

WAREHAM ZONING BOARD OF APPEALS MINUTES

Wednesday, February 26, 2014

Time: 6:30 P.M.

Place: Wareham Town Hall Cafeteria

54 Marion Road

Wareham, MA 02571

CALL MEETING TO ORDER

Chairman Ferreira called the meeting to order at 6:35 p.m.

ROLL CALL:

Members Present:

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

Member Absent:

David Sharkey – absent due to medical issue

PRELIMINARY BUSINESS

A. Minutes to be approved – 1/8/14 & 2/12/14

The Minutes of January 8, 2014 were reviewed and endorsed.

The Minutes of February 12, 2014 were reviewed and endorsed.

Vote: Unanimous (5-0-0)

CONSENT AGENDA

A. Authorization to sign invoices, documents, etc. -

**1. Wareham Week/Wareham Village Soup, Invoice #24744
in the amount of \$294.00 (re-advertise legal ads)**

The Board reviewed the invoice and endorsed for payment.

Vote: Unanimous (5-0-0).

PUBLIC HEARINGS

A. Petition #02-14 – 167-169 Onset Avenue – JCMA Realty LLC

The Board voted to grant a Variance with findings per 40A, Section 10 as follows; 1. Lot shape is unique in that structure limits location of handicap elevator and ramp. 2. Hardship is caused by requirements of the law and not anticipated at the time of initial construction. 3. Structure is currently non-conforming by setbacks and lot coverage and the addition of the elevator would not significantly nullify or derogate from the spirit and intent of the ordinance. 4. Literal enforcement would be of no benefit to the public and impose a significant hardship on the property owner.

Vote: Unanimous (5-0-0).

B. Petition #07-14 – 13 Sawyer Street – Sea Breeze Investments LLC, c/o Tom Keating

The Board voted to grant a Special Permit to convert an existing structure to a three-family dwelling; finding that; 1. Multi-family residential use is in harmony with the general purpose and intent of the By-Law. 2. Project does not substantially increase the non-

conforming nature of the structure or lot nor does it create any new non-conformity. 3. Three unit apartments are permitted by 40A, Section 9 and Article 3, Section 321 of the Zoning By-Law.
Vote: Unanimous (5-0-0)

C. Petition #08-14 - 22 Broadmarsh Avenue - Robert & Janice Ragusa.

The Board moved to grant a Special Permit to construct an addition to an existing structure finding that per Section 1335, there is no new or an increase in non-conformities and that there is no substantial detriment to the character of the neighborhood in regard to this project.

Vote: Unanimous (5-0-0).

CONTINUED PUBLIC HEARINGS

None

ANY OTHER BUSINESS/DISCUSSIONS/UPCOMING HEARINGS

A. Wal-Mart - Minor Site Plan Modification - discussion
The Board Members discussed the site plan modification and requested to have the two Wal-Mart matters on the next agenda with Wal-Mart representatives present for the meeting.

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

ADJOURNMENT

A motion was made and seconded to adjourn the meeting at 8:00 p.m.
Vote: Unanimous (5-0-0).

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

Date signed: 3-12-14
Date copy sent to Wareham Town Clerk: 03-13-14 (615)