

WAREHAM PLANNING BOARD AGENDA

Monday, August 14, 2023

Time: 6:00 P.M.

Place: Multi-Service Center, Room 320

48 Marion Road

Wareham, MA 02571

Optional Online Connection:

<https://us02web.zoom.us/j/87405894165?pwd=UTBWRFN1UHFTSHc4Ui9tWGw4bllxQT09>

Passcode: 207380

Or One tap mobile :

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I. CALL MEETING TO ORDER AND ROLL CALL

II. PRELIMINARY BUSINESS

1. Approval of Meeting Minutes – 6/12/2023 & 6/26/2023
2. 30-19 David & Lisa Mather – 24 Oak Street – Special Permit Extension Request
3. 39-21 Warren QOBZ, LLC. – 59 Main Street – Minor Modification Request

III. PUBLIC HEARINGS

Zoning Bylaw Articles being proposed:

1. **Zoning Bylaw Article 3:** Updates to section 320, 330, and 340 to be consistent with changes to Site Plan and Special Permit, amendments to Solar by-law, amendments to Wireless Communications Bylaw, and a new battery storage [BESS] by-law.
2. **Zoning Bylaw Article 5:** Amendments to **Section 590**, also adding a new section dealing with battery storage [BESS].
3. **Zoning Bylaw Article 12:** Remove section 1216.9 which excludes Special Permit from all of Article 12.
4. **Zoning Bylaw Article 14:** Re-write so that it focuses only on the administrative process for Land Use permitting.
5. **Zoning Bylaw Article 15:** Re-write so that it explains Land Use permit reviews and criteria for decisions.
6. **Zoning Bylaw Article 16:** Update to certain definitions, including terms included in other proposed bylaws.
7. **Zoning Bylaw Article 5, Section 540 [and Article 3]** Wireless Communications; Co-location on cell towers by-law.

IV. CONTINUED PUBLIC HEARINGS

V. OTHER ZONING BYLAW AMENDMENTS TO CONSIDER

1. **Discussion and Possible Vote: Proposed Battery Storage [BESS] Moratorium**

VI. UPCOMING PLANNING BOARD SCHEDULE

Hearings	Petition#	Application Type / Article	Applicant Name / Sponsor	Decision deadline
November 28, 2022 March 6, 2023 March 13, 2023 June 26, 2023 August 28, 2023 Dec. 11, 2023	12-22	Fearing Hill	Wareham MA 3, LLC.	Site Plan Review [SPR] – 60 days from the close of the public hearing
March 13, 2023 March 27, 2023 April 3, 2023 May 22, 2023 June 26, 2023 Aug 28, 203	7-20	SPR/Special Permit	Borrego Solar Systems, Inc	Site Plan Review [SPR] – 60 days from the close of the public hearing
March 13, 2023 March 27, 2023 April 3, 2023 May 22, 2023 June 26, 2023 Aug. 28, 2023	9-20	SPR/Special Permit	Borrego Solar Systems, Inc	Site Plan Review [SPR] – 60 days from the close of the public hearing
August 28, 2023	7-23	ANR	England Revocable Trust 2014	21 days from Submission
August 28, 2023	8-23	ANR	Nancy S. Angus	21 days from Submission
August 28, 2023	9-23	ANR	Swebco, LLC.	21 days from Submission
August 28, 2023	10-23	ANR	Nazih Elkallassi	21 days from Submission
September 11, 2023	11-23	Site Plan Review	Wareham PVI, LLC. – 0 Route 25	Site Plan Review [SPR] – 60 days from the close of the public hearing
September 11, 2023	12-23	Site Plan Review & Special Permit	370 County Road, LLC	Site Plan Review [SPR] – 60 days from the close of the public hearing

VII. REFERRALS

VIII. OTHER BUSINESS

IX. MEMBER COMMENTS

X. ADJOURNMENT