

MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: February 23, 2011

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 (Arrived at 6:50 P.M.)
Richard Secher
David Sharkey
Wilma Engerman, Associate Member

Also Present: Ilana Quirk, Town Counsel, Kopelman & Paige
Jon Witten, Special 40B Counsel to ZBA
Myles Burke, Director of Inspectional Services

III. PRELIMINARY BUSINESS

A. Discussion: Bond Release – The Retreat at Union Pond.

No discussion was held relative to this item. No representative was present, nor was there any documentation to review.

B. Discussion: CPTC Conference.

Brief discussion ensued.

C. Discussion: CHAPA Correspondence re: Carlton Place (dated 2/11/11).

NOTE: To be handled later in the meeting.

D. Minutes to be approved: February 9, 2011.

MOTION: A motion was made and seconded to approve the meeting minutes of February 9, 2011.

VOTE: Unanimous (5-0-0)

E. Signage of Documents/Legal Bills.

The Board members approved & signed documents/legal bills.

IV. PUBLIC HEARINGS
NONE

V. CONTINUED PUBLIC HEARINGS

- A. Remand Hearing – Bartlett Pond LLC – Off Standish Avenue, c/o Attorney Robert L. Devin.**

Discussion ensued.

MOTION: A motion was made & seconded to continue the remand hearing for Bartlett Pond LLC to April 13, 2011.

VOTE: Unanimous (5-0-0)

- B. #18-10 – Joseph Chiaraluce, Trustee of Chiaraluce Realty Trust – 16 Wankinquoah Avenue.**
C. #18A-10 – Joseph Chiaraluce, Trustee of Chiaraluce Realty Trust – 16 Wankinquoah Avenue. (See application #18-10 above).

Discussion ensued. Cases #18-10 & 18A-10 will be combined & agreement will be filed w/ the Town Clerk re: a time extension for case #18-10 & 18A-10.

MOTION: A motion was made & seconded to continue #18-10 & 18A-10 – Joseph Chiaraluce, Trustee of Chiaraluce Realty Trust to April 13, 2011.

VOTE: Unanimous (5-0-0)

VI. ANY OTHER BUSINESS

MOTION: The following matters were discussed & a motion & a second were made for the following:

- 1. Attorney Jon Witten to provide written response to the 2/11/11 CHAPA letter re: the sale of 34 Carleton Street.**
- 2. Attorney Jon Witten to provide a letter to CHAPA re: the sale of 35 Carleton St.**
- 3. Attorney Jon Witten to provide a letter to DHCD requesting that the three remaining units located at Oakdale Heights be included on the Wareham SHI.**
- 4. Turn over the audit review for Fieldstone Circle, Swans Landing (425 Main Street), & Cromesett Woods to the IG's office.**
- 5. Write to the developers of Hunter Estates, Carleton Place, & Oakdale Heights (w/ cc to any/all concerned parties – DHCD, Mass Housing, IG, etc.) to require the project completion audit be submitted.**

VOTE: Unanimous (5-0-0)

VII. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 8:30 P.M.

VOTE: Unanimous (5-0-0)

Date signed: June 8, 2011

Attest: Mary Scarsciotti
Mary Scarsciotti, Clerk

WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: June 9, 2011