

**WAREHAM ZONING BOARD OF APPEALS MINUTES**

**Wednesday, May 22, 2013**

**Time: 6:30 P.M.**

**Place: Wareham Town Hall Cafeteria  
54 Marion Road  
Wareham, MA 02571**

- I. CALL MEETING TO ORDER** – The Board of Appeals meeting was called to order at 6:49 p.m.

**II. ROLL CALL**

Kenneth Ferreira, Chairman  
Michael Martin, Vice Chairman  
Mary Scarsciotti, Clerk  
Richard Secher  
David Sharkey  
Mike Johnson  
Wilma Engerman, Associate Member  
Liz Gerard, Associate Member

**III. PRELIMINARY BUSINESS**

- A. Approval of meeting minutes: April 24, 2013** – the Board reviewed, discussed and voted to approve the Minutes, as written. The Minutes were endorsed by the Board.
- B. Request for Appeal and Hearing Wareham Zoning Board of Appeals – correspondence dated May 7, 2013 – Chapter 91 Waterways License** – this matter was discussed by the Board, the location, the activity and all correspondence from the abutters and any/all attachments were reviewed. The Board agreed with the Building Commissioner.

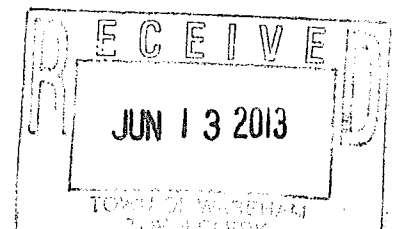
**IV. CONSENT AGENDA**

- A. Authorization to sign invoices, documents, etc.** – The Board received no invoices or documents to endorse.

**V. PUBLIC HEARINGS**

- A. Petition #09-13 – 91 Agawam Lake Shore Drive – Paul A. Daghir, c/o KM Building & Remodeling** – The Board voted to grant a Special Permit to demolish an existing residential dwelling and construct a new residential dwelling with the finding that the proposed reconstruction plan does not intensify the existing non-conformities and that such reconstruction will not be substantially more detrimental to the neighborhood than the existing non-conforming structure, and further, with the following conditions; 1. To be built per plan dated April 19, 2013. 2. Parking to be provided for two (2) cars. 3. All outstanding fees must be paid. 4. Approval from all other pertinent Boards and Commissions.

**Vote: Unanimous (5-0-0).**



**VI. CONTINUED PUBLIC HEARINGS**

**A. Petition #01-13 – 2680 Cranberry Highway – Wal-Mart (signage)** – The Board voted to grant a Variance for signage with the following conditions; 1. Cart corrals shall be placed per the submitted drawing. 2. Façade and monument signage and associated landscaping to be built per the submitted drawing and tables submitted this date, May 22, 2013. 3. All signage shall comply with the provisions of Section 1240 of the zoning ordinance.

**Vote: Unanimous (5-0-0).**

**VII. ANY OTHER BUSINESS**

**A. Correspondence re: 219 Main Street dated May 14, 2013** – The Board voted unanimously to allow the application fee waiver only. The applicant must pay the advertising and the abutter notification fees and follow all other application requirements.

**B. Correspondence re: 7 Sycamore Street dated May 1, 2013** – Vice Chairman Michael Martin spoke to the Building Commissioner in regard to this issue and the matter has been resolved.

**C. Petition # 07-13/Decision required conditions – new plan submitted** – this was a condition of the approval of the applicant's decision and the Board requested that the applicant submit the new plan.

**D. Correspondence re: CHAPA – 13 Nicholas Drive (affordable unit sale)**

**E. Wareham Village Sign Program** – The Board voted unanimously to allow the application fee waiver only. The applicant must pay the advertising and the abutter notification fees and follow all other application requirements.

**F. Affordable Housing – discussion – correspondence from Board of Selectmen dated May 14, 2013 re: 9 Camp Street** – this matter was tabled for discussion.

**G. Correspondence re: 241 Main Street – hanging sign** – The Board voted unanimously to allow the application fee waiver only. The applicant must pay the advertising and the abutter notification fees and follow all other application requirements.

**H. Correspondence re: 19 Priscilla Avenue – proposed garage location** – the Board agrees with the Building Commissioner.

**I. Correspondence re: 3083 Cranberry Highway – sign** – the Board agrees with the Building Commissioner.

**J. Correspondence re: 6 Point Road – reconstruction of a dwelling** – the Board agrees with the Building Commissioner.

**K. Correspondence re: 2818 Cranberry Highway – reconstruction of a Structure** – the Board agrees with the Building Commissioner.

**VIII. NEW BUSINESS (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)**

**IX. ADJOURNMENT -**

**MOTION:** A motion was made & seconded to adjourn the meeting at 8:20 P.M.

VOTE: Unanimous (5-0-0)

Date signed: 6-12-13

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

Date copy sent to Town Clerk: 6/13/13 (b/s)

A TRUE COPY  
ATTEST

Mary Anne Silva  
TOWN CLERK