

WAREHAM PLANNING BOARD AGENDA

Monday January 10, 2022

Time: 6:00 P.M.

Place: ONLINE MEETING

Connection: <https://us02web.zoom.us/j/83909031924>

One tap mobile: +13017158592,,83909031924# US

1. CALL MEETING TO ORDER AND ROLL CALL

2. PLANNING BOARD NEWS

3. PRELIMINARY BUSINESS

Meeting Minutes – July 12, 2021, July 26, 2021, August 9, 2021, August 23, 2021 and November 22, 2021

Spring Ave – Bond Release; \$10,000 – Sheridan Builders

4. PUBLIC HEARINGS – FOR CONTINUANCE

The following subdivisions are submitted solely for the purpose of freezing zoning to protect development opportunities. They will be considered at a future meeting under a procedure approved by legal counsel.

- 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
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
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 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. #37-21 Definitive Subdivision Plan – Tobia Way – Christian E. Tobia – Map 40, Lot(s) 1002, 1020, 1021, & 1022 – 2 Lot Subdivision
7. #38-21 Definitive Subdivision Plan – 69 Great Neck Road – David Andrade – Map 41, Lot(s) 1019 – 6 Lot Subdivision
8. #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**