

MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: April 8, 2015

I. CALL MEETING TO ORDER

The meeting was called to order at 6:35 P.M.

II. ROLL CALL

Members Present: Kenneth Ferreira, Chairman
 David Sharkey
 Richard Secher
 Wilma Engerman

III. PRELIMINARY BUSINESS

IV. PUBLIC HEARINGS

A. Petition #03-15 – 4 Cameron Street – Chris Timson

The public hearing notice was read into the record.

Present before the Board: Chris Timson

Mr. Timson stated he is present to request a Special Permit to replace a pre-existing non-conforming four-family dwelling damaged by fire w/ two separate duplexes on pre-existing non-conforming lots.

Mr. Timson stated Marie Timson owns the property. The property has an apartment building on it that contains four apartments. He explained that a couple of years ago the building had a fire causing it to be uninhabitable. He stated Ms. Timson who owns an adjoining lot, would like to make the uninhabitable property into two apartments and build another building on the adjacent lot with two apartments.

The Board members suggested, as a design, to have a common driveway between the buildings & have parking behind the buildings instead of tandem parking between the buildings. The Board members also stated they would like to keep both lots in common ownership because the two lots will be using a common driveway and utilities.

The Board members inquired if Ms. Timson would consider having the buildings built as town houses instead of tenement style. Discussion ensued.

The Board members decided to continue the public hearing for the purpose of allowing time for the plans to be revised & re-submitted with the considerations suggested by the Board.

MOTION: A motion was made & seconded to continue the public hearing for Petition #03-15 – 4 Cameron Street – Chris Timson to May 13, 2015.

VOTE: Unanimous (4-0-0)

V. CONTINUED PUBLIC HEARINGS

A. **Petition #01-15 – 3166 Cranberry Highway – Richard Mann**

Present before the Board: Brad Bertollo, JC Engineering, Inc.
Charles Rowley, PE, PLS

Mr. Bertollo submitted revised plans to the Board showing the modifications recommended by the Board at the last meeting. He explained the modifications include, parking, site layout, building size, landscaping, fencing, handicapped accessibility, & better turning radiuses.

The Board members emphasized that they do not want the business using Cohasset Road as an entrance or exit for the business. It was noted that the plan shows a sliding gate from the property onto Cohasset Road. The Board members stated they want the gate to stay closed, unless there is an emergency situation.

Mr. Rowley stated h has reviewed the revised plan and has spoken to JC Engineering and Mr. Mann about the revisions. He stated the revised plan is a vast improvement from the original plan, but he still has some concerns re: items in his original letter that have not been addressed in the revised plan.

It was noted for the record that the existing dwelling in the center of the property is a single family dwelling.

It was stated if JC Engineering and Mr. Mann are able to comply with Mr. Rowley’s concerns as the Town’s site plan reviewer, then the public hearing should be closed easily at the next meeting on April 22, 2015. If Mr. Rowley’s concerns can not be addressed in time, the applicant must send in a formal request to continue the public hearing to May 13, 2015.

MOTION: A motion was made & seconded to continue the public hearing for Petition #01-15 – 3166 Cranberry Highway – Richard Mann to April 22, 2015.

VOTE: Unanimous (4-0-0)

VI. ANY OTHER BUSINESS/DISCUSSION/UPCOMING HEARINGS

A. **Correspondence.**

See correspondence sent via email and/or in packets.

B. **Upcoming hearings/meetings.**

C.

4/22/15	#36-14 – Cont’d. Hearing	3077 Cranberry Highway	Clear Channel
4/22/15	#04-15	4 Depot Street	Wareham Depot Properties
4/22/15	#05-15	2 Tyler Avenue	Nguyen Vu Truong

4/22/15	#06-15	127R Marion Road	Renewable Generation (MA) LLC
4/27/15	Town Meeting		

- VII. NEW BUSINESS
- VIII. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting at 8:05 P.M.

VOTE: Unanimous (4-0-0)

Date signed: Wilma Engeman 6/24/15

Attest: James W. Egan

WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: 6/25/15

A TRUE COPY
ATTEST

May Ann Siler
TOWN CLERK