

MINUTES OF MEETING OF ZONING BOARD OF APPEALS

Date of Meeting: April 10, 2013

I. CALL MEETING TO ORDER

The meeting was called to order at 6:40 P.M.

II. ROLL CALL

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

Members Absent: Richard Secher
Mike Johnson, Associate Member

III. PRELIMINARY BUSINESS

A. Minutes to be approved: March 27, 2013.

MOTION: A motion was made & seconded to approve the meeting minutes of March 27, 2013.

VOTE: Unanimous (5-0-0)

B. Discussion – 361 Main Street.

Present before the Board: Attorney Jon Witten

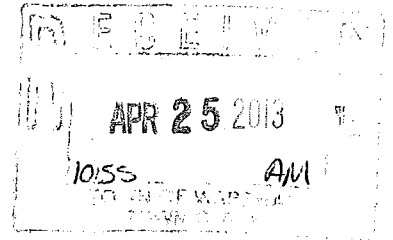
Discussion ensued re: 40B issues & getting the units at 361 Main Street counted as affordable units.

The Board concurred that Attorney Witten pursue getting the units at 361 Main Street counted as affordable units & for him to address the series of 40B issues discussed with the Board this evening.

C. Discussion – 13 South Boulevard

Present before the Board: Liz Gerald

Ms. Gerald presented a lengthy list of issues/concerns she has re: the Stonebridge Bistro at 13 South Boulevard & the permit the ZBA recently approved for this establishment.



D. Discussion – 2230/2232 Cranberry Highway

No-one was present to represent 2230/2232 Cranberry Highway for the discussion. A letter from Mr. Moore, Interim Building Commissioner was read into the record re: this matter.

The Board concurred that the applicant relative to this address should come before the Board.

E. Informal Discussion – Brown's Liquor Store Signage

No-one from Brown's Liquor Store was present for the discussion.

The Board concurred that if there is to be a discussion, someone from Brown's Liquor Store needs to be present.

IV. CONSENT AGENDA

There were no items under Consent Agenda.

V. PUBLIC HEARINGS

A. Petition #06-13 – 3029 Cranberry Highway – Silver Birch Realty Trust.

Present before the Board: Bill Lockwood, Lockwood Associates

Discussion ensued re: the proposed signage for 3029 Cranberry Highway (Go Bananas).

Discussion ensued re: conditions, including prohibitions of Sections 1240-1254 as well as Article 11, Section 1115.6.

MOTION: A motion was made & seconded to approve a Variance for petition #06-13 – 3029 Cranberry Highway – Silver Birch Realty Trust w/ the following conditions:

1. LED sign shall be sized as in application, 36.14"x81.25".
2. The "Workboot Workwear" & "Camp & Marine Gear" signs shall be removed.
3. The prohibitions of Sections 1240 – 1254 shall apply as well as Article 11, Section 1115.6.
4. Message may only be changed once every 12 hours.

VOTE: (4-1-0)
Ms. Scarsciotti opposed

VI. CONTINUED PUBLIC HEARINGS

A. Petition #01-13 – Walmart – Seth F. Tobey Road & Cranberry Highway

The petition is for proposed signage at Walmart.

The applicant has requested a continuance.

MOTION: A motion was made & seconded to continue the public hearing for petition #01-13 – Walmart – Seth F. Tobey Road & Cranberry Highway to May 22, 2013.

VOTE: Unanimous (5-0-0)

VII. ANY OTHER BUSINESS/DISCUSSIONS

There was no other business to discuss.

VIII. SIGNING OF DOCUMENTS APPROVED BY THE BOARD

IX. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 8:35 P.M.

VOTE: Unanimous (5-0-0)

Date signed: April 24, 2013

Attest: Mary Scarsciotti

Mary Scarsciotti, Clerk

WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: 4/25/13 (b/s)