and Stacey Miniham represented the proponent.

C. Rowley questioned the decommissioning estimate, in particular the loam and seed Zak Farkes stated that \$600,000 for bond was a lot and \$450,000 seemed more reasonable. Board agreed.

Buckland presented a draft decision that was prepared for 150 Tihonet Road without updated bond amount of \$450,000.

Farkes said they planned on using whatever topsoil was there for all restoration.

Dates were updated and acreage updated at 49.16ac.

Motion to close hearing by Swenson/King Vote: 5-0-0

Motion to approve with written findings and conditions by Baptiste/Swenson Vote:

Barrett yes

Swenson yes

Baptiste yes

King yes

Russell yes

## V. ANY OTHER BUSINESS/DISCUSSION

1. 13-18 Winship, LLC – 20 Burgess Point Road – Compliance Report  
Buckland stated that he was in discussion with Building Commissioner over report.  
No action taken.
2. Discussion and possible vote on recommendation of Littleton Drive, 40B Comprehensive Permit  
Board asked for presentation of project by developer.

Upcoming Hearings:

Decision Deadlines:

November 9, 2020	#8-20	Site Plan Review	Borrego Solar Systems, Inc.	140 Tihonet Rd.	December 29, 2020
November 9, 2020	#9-20	Site Plan Review	Borrego Solar Systems, Inc.	150 Tihonet Rd.	December 29, 2020
December 14, 2020	#23-20	Definitive Subdivision Plan	TJP Realty, LLC	4 & 6 Shell Lane	April 7, 2021
	#13-18	Land Clearing Special Permit	Winship, LLC	20 Burgess Point Road	May 15, 2021

VI. STAFF REPORT

1. Project Compliance Report

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

VIII. CORRESPONDENCE

IX. ADJOURNMENT Motion by Swenson/King Vote 5-0-0 at 7:11PM

Date signed: July 12 2021

Attest: Michael A. Bp SR

WAREHAM PLANNING BOARD

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