

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: Monday, August 26, 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. Approve meeting minutes – August 12, 2019

MOTION: Mr. Daskalakis moves to approve the minutes of August 12, 2019. Mr. Baptiste seconds.

VOTE (5-0-0)

IV. PUBLIC HEARINGS

MOTION: Mr. Bianco moves to open the Public Hearing regarding all the Zoning Articles. Mr. King seconds

VOTE (5-0-0)

A. Town Meeting Articles:

Mr. Buckland puts together slides for the following Zoning Articles to present to the Planning Board.

- Under Article 10, Amend Section 1042: Reduce minimum landscape buffer between commercial and industrial properties

The table sets forth the minimum required additional landscape buffer in feet between a proposed use and an existing adjacent use. The Board expresses their ideas and concerns, and Mr. Swenson summarizes them. On the Board's behalf he states there are errors in the chart that need to be corrected. Office category is a subset to Commercial, and in order for the chart to line

- Under Article 3, Amend Section 390: to permit a Medical Marijuana Dispensary in the same zoning districts allowing retail sales in Marijuana Establishments

Mr. Buckland states that currently the Medical Marijuana Dispensary is only allowed in the Institutional Zoning District. What is suggested it that it be allowed by Special Permit in other districts where other marijuana establishments are allowed.

Present before the Board: Selectman Peter Teitelbaum, Esq.

Mr. Teitelbaum stated that amending the By-Law to accommodate a single vendor is not recommended at this time.

MOTION: Mr. Swenson moves to recommend tabling this for further study. Seconded.

VOTE: (5-0-0)

- Under Article 3, Amend Section 390: to establish a moratorium on Social Consumption type of marijuana establishments

Mr. Buckland suggests a one year moratorium be created for Social Consumption.

MOTION: Mr. Daskalakis moves to recommend and approve it. Mr. King seconds.

VOTE: (5-0-0)

- Under Article 6, Amend Section 622: To make the dimensions for Wareham Village 1 [WV1] and Wareham Village 2 [WV2], the same as the Onset Village 1 [OV1] and Onset Village 2 [OV2]

Mr. Buckland states the proposed by-law amendment would make the density the same within the districts but recommends waiting until the Urban Designers do a study of the downtown area.

MOTION: Mr. Baptiste moves to table any change to this Article. Mr. Daskalakis seconds.

VOTE: (5-0-0)

- Under Article 11 Signs, Amending sections to create “content neutral” sign regulations in accordance with State Attorney General’s recommendation

The Board suggests setting up a further study committee.

MOTION: Mr. Baptiste moves to table this article until further study. Mr. Daskalakis seconds.

VOTE: (5-0-0)

Mr. Barrett states there is no progress at this time.

B. Bay Pointe Phase 1 – Partial Release

Mr. Rowley has provided a report recommending on the maturity release #7. The total amount for release is \$26,584.50.

MOTION: Mr. Baptiste moves to release the funds in the amount of \$26,584.50. Mr. Daskalakis seconds.

VOTE: (5-0-0)

VIII. STAFF REPORT

A. Master Plan Process Discussion

Mr. Swenson provided a presentation of the Wareham Master Plan to present to the Planning Board for a Future Vision and Policy Guide for the town for further discussion

IX. NEW BUSINESS

Matthew Sheridan of Sheridan Home Builders came in to briefly discuss the possibility of altering the existing home at Spring Avenue. No action was taken as an application was not pending

X. CORRESPONDENCE

VI. ADJOURNMENT

MOTION: Mr. Swenson moves to adjourn the meeting at 9:20 pm. Mr. King seconded.

VOTE: (5-0-0)

Date signed: 9/23/19

Attest: [Signature]

WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____

WAREHAM TOWN CLERK
2019 SEP 24 AM 11:41