

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: September 14, 2015

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members Present: George Barrett, Chairman
Michael Baptiste
Michael Fitzgerald
John Cronan
Robert Reed
David Pichette, Interim Town Planner

Also Present: Selectman Alan Slavin, BOS Liaison

I. PRELIMINARY BUSINESS

- A. Discussion: Schedule for upcoming meetings (October).**
- B. Discussion: Town Meeting articles – public hearing dates. (Town Meeting is scheduled for October 26, 2015).**

Due to the Columbus Day holiday and the Town Meeting public hearing schedule, the Planning Board will only meet October 19, 2015 for the month of October.

MOTION: A motion was made and seconded to schedule the Planning Board public hearing on Warrant articles for October 19, 2015.

VOTE: Unanimous (5-0-0)

C. Invoices to sign:

- 1. Invoice #I28153035 from W.B. Mason in the amount of \$45.02 re: office supplies.**

The Planning Board approved this invoice to be paid.

- 2. Invoice #010002015 from Charles Rowley, PE, PLS in the amount of \$190.00 re: inspections for Jonathan Estates.**

The Planning Board approved this invoice to be paid.

- 3. Invoice #006032015 from Charles Rowley, PE, PLS in the amount of \$142.50 re: inspections for Pine Grove Estates.**

The Planning Board approved this invoice to be paid.

- 4. Invoice #004032015 from Charles Rowley, PE, PLS in the amount of \$712.50 re: inspections for Bay Point Club, Inc.**

The Planning Board approved this invoice to be paid.

- D. Road opening/curb cut application re: Perry Gerlack – 209 Glen Charlie Road – needs Planning Board signature.**

The Planning Board members signed the curb cut application.

II. PUBLIC HEARING

There were no public hearings scheduled.

III. CONTINUED PUBLIC HEARINGS

- A. Application of Bay Pointe Club, LLC, 501 Wampanoag Trail, Suite 400, Riverside, RI 02915, for a Special Permit, for Site Plan Review, and approval of a Definitive Subdivision Plan entitled: “The Bay Pointe Club Mixed Use Development Project”, on 19 Bay Pointe Drive, also known as Assessors Map 2, Lot 1004A in Wareham, MA, said plan proposing 90 dwelling units on 58 proposed lots on 141.6 acres in the CR zoning district.**

Present before the Board: Tom Furtado, Bay Pointe Club
Don Laten, Landscape Design

The applicant stated they have submitted new plans to the Board with new details. The applicant also stated these plans were submitted to Charles Rowley for review. The applicant stated a report was received from Mr. Rowley and changes have been made appropriate to his concerns. For example, the cul-de-sac was widened, but they would like to leave the positioning of the fence where it is and flip the gate so it opens in the opposite direction. He presented an auto-turn calculation showing the turning radii with the fence placement. The gate will be automated. The applicant stated the landscape design will be in the plans as well.

The applicant stated Mr. Rowley had requested that they design a schematic gravity sewer system interval to the development. He explained that a standard gravity system is not possible for this particular development. A gravity station feeding a central pump station or force main is what they are proposing. He stated the Board is viewing the schematic of the gravity sewer going into a central pump system. The central pump station would be located on lot 52 and they would lose the house on that lot. From a design standpoint, they are opposed to the gravity sewer, as well as the time it would consume for a contractor to install that system. The overall cost of operation over a 20-year period for a central pump station compared to an individual low pressure system is an additional premium of \$143,000.00 to the homeowner over time. The low

pressure system, from the view of the applicant, is a high quality system, approved by the Town of Wareham, with less intrusive maintenance. He believes the low pressure system will be less cost annually, 24/7 maintenance plan, out of site, without odor, there will not be an unsightly pump station in the development with the noise of generator testing, with a maintenance span is 8-10 years. He believes it is a benefit to the Town, as it will not leach into the groundwater and groundwater will not infiltrate the system. From a project perspective, it reduces construction time, reduces excavation, reduces phasing, and limits the disturbance to the abutters.

IV. ANY OTHER BUSINESS/DISCUSSION

There was no other business or discussion at this time.

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

No new business was discussed at this time.

VI. CORRESPONDENCE

Correspondence was received.

VII. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 8:20 P.M.

VOTE: Unanimous (5-0-0)

Date Signed: 5/9/16 5-0-1

Attest: George T. Barrett

George Barrett, Chairman
WAREHAM PLANNING BOARD

RECEIVED

Date copy sent to Town Clerk: May 18 2016

10:31am

10/11/16
10/11/16