

WAREHAM ZONING BOARD OF APPEALS MINUTES
Wednesday, February 12, 2014

I. CALL MEETING TO ORDER

The Zoning Board of Appeals meeting was called to order at 6:30 p.m.

II. ROLL CALL

Members present:

Kenneth R. Ferreira, Chairman
Michael A. Martin, Vice Chairman
Mary Scarsciotti, Clerk
Richard Secher
Wilma Engerman, Associate Member

Members absent:

David Sharkey

Others in attendance:

Jonathan D. Witten, Esq., Town Counsel (Special Counsel representing the Zoning Board of Appeals)
Robert Iafrate, Building Commissioner, Town of Wareham

III. PRELIMINARY BUSINESS

A. Minutes to be approved

There were no Minutes in the Boards packettes to be approved.

B. Recommendation - Application for Board

The application will be reviewed by the Board Members.

C. Correspondence dated 1-29-14 from Building Commissioner ~ Re: 39 Parkwood Drive

The Building Commissioner, Robert Iafrate, was present and gave explanation to the Board Members of the status of the zoning enforcement(s) requested; 39 Parkwood Drive has been satisfactorily resolved. 53 Ryder Street, per Court order, the illegal porch is to be removed by March 14, 2014, the homeowner has applied for a demolition permit and a 4' x 4' access porch will be allowed.

IV. CONSENT AGENDA

A. Authorization to sign invoices, documents, etc.

There were no invoices or documents to be endorsed by the Board.

V. PUBLIC HEARINGS

A. Petition #03-14 - 2 Warr Avenue - c/o Zecco Marine LLC

The applicant presented their case to the Board. The residents that were in attendance, and interested parties, also, in attendance, expressed concern of the location of the proposed structure and other issues/concerns that they have, to the Board Members. The Board discussed and voted to continue this case to March 26, 2014 and a 53G account is to be established for a peer review of this project. The applicant will pay for the peer review for this project. A Motion was made and seconded.

Vote: Unanimous (5-0-0)

B. Petition #04-14 - 4 Union Avenue and 211-219 Onset Avenue - c/o Onset Village Realty Trust/Onset Village Realty Trust 2, c/o EPM Corp.

The applicant(s) presented their case to the Board. Discussion relative to location and Article 5, Section 540 of the Town of Wareham Zoning By-Laws was reviewed by the Board Members.

The Board approved a Special Permit, finding that the application meets the requirements

standards & guidelines of the Town of Wareham Zoning By-Laws, Article 5, Section 540, for a new telecommunications antenna/facility, as shown, on the application, and further the Board finds that the use & alteration of the structure shall not be substantially more detrimental to the neighborhood.

A Motion was made and seconded.

Vote: Unanimous (5-0-0).

C. Petition #05-14 – 68 Rose Point Road – John & Emily Heavey, c/o G.A.F. Engineering, Inc.

The applicant(s) presented their case to the Board. The Board discussed the plans and voted to grant a Special Permit to demolish an existing structure and to construct a new dwelling, finding the applicant has met the conditions and the requirements of the Town of Wareham Zoning By-Laws, Article 13, Section 1335. A Motion was made and seconded.

Vote: Unanimous (5-0-0).

D. Petition #06-14 – 2 Fir Street – c/o G.A.F. Engineering, Inc.

The applicant(s) presented their case to the Board. The Board discussed the plans and voted to approve the razing of an existing single family dwelling and the construction of a new dwelling, via a Special Permit, finding that the application meets the conditions and requirements of Article 13, Section 1335. A Motion was made and seconded.

Vote: Unanimous (5-0-0).

VI. CONTINUED PUBLIC HEARINGS

A. Petition #01-14 – 29 Carleton Street, Unit 23 – Modification of a Comprehensive Permit - Courtney Arruda, c/o Trifletti & Costa, P.C.

The decision, as written, was approved by the Board Members.

Vote: (4-0-1).

Note: Certified mail shall be sent to the applicant, Attorney Trifeletti & Attorney Witten. Please send fax to the Real Estate Broker, Aimee Neading.

VII. ANY OTHER BUSINESS/DISCUSSIONS/UPCOMING HEARINGS

A. Walmart Store – Final PS & E Submission

B. Walmart – Minor Site Plan Modifications – Administrative Approval

There was no one present for Wal-Mart. The Board reviewed the proposed plans with the modifications and requested that the above two Wal-Mart matters need to be on their agenda again with Wal-Mart representatives present for the meeting.

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

There was no new business discussed.

IX. ADJOURNMENT

Motion was made and seconded to adjourn the meeting at 9:45 p.m.

Attest:



Mary Scarscotti, Clerk

WAREHAM ZONING BOARD OF APPEALS

Date signed: 2-26-2014

Date copy sent to Wareham Town Clerk: 2/27/14