

MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: October 27, 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
 Richard Secher
 David Sharkey
 Wilma Engerman, Associate Member

III. PRELIMINARY BUSINESS

A. Discussion: Charles Rowley, Charles Rowley & Associates re: 577 Main Street – Hospice Services.

Mr. Rowley contacted the Zoning Board office to ask to continue this discussion to November 10, 2010. The ZBA members concurred.

B. Discussion: The Villages at 815 Main Street.

Discussion ensued re: C/O's & how to proceed.

MOTION: A motion was made & seconded to approve the C/O as requested for The Villages at 815 Main Street.

VOTE: Unanimous (5-0-0)

MOTION: A motion was made & seconded to allow the relocation of the dumpster away from the playground area & to consider this as a minor modification relative to The Villages at 815 Main Street.

VOTE: Unanimous (5-0-0)

**IV. PUBLIC HEARINGS
 (NONE)**

V. CONTINUED PUBLIC HEARINGS

A. #11-10 – Paul & Beverly Sullivan – 9 Bridgeview Lane, c/o Lockwood Architects

Present before the Board: Bill Lockwood, Lockwood Architects

Discussion ensued re: the project. The applicant proposes to demolish & replace an existing family dwelling. There will be no increase in the footprint. The representative presented evidence & information describing the reconstruction which is proposed to improve the front setback & remain w/in the required easterly side yard setback w/ a plan from Webby Engineering dated August 11, 2010 w/ latest revision date of October 18, 2010.

No-one in the audience spoke in favor or against the petition.

MOTION: A motion was made & seconded to grant a Special Permit under Article 13, section 12 in the OV2 zoning district for petition #11-10 – Paul & Beverly Sullivan – 9 Bridgeview Lane to demolish & replace an existing dwelling based on the following: 1. The proposal is appropriate for the zone. 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 a majority of properties in this zone & 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:

- Reconstruction per plan by Webby Engineering dated August 11, 2010 w/ latest revision date of October 18, 2010.
- Must meet requirements of all other boards & commissions.

VOTE: Unanimous (5-0-0)

B. #16-10 – South Coast Hospital Group – 44 Church Avenue

Present before the Board: Representatives of Atlantic Design Engineers

Discussion ensued re: the project. The applicant proposes to erect a temporary 60 meter (196.8') meteorological tower to be removed at the conclusion of the wind study in the Institutional zoning district under the Wareham Zoning Bylaws, section 580. Evidence was presented & information describing the proposal was submitted along w/ a site plan by Atlantic Design Engineers dated August 16, 2010 w/ the latest revision date of October 12, 2010.

No-one from the audience spoke in favor or opposition to the petition.

MOTION: A motion was made & seconded to grant a Special Permit under Article 5, section 580-583 in the Institutional zoning district for petition #16-10 –

Tobey Hospital, Southcoast Hospital Group – 44 Church Avenue to erect a temporary 60 meter meteorological (MET) tower to measure wind conditions based upon the following: 1. The proposal is allowed in the zone, and further, the request is granted w/ the following conditions:

- Construction per site plan by Atlantic Design Engineers dated August 16, 2010 w/ latest revision date of October 12, 2010.
- Height of tower will be less than 200' from base to top of tower.
- Authorize waivers as requested.
- Special Permit to expire 24 months from date of issue.

VOTE: (4-0-1)

VI. ANY OTHER BUSINESS/DISCUSSION

A. Union Pond.

The ZBA is requesting that Town Planner, John Charbonneau accept the written request to place Union Pond on the ZBA's November 10, 2010 agenda for discussion in the matter of completion for C/O approval.

B. Bog Wind Project/Peer Review.

The ZBA is requesting that Town Planner, John Charbonneau contact both Tech Environmental (Peter Guldberg) & Strategic Energy Systems (John Carlton-Foss) to discuss proposal of peer review of the Bog Wind project.

The ZBA will review recommendation(s) & select one of the companies at the November 10, 2010 ZBA meeting.

VII. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 7:45 P.M.

VOTE: Unanimous (5-0-0)

Date signed: 12-8-2010

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

Date copy sent to Wareham Town Clerk: 12/10/10

