

**WAREHAM PLANNING BOARD AGENDA**

Monday January 24, 2022

Time: 6:00 P.M.

Place: ONLINE MEETING

Connection:

<https://us02web.zoom.us/j/82174561124?pwd=VXRpdWhjVGhSTHNEbHVQOW4xYkFKUT09>

One tap mobile: +1 929 205 6099,,,,\*022196#

1. **ROLL CALL AND READING OF MISSION STATEMENT**

2. **PLANNING BOARD NEWS**

3. **PRELIMINARY BUSINESS**

1. **#37-21 Definitive Subdivision Plan – Tobia Way – Christian E. Tobia – Map 40, Lot(s) 1002, 1020, 1021, & 1022 – 2 Lot Subdivision (VOTE ON APPROVAL)**

2. **#1-22 ANR – 91 & 101 Fearing Hill Road – Wareham MA 3, LLC., c/o Atlantic Design Engineers, Inc. – Map 91 & 74, Lot(s) 1000 & 10007– Five Lots**

4. **CONTINUED PUBLIC HEARINGS – SPECIAL REVIEW**

*The following subdivisions are submitted solely for the purpose of freezing zoning to protect development opportunities.*

1. **#40-21 Definitive Subdivision Plan – 140 Tihonet Road – A/D Makepeace Company, c/o G.A.F. Engineering – Map 111, Lot(s) 1000-F, 1000-H1, 1000-H2 – Three Lot Subdivision**

2. **#41-21 Definitive Subdivision Plan – 150 Tihonet Road – A/D Makepeace Company, c/o G.A.F. Engineering – Map 111 & 112, Lot(s) 1000-B, 1000-C & 1000 – Three Lot Subdivision**

3. **#42-21 Definitive Subdivision Plan – 27 Charge Pond Road – A/D Makepeace Company, c/o Beals and Thomas, Inc. – Map 110, Lot(s) 1015, 1016 & 1024 – Three Lot Subdivision**

4. **#43-21 Definitive Subdivision Plan – 0 Maple Springs – A/D Makepeace Company, c/o Beals and Thomas, Inc. – Map 111, Lot(s) 1010, 1011, 1012, 1013, 1014, 1015, LC6 – Three Lot Subdivision**

5. **#44-21 Definitive Subdivision Plan – Rocky Maple Lane – Brett Meredith, c/o Beals and Thomas, Inc. – Map 104, Lot(s) 1049A, 1049B, 1049D, and 1050A – Three Lot Subdivision**

6. **#45-21 Definitive Subdivision Plan – 370 County Road – Entero Energy, LLC., c/o Prime Engineering, Inc. – Map 64 & 65, Lot(s) 1006, 1008, 1009, 1010 & 1000A, 1000B, and 1001 – Two Lot Subdivision**

7. **#46-21 Definitive Subdivision Plan – 1-13 North Carver Road – LSE Tucana, LLC., c/o Prime Engineering, Inc. – Map 103, Lot(s) 1037, 1038, 1039 – Two Lot Subdivision**

8. **#47-21 Definitive Subdivision Plan – 91 & 101 Fearing Hill Road – Wareham MA 3, LLC., c/o Atlantic Design Engineers, Inc. – Map 91 & 74, Lot(s) 1000 & 10007– Two Lot Subdivision**
9. **#48-21 Definitive Subdivision Plan – 36, 44, 48 North Carver Road – LSE Hydra, LLC., c/o G.A.F. Engineering, Inc. – Map 104, Lot(s) 1046, V/B, and V/C – Three Lot Subdivision**

5. **CONTINUED PUBLIC HEARINGS**

1. **#21-21 Site Plan Review – Wareham MA 3, LLC – 91 & 101 Fearing Hill Road – Map 91 & 71, Lot(s) 1000 & 1007 – Ground-mounted Solar Energy Generation Facility (CONTINUE TO 2/28/22)**
2. **#31-21 Site Plan Review - LSE Hydra, LLC. - 36, 44, 48 North Carver Road, Wareham, MA - Map 104 Lot 1046, V/B & V/C - Ground-mounted Solar Energy Generation Facility (CONTINUE TO 2/14/22)**
3. **#32-21 Definitive Subdivision Plan - RESI, LLC - 36, 42, 48 Robinwood Road, Map 4, Lots A, B, & C – Seven Lot Subdivision**
4. **#33-21 Site Plan Review - Wareham PV I, LLC - 0 Route 25 - Map 115 Lot 1000 – Ground-mounted Solar Energy Generation Facility - Extend continuation agreement or other action with Attorney Betsy Mason**
5. **#36-21 Modification to Special Permit/ Site Plan Review – Bay Pointe Club, LLC, Phase IV – 19 Bay Pointe Drive– Map 9, Lot(s) 1004B & 1004A-1 – 7 New 8-Unit Town House Buildings**
6. **#38-21 Definitive Subdivision Plan – 69 Great Neck Road – David Andrade – Map 41, Lot(s) 1019 – 6 Lot Subdivision**
7. **#39-21 Site Plan Review – 59 Main Street – Warren QOBZ, LLC. – Map 47, Lot(s) 1124, 1125, 1126 – 6500sf restaurant, 26x60 pavilion, 1500sf commercial/retail space**

6. **PUBLIC COMMENT ON MASTER PLAN; Updates and New Initiatives**

7. **WPB LIAISON UPDATES**

1. **Solar Bylaw Committee (Carl Schulz)**
2. **Community Preservation Committee (Sam Corbitt)**
3. **Capital Planning Committee (Sam Corbitt)**
4. **SRPEDD (Michael King)**

8. **STAFF REPORT**

9. **REFERRALS**

10. **MEMBER COMMENTS**

11. **ADJOURNMENT**