

MINUTES OF MEETING OF WAREHAM PLANNING BOARD

Date of Meeting: November 28, 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. Meeting Minutes – October 11, 2016

MOTION: Mr. Reed moves to approve the minutes as amended. Mr. Cronan seconds.

VOTE: (4-0-1) Mr. Baptiste abstains

IV. PUBLIC HEARINGS

A. Site Plan Review – 2707 Cranberry Highway – Fadi Zaknoun

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

The applicant is requesting a 7,400s.f. commercial building that is intended for use by 5 separate business owners/contractors. This project was previously approved as a dental office in November, 2011, the use has changed and there have been major plan revisions. The previously approved building was 2,000s.f. smaller. There has been one revision to the plans based on peer review by Charles Rowley, a second review has been submitted but the plans have not yet been altered to reflect that review. Outside storage is not intended at this point. Division of Marine Fisheries and Wildlife has commented on the project and states that the project does not adversely affect the site. The Board of Health has also submitted a letter stating that the plan meets Board of Health requirements. At this time additional buffering is not proposed. Natural Heritage has responded to the project also. Mr. Reed asks what types of uses will be in the building. Mr. Wallace states that he does not know what the five uses will be at this point. The building has been split into five sections with offices and rear storage space. Mr. Fitzgerald is concerned about having 5 tenant businesses on the property and the amount of car spaces

available. Mr. Cronan asked when the architectural plan will be ready. Mr. Wallace states that he doesn't have a date for the architectural plan at this point. The landscape plan is also not available at this time.

MOTION: Mr. Reed moves to continue the public hearing until January 9, 2017. Mr. Baptiste seconds.

VOTE: (5-0-0)

B. Site Plan Review – 77 Charlotte Furnace Road – Bayside Agricultural

Present before the Board: Margaret Ishihara, attorney for Bayside Agricultural
Brian Grady, G.A.F. Engineering, Inc.
Peter Beaton, Bayside Agricultural and Cranberry Growers, Inc.
Ian Ward, Bayside Agricultural and Cranberry Growers, Inc.
John Folino, Cape Building Systems

The project consists of three buildings. One of the buildings is not planned to be built for a number of years. The applicant has owned and operated cranberry bogs for years in Wareham and the proposed uses for the buildings on the site are allowed used for the BDOD where the project is located, light manufacturing and office use. They manufacture and sell equipment used for the growing and picking of cranberries. This is not manufacturing of raw materials. The primary building will be 50' x 117' which is where the office and manufacturing will occur. The other building is proposed to be 40' x 80' and will be used to store agricultural equipment. The buildings and parking area are set back over 400' from Charlotte Furnace Road. There will be a cut in Charlotte Furnace Road for access. The drainage and runoff will be maintained on site. There are no wetlands on this site. MR. Grady states that he has received Mr. Rowley's review letter and they will be making revisions to the plan based on the letter. Mr. Grady states that they will be adding additional parking spaces and will provide a stamped landscape plan. This is an existing business relocating in Town and they do not expect significant traffic impacts. Mr. Rowley stated in his letter that he is concerned with contamination from vehicles on site. Mr. Grady states that there are many trailers stored on site but not the tractors. Mr. Rowley stated in his letter that the drainage complies with stormwater management. Mr. Rowley recommended the first 50' of the driveway be 28' wide instead of 24' wide and then tapering to 24', that revision will be made. Mr. Rowley recommended making the swales 6" deeper, which will be done. Mr. Barrett asked if there is a retail component to the site, there is not. Mr. Fitzgerald would like to see more detail of the building and fencing to screen the machines from the road. No fertilizer or chemicals will be stored on the property.

Abutter: Kelly Silvia

The abutter is not in support of the project; traffic is one of her main concerns.

MOTION: Mr. Baptiste moves to continue the public hearing to December 12, 2016. Mr. Cronan seconds.

VOTE: (5-0-0)

V. CONTINUED PUBLIC HEARINGS

VI. REFERRALS

VII. ANY OTHER BUSINESS/DISCUSSION

A. Upcoming Hearings

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

IX. CORRESPONDENCE

A. Minor Modification – 6 Recovery Road – Kevin Oliveira

The Site Development Plan has not changed, land has been added to the property which requires a modification.

MOTION: Mr. Cronan moves to approve the change as a minor modification. The motion is seconded.

VOTE: (5-0-0)

B. See correspondence in packets.

C. Staff Report

The Bay Pointe Mediation Agreement has been sent to the mediator and the Planning Department is hoping to have a January meeting for Bay Pointe.

Mr. Buckland requests that the Board revise the Subdivision Rules and Regulation.

X. ADJOURNMENT

MOTION: Mr. Baptiste motions to adjourn. Mr. Cronan seconds.

VOTE: (5-0-0)

XI. DOCUMENTS

- Letter: Site Plan Review, re: Bayside Agricultural, Inc., 77 Charlotte Furnace Road by Charles L. Rowley, PE, PLS dated November 21, 2016.
- Letter: Site Plan Review, re: Fadi Zaknoun, 2707 Cranberry Highway by Charles L. Rowley, PE, PLS dated November 21, 2016.

- Letter: Notice of Site Plan Approval for Kevin Oliviera, 6 Recovery Road – to be signed by the Clerk of the Wareham Planning Board.
- Public hearing notices from adjoining Towns.

Date signed: 1/28/17 4-0-0

Attest: George T Barrett
George Barrett, Chairman
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____