

# WHDC Meeting Monday March 14, 2022 6:00pm

Town Hall  
54 Marion Road, Wareham, MA  
Room 24

**Present:** Robert Blair-chair, Patty Neal, Cheryl Knapp-clerk, Angela Dunham, absent: Carolyn McMorro  
**Guests:** Dan Warren and Dan Warren Sr

**Approval of minutes:** March 7, 2022, accepted as read. Patty motioned, Angela 2<sup>nd</sup>, vote: 4-0-0

## **59 Main St. Review of Design changes:**

We looked at the revised drawings and discussed the double hung look of the Fearing Tavern. The awning will be replaced by a second deck. Bob suggested a lighter color for the roof so it doesn't get too hot. The Warrens will look into it. Marina office/Pavilion is 60' long and the bottom building is 26' and the top building is 20' wide.

The docks will have appropriate lighting.

Motion to accept plans as submitted Angela motioned, Patty 2<sup>nd</sup>, Vote 4-0-0

## **New Order of Conditions:**

1. Landscape to include: A planter in front of the Main Entrance instead of Bollards  
Hydrangea, Juniper, Easter Red Cedar, Hybrid shrub Rose-10 Red & 5 White, Neon Flash Spirea, Bowhall Columnar Swamp Red Maple, October Glory red Maple, Black Gum Tree, Green Yae Zelkova, Feather Reed Grass, Happy Returns Dwarf Yellow Daylily
2. Slate colored Roof not too dark for energy efficiency
3. Docks will have appropriate lighting to not be too bright and Railings to meet code
4. Main Building to have windows to resemble the Fearing Tavern double hung look
- Marina Office/Pavilion bottom level will be bathroom/showers for marina customers. The top level will be the utilities and office with the deck having a portable bar.
5. The Awning on the main building will be replaced by a small deck
6. Fan lights were changed to be more in kind

**Discuss and vote Commission member** and quorum reduction from 7 to 5 members will get a 3 person quorum. We need to introduce an article in the town warrant to reduce the required number of members from 7 to 5.

**Motion to submit Bob, 2nd Angela, vote 4-0-0 in favor**

We discussed our WHDC website and it being controlled by Robin Ragle-Davis. We decided that we should use our funds to purchase the website from Robin so we can have better control over it. Patty motioned; Cheryl seconded; Vote 4-0-0

Meeting adjourned at 8:00 PM

*Respectfully submitted,  
Cheryl Knapp, clerk*

# WHDC COMMISSION MEETING

JUNE 1, 2022 WEDNESDAY

Town hall room 24

6:00 PM

Opened meeting at 6:20PM

Present: Robert Blair-chair, Patty Neal, Cheryl Knapp-clerk, Angela Dunham, absent: Carolyn McMorro

Guests: Dan Warren and Dan Warren Sr.- 59 Main St., Samantha Nichols, new applicant

Approval of Minutes: from March 14, 2022-Patty motioned, Angela 2<sup>nd</sup>, accepted as read Vote: 4-0-0

Additional Design changes from previous: for 59 Main St., Wareham

Banquet Hall/Restaurant Siding will be stained Clapboards

Windows will be fixed to look like double hung but will be inserts between the glass, non-functional, no screens

Changed the roofline for the deck to be shorter so the roof is not one continuous line

The third building, the ice cream/donut shop is not being done now because of costs but may be done at a later date

Changing size of windows at the bottom to 32" not 24" and the dormers will have wider windows also

Dormer width 56" and the height will be 60" with a window 32" X 48"

Foundation will be concrete with a facing of real stone

Windows facing the water are not tempered because they are 3' off the bottom of building

The deck beams and the door front beams will match as the lighter color in the picture, natural color

The dumpster enclosure will match the colors of the main building sides and roof and cupola with double doors in the front

"Patriot Park" possible name for restaurant

Motion to accept the changes as noted, Bob motioned, Angela 2<sup>nd</sup>, vote :4-0-0

Discuss and vote new Commission member application: Samantha Nichols of 16 Highland Rd. Wareham, has plenty of experience with Historic District Commission  
Plymouth 11 years, and is a realtor. Patty motioned, Angela 2<sup>nd</sup>, Vote 4-0-0 to accept.

Next meeting Wednesday, June 8th 6:00

Meeting adjourned 8:40

*Respectfully submitted,  
Cheryl Knapp, clerk*



**Wareham Historical Commission**  
**Meeting Tuesday, March 2, 2022**  
**Wareham Town Hall, 54 Marion Rd., Wareham.**  
**Room 24**  
**6:30 P.M.**

**Present:** Angela Dunham, chair, Cheryl Knapp, clerk, Barbara Smith-CPC liaison, Len Boutin, Treasurer, Pam Foley and Johanna Rowley not present.

**Guests:** Trisha Wurts, running for seat, one year term, Selectmen, David Andrade, owner 278 Lake Ave. Wareham -[billpandradeanderson@verizon.net](mailto:billpandradeanderson@verizon.net), Brian Grady, GAF Engineering,  
Nazih Elkalassi, 434 Main St, Wareham, owner- [massliving@aol.com](mailto:massliving@aol.com)

**Demo Delay Hearing Applications:**

1. Building permit B-21-750, 434 Main St., Wareham, MA 02571  
Building is not safe as is and would cost too much to repair. There are not adequate support beams under house and no foundation on addition, just dirt. Owner wishes to raze and build new. Vote: 4-0-0. Barb made motion, Cheryl 2nd
2. Building Permit: B-22-99, 278 Lake Ave., Wareham, MA 02571  
Vote: 4-0-0 Cheryl motioned, Barb 2nd

**WHC Minutes:** next month

**Treasurer's Report** by Len Boutin- Town Acct. \$200, gift \$1220.36

Vote: Cheryl motion, Barb 2nd 4-0-0

**Discussion** to change the quorum number needed for the Wareham Historical Commission meetings. Lower the number required to 5 so that we can have 3 as a quorum  
Vote: Barb motioned, there should be an article submitted in the spring town warrant for 2022 meeting. Cheryl 2nd 4-0-0

**WHC- Research and Projects Accomplished:** listed and recorded for public info in WHC minutes- Angela will get back to me.

**Mass Historical Commission:** Preservation projects Fund Grant Program (round 28) Applications deadline-March 18, 2022-Grant awards: June 8, 2022.  
Barbara gave a report which lists things we cannot continue at this time.

**Save the Pine Barrens:** Historic research on Fearing Hill Wareham, MA- Cheryl wrote a letter of support from the Wareham Historical Commission.

Meeting Adjourned at 7:30 PM

*Respectfully submitted,  
Cheryl Knapp, clerk*



**Wareham Historical Commission Meeting**  
**Wednesday May 4, 2022**  
**Wareham Town Hall, 54 Marion Rd., Wareham, MA**  
**Room 24**  
**6:30 P.M.**

**Present:** Angela Dunham, chair, Cheryl Knapp, clerk, Len Boutin, Treasurer, Pam Foley, Barbara Smith, absent, and Johanna Rowley not present.

**WHC Minutes:** Vote: accepted as amended 4-0-0 Motion-so moved, Len 2nd

**Treasurer's report:** Vote: same as last Town \$200; Gift \$1220.36. Vote: 4-0-0 motion Cheryl, 2nd Pam

**Quorum number changed** for the WHC meetings and WHDC-Article for Spring 2022 Town Warrant Update: article was passed at Spring Town Meeting for new quorum. This means the WHC and the WHDC only need to have 5 members and a quorum of 3

**Wareham Historical Commission:** WHC research ad projects for Tremont Nail Co.: as per sheet from ANGELA

**Wareham Historical Commission:** Preservation Projects Fund Grant Program: Eric Lintala

**Wareham Library-WHC Climate Control Room:** Workshop Date- need to set a date

**WHC Remote participation discussion** -Vote: 4-0-0 to keep open

**CPC Liaison Report:** No report, Barbara absent

**Historic Plaque Program:** 1. Jonathan Dallmeyer 504 Main St. Wareham c1840. 2. William McLean c1734, 98 Great Neck Rd, Wareham

Meeting Adjourned at 7:40 PM

*Respectfully submitted,  
Cheryl Knapp, clerk*