

MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS



Date of Meeting: December 8, 2010

I. CALL MEETING TO ORDER

The meeting was called to order at 6:30 P.M.

II. ROLL CALL

Members Present: Ken Ferreira, Chairman
Mike Martin, Vice Chairman
Mary Scarsciotti, Clerk
David Sharkey
Richard Secher
Wilma Engerman

III. PRELIMINARY BUSINESS

A. Approve meeting minutes: October 27, 2010.

MOTION: A motion was made & seconded to approve the meeting minutes of October 27, 2010.

VOTE: Unanimous (5-0-0)

B. Discussion: Minor Modification – WPCF – Met Tower, c/o Guy Camphina.

Present before the Board: Guy Camphina, WPCF Director

Discussion ensued re: the minor modification for the WPCF Met Tower.

MOTION: A motion was made & seconded to approve the minor modification for the WPCF met tower.

VOTE: Unanimous (4-0-1)

C. Discussion: Minor Modification – Southcoast Hospital Group – Met Tower, c/o Atlantic Design Engineers, LLC.

Present before the Board: Representative of Atlantic Design Engineers, LLC

Discussion ensued re: the minor modification for the Southcoast Hospital Group met tower.

MOTION: A motion was made & seconded to approve the minor modification for the Southcoast Hospital Group met tower.

VOTE: Unanimous (5-0-0)

D. Discussion: Village at 815 Main Street.

Discussion ensued re: reducing the bond for this project & landscaping.

The Board concurred to reduce the bond for the Village at 815 Main Street to \$34,000. The Board also concurred to have the Town Planner, Mr. Charbonneau work w/ the developer & NSTAR on improved landscaping. Also, a site visit should be scheduled & a discussion shall be held in May 2011.

MOTION: A motion was made & seconded to reduce the bond for the Village at 815 Main Street to \$34,000 & further, have the Town Planner work w/ the developer & NSTAR on improved landscaping & to schedule a site visit and subsequently hold a discussion in May of 2011.

VOTE: Unanimous (5-0-0)

E. Announcement: No meeting on December 22, 2010. Next meeting January 12, 2011.

IV. PUBLIC HEARINGS

A. #18-10 – Joseph H. Chiaraluce, Trustee of Chiaraluce Realty Trust – 16 Wankinquoah Avenue.

Brief discussion ensued.

MOTION: A motion was made & seconded to continue the public hearing for petition #18-10 – Joseph H. Chiaraluce, Trustee of Chiaraluce Realty Trust to January 26, 2011.

VOTE: Unanimous (5-0-0)

B. #19-10 – Richard Brooks – 96 Glen Charlie Road, c/o Stephen O’Keefe.

Discussion ensued re: the request to construct a farmers porch six ft. off the front portion of the home for property located at 96 Glen Charlie Road. Discussion also ensued re: removal of landscape shrubs & entry steps.

MOTION: A motion was made & seconded to grant a Variance from Article 6, Section 21: required setback for the residential 130 (R130) district for the property located at 96 Glen Charlie Road as shown on Assessors Map 129 – Lot 9 relative to

the removal of the front landscape shrubs & entry steps & replacing w/ a newly constructed six (6) foot wide farmers porch based on the following:

1. The proposal is appropriate for the zoning district.
2. Use would not be out of character w/ surrounding properties, nor have an adverse effect on the neighborhood.
3. The restriction, as applied to this parcel, imposes an unnecessary hardship not shared by the majority of properties in this zoning district & that strict enforcement would fail to accomplish a legitimate public goal.
4. Strict enforcement of the standard would be unreasonable.

Further, the request is granted w/ the following conditions:

1. To be built per plan, w/ the latest revision date of October 18, 2009 & incorporating the construction details, as presented.

VOTE: Unanimous (5-0-0)

C. #20-10 – ADM Development Services, LLC (Cape Cod Choppers & Custom Bikes, Inc.), c/o Charles L. Rowley & Associates – 2554 Cranberry Highway

Discussion ensued re: the request to construct a motorcycle shop facility. Discussion ensued re: the site plan & the use.

MOTION: A motion was made & seconded to approve a Special Permit to construct a motorcycle shop facility for petition #20-10 – ADM Development Services, LLC relative to Cape Cod Choppers & Custom Bikes, Inc. based on site plan approval and the use is allowable & further, with the following conditions:

- Sign plan to be reviewed.
- Fence not to extend beyond the gates.
- Per plan presented.

VOTE: Unanimous (5-0-0)

V. OTHER BUSINESS

1. Bike Path.

The Board concurred to put the bike path on the agenda for discussion at the January 26, 2011 meeting.

VI. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 10:00 P.M.

VOTE: Unanimous (5-0-0)

Date signed: 6-13-2012

Attest: Mary Scarsciotti
Mary Scarsciotti, Clerk
WAREHAM BOARD OF APPEALS

Date copy sent to Town Clerk: 6/14/12

