**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: February 27, 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

 Michael Baptiste

Mike Fitzgerald

Bob Reed

John Cronan

Alan Slavin, BOS Liaison

Also present: Ken Buckland, Town Planner

1. **PRELIMINARY BUSINESS**
2. **Meeting Minutes – February 13, 2017; Executive Session Minutes: January 25, 2016, February 23, 2016, March 28, 2016, April 27, 2016, August 8, 2016, August 22, 2016, September 12, 2016, October 11, 2016, November 14, 2016**

**MOTION: Mr. Fitzgerald moves to approve the minutes of February 13, 2017. Mr. Reed seconds.**

**VOTE: (4-0-1)**

**MOTION: Mr. Cronan moves to approve the minutes of January 25, 2016. Mr. Reed seconds.**

**VOTE: (4-0-1)**

**MOTION: Mr. Reed moves to approve the minutes of August 8, 2016. Mr. Cronan seconds.**

**VOTE: (4-0-1)**

**MOTION: Mr. Reed moves to approve the minutes of August 22, 2016. Mr. Cronan seconds.**

**VOTE: (5-0-0)**

**MOTION: Mr. Cronan moves to approve the minutes of September 12, 2016. Mr. Fitzgerald seconds.**

**VOTE: (5-0-0)**

**MOTION: Mr. Reed moves to approve the minutes for October 11, 2016. Mr. Fitzgerald seconds.**

**VOTE: (4-0-1)**

**MOTION: Mr. Cronan moves to approve the minutes of November 14, 2016. Mr. Reed seconds.**

**VOTE: (5-0-0)**

1. **Form A – Great Neck Road – Judith Whiteside, Janet W. Cooke, Thomas Whiteside**

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

Mr. Grady states that there currently exists three lots on the property shown, and the Form A is to re-define the right of way to ensure the travel path falls within the easement.

**MOTION: Mr. Reed moves to approve and endorse the Form A. Mr. Fitzgerald seconds.**

**VOTE: (4-0-1)**

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

Present before the Board: No one is present at this time.

Mr. Fitzgerald is concerned that the use may change from what is proposed and if there are restrictions on the property. Mr. Buckland recommends that the preliminary subdivision be submitted as a definitive subdivision with the proper waivers indicated and with the recommendation that they perform due diligence on the land use restrictions and that they be applicable to the development of the lot.

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

**VOTE: (5-0-0)**

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

**MOTION: Mr. Reed moves to continue the public hearing until March 13, 2017. Mr. Cronan seconds.**

**VOTE: (5-0-0)**

1. **Phase I Site Plan Review, Special Permit, Subdivision – 19 Bay Pointe Drive – Bay Pointe, LLC – Continued until March 13, 2017.**

The applicant has requested a continuance.

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

**VOTE: (5-0-0)**

1. **REFERRALS**
2. **Used Car Dealership – 3070 Cranberry Highway – Afif El Baba – ZBA**

**The Board recommends to the Zoning Board of Appeals that the applicant present a current lighting plan and driveway for the car lot.**

1. **Referral for the Board of Selectmen – Charlotte Furnace Road**

**The Board does not recommend that the Town pursue the property.**

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

|  |  |  |  |
| --- | --- | --- | --- |
| **March 13, 2017** | **Site Plan Review** | **Charlotte Furnace, LLC** | **61 Charlotte Furnace Road** |

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

Mr. Reed brings up the Site Plan Zoning By-Law. The Site Plan By-Law is only triggered if there is a development that requires 10 or more parking spaces. Certain sized businesses do not qualify for a Site Plan. Mr. Barrett states that there was once Major and Minor Site Plan Reviews and the Town was trying to accomplish a way for existing establishments to perform minor alterations that didn’t affect stormwater, drainage, additional paving, etc. Mr. Barrett does believe that parking spaces are not an accurate way to decipher if a project requires a Site Plan. Mr. Reed believes a new commercial development should require a Site Plan Review. Mr. Reed believes the Zoning Study Committee should review this requirement.

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

**MOTION: Mr. Fitzgerald moves to adjourn. Motion is seconded.**

**VOTE: (5-0-0)**

1. **DOCUMENTS**

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

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

 **George Barrett, Chairman**

 **WAREHAM PLANNING BOARD**

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