

MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: July 12, 2017

I. CALL MEETING TO ORDER

The meeting was called to order at 6:35 P.M.

II. ROLL CALL

Members Present: Nazih Elkallassi, Chairman
Jim Eacobacci, Clerk
Karl Baptiste
Wilma Engerman
Jan Kendrick
Jake Morrison, Associate Member

Members Absent: Ernie Alden, Associate member

Also present: Kenneth Buckland, Town Planner
Charles Rowley, Review Engineer

I. PRELIMINARY BUSINESS

A. Approve meeting minutes: June 28, 2017.

MOTION: Mr. Eacobacci moves to approve the minutes of June 28, 2017. Ms. Kendrick seconds.

(4-0-1) Mr. Baptiste abstains as he was not present at that hearing.

B. Discussion: Petition #19-16 – Wareham Market Place signage and project update.

Present before the Board: Zach Richards, Boehler Engineering
J. Donegan, J. Donegan Co.

Mr. Richards is presenting the Board with a construction update and the proposed signage (which is conforming to the By-Law). The project was granted a curb cut from the state so traffic turns right into the plaza and right out of the plaza from Cranberry Highway. Mr. Elkallassi asks if they plan on the project being completed this year. Mr. Richards states that the Beaton's still have their warehouse under operation on the site, which will be vacated in September 2017. The Beaton's still have their office on the site which is planned to be utilized until spring 2018.

Jake Morrison and Charlie Rowley enter the hearing at 6:35 pm.

Walmart is requesting a site modification for the proposed customer pick-up at the new site. Mr. Rowley made comments back in May. The applicant has added the signs per Mr. Rowley's request. Mr. Rowley is concerned with the tight turning radius and the inability to see around the corner at the pick-up location. This will force traffic to make a left hand turn to where pedestrians will be crossing to access the building. Mr. Rowley recommended having the traffic directed to the main entrance where they can go to the back of the lot and go to the parking spaces. It seems that the applicant has complied with that request, but Mr. Rowley is unsure of the signage in place to direct the traffic. The Board feels there should be a sign at the rear of the building that says "Trucks Only" to deter people from driving along the back of Walmart.

MOTION: Mr. Eacobacci moves to approve to changes as a minor modification with the condition that the southernmost sign on Seth F. Tobey Road become a "Truck Only" sign to the rear of the property and the sign at the middle entrance on Seth F. Tobey Road be removed. Ms. Kendrick seconds.

VOTE: (5-0-0)

II. PUBLIC HEARINGS

A. Petition #26-17 – Ossama Mohamed – 307 Main Street

Mr. Elkallassi states he cannot vote on this project as he has a conflict by relationship with the petitioner's attorney, Leonard Bello. Mr. Morrison will vote for Mr. Elkallassi.

Present before the Board: Leonard Bello, attorney

The applicant is requesting a use Variance to re-establish an existing use of a gas station on Main Street. Mr. Bello requests to see a copy of the legal notice. Mr. Bello states that the application requested a Variance, Special Permit, and appeal of the Building Inspector's decision. The legal advertisement only mentioned the use Variance. Mr. Eacobacci states the hearing will be re-advertised and the abutters will be re-notified.

MOTION: Ms. Engerman moves to re-advertise the hearing for all three actions. Ms. Kendrick seconds.

VOTE; (4-0-1) Mr. Elkallassi abstains.

III. CONTINUED PUBLIC HEARINGS

A. Petition #17-17 – JNJ Holdings, LLC – 2371 Cranberry Highway

Present before the Board: Brian Grady, G.A.F. Engineering, Inc.

Mr. Grady presents the response to Mr. Rowley's review letter as well as a revised impact statement. Ms. McKnight presents a revised landscape plan to the Board based on their previous comments.

Mr. Rowley has not had an opportunity to review the revised plan.

A. Correspondence

1. See correspondence sent via email and/or in packets.

B. Upcoming Hearings:

August 9, 2017	#28-17	Erasmo & Lisa Mitrano	54 Pleasant Street
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- V. **NEW BUSINESS** (This time is reserved for topics that the Chairman did not reasonably anticipate.)

III. ADJOURNMENT

MOTION: Mr. Eacobacci moved to adjourn the meeting. Ms. Kendrick seconds.

VOTE: Unanimous (5-0-0)

Date signed: 7-26-2017

Attest: James E. Eacobacci
James Eacobacci, Clerk
WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: _____