**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: January 9, 2017**

1. **CALL MEETING TO ORDER**

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

1. **ROLL CALL**

Members present: George Barrett, Chair

Mike Fitzgerald

Mike Baptiste

John Cronan

Alan Slavin, BOS Liaison

Also present: Ken Buckland, Town Planner

1. **PRELIMINARY BUSINESS**
2. **Meeting Minutes – November 28, 2016**

**MOTION: Mr. Baptiste moves to accept the meeting minutes of November 28, 2016. Mr. Fitzgerald seconds.**

**VOTE: (4-0-0)**

1. **Set hearing date for Phase I Site Plan Review, Special Permit, Subdivision for Bay Pointe**

Mr. Rowley states that the review is not a guaranteed approval. The Board will need to review the plans and make recommendations.

**MOTION: Mr. Cronan moves to set the public hearing date for February 13, 2017. Mr. Baptiste seconds.**

**VOTE: (4-0-0)**

1. **PUBLIC HEARINGS**
2. **CONTINUED PUBLIC HEARINGS**
3. **Site Plan Review – 77 Charlotte Furnace Road – Bayside Agricultural**

Present before the Board: Brian Grady, G.A.F. Engineering, Inc.

Margaret Ishihara

Mr. Grady had provided the Board with revised plans per the last hearing. A detail of the proposed sign has been submitted, a light detail was submitted, and the screen fencing has been shown on the plan. Mr. Fitzgerald asks if when the door placement is decided upon that the applicant present a plan showing placement to the Board so they have an accurate plan.

**MOTION: Mr. Cronan moves to close the public hearing. Mr. Baptiste seconds.**

**VOTE: (4-0-0)**

**MOTION: Mr. Cronan moves to approve the Site Plan Review with the conditions in the draft approval as amended. Motion is seconded.**

**VOTE: (4-0-0)**

1. **Site Plan Review – 2707 Cranberry Highway – Fadi Zaknoun**

Present before the Board: Brian Wallace, JC Engineering, Inc.

The applicant has submitted revised plans and architectural renderings. It is noted that a tractor trailer cannot make the turn into the parking lot. Mr. Wallace states that they do not plan to have tractor trailers delivering at the site. Mr. Fitzgerald notes that the sign detail is missing for this project, he believes the building is too large and doesn’t use the space of the site appropriately. Mr. Fitzgerald also states that he would like to see more from the architectural plan such as exterior finish, details, window style design, door style design, colors, etc. Mr. Fitzgerald states that he does not feel the proposed layout is appropriate for the amount of deliveries they might expect. The proposed sign looks too close to the highway layout. The ability of vehicles, including box trucks, to be able to turn in the parking lot is not certain. Mr. Rowley states that there may be complications with the fire department the way the building layout is and having multiple companies using each space. Mr. Cronan is concerned with how water meters and other such utilities will be handled with multiple renters. Discussion ensued.

**MOTION: Mr. Cronan moves to continue the public hearing until February 13, 2017. Motion is seconded.**

**VOTE: (4-0-0)**

1. **REFERRALS**
2. **ANY OTHER BUSINESS/DISCUSSION**
3. **Upcoming Hearings**

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| --- | --- | --- | --- |
| **February 13, 2017** | **Form B** | **Fort Fairfield BP, LLC** | **Thatcher Lane** |

1. **NEW BUSINESS** (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)
2. **CORRESPONDENCE**
3. **See correspondence in packets.**
4. **Staff Report**
5. **EXECUTIVE SESSION**
6. **Bay Pointe Executive Session Minutes**

**February 23, 2016, March 28, 2016, April 27, 2016 Executive Session minutes**

1. **ADJOURNMENT**

**MOTION: Mr. Fitzgerald motions to adjourn. Mr. Baptiste seconds.**

**VOTE: (4-0-0)**

1. **DOCUMENTS**

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

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

**George Barrett, Chairman**

**WAREHAM PLANNING BOARD**

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