

## MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: June 12, 2013

### **I. CALL MEETING TO ORDER**

The meeting was called to order at 6:45 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  
Liz Gerald, Associate Member

### **III. PRELIMINARY BUSINESS**

**A. Approval of meeting minutes: May 22, 2013.**

**MOTION:** A motion was made & seconded to approve the meeting minutes of May 22, 2013.

**VOTE: Unanimous (5-0-0)**

**B. Discussion: Request by William Lockwood – Interpretation of Building Commissioner – Zoning Bylaw 1335.**

Discussion ensued re: the interpretation of the Building Commission & Zoning Bylaw 1335. The Board members concurred that a Special Permit would be required.

**C. Informal discussion: 2230-2232 Cranberry Highway.**

The Board informally discussed 2230-2232 Cranberry Highway.

**D. Correspondence dated June 7, 2013 from Charles L. Rowley, P.E. PLS re: Rosebrook Place site inspections.**

The Board read the correspondence & accepted.

**E. Correspondence dated May 23, 2013 from Building Commissioner re: 2 Bradford Street.**

The Board read the correspondence. The Board concurred that they are unclear if this matter is to come before the ZBA or not.

**F. Correspondence dated May 31, 2013 from Building Commissioner re: 20 Redbrook Road.**

The Board read the correspondence & Board members concur w/ Mr. Moore.

**G. Correspondence dated May 31, 2013 from Building Commissioner re: 19 Charge Pond Road.**

The Board read the correspondence & Board members concur w/ Mr. Moore.

**H. Correspondence dated October 16, 2012 from Building Commissioner re: 39 Parkwood Drive.**

The Board read the correspondence & Board members concur w/ Mr. Moore.

**IV. CONSENT AGENDA**

There were no items to be taken up under Consent Agenda.

**V. PUBLIC HEARINGS**

**A. Petition #10-13 – 2783 Cranberry Highway – Aaron Gomes**

The Board reviewed the petition for the demolition & construction of a residential portion of an existing structure for 2783 Cranberry Highway. The Board reviewed the plan submitted by Westgate Survey dated 4/13.

Discussion ensued re: new Title V system to support the total use of the property.

**MOTION:** The Board moved to grant a Special Permit for the demolition and construction of a residential portion of an existing structure per plan submitted by Westgate Survey dated April 2013 with the following conditions:

1. The applicant must seek approval from all other boards and commissions as required, including a new Title V system to support the total use of the property.

**VOTE: Unanimous (5-0-0)**

**VI. CONTINUED PUBLIC HEARINGS**

There were no continued public hearings.

**VII. DISCUSSIONS/UPCOMING HEARINGS/ANY OTHER BUSINESS**

**A. Upcoming Hearings.**

#11-13	Crystal Clean Realty of Wareham, Inc.	3077 Cranberry Highway	Variance	6/26/13
#12-13	American Tower	32 Old County Road	Special Permit	6/26/13
#13-13	Robert Nawoichik, c/o Lockwood Associates	261 Marion Road	Special Permit and/or Variance	6/26/13
#14-13	Peter & Roberta Benedict	6 Point Road	Special Permit	6/26/13
#15-13	Kenneth A. DeLuze, Sr.	2818 Cranberry Highway	Special Permit	7/10/13

**VIII. SIGNING OF DOCUMENTS TO BE APPROVED BY THE BOARD**

- A. Invoice dated 10/17/12 from Blatman, Bobrowski, & Mead, LLC in the amount of \$2450.00.**
- B. Invoice dated 11/19/12 from Blatman, Bobrowski, & Mead, LLC in the amount of \$1600.00.**

Discussion ensued re: these invoices. It was stated that the ZBA was not party to the agreement between Mr. Bobrowski & Mr. Andrews.

**MOTION:** A motion was made & seconded to send the above invoices to the BOS and/or the Town Administrator for approval.

**VOTE: Unanimous (5-0-0)**

**IX. ADJOURNMENT**

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

**VOTE: Unanimous (5-0-0)**

Date signed: Mary Scarsciotti

Attest: 8-14-13

Mary Scarsciotti, Clerk

WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: 8/15/13

A TRUE COPY

ATTEST

Mary Ann Schi.

TOWN CLERK