

## **MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: March 13, 2017**

### **I. CALL MEETING TO ORDER**

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

### **II. ROLL CALL**

Members present: George Barrett, Chair  
Michael Baptiste  
Mike Fitzgerald  
Bob Reed  
Alan Slavin, BOS Liaison

Also present: Ken Buckland, Town Planner

### **III. PRELIMINARY BUSINESS**

#### **A. Meeting Minutes – February 27, 2017; Executive Session Minutes: February 23, 2016, March 28, 2016, April 27, 2016**

Discussion was held on the minutes. Mr. Reed would like to see a discussion included. No motion is made.

#### **B. Form B – Patterson Brook Road – MMDDJSAK. LLC c/o G.A.F. Engineering, Inc.**

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

A Form B preliminary plan was submitted for a 21.7 acre parcel of land at the end of Patterson Brook Road. There was a previous definitive plan that showed the division of that land with a small cul de sac. This plan is to change the method of frontage to the previously approved cul de sac to create an area similar to Thacher Lane. The primary reason for this is due to the layout of the land there is another suitable emergency access turn around, which is essentially the purpose of the cul de sac. The plan shows a rectangular section of Patterson Brook Road that is 50'x50'x50' that would equal the 150' of frontage necessary for the lot. Since the subdivision approval in 2006 the land is now in Estimated Habitat or Rare and Endangered Species which renders a large portion of the land unusable. 1.5 acres need to be preserved for each acre developed; so the 21.7 acre lot really becomes an 8 acre buildable parcel. The original applicant had wanted two buildable lots, the current applicant is content with one lot with two buildings. Mr. Rowley asks if the original layout lines could remain, so that the site plan could be built as is. That way if this should never be built there is still a subdivision street. Mr. Madden said that they could look into that option. The Board decides to accept the Form B as proposed.

**MOTION:** Mr. Reed moves to adopt the Planning Board report for the Patterson Brook Road Extension dated March 13, 2017. Mr. Baptiste seconds.

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

**C. Form A – 80 Papermill Road – Stephen Pratt**

Present before the Board: Stephen and Rebecca Pratt

A few years ago Mr. Pratt had his property surveyed and found that the garage on the lot is only 2.9 feet from the property line. He and his neighbor have reached an agreement to exchange land, as proposed on the Form A.

**MOTION:** Mr. Baptiste moves to endorse the Form A. Mr. Reed seconds.

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

**IV. PUBLIC HEARINGS**

**A. Site Plan Review – Charlotte Furnace Road – Charlotte Furnace, LLC**

**MOTION:** Motion is made and seconded to continue the public hearing until April 10, 2017.

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

**V. CONTINUED PUBLIC HEARINGS**

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

The applicant requests a continuance until the next hearing for the opportunity to wait for a full Board.

**MOTION:** Mr. Reed moves to continue the public hearing until April 10, 2017. Mr. Fitzgerald seconds.

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

**B. Phase I Site Plan Review, Special Permit, Subdivision – 19 Bay Pointe Drive – Bay Pointe, LLC – Continued until March 27, 2017.**

**VI. REFERRALS**

**VII. ANY OTHER BUSINESS/DISCUSSION**

**A. Upcoming Hearings**

March 27, 2017	Phase I Site Plan Review, Special Permit, Subdivision	Bay Pointe	19 Bay Pointe Drive
April 10, 2017	Marijuana Moratorium By-Law	Special Town Meeting	

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

The Board discusses the importance of traffic studies, parking spaces, known uses, etc. when reviewing applications.

**IX. CORRESPONDENCE**

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

**X. ADJOURNMENT**

**MOTION:** Mr. Reed moves to adjourn. Mr. Fitzgerald seconds.

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

**XI. DOCUMENTS**

Date signed: 3/27/17 401

Attest:   
George Barrett, Chairman  
WAREHAM PLANNING BOARD

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