

MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: August 14, 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
Richard Secher
David Sharkey
Liz Gerald, Associate Member

Member Absent: Wilma Engerman, Associate Member

III. PRELIMINARY BUSINESS

A. Minutes to be approved: June 12, 2013, July 10, 2013, & July 24, 2013.

MOTION: A motion was made & seconded to approve the meeting minutes of June 12, 2013 & July 24, 2013.

VOTE: Unanimous (5-0-0)

The Board did not handle the minutes of July 10, 2013 because they were incomplete.

B. Application for Board of Appeals from Kathleen M. Melker.

Discussion ensued re: this matter. The Board concurred to table this matter until the pending application for zoning relief is resolved.

C. Correspondence from CHAPA dated June 18, 2013.

The Board members read the correspondence. The Board discussed losing another unit.

D. Informal discussion: 5 Quaker Road – David Fenton.

Present before the Board: David Fenton

Mr. Fenton discussed an issue re: 5 Quaker Road. The Board advised Mr. Fenton to follow the proper process.

IV. CONSENT AGENDA

- A. Authorization to sign invoices, documents, etc.
(NONE)

V. PUBLIC HEARINGS

- A. Petition #18-13 – 18 Tomahawk Drive – Oldham

The public hearing notice was read into the record.

Present before the Board: Mr. & Mrs. Oldham

The Board reviewed the application & plans to construct a 15x18 bedroom addition w/ a 6x6 bathroom to an existing single family dwelling. The proposal does not meet the required setback in an R-30 zone of 10 ft. The proposed structure would only be 6.8 ft. from the side lot line. A Variance is needed under Section 621 of the Zoning Bylaws. Discussion ensued.

It was stated that the existing home is in overall excellent condition & had been newly renovated in 2008. The home is a two-bedroom & the Oldham's are looking to add a third bedroom due to a baby on the way.

MOTION: A motion was made & seconded to continue the public hearing for Petition #18-13 – 18 Tomahawk Drive – Oldham to August 28, 2013.

VOTE: Unanimous 5-0-0)

- B. Petition #19-13 – 12 Mason Street Extension – Reil

The public hearing notice was read into the record.

Present before the Board: John Reil

The Board reviewed the application & plans to construct an addition to an existing single family dwelling. The proposal will require a Variance from side setback regulation 6.21. Side setback required in zone MR30 is 10 ft. & the proposal is 5.6 ft. Discussion ensued.

Discussion ensued re: granting a Special Permit & any conditions.

MOTION: A motion was made & seconded to approve a Special Permit for Petition #19-13 – 12 Mason Street Extension – John Reil per W20, section 1335 to construct an addition to an existing structure w/ the following conditions:

- Maintain a westerly side side setback of 8 ft. 6 inches or greater.

- Building Dept. to confirm compliance prior to the issuance of an Occupancy Permit.

VOTE: Unanimous (5-0-0)

C. Petition #20-13 – 2259 Cranberry Highway – Pepin

The public hearing notice was read into the record.

Present before the Board: Mark Pepin

The Board reviewed the application & plans to install a programmable electronic sign to replace the former non-illuminated sign on the property.

Discussion ensued re: the placement of the sign & what type of sign will be utilized.

MOTION: A motion was made & seconded to continue the public hearing for Petition #20-13 – 2259 Cranberry Highway – Pepin to September 25, 2013.

VOTE: Unanimous (5-0-0)

VI. CONTINUED PUBLIC HEARINGS
(NONE)

VII. ANY OTHER BUSINESS

A. FEMA letter received dated August 5, 2013.

The Board read & discussed the FEMA letter.

B. Correspondence dated August 7, 2013 from Town Planner.

The Board read the correspondence from the Town Planner.

C. Correspondence dated August 7, 2013 from Antonova.

The Board read & discussed the correspondence from Antonova. The Board concurred that the ZBA has no enforcement authority, but they do concur that the Zoning Enforcement Officer should begin enforcement action.

NOTE: The Board asked that the ZBA secretary advise the Board when the Zoning Enforcement Officer is available to attend a ZBA meeting.

VIII. NEW BUSINESS
(NONE)

IX. ADJOURNMENT

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

VOTE: Unanimous (5-0-0)

Date signed: 10-9-2013

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

Date copy sent to Town Clerk: 10-11-13 (b/s)