

**WAREHAM PLANNING BOARD**

**MINUTES**

**Monday, August 10, 2020**

Meeting called to order at 6:04PM

Present: George Barrett, Chairman  
Richard Swenson  
Michael Baptiste  
Michael King, Clerk  
Kenneth Buckland, Town Planner  
Charles Rowley, Town Engineer

WAREHAM TOWN CLERK  
2020 SEP 15 PM 4:51

**PRELIMINARY BUSINESS**

**12-20, ANR, Map 27, Lot 2 & 3, 3 & 4 Sherburne Way, John S. Reidy**

Mr. Reidy presented his submittal; moving the lot line 10 feet between two existing developed lots.

MOTION: On motion of Richard Swenson, Michael King; second, Planning Board votes to endorse the ANR plan. 4-0-0

**PUBLIC HEARINGS**

**11-20, Site Plan Review, Map 105 Lot MA2, 55 Charlotte Furnace Road, Master Millwork, Inc. c/o G.A.F. Engineering, Inc.**

After discussing whether the green cards were in the file [they were not but the receipts of mailing were] and the votes needed to approve the application [4] and the number of sitting board members [4], the hearing was opened.

William Madden of GAF Engineers presented.

Discussion ensued. Issues discussed were the perimeter buffer, the need for a second driveway for deliveries, the driveway design approved by the Fire District, the drainage, the landscaping, the lighting [whether Dark Sky compliant] and the architecture. An abutter to the south asked about denser landscaping on the south side.

MOTION: On motion of Richard Swenson, Michael King; second, Planning Board votes to continue the hearing to August 24, 2020. 4-0-0

**CONTINUED PUBLIC HEARINGS**

**10-20, Definitive Subdivision Plan, Map 14, Lot B, Old Onset Rd, Anthony & Ann Antonellis**

Discussion focused on changes for the 'Woods Road' easement and drainage onto Old Onset Road. Mr. Rowley asked for berms on the driveway to control drainage. A resident asked whether further subdivision was possible, and was told that was not possible without another Definitive Subdivision plan review process. Mr. Swenson pointed out that the Woods Road easement was currently overgrown and impassible.

MOTION: On motion of Richard Swenson, Michael King; second, Planning Board votes to close the hearing. 4-0-0

MOTION: On motion of Richard Swenson, Michael King; second, Planning Board votes to find that because the roadway is no more than a driveway to a single home, and there will be no further subdivision off the new ROW, the requested waivers listed in the letter of June 17, 2020 are acceptable and do not derogate from the intent of the subdivision rules and regulations. 4-0-0

MOTION: On motion of Richard Swenson, Michael King; second, Planning Board votes to APPROVE the Definitive Subdivision Plan, for the plan dated 8/6/2020, which will be revised to include berms on the end of the driveway and on the eastern side of the driveway to control drainage. 4-0-0

**HEARD CONCURRENTLY: Site Plan Reviews for Large Ground-Mounted Solar Fields:**

**7-20, Map 110, Lot 1015, 27 Charge Pond Road**

**8-20, Map 111, 112 Lot(s) 1000F, 1000G, 1000H,  
R-1 & 1000, 140 Tihonet Road**

**9-20, Map 111 Lot(s) 1000C, 1000F, 1000 & R-1, 150 Tihonet Road,  
Wareham, MA,**

**Borrego Solar Systems, Inc. c/o Beals & Thomas, Inc.**

Projects presented by Stacy Mihane of Beals & Thomas. She noted that the setbacks from the road for 140 and 150 Tihonet Road were increased from 50 feet to 150 feet, and that the grade was to be lowered up to 10 feet. Mr. King said that the visual impact for properties on Red Pine Road were still at issue.

When asked about mitigation, Ms. Mihane referred to new correspondence that lists the monetary value of standing timber to be clear cut at \$80,000 and the PILOT fees that are included in the current agreement negotiated with the town administration.

After more discussion on the visual impact it was decided to:

1. Have the engineer create a profile between Red Pine Road and the proposed solar array, and
2. To tentatively have a site visit on Thursday August 13 at 5:30PM

MOTION: On motion of Richard Swenson, Michael King; second, Planning Board votes to continue the hearing to August 24, 2020. 4-0-0

**OTHER BUSINESS/DISCUSSION**

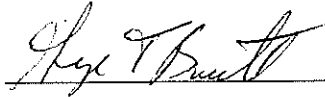
**Enforcement of Special Permit for Clearing, Winship Ave, Clemmey**

Mr Buckland said the project, approved with conditions as a tree clearing Special Permit, was not completed as specified by the Special Permit. Mr Swenson and Mr. Barrett confirmed the problem with restoration of the ground cover.

MOTION: On motion of Richard Swenson, Michael King; second, Planning Board votes to request enforcement of the Special Permit, with Mr. Buckland to look into most effective means for enforcement. 4-0-0

MOTION: On motion of Richard Swenson, Michael King; second, Planning Board votes to Adjourn at 8:46 PM

True Copy Attest:

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Date: 9/14/20

Date Filed with Town Clerk: \_\_\_\_\_

**I.      ADJOURNMENT**