

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: November 14, 2016

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members present: George Barrett, Chair
Mike Fitzgerald
Mike Baptiste
John Cronan
Bob Reed
Alan Slavin, bos liason

Also present: Ken Buckland, Town Planner

III. PRELIMINARY BUSINESS

A. ANR – 4 Island Brook Drive – Brian Bump – Due by 11/22/16

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

The plan has two pieces of property with one house on each lot, one is Brian Bumps lot and the other is his mother's. Brian would like to take a piece of property from his mother's lot and add it to his lot.

MOTION: Mr. Baptiste moves to endorse the plan. Mr. Fitzgerald seconds.

VOTE: (5-0-0)

B. ANR – Charlotte Furnace Road – A.D. Makepeace – Due by 11/22/16

Present before the Board: Jim Kane

The applicant is requesting to create a 6 acre lot north of the power line on Charlotte Furnace Road.

MOTION: Mr. Cronan moves to endorse the plan. Mr. Reed seconds.

VOTE: (5-0-0)

C. ANR – 6 Recovery Road – Kevin Oliveira – Due by 11/29/16

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

A Site Plan Review was previously approved on this project. The bank has required the builder to have additional land. If the ANR is approved the applicant will have to come back for a modification.

MOTION: Mr. Reed moves to endorse the plan as presented. Mr. Cronan seconds.

VOTE: (5-0-0)

IV. PUBLIC HEARINGS

**A. Site Plan Review – 3031 Cranberry Highway – Water Wizz of Cape Cod
(Request to withdraw without prejudice)**

Present before the Board: Richard Serkey, esq.

The applicant has requested to withdraw without prejudice.

MOTION: Mr. Reed moves to accept the withdrawal without prejudice. Mr. Cronan seconds.

VOTE: (5-0-0)

V. CONTINUED PUBLIC HEARINGS

A. Form C – 9 Cahoon Street – Melvin Gauley – Covenant Extension

Present before the Board: Melvin Gauley

Melvin Gauley had previously been approved for a 2 year extension on the project and had lacked the appropriate signatures and paperwork to accompany the extension. All of the signatures have been presented at this time. The subdivision is extended to April 14, 2018.

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

VOTE: (5-0-0)

MOTION: Mr. Cronan moves to grant the subdivision extension to April 14, 2018. Mr. Fitzgerald seconds.

VOTE: (5-0-0)

VI. REFERRALS

VII. ANY OTHER BUSINESS/DISCUSSION

A. Upcoming Hearings

November 28, 2016	Site Plan Review	Fadi Zaknoun	2707 Cranberry Highway
November 28, 2016	Site Plan Review	Bayside Agricultural	77 Charlotte Furnace Road

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

IX. CORRESPONDENCE

- A. See correspondence in packets.
- B. Staff Report

Mr. Buckland states that he has been unable to contact the associate member, Michelle Fernandes and is asking the Board what they would like to do regarding an associate member. The Board decides to try mailing a letter to her address.

C. Mill Brook Homes – Conceptual Review of proposed modifications

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

A concept has been presented to the Planning Board for modifications before a formal application. A subdivision has already been approved on this lot, however, in order to procure the required frontage to build 3 living units on the lot the subdivision needs to be modified. The Board feels that they would prefer to see a duplex rather than a triplex.

D. 61A – Charlotte Furnace Road – A.D. Makepeace

The Town has received notice of first refusal rights to the property. The Board does not recommend the Selectmen acquire the land.

E. Zoning Study Commission Appointment

Mike Fitzgerald was asked to sit on the Commission, however, he needs more information on the times and dates before he could commit to the appointment.

MOTION: Motion made and seconded to recommend Mr. Fitzgerald to be appointed to the Zoning Study Commission.

VOTE: (5-0-0)

F. Rescission of Subdivision – Great Neck Road – Residential Rehabilitation Housing, Inc.

Present before the Board: Richard Serkey, esq.

The applicant, Residential Rehabilitation, Inc., has acquired two lots and the fee on Elinor Lane. The applicant would like to build one single family dwelling with four bedrooms on one tract of land. They have no intention or desire to build the road or subdivide the property. They would like to convert to one lot with frontage on Great Neck Road.

MOTION: Mr. Reed moves to accept the subdivision rescission. Mr. Baptiste seconds.

VOTE: (5-0-0)

X. EXECUTIVE SESSION

A. To Discuss Bay Pointe Mediation

MOTION: Mr. Reed moved to enter into Executive Session for the purpose of discussing Bay Pointe mediation proceedings and to not return to regular session. Mr. Cronan seconded.

Roll Call Vote: Mike Fitzgerald - Yes
John Cronan - Yes
George Barrett - Yes
Mike Baptiste - Yes
Bob Reed - Yes

VOTE: Unanimous (5-0-0)

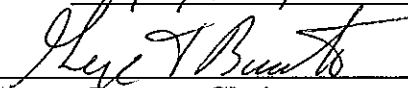
XI. ADJOURNMENT

MOTION: Motion made and seconded to close the public hearing.

VOTE: (5-0-0)

XII. DOCUMENTS

Date signed: 12/12/16 4-0-0

Attest: 
George Barrett, Chairman
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____