**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: February 13, 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

Bob Reed

John Cronan

Alan Slavin, BOS Liaison

Also present: Ken Buckland, Town Planner

1. **PRELIMINARY BUSINESS**
2. **Meeting Minutes – January 23, 2017; Executive Session Minutes: February 23, 2016, March 28, 2016, April 27, 2016**

**MOTION: Mr. Fitzgerald moves to accept the minutes of January 23, 2017 as written. Mr. Reed seconds.**

**VOTE: (3-0-1)**

1. **Set public hearing date – Charlotte Furnace Road – Charlotte Furnace, LLC**

The Board has set a hearing date for March 13, 2017.

**MOTION: Mr. Cronan moves to set the hearing date for March 13, 2017. Motion is seconded.**

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

1. **Partial Release – 300 Rosebrook Way – All American Assisted Living**

Present before the Board: Paul Matos, Allen and Major Associates

The applicant is seeking a partial bond release in order to receive an Occupancy Permit. A construction bond was placed at $90,800.00. The estimate for the remaining work to be done is $50,000.00. The bond has not yet been signed. Mr. Matos requests if the Board could condition an approval that the bond be signed this week. Mr. Rowley states he does not see problems with the proposed partial bond release. Mr. Reed recommends that the bond release be re-worded and submitted to Richard Serkey for review. Mr. Reed edited the bond release agreement to read “now therefore the above bonded principle shall well and truly perform all the work above specified on or before May 31st, 2017 except for monitoring the health and growth of all grass and sod pots and landscaping features, which shall be continued for a minimum of 2 years from the date of issuance of the occupancy permit (the work). Until receipt by the surety of an attested copy of a Planning Board vote that the work has been completed taken at open meeting following prior written notice to the above bonded principle, received no later than 7 days prior thereto, this bond shall remain in full force and effect and if the work is not completed shall be due in payable by the above principle in surety jointly and severely in accordance with the terms of said vote”.

**MOTION: Mr. Cronan moves that the amended revisions made in the amended agreement be sent to Richard Serkey, and the applicant will have the bond signed by the surety company and the Planning Board can submit a letter to the Building Inspector to grant the CO. Mr. Fitzgerald seconds.**

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

1. **Form B - Thatcher Lane - Fort Fairfield BP, LLC**

Present before the Board: Bill Madden, G.A.F. Engineering, Inc.

Richard Mansfield

In order to create access for the subdivision roadway plan the applicant had created the roadway. The applicant is requesting to shorten the access road and create essentially a driveway off of the road for access. The applicant is also requesting to remove the cul-de-sac on the plan since the driveway creates adequate access. This would grant access to the cell phone tower and the sanitary sewage pump station through the parking lot and paved driveway. This Form B is an essential precursor to the applicant filing a Form C. The Board asks that Mr. Madden have the total number of acreage when the definitive plan is submitted. Mr. Rowley asks if a fire truck would be able to make the tight turns shown near the cell phone tower. Mr. Fitzgerald would like to know what the previous findings were when the cell tower was constructed in the 1980’s. Mr. Buckland recommends that the plan come forward in the definitive within the time required by the state statute to show that the 50’ right of way the conditions of the classification of Thacher Lane extension include all of the requirements of the industrial subdivision roads; and that the purpose of this subdivision is for the conceptual site plan shown and any modification of that concept could create additional conditions on the subdivision.

**MOTION: Mr. Cronan moves to accept Mr. Buckland’s recommendation. Mr. Reed seconds.**

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

1. **PUBLIC HEARINGS**
2. **Phase I Site Plan Review, Special Permit, Subdivision – 19 Bay Pointe Drive – Bay Pointe**

The applicant has requested a continuance until February 27, 2017.

**MOTION: Mr. Cronan moves to continue the public hearing until February 27, 2017. Mr. Reed seconds.**

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

1. **CONTINUED PUBLIC HEARINGS**
2. **Site Plan Review – 2707 Cranberry Highway – Fadi Zaknoun**

The applicant has requested a continuance until February 27, 2017. Mr. Cronan and Mr. Reed feel that Zaknoun should not be heard on the same night as Bay Pointe.

**MOTION: Mr. Cronan moves to continue the public hearing until February 27, 2017. Mr. Fitzgerald seconds.**

**VOTE: (3-1-0)**

1. **REFERRALS**
2. **ANY OTHER BUSINESS/DISCUSSION**
3. **Upcoming Hearings**
4. **NEW BUSINESS** (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)

Mr. Barrett states that Tuesday evening the appointing authority will appoint a new associate member to the Board.

1. **CORRESPONDENCE**
2. **See correspondence in packets.**
3. **Staff Report**
4. **EXECUTIVE SESSION**
5. **ADJOURNMENT**

**MOTION: Mr. Reed motions to adjourn at 9:13. Mr. Cronan seconds.**

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

1. **DOCUMENTS**

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

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

**George Barrett, Chairman**

**WAREHAM PLANNING BOARD**

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