**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: September 25, 2017**

1. **CALL MEETING TO ORDER**

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

1. **ROLL CALL**

Members present: George Barrett

John Cronan

Emmanuel Daskalakis

Mike Baptiste

 Marc Bianco

Alan Slavin, BOS Liaison

Also present: Ken Buckland, Town Planner

 Charles Rowley, Town Review Engineer

1. **PRELIMINARY BUSINESS**
2. **Meeting Minutes:**
* **September 11, 2017**

The minutes were not available for approval at this time.

**B. Sign Bay Pointe Definitive Subdivision Mylar**

The mylar is not available for signature at this time.

1. **PUBLIC HEARINGS**
2. **Donna L. Petrone – Special Permit – 47 Swifts Beach Road**

Present before the Board: Donna L. Petrone

Ms. Petrone is proposing to construct a third dwelling unit above an existing garage. The existing space above the garage is already mostly finished. Ms. Petrone pays for water and electricity for the space above the garage. There is an existing two family unit on the property. Mr. Barrett states the property does not have enough square footage for a multi-family dwelling as is and feels it is the purview of the Zoning Board of Appeals, and not the Planning Board, to grant the Special Permit. Ms. Petrone states that she had initially been on the agenda for a public hearing with the Zoning Board, but was instructed by the Planning Department to go before the Planning Board instead. In the Use Table of the Wareham Zoning By-Law a 3-4 family dwelling in an existing structure in this zoning district falls under Special Permit Planning. The Board argues that approval of the third dwelling on a non-conforming lot would make the lot less conforming and is therefore a Zoning Board of Appeals issue.

Mr. Barrett suggests continuing the public hearing for the Board to determine if this should be a Planning or Zoning decision.

Mr. Barrett asks if the Board would be available to meet October 16, 2017 as there are no scheduled public hearings for October.

**MOTION: Mr. Cronan moves to continue the hearing until Monday, October 16, 2017. Mr. Baptiste seconds.**

**VOTE: (5-0-0)**

1. **Kevin Oliveira – Site Plan Review – 6 Recovery Road**

Present before the Board: Bob Rogers, G.A.F. Engineering, Inc.

Mr. Rogers states that a year ago they were approved for this project for a 4,000s.f. medical office building that was 40’x100’ on the same lot, with parking on both sides of the building. Mr. Rogers states there is a 62’x80’ two-tenant medical office building proposed now with a 12 space parking lot on the left hand side of the building and a 20 parking space parking lot on the right hand side of the building. Both parking lots have dual entrances. There is no established tenant for the left hand side of the building at this time. Mr. Rogers states they have received and reviewed the engineer review from Mr. Rowley. There are architectural renderings of the building as well as a floor plan one half of the building.

Mr. Cronan asks if it is a two-story building. Mr. Rogers states it is a single floor building with a half basement. Mr. Cronan asks if patients will be in the basement. Mr. Rogers says the basement is strictly for storage.

Mr. Daskalakis asks if there is going to be a walking path between the two parking lots on the site. Mr. Rogers states there is not one on the plan now, but they could add one.

Mr. Rogers states he would like to come back before the Board after his hearing with the Conservation Commission in order to make changes to the plan as well as respond to Mr. Rowley’s comments and doesn’t feel he would be ready to return to the Board by October 16.

Mr. Cronan states the next hearing would be November 13. Mr. Rogers states he will take the continuance until October 16 and if he doesn’t feel they would use the Board’s time wisely will request a continuance.

**MOTION: Mr. Daskalakis moves to continue the public hearing to October 16, 2017. Mr. Baptiste seconds.**

**VOTE: (5-0-0)**

1. **CONTINUED PUBLIC HEARINGS**
2. **REFERRALS**
3. **Referral for Wareham Marketplace Amendment (ZBA)**

Present before the Board:

Mr. Buckland states this is a Special Permit with the Zoning Board of Appeals and requires a referral from the Planning Board. The proposal is to expand the footprint of the retail space as a modification of the Special Permit. Retail building “B” and retail building “C” is to be expanded. Mr. Baptiste states that by expanding one of the buildings driving visibility will be reduced. Mr. Rowley states it will also remove the landscaping as there would be no room for it and have lost some parking spaces. Although the applicant has increased the square footage and reduces the parking they still meet the parking requirements.

Mr. Cronan states it doesn’t make sense to expand the building if they do not know who is going into the store.

The Board is concerned with pedestrian and vehicle traffic.

Mr. Buckland re-caps the discussion concerning the recommendation for the revised plan. The Board would like to see more landscaping on Seth F. Tobey Road; the extension of building “B” is not acceptable; conceal roof units such as air conditioning and generators; the traffic impact should be re-visited and require a traffic study as well as a Walmart Traffic assessment; there should be cross walks with light control across Seth F. Tobey Road as well as sidewalks along Seth F. Tobey Road.

**MOTION: Mr. Cronan moves for Mr. Buckland to draft a letter to the Zoning Board of appeals with the mentioned recommendations. Mr. Baptiste seconds.**

**VOTE: (5-0-0)**

1. **ANY OTHER BUSINESS/DISCUSSION**
2. **Election of Board Clerk**

**MOTION: Mr. Baptiste moves to appoint Mr. Cronan as the Clerk. Motion is seconded.**

**VOTE: (5-0-0)**

1. **Release of 53G Accounts**

Mr. Buckland states the 53G Accounts have been resolved and there are 70 accounts currently open. Mr. Buckland states it is a goal to review the accounts and release funds back to the applicants. The Board and office will review the list.

1. **Letter of Support for Open Space and Recreation Plan**

There is an update of the Open Space and Recreation Plan from 2017 to 2024. The Town is looking for support for the Plan. It is very similar to the plan previously in place. The Board would like to review the Open Space and Recreation Plan before making a recommendation.

1. **Upcoming Hearings**

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| --- | --- |
| **October 11, 2017** | **Solar By-Law** |

1. **Upcoming Deadlines**

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| --- | --- | --- | --- |
| **January 14, 2018** | **Special Permit** | **Donna L. Petrone** | **47 Swifts Beach Road** |

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

Claire Smith, the Town moderator, is before the Board to discuss the Solar By-Law stating that the advertisement was generic enough to allow for changes proposed by the Board.

Richard Serkey asks the Board if they will be meeting on October 16 instead of October 11 next month to discuss the solar by-law. The Board states they will be meeting the October 16 instead of October 11.

1. **CORRESPONDENCE**
2. **Patricia Pratt-MacLeod**

Ms. MacLeod writes a letter of concern regarding the use of Cahoon Street. The road was not to be used for deliveries or as a through way and the Board had stated there would be a gate on the road. Ms. MacLeod is concerned with the use of this road with the Bay Pointe project. The Board concurs that the road was never gated as it should have been. Mr. Barrett states it’s a town way and they cannot block a town way.

1. **See correspondence in packets.**
2. **Master Plan**

A public meeting was held for the Master Plan to familiarize people with the goals and objectives of the plan. The department is developing an online survey to generate more feedback.

1. **ADJOURNMENT**

**MOTION: Mr. Baptiste moves to adjourn. Mr. Cronan seconds.**

**VOTE: (5-0-0)**

**Adjourned at 9:40 P.M**

1. **DOCUMENTS**

**Date signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Attest: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **George Barrett, Chairman**

 **WAREHAM PLANNING BOARD**

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