

September 23, 2014



TOWN of WAREHAM

Board of Selectmen/Sewer Commissioners

Meeting Agenda

7:00 P.M. Wareham Multi Service Center, Selectmen's Meeting Room 320, 48 Marion Road, Wareham, MA

1. CALL TO ORDER BY CHAIRMAN

2. ROLL CALL

3. ANNOUNCEMENTS

4. CITIZENS PARTICIPATION

5. APPOINTMENTS/REAPPOINTMENTS

- a. Appointment/Interview to the Council on Aging Board of Directors.

6. LICENSES AND PERMITS

- a. Application for a one day all alcohol license from John Verrier, 89 Marion Road, Wareham.
- b. Application for Change of Hours from Sullivan Wine & Spirits, 260 Marion Road, Wareham and Anchor Liquors, 2360 Cranberry Highway, Wareham and Onset Village Market, 231 Onset Avenue, Onset.

7. TOWN BUSINESS

- a. Discussion and possible vote on board's policy 08-01.
- b. Discussion and vote on citizens petition articles submitted for Town Meeting.
- c. Discussion and vote on Town Meeting warrant articles.
- d. Discussion and vote on policy for Veterans plaques.
- e. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

8. SEWER BUSINESS

- a. Any sewer business.

9. TOWN ADMINISTRATOR'S REPORT

10. LIAISON REPORTS

11. CONSENT AGENDA

- a. Authorization to sign bills and documents, etc.
- b. Approval of regular minutes of August 26, 2014 and September 16, 2014 and executive minutes of September 9, 2014.

12. ADJOURNMENT

13. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

10/1/2014

MINUTES OF MEETING OF SELECTMEN/SEWER COMMISSIONERS

Date of Meeting: September 23, 2014
Date of Transcription: September 24, 2014
Transcribed by: Janet Wilson

1. CALL MEETING TO ORDER BY CHAIRMAN

2. ROLL CALL

Selectmen Present: Alan Slavin, Chairman
Patrick Tropeano, absent
Stephen M. Holmes, absent
Peter Teitelbaum, Clerk pro-tem
Judith Whiteside

Also present: Derek Sullivan, Town Administrator

3. ANNOUNCEMENTS

The Oakdale Playground cleanup is scheduled for October 5th.

If you cannot afford your pets anymore, please surrender them to the Animal Control and not just leave them somewhere.

Wareham's Coffee hour will be held on Thursday at 9am at Agawam Village. The guest is currently being confirmed and this event is open to the public.

Mass DOT sent a letter to notify the Town that MassHighway does not approve the change of the street name Wankinquoah Ave to Oceanside Drive in the Swifts Beach neighborhood. The Street Wankinquoah Ave, existing on June 1, 1998 is hereby reinstated. The Town has 30 days to comply with the terms of this notice dated September 18, 2014.

Department of Conservation sent a letter to the Selectmen indicating that they recently had an audit in 2012 and permits issued before 2012 lacked coordination with the Building Department and the Conservation Agent.

Grumpy's 5K run will be held on Saturday, November 1, 2014 at AD Makepeace at 150 Tihonet Road at 9am.

Chairman Slavin attended a meeting the Massachusetts Municipal Association Meeting in which they discussed the 10 Partnerships polices to build a stronger Commonwealth

SELECTMEN/SEWER COMMISSIONERS MEETING - 9-23-14 (CONT'D)

which are as follows: Restore Revenue Sharing, Fix the School Finance Law, Fund Key Programs and Obligations, Support Fairness in Local Taxation, Oppose Unfunded Mandates, Invest in Essential Public Infrastructure, Invest in Essential Public Technology, Empower Community Driven Planning and Zoning, Allow Cities and Towns to Effectively Manage and Commit to Constant Communication and Direct Dialogue.

4. CITIZENS PARTICIPATION

Present before the board: Sandy Slavin

Ms. Slavin inquired what time the cleanup of Oakdale Playground was. The cleanup will begin at 10am.

5. APPOINTMENTS/REAPPOINTMENTS

a. Appointment/Reappointments to: Council on Aging Board of Directors

Present before the board: John DeBella

Mr. DeBella was before the board stating that he would need to withdraw his application due to a prior commitment.

Present before the board: Judith Grassi

Ms. Grassi was before the board seeking appointment to the Council on Aging Board of Directors.

MOTION: Selectman Teitelbaum moved to appoint Judith Grassi as a member to the Council on Aging Board of Directors to a term to expire no later than June 30, 2018. Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

Present before the board: Peter Dunlop

Mr. Dunlop was before the board seeking appointment to the Council on Aging Board of Directors.

MOTION: Selectman Teitelbaum moved to appoint Peter Dunlop as a member to the Council on Aging Board of Directors to a term to expire no later than June 30, 2017. Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

Present before the board: Rosalie Bulu

Ms. Bulu was before the board seeking appointment to the Council on Aging.

MOTION: Selectman Teitelbaum moved to appoint Rosalie Bulu as a member to the Council on Aging Board of Directors to a term to expire no later than June 30, 2017. Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

6. LICENSES AND PERMITS

SELECTMEN/SEWER COMMISSIONERS MEETING - 9-23-14 (CONT'D)

- a. Application for a one day all alcohol license from John Verrier, 89 Marion Road, Wareham.

Present before the board: John Verrier

Mr. Verrier was seeking a one day license to celebrate their 25th Wedding Anniversary.

MOTION: Selectman Teitelbaum moved to approve the application for a one day all alcohol license from John Verrier, 89 Marion Road, Wareham on October 26, 2014 from 1:30-5:30pm at the Box Mill Hall, Tihonet Road. Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

- b. Application for a change of hours from Sullivan Wine & Spirits, 260 Marion Road, Wareham and Anchor Liquors, 2360 Cranberry Highway, Wareham and Onset Village Market, 231 Onset Avenue, Onset.

MOTION: Selectman Teitelbaum moved to approve the application from DJ Sullivan, LLC for a change of hours on Sunday from May 15th – September 7th 10am-6pm and September 8th – 14th from 10am-5pm. Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

MOTION: Selectman Teitelbaum moved to approve the application from Vinayak Liquors, Inc d/b/a Anchor Liquors for change of hours from October-April, Monday-Saturday 8am-10pm, Sunday 10am-8pm, May-September Monday-Sunday 8am-11pm, Sunday 10am-9pm. Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

MOTION: Selectman Teitelbaum moved to approve the application from Onset Village Market, d/b/a Onset Village Market for a change of hours from Monday-Saturday from 8am-1pm, Sunday 10am-11pm. Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

7. TOWN BUSINESS

- a. Discussion and possible vote on boards policy #08-01
(*This item was held off until all members of the board are present*)
- b. Discussion and vote on citizens petition articles submitted for Town meeting.

Present before the board: Attorney Bill Proia & Chris Gabriel

Attorney Proia stated that currently a filling station is not permitted in this district and would require a special permit by the Zoning Board of Appeals, the lot would need to be at least an acre in size, the land would have to be within 2000 feet of a highway layout and finally the land would need to have frontage on Cranberry Highway.

MOTION: Selectman Teitelbaum moved favorable action on article #36. Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

SELECTMEN/SEWER COMMISSIONERS MEETING - 9-23-14 (CONT'D)

c. Discussion and vote on Town Meeting warrant articles

Present before the board: Garry Buckminster

Mr. Buckminster spoke about article #18 Harbor Services Permits receipts reserved for appropriations account. The money would be used to maintain navigational markers, upkeep and maintain town moorings, maintain piers, mooring barges, vehicles and safety equipment. They are also looking into updating the Harbor Management software. Some of this money will also be used to cover some of the overtime expenses from the Cape Cod Canal celebration.

MOTION: Selectman Whiteside moved favorable action on article #18. Selectman Teitelbaum seconded.

VOTE: 3-0-0 (unanimous)

Present before the board: Dave Menard

Mr. Menard spoke about Article #17 – Municipal Maintenance is looking for \$25,000 to repair and maintain the street lights and period lights.

MOTION: Selectman Teitelbaum moved favorable action on article #17. Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

d. Discussion and vote on policy for Veterans plaques

Present before the board: Liz McDonald

Ms. McDonald stated that currently we don't have any policies in place on how a Veterans name can be added the plaque (as attached).

MOTION: Selectman Teitelbaum moved to put the Veteran's Plaque policy into place and read into the record (as attached). Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

MOTION: Selectman Whiteside moved favorable action on article #1 – Annual Operating Budget. Selectman Teitelbaum seconded.

VOTE: 3-0-0 (unanimous)

MOTION: Selectman Teitelbaum moved no action on article #3 – Fund Ratified Union Contracts. Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

MOTION: Selectman Whiteside moved favorable action on article #4 – Transfer of Funds to Fund Parking Kisok Program. Selectman Teitelbaum seconded.

VOTE: 3-0-0 (unanimous)

MOTION: Selectman Whiteside moved favorable action on article #5 – FY2013 Unpaid bills.

VOTE: 3-0-0 (unanimous)

MOTION: Selectman Whiteside moved favorable action on article #6 – Free Cash to Stabilization Fund. Selectman Teitelbaum seconded.

VOTE: 3-0-0 (unanimous)

SELECTMEN/SEWER COMMISSIONERS MEETING - 9-23-14 (CONT'D)

MOTION: Selectman Teitelbaum moved no action on article #12 – Reorganize Town Departments. Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

MOTION: Selectman Whiteside moved favorable action on article #16 – WPCF Enterprise Fund. Selectman Teitelbaum seconded.

VOTE: 3-0-0 (unanimous)

MOTION: Selectman Whiteside moved favorable action on article #19 – Housing Inspection Program Revolving Fund. Selectman Teitelbaum seconded.

VOTE: 3-0-0 (unanimous)

- e. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

8. SEWER BUSINESS

- a. Any Sewer business

9. TOWN ADMINISTRATOR'S REPORT

Town Hall Hours change next week.

Next week Mr. Sullivan will provide the board with the July and August expenditure reports.

The Friends of the Library are working on the Spinney Library lease.

A webinar on Vadar will be held.

Mr. Sullivan met with Mr. Gay from GATRA today, Mr. Gay stated that he would like to expand services for the Elderly in town.

On Monday, September 29th CEDA will be holding a parking study in the Town Hall Auditorium starting at 5pm.

The LED lighting upgrade has been completed and now the Town will be looking to upgrade the lighting in the parking lot.

10. LIAISON REPORTS

Selectman Whiteside attended the Library Board of Trustees meeting in which they discussed plans for the future. She was asked to attend future meetings and they are also looking for members to join the Trustees.

SELECTMEN/SEWER COMMISSIONERS MEETING - 9-23-14 (CONT'D)

Selectman Teitelbaum met with the Beach & Tourism Committee along with Paul Cripps from the Plymouth County Development Council on the next steps on promoting the Town by joining the Plymouth County website.

11. CONSENT AGENDA

- a. Authorization to sign bills and documents, etc.
- b. Approval of regular minutes of August 26, 2014; September 16, 2014 and executive minutes of September 9, 2014.

MOTION: Selectman Whiteside moved to approve the meeting minutes of August 26, 2014. Selectman Slavin seconded.

VOTE: 3-0-0 (unanimous)

MOTION: Selectman Teitelbaum moved to approve the meeting minutes of September 16, 2014. Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

MOTION: Selectman Teitelbaum moved to approve and hold the executive session meeting minutes of September 9, 2014. Selectman Whiteside seconded.

VOTE: 3-0-0 (unanimous)

12. ADJOURNMENT

MOTION: Selectman Teitelbaum moved to adjourn. Selectman Whiteside seconded.

VOTE: 3-0-0 (Unanimous)

13. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

Respectfully submitted

Janet Wilson

Department Assistant

The foregoing minutes were submitted to the Board of Selectmen/Sewer Commissioners on: 9-30-14

Attest: *Peter Teitelbaum*

Peter Teitelbaum, Clerk, pro-tem

Date Signed: 9-30-14

Date sent to the Town Clerk: 10-1-14

Attachment to 9/23/14
meeting minutes



TOWN OF WAREHAM
BOARD OF SELECTMEN

No. 2014-02

VETERAN'S PLAQUE

1. Veterans must have entered active war service as a resident of the Town of Wareham.
2. Veterans may include United States Army, United States Navy, United States Air Force, United States Marine Corp., United States Coast Guard & the United States Merchant Marine.
3. Veterans, their families or friends must submit a copy of the Veteran's 53-55, DD256, DD214 or a NGB22 with a letter certifying service from Headquarters Command or other official honorable discharge or death document to the Veteran Agent for the Town of Wareham's verification. The Veteran's Agent will then notify in writing to the Selectmen that the veteran has been verified by them and is not eligible to have his or her name placed on the plaque.
4. Wartime periods will be based on the Federal Government guidelines.

The Wareham Board of Selectmen has the authority under the Wareham Home Rule Charter to change or modify this policy as needed.

This policy shall take effect immediately.

BOARD OF SELECTMEN

Adopted: September 23, 2014

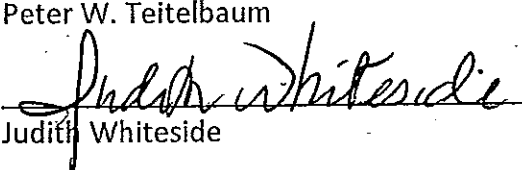


Alan H. Slavin, Chairman

Patrick G. Tropeano, Clerk

Stephen M. Holmes

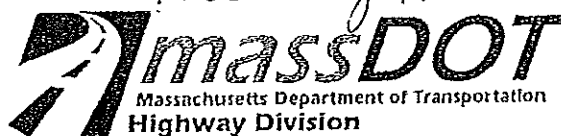
Peter W. Teitelbaum



Judith Whiteside



Deval L. Patrick, Governor
Richard A. Davey, Secretary & CEO
Frank DePaola, Administrator

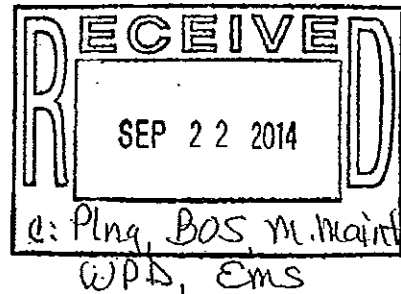


attachment to 9/23/14
meeting minutes

September 18, 2014

CERTIFIED MAIL No. 7014 1200 0001 6352 9957
RETURN RECEIPT REQUESTED

Mr. Derek Sullivan
Town Administrator
Town of Wareham
54 Marlon Road
Wareham, MA 02571



Dear Mr. Sullivan:

Pursuant to G.L. c. 85, s. 3 (Statute), I hereby notify the Town of Wareham (Town) that the Highway Division of the Massachusetts Department of Transportation (MassHighway) does not approve of the change of the street name Wankinquoah Avenue to Oceanside Drive in the Swifts Beach neighborhood. The street Wankinquoah Avenue, as existing on June 1, 1998, is hereby reinstated. The Town is directed to comply with the terms of this notice and the order contained within 30 days.

Wankinquoah Avenue, a public way in existence for more than 25 years, has a north-south and an east-west part. Before 1998 the name of each part had the same pronunciation but a different spelling. On June 1, 1998 the selectmen ordered the uniform spelling, "Wankinquoah Avenue," for each part and sequentially numbered houses.

The historic word Wankinquoah means "near the water" in the Wampanoag language. On March 16, 2007 the selectmen substituted the name Oceanside Drive to honor a defunct private business, Oceanside Pizza. MassHighway disapproved the name change on June 2, 2008, but, notwithstanding, the Town put the new street name, Oceanside Drive, in official use on the north-south part of Wankinquoah Avenue.

On December 2, 2008 the selectmen again acted to change the name of that part of Wankinquoah Avenue to Oceanside Drive; and, on December 5, 2008, the selectmen, without the required approval of MassHighway, again purported to implement the name Oceanside Drive by notifying residents, Town departments, United States Postal Service and public utilities. Forty-two inhabitants petitioned MassHighway under the Statute on December 30, 2008 to retain the name Wankinquoah Avenue and the sequential house numbering existing on June 1, 1998.

MassHighway conducted public hearings on November 2, 2007 and July 23, 2008, and consulted the broad range of documents and sources described in the recommendation of the hearing officer dated August 6, 2014.

The Statute is a general law that applies to all the cities and towns of the Commonwealth. The Legislature delegated its authority to MassHighway, upon petition, to decide in the public interest whether to approve the replacement name of any public way in existence for 25 years or more before such name change shall be in effect.

Ten Park Plaza, Suite 4160, Boston, MA 02116
Tel: 857-368-4636, TTY: 857-368-0655
www.mass.gov/massdot

Mr. Derek Sullivan
September 18, 2014
Page 2 of 2

MassHighway disapproves the name change to Oceanside Drive because (1) the Town unlawfully implemented the name Oceanside Drive in 2007 and 2008; (2) strong public opinion based on sound reasons supports keeping the traditional, historic name, Wankinquoah Avenue; (3) it is not appropriate under the circumstances to replace a traditional street name of public significance, Wankinquoah Avenue, with a name honoring a former private business, Oceanside Pizza; (4) no risk of delay in 9-1-1 dispatch will ensue with the restoration of Wankinquoah Avenue to the lawful configuration ordered by the selectmen on June 1, 1998; (5) no reason was ever given to the Town why the traditional name Wankinquoah Avenue was not suitable to remain in effect; and (6) there is no reason in the public interest to change Wankinquoah Avenue to Oceanside Drive.

The name change of Wankinquoah Avenue to Oceanside Drive, and associated house numbering changes, all as described in the Town's notices dated March 16, 2007 and December 5, 2008, are hereby reversed. The name, spelling and sequential numbering of houses existing on Wankinquoah Avenue stated in the selectmen's order of June 1, 1998 are hereby reinstated.

MassHighway's decision, made in the public interest, is final and binding on the Town without judicial review.

Pursuant to the powers conferred by G.L. c. 6C, s. 3 and other laws pertaining, the Town is hereby ORDERED (1) to reinstate the name "Wankinquoah Avenue" on the north-south and east-west segments of the public way known and spelled as such approved by the selectmen on June 1, 1998; (2) to forthwith restore the sequential numbering on all houses on Wankinquoah Avenue as existing on January 1, 2007; (3) to conform the Town's 911 response system to the street name and numbering required by this ORDER; and (4) to notify forthwith all affected residents, Town administrator, Town clerk, police, EMS, fire, assessing, municipal maintenance, inspectional services, school department, all affected utilities public and private, and all local post offices of the proper street name, spelling and correct house numbers required by this ORDER.

Sincerely,



Frank DePaola, P.E.
Administrator

cc: Stephen H. Clark, Administrative Law Judge
Richard Power, Legislative Director
Mary-Joe Perry, District 5 Highway Director
Representative Susan Williams Gifford
Senator Marc R. Pachecho

attachment to 9/23/14
meeting minutes



September 17, 2014

Alvin H. Slavin, Chairman
Board of Selectmen
54 Marion Road
Wareham, MA 02571

Re: National Flood Insurance Program
Community Assistance Visit
October 3, 2012

Dear Mr. Slavin:

On the above referenced date Eric Carlson of this office's Flood Hazard Management Program met with Building Commissioner David Moore, Building Inspector Paul White, Town Planner John Charbonneau and Conservation Agent David Pichette to discuss Wareham's floodplain management procedures as part of its participation in the National Flood Insurance Program (NFIP). The intent of the meeting was also to provide assistance, if necessary, in strengthening review and enforcement of NFIP standards.

Under the State Building Code, the core of responsibility for NFIP compliance rests with the local Building Department. Other departments such as Planning and Conservation play a key role in the review of projects in the 100-year floodplain. Officials provided a thorough explanation of review procedures in Wareham that was helpful in our overall evaluation of the town's administration of the NFIP.

Based on discussion during the meeting and a driving tour of the floodplain beforehand, there appears to have been significant recent development in the 100-year floodplain as delineated on Wareham's Flood Insurance Rate Map (FIRM). Potential for future development exists as well.

It is important that proposed projects are reviewed to determine if they fall within the 100-year floodplain. Buildings newly constructed or substantially improved in the floodplain are subject to specific structural requirements detailed in the NFIP regulations, Section 60.3, and the State Building Code. "Substantial Improvements" are defined in the Building Code as "...any reconstruction, rehabilitation, addition, repair or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the 'start of construction' of the improvement..." Based on discussion during the meeting, review procedures in Wareham need improvement.

COMMONWEALTH OF MASSACHUSETTS · EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS

Department of Conservation and Recreation
251 Causeway Street, Suite 600
Boston MA 02114-2119
617-626-1250 617-626-1351 Fax
www.mass.gov/dcr



Deval L. Patrick
Governor

Maeve Vallely Bartlett, Secretary
Executive Office of Energy & Environmental Affairs
John P. Murray, Commissioner
Department of Conservation & Recreation



Several permits for construction in the floodplain were reviewed after the meeting. Many of the permits were lacking required documentation, which made it difficult to determine whether the construction was in compliance with appropriate regulations for construction in the floodplain. Some of the permits reviewed were clearly in violation of NFIP and Building Code standards for construction in the floodplain.

Permit applications should include site plans identifying the applicable flood zone. This allows the permitting officials to determine whether a proposal is within the floodplain with a minimum of time and effort. Because Building Code compliance depends upon the applicable flood zone, it is critical for the Building Department to have this information at the time of the permit application review. Further, in order to ensure compliance with requirements for substantial improvements, as cited above, this needs to be accomplished both for new construction and for alterations and additions.

Any reconstruction, rehabilitation, addition, repair or improvement to an existing structure that is identified as being within the floodplain must be reviewed to determine whether it is a substantial improvement. This necessarily involves comparison of the cost of the improvement to the value of the structure (note: the value of the structure alone, not the combined value of the land and structure). In order to properly enforce substantial improvement requirements, credible cost estimates must be obtained for work within the floodplain. Asking the applicant or contractor for an estimate as part of the application is a start, though it may not always yield an accurate figure. Square-foot estimates may be used as a comparison to determine whether estimates are realistic. Copies of executed contracts and cancelled checks may be helpful. Itemized material lists and labor costs may also be helpful.

Upon completion of a project it is important that documentation is obtained to verify that the construction is in conformance with applicable regulations. The State Building Code and the NFIP regulations require that certain records be maintained for new construction and substantial improvements in the floodplain. These records include:

1. the certified as-built elevation of the lowest floor (including basement or cellar),
2. the certified elevation to which a building has been floodproofed (allowed only for nonresidential buildings in A zones), and
3. the date construction commenced.

Maintenance of this information can assist in regulation compliance, program evaluation, and insurance risk evaluation. Without this documentation, compliance with appropriate regulations cannot be demonstrated. Because it is required, a community not keeping such information would be in violation of the State Building Code, and the NFIP regulations. The Federal Emergency Management Agency (FEMA) Elevation Certificate (sent separately to the Building Department) was discussed at the meeting as a convenient method of ensuring that all necessary information is obtained, and maintained

Alvin H. Slavin
September 17, 2014
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in an easily retrievable fashion. The Elevation Certificate, to be completed by the applicant's engineer, architect or surveyor, should not require significant additional time or effort on the part of town officials.

A summary of the permits reviewed after the meeting is enclosed. Three of the permits active at the time of the meeting appeared to have had compliance issues. The active permits that were reviewed were for structures located at 39 Crab Cove Terrace, 2 Bradford Street and 182 Onset Avenue. Based on additional information supplied to this office by the Building Department, the issues at all three addresses appear to have been resolved.

The Building Department has been very willing and helpful in resolving these compliance issues. Violations of NFIP standards can jeopardize a community's continued participation in the program. It is important that officials continue to work with us in the future in order to avoid additional compliance issues.

We appreciate the cooperation that was provided at the meeting. If you or any town officials have any questions regarding the National Flood Insurance Program please contact Eric Carlson at (617) 626-1362.

Sincerely,

A handwritten signature in cursive script, reading "Richard R. Zingarelli".

Richard R. Zingarelli, Program Manager
Flood Hazard Management Program

PERMITS REVIEWED

October 3, 2012

Wareham

Note: "Submit-for-Rates." When flood insurance policies cannot be rated with conventional ratings tables they are submitted to the Federal Insurance Agency (FIA) for actuarial rating. This happens for new and substantially improved structures when the lowest floor is more than one foot below the level required by regulation. It also happens for a number of reasons unrelated to compliance. Not all structures submitted for rating are noncompliant structures. FEMA sends a list of structures submitted for rating to the State Coordinating Office in each state to determine whether they are violations of NFIP standards.

21 Carleton Street. This structure is from the Submit-for-Rates list. It is listed as 7 Carleton Place, Unit 21. It is listed as having been built or improved in 2006, in a zone AE with a base flood elevation of 15 NGVD, and having its lowest floor 1 foot below the base flood elevation. A building permit was issued 25 May 2005 for construction of a new duplex. An Elevation Certificate is on file, based on finished construction. It lists top of bottom floor: 14.0, next higher floor: 22.6, lowest M&E: 22.6, lowest adjacent grade: 13.7, highest adjacent grade: 18.2, number of openings: 4, and total area of openings: 487 sq. in. This structure appears to have made the SFR list because of the enclosure, which is not a basement, but may not have appropriately sized openings (the enclosure size is listed in the SFR information as being 1500 sf).

157 Cromesette Road. This structure is from the Submit-for-Rates list. It is listed as having been built or improved in 2005, in a zone AE with a base flood elevation of 16 NGVD, and having its lowest floor 1 foot below the base flood elevation. A building permit was issued 25 May 2005 for construction of a new single family dwelling. No Elevation Certificate is on file with the Building Department, however one is available with the SFR information, based on finished construction. It lists top of bottom floor: 11.1, next higher floor: 19.4, attached garage: 15.3, lowest M&E: 17.5, lowest adjacent grade: 10.6, highest adjacent grade: 17.0, number of openings: 2, and total area of openings: 1800 sq. in. This structure appears to have made the SFR list because of the attached garage, which, according to the Elevation Certificate does not have openings.

17 East Edgewater Drive. This structure is from the Submit-for-Rates list. It is listed as having been built or improved in 2004, in a zone AE with a base flood elevation of 15 NGVD, and having its lowest floor 4 feet below the base flood elevation. A building permit was issued 20 April 2004 for construction of a new single family dwelling. An Elevation Certificate is on file with the Building Department, based on finished construction. It lists top of bottom floor: 11.2, next higher floor: 19.9, attached garage: 16.9, lowest M&E: 16.5, lowest adjacent grade: 11.2, highest adjacent grade: 17.3, number of openings: 2, and total area of openings: 1917 sq. in. According to the SFR information the enclosure

At the time of the meeting the structure was essentially gutted, according to the Building Inspector. He requested guidance on how to proceed.

In December 2012 the town forwarded information that clarified the costs of the permits and the work performed under each. The permit issued in July 2012 was for roofing, windows and sidewalk at a cost of \$17,000. This permit completed and closed. The second permit was for interior remodeling and was active as of December 31, 2012. The cost of the second permit was \$22,000. With this additional information the work under these permits does not appear to be a substantial improvement.

2 Bradford Street. This was brought up by the Building Inspector because of questions he had. Two permits were issued in 2012 for general repairs including roof replacement and addition of dormers. One permit, issued 7 May 2012, was for \$18,000, the other, issued 16 August 2012, was for \$23,000. The current assessed value of the structure is \$65,900, indicating that either permit alone would likely not be a substantial improvement. If they are considered together (which may be appropriate) they could be substantial. At the time of the meeting the permits were still open, according to the Building Inspector. The town is reevaluating these permits and looking for guidance on how to proceed.

In April 2013, the Building Commissioner informed this office that the proponent had eliminated about \$20,000 of work bringing the total under 50%.

182 Onset Avenue. This was brought up by the Building Inspector because of questions he had. A permit was issued 9 February 2012 for interior and exterior renovations at a cost of \$170,000. The assessed value of the structure is \$78,800. The permit applicant produced their own building value based on the most recent sale price (\$525,000) minus the assessed land value (\$170,000) resulting in an estimated building value of \$355,000. By the proponent's estimation this puts the cost of improvements just under the 50% mark. The town is reevaluating this permit and looking for guidance on how to proceed.

In November the applicant submitted a certified appraisal that estimated the structure's value at \$304,500. The Building Commissioner also subtracted the cost of landscaping and a retaining wall (which should not have been included in the first place). According to the Building Commissioner, this is no longer considered a substantial improvement.

RECEIVED

OCT 2 2014

TOWN OF WAREHAM
TOWN CLERK

size is 1200 sf. The Elevation Certificate included with the SFR information is based on Building under Construction and does not include the information about the openings, which appear to be compliant based on the as-built information. This may be why this structure is on the SFR list.

35 Nicholas Drive. This structure is from the Submit-for-Rates list. It is listed as having been built or improved in 2005, in a zone AE with a base flood elevation of 15 NGVD, and having its lowest floor 2 feet below the base flood elevation. A building permit was issued 30 August 2005 for construction of a new single family dwelling. An Elevation Certificate is on file with the Building Department, based on finished construction. It lists top of bottom floor: 13.2, next higher floor: 18.3, lowest M&E: 15.7, lowest adjacent grade: 15.3, highest adjacent grade: 16.6, number of openings: 6, and total area of openings: 700 sq. in. Based on these figures the structure appears to have a basement, with its lowest floor roughly 2 feet below the base flood elevation.

3 Apple Street. This was identified during the floodplain tour. It appeared to be a foundation in a zone AE with a base flood elevation of 15 NGVD. It also appeared to be abandoned as the lot and the foundation itself was overgrown with brush and small trees. A permit was issued 16 December 2004 for construction of a new single family dwelling. The proposed floor slab was to be at elevation 9.0 and the first floor was proposed to be at elevation 15.0. Plans indicate that the lower area was not a basement as it was at grade on at least one side. It is unclear what will happen with this structure.

87 Sandwich Road. This was identified during the floodplain tour. A permit was issued 19 January 2007 for construction of a new single family dwelling in a zone AE with a base flood elevation of 15 NGVD. An Elevation Certificate is on file in the Building Department, based on finished construction. It lists top of bottom floor: 6.8, next higher floor: 15.8, lowest M&E: 6.3, lowest adjacent grade: 6.8, highest adjacent grade: 11.2. There was no information on openings.

2 Burgess Point Road. This was brought up by the Building Inspector. (4 Burgess Point Road had been requested from the SFR list.) A permit was issued 10 June 2003 for a new single family dwelling. It is in a zone AE with a base flood elevation of 15 NGVD. An Elevation Certificate is on file with the Building Department, based on finished construction. It lists top of bottom floor: 11.13, next higher floor: 17.50, garage floor: 14.0, lowest M&E: 16.83, lowest adjacent grade: 13.0, highest adjacent grade: 14.0, number of openings: 3, and total area of openings: 2,340 sq. in. Based on these figures the structure has a basement with its floor elevation roughly 4 feet below the base flood elevation.

39 Crab Cove Terrace. This was brought up by the Building Inspector because of questions he had. Two permits were issued in 2012 for general repairs including roofing, siding, windows, doors. One permit, issued 5 July 2012, was for \$54,000, the other, issued 2 August 2012, was for \$26,800. The current assessed value of the structure is \$80,700, indicating that the first permit alone would likely be a substantial improvement.