**MINUTES OF MEETING OF WAREHAM PLANNING BOARD**

**Date of Meeting: March 25, 2019**

1. **CALL MEETING TO ORDER**

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

1. **ROLL CALL**

Members present: George Barrett, Chairman

Michael Baptiste, Sr.

Emmanuel Daskalakis

Michael King

Marc Bianco (7:15)

Also present: Kenneth Buckland, Town Planner

Charles Rowley, Town Engineer

1. **PRELIMINARY BUSINESS**

**A. Meeting Minutes – February 25, 2019, March 11, 2019**

**MOTION: Mr. King moves to approve the minutes of February 25, 2019. Mr. Baptiste seconds.**

**VOTE: (3-0-1) Mr. Daskalakis abstains**

**MOTION: Mr. Daskalakis moves to approve the minutes of February 25, 2019. Mr. King seconds.**

**VOTE: (3-0-1) Mr. Baptiste abstains.**

1. **ANR – 2416 Cranberry Highway, LLC – 2404, 2416, 2414 Cranberry Highway and 4 Tow Road**

Present before the Board: Robert Perry, Esq.

Mr. Perry states this is the maxi gas station site on Cranberry Highway. They are looking to divide the overall property into three lots.

Mr. Buckland asks if any dimensional non-conformities are being created with this ANR. Mr. Perry says there is not.

**MOTION: Mr. Daskalakis moves to endorse the ANR plan. Mr. King seconds.**

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

1. **ANR – Cedar Village, Inc. – 7-9 Old Stage Coach Road**

The applicant has requested to postpone this matter.

1. **ANR - Cedar Village, Inc. – 8-10 Old Stage Coach Road**

The applicant has requested to postpone this matter.

1. **ANR – A.D. Makepeace Co., Inc. – Charlotte Furnace Road**

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

The proposed lot is a portion of a larger lot owned by A.D. Makepeace. The lot meets size and frontage requirements.

**MOTION: Mr. Daskalakis moves to endorse the ANR plan. Mr. King seconds.**

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

1. **PUBLIC HEARINGS**
2. **Form C – Ted & Margaret Staples – 0 Broad Street (Sing language interpreter requested)**

This item was on the agenda in error and will be heard on the April 8th meeting.

1. **CONTINUED PUBLIC HEARINGS**
2. **Special Permit/Site Plan Review – Wareham Retail Management – 1 Seth F. Tobey Road**

Present before the Board: Lindsey Wilson

Doug Hartnet, Highpoint Engineering

Sean Kelly, Vanasse Associates

Mr. Wilson states that they had an opportunity to make some changes in response to some of the requests made at the last hearing. Mr. Wilson states they have not completed their response to Mr. Rowley’s peer review as some items are still under discussion.

At the last hearing there were concerns in regards to the site circulation, dumpster sites, and loading areas. There is internal traffic control on the site to help mitigate some of the concerns in regards to traffic flow and where the traffic will exit the site. Another concern was the number of parking spaces, which are so high because one of the buildings has the size capacity to be a restaurant and would like to accommodate the parking for potential uses.

Mr. Wilson states that the tenants will only choose this site if they can have the building facing Cranberry Highway. Previously the Board had asked if the buildings could front inward to the site. The site lighting was addressed, it is proposed the site lighting could be dimmed during hours the businesses are closed. Discussion ensues.

Mr. Daskalakis asks if the turning radius is large enough for a fire truck. The applicant states that the turning radius meets the code requirements but they could have the fire department review it as well.

Mr. Bianco is still concerned with traffic and site access. The applicant states when Walmart installed the signaled intersection they worked with the prior owners of this parcel, and accounted for these traffic counts. There were four different professional departments looking at this data before construction was completed. Mr. Bianco still questions the traffic control.

Mr. Wilson states that the traffic analysis it is based on data and not on assumptions or the intent to persuade. Mr. Bianco feels the traffic study should be based on summer months, not based on spring months. The applicant explains that MassDOT requires that traffic studies are based on average month calculations, and they have based their traffic study on higher than month average calculations.

Mr. Barrett states he feels it is unfair to take out issues with the surrounding sites on this project.

Mr. Daskalakis feels the layout of the buildings should be revised.

Mr. Rowley states that the intersection for Route 6 and Tobey Road is above the states average and asks if this would spur further study. The applicant states that the intersection at the light does have a higher crash average, but this site has site access from a right turn lane on Tobey Road, not the signalized intersection.

**MOTION: Motion is made and seconded to April 8, 2019.**

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

1. **REFERRALS**
2. **ANY OTHER BUSINESS/DISCUSSION**
3. **Bond Release 53G – Bill Bachant – Beaver Path**

Present before the Board: Bill Bachant

Mr. Bachant is attempting to release a construction bond for Beaver Path. Mr. Bachant states that there has been a homeowners association established. At the last meeting it appeared that a homeowners association had not yet been established.

Mr. Barrett is concerned that they may not have the right to withhold a road construction bond for the establishment of a homeowners association.

Mr. Bachant is the only member of the homeowners association and has accepted responsibility for the maintenance of the drainage.

The Board is still waiting to hear from Town Counsel on this matter.

1. **Borrego Decision**

This public hearing was previously closed and the decision remains to be voted on.

Present before the Board: Stacy Minihane, Beals and Thomas

Ms. Minihane states that there has been soil testing performed on the site and they will be submitting revised plans.

**MOTION: Mr. Bianco moves to approve the project with the provision that the revised plan date is recorded and a decommissioning bond is issued. Mr. King seconds.**

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

1. **Vote and Assignment of Clerk – Review of Roles and Responsibilities**

**MOTION: Mr. Baptiste moves to appoint Mr. King as Clerk. Mr. Daskalakis seconds.**

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

1. **STAFF REPORT**
2. **Board Training**

Mr. Daskalakis and Mr. King attended a weekend course regarding Citizen Planner Training and present what they learned at the course.

1. **NEW BUSINESS (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)**
2. **CORRESPONDENCE**
3. **See correspondence in packets.**
4. **ADJOURNMENT**

**MOTION: Mr. Baptiste moves to adjourn. Mr. King seconds.**

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

**X. DOCUMENTS**

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

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

**George Barrett, Chairman**

**WAREHAM PLANNING BOARD**

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