

# MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: June 11, 2014

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

The meeting was called to order at 6:30 P.M.

## **II. ROLL CALL**

Members Present: Ken Ferreira, Chairman  
Michael Martin, Vice Chairman  
Mary Scarsciotti, Clerk  
Richard Secher  
David Sharkey  
Wilma Engerman, Associate Member

## **III. PRELIMINARY BUSINESS**

## **IV. PUBLIC HEARINGS**

## **V. CONTINUED PUBLIC HEARINGS**

### **A. Petition #03-14 – 2 Warr Avenue – Zecco Marine**

Present before the Board: David Maxim, Peer Reviewer  
Attorney Mike Golden, Attorney for Applicant

Mr. Maxim stated he performed the peer review of the project. Attorney Golden stated he does not have prepared written responses to the peer review, but he is prepared to answer questions re: the peer review from the Board.

Lengthy discussion ensued re: the peer review. Some of the concerns discussed were FAA rules, particularly for helicopters, real estate values, & aesthetics.

**MOTION:** A motion was made & seconded to continue the public hearing for Petition #03-14 – 2 Warr Avenue – Zecco Marion to July 23, 2014.

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

### **B. Petition #11-14 – 7A Weaver Street – Potential Properties**

It was stated that petitioner Ryan Correia has requested a continuance to June 25, 2014.

**MOTION:** A motion was made & seconded to continue the public hearing for Petition #11-14 – 7A Weaver Street – Potential Properties to June 25, 2014 subject to the petitioner contacting Mr. Pichette, Acting Town Planner to sign an extension letter.

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

**C. Petition #18-14 – 12 Maple Street – Dennis & Adele Teves**

Mr. Ferreira stated he did not oversee the opening of the original hearing, so he defaulted to Mr. Martin to oversee the continued hearing.

Mr. Ferreria read a letter into the record from an abutter who has objections to the project. The petitioner was able to read the letter and respond. There was some questioning of who qualifies as an abutter and what “substantial” detriment means.

Discussion ensued re: the application & any conditions.

**MOTION:** A motion was made & seconded to close the public hearing for Petition #18-14 – 12 Maple Street – Dennis & Adele Teves.

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

**MOTION:** A motion was made & seconded to grant a Special Permit for Petition #18-14 – 12 Maple Street – Dennis & Adele Teves to allow the re-building of a garage w/ the condition that the proposed top deck on top of the garage not be allowed.

**NOTE:** The above motion was not voted upon.

Discussion ensued.

**MOTION:** A motion was made & seconded to amend the above motion, but to allow the deck on top of the garage to be built.

**NOTE:** The motion to amend failed.

**MOTION:** A motion was made & seconded to grant a Special Permit for Petition #18-14 – 12 Maple Street – Dennis & Adele Teves to allow the re-building of a garage w/ the following condition: 1. The garage to be re-built exactly as is (height, width, length) & must be in compliance w/ the Town’s building codes.

**VOTE:** (4-1-0)  
Mr. Secher opposed

**VI. ANY OTHER BUSINESS / DISCUSSION**

**A. Upcoming Hearings**

6/25/14	#21-14	70 Highland Shores Drive	Joseph Chiaraluce	Special Permit
6/25/14	#22-14	13 South Blvd.	Antonio Gomes	Special Permit
6/25/14	#23-14	7 John Street	Dale Mitchell	Special Permit

**B. Discussion.**

The Board discussed enforcement of conditions they impose on permits. For example:

1. Planning forbids living space over a three door garage. The garage is built without it, but after the Occupancy Permit is given, living space is added.
2. A certain type of light has to be installed, but when the light goes out, they replace them with items that were forbidden before.

**VII. NEW BUSINESS**

**VIII. ADJOURNMENT**

**MOTION:** A motion was made & seconded to adjourn the meeting at 9:00 P.M.

Date Signed: 5-13-15

Attest: 

Ken Ferriera, Chairman

WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: 5/14/15