

MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: May 9, 2012

I. CALL MEETING TO ORDER

The meeting was called to order at 7:05 P.M.

II. ROLL CALL

Members Present: Ken Ferreira, Chairman
Mary Scarsciotti, Clerk
Richard Secher
David Sharkey
Wilma Engerman, Associate Member
John Cronan, Associate Member
Mike Johnson, Associate Member

Member Absent: Mike Martin

III. PRELIMINARY BUSINESS

A. Approval of meeting minutes: April 25, 2012.

Brief discussion ensued re: corrections to the meeting minutes. The Board concurred to table the meeting minutes of April 25, 2012 to make the corrections.

IV. PUBLIC HEARINGS

A. Petition #10-12 – Jeffrey & Thomas Boardman – 61 East Boulevard

The public hearing notice was read into the record.

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

Mr. Grady discussed the project to demolish an existing dwelling & construct a new dwelling at 61 East Boulevard. The Board reviewed the proposal & plans.

MOTION: A motion was made & seconded to grant a Special Permit for petition #10-12 – Jeffrey & Thomas Boardman – 61 East Boulevard w/ the following conditions:

- Granted per plan dated 4/6/12.
- Granted per architectural drawings (Exhibit A #1-3) dated 5/9/12.
- No pilings to support the deck into the river.

- Plans as submitted to the ZBA shall be the same plans as submitted to the Conservation Commission.
- As built submitted shall show two feet five inches (2'5") parallel to the northerly property line.

VOTE: Unanimous (5-0-0)

B. Petition #9-12 – Spring Spectrum L.P., c/o SBA Communications Corp. – 2680 Cranberry Highway.

The public hearing notice was read into the record.

The Board reviewed the proposal & plans to modify an existing wireless telecommunications facility at 2680 Cranberry Highway. Discussion ensued re: the modifications to be made.

MOTION: A motion was made & seconded to grant a Special Permit for petition #9-12 – Spring Spectrum L.P., c/o SBA Communications Corp. – 2680 Cranberry Highway to modify an existing wireless telecommunications facility w/ the following condition:

- Granted per plan submitted, dated 1/16/12.

VOTE: Unanimous (5-0-0)

V. CONTINUED PUBLIC HEARINGS

There were no continued public hearings scheduled

VI. ANY OTHER BUSINESS

A. Beaufort Windpower, LLC vs. Zoning Board of Appeals of Wareham, et al (12 MISC 460200 (KFS)).

Brief discussion ensued.

B. WalMart – Review & discuss Special Permit (first draft) & conditions.

Discussion ensued re: unanswered questions as follows:

- Sewer: BOS – Yes or No to sewer. Board would like an engineering report from Mr. Campinha, WPCF Superintendent.
- GATRA – The Board questioned if the bus schedule issue has been resolved between GATRA & WalMart.
- Landscape Report – The Board stated a W-9 is not needed. The Board would just like to see the report.

- Natural Heritage – The Board would like BOS support on this matter & have a letter sent.

The Board stated that May 23, 2012 should be alright for Attorney Bobrowski to meet w/ the Board to review the WalMart decision & conditions. Further, an email will be sent to Mike Martin to check on the status of the WalMart conditions he is drafting up.

VII. DISCUSSION/UPCOMING HEARINGS

- A. #11-12 – FBC Construction, c/o Francis Demers – 29 Terry Lane – Hearing date: 6/13/12.

VIII. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 8:15 P.M.

VOTE: Unanimous (5-0-0)

Date signed: 5-23-2012

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

Date copy sent to Town Clerk: 5/24/12