

WAREHAM PLANNING BOARD AGENDA

REVISED

Monday, October 16, 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:

+16469313860,,87405894165#,,,,*207380# US

I. CALL MEETING TO ORDER AND ROLL CALL

II. PRELIMINARY BUSINESS

1. Approval of Meeting Minutes – 8/14/2023 & 8/28/2023
2. 16-23 Ross J. Sarmento – ANR – 2230/2232 Cranberry Highway
3. For Discussion and Possible Vote – The Preserve on the Weweantic - Preservation Lane Release of Performance Bond (\$118, 534.07)
4. Windward Pines- Bay Pointe – Phase 3 - Release of Covenant and established Security Bond (Tripartite agreement for estimated \$73,000 plus 50%)
5. 7-20 Borrego Solar Systems, Inc. – 27 Charge Pond Road – New Leaf [Borrego] Extension of time SPR/Special Permit – Hiring Expert for additional review under 53G account
6. 9-20 Borrego Solar Systems, Inc. - 150 Tihonet Road – New Leaf [Borrego] Extension of time SPR/Special Permit - Hiring Expert for additional review under 53G account
7. Updating Security Bonds for Solar Projects – preparing for 5-year update

III. PUBLIC HEARINGS

1. 15-23 Sarajon Realty, LLC. – Special Permit for Cluster Development, Form C & Site Plan Review – Hidden Trails, Off County Rd.
2. Articles for Town Meeting
 - a. Zoning Bylaws, Section 839/840, LIP Housing bylaw amendments
 - b. Zoning Bylaws, Article 590 - BESS regulations
 - c. General Bylaws, Stormwater Permits [Not a Public Hearing]
3. Planning Board Rules & Regulations for SPRs and Special Permits

IV. CONTINUED PUBLIC HEARINGS

1. 11-23 Wareham PV I, LLC – Site Plan Review – 0 Route 25
2. Zoning Bylaw Articles for Town Meeting; Warrant Articles 18, 19, 20, 21, 22, and 23

V. 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	Site Plan Review/Special Permit	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 Sept 11, 2023 November 13, 2023	7-20	Extension of SPR/Special Permit	New Leaf [Borrego Solar Systems, Inc.]	NA
March 13, 2023 March 27, 2023 April 3, 2023 May 22, 2023 June 26, 2023 Sept 11, 2023 November 13, 2023	9-20	Extension of SPR/Special Permit	New Leaf [Borrego Solar Systems, Inc.]	NA
September 11, 2023 October 16, 2023	11-23	Site Plan Review/Special Permit	Wareham PVI, LLC. – 0 Route 25	Site Plan Review [SPR] – 60 days from the close of the public hearing
September 11, 2023 November 8, 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 Special Permit – 90 days from the close of the hearing
October 16, 2023	15-23	Special Permit for Cluster Development & SPR	Hidden Trails / Off County Road	

VI. REFERRALS

VII. OTHER BUSINESS

1. Zoning Article Recommendations for Town Meeting
2. Other Articles

VIII. MEMBER COMMENTS

IX. ADJOURNMENT