

Wareham Zoning Board of Appeals
Wednesday, August 23, 2023 – 6:30 p.m.
Minutes

Location: Wareham Multi-Service Center, 48 Marion Road, Wareham, MA, Room 320.

The following record pertains to a meeting held by the Zoning Board of Appeals at 6:30 PM local time. A video recording of this meeting is available for viewing. The record of the proceedings includes the videotape of the meeting, the resolutions passed, and any document presented during the course of the meeting.

I. CALL MEETING TO ORDER

Mr. Eacobacci called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Nazih Elkallassi, Jim Eacobacci, Richard Semple, Veronica DeBonise, Troy Larson and Jake Morrison (arrived at 6:37p.m.)

Absent:

Building Commissioner, Paul Turner was present.
Town Planner Ken Buckland was present.

III. PRELIMINARY BUSINESS

1. Approval of Meeting Minutes: 8/9/2023 – Mr. Eacobacci motioned to approve the minutes which were seconded by Mr. Semple. The motion passed unanimously. (5-0-0)

2. 55-21 Mannix – Request for Minor Modifications of Special Permit – 238 & 240 Sandwich Road – Map 133, Lot(s) 1100A & 1101A – Crossroads Care Center

Present before the board, Peter Teitelbaum and Mr. Mannix. Mr. Teitelbaum reviewed the project from the past of the Special Permit for a care facility. He said they wanted to change the use to over 55+ apartments asking for a minor modification. They said they submitted a revised traffic study. He stated the traffic doesn't change and will be reducing the scope significantly. They also asked for a year's extension of the Special Permit. Mr. Teitelbaum asked for a vote tonight if this would be a minor or major modification of the Special Permit.

Mr. Mannix reviewed the change of use for the proposal. He wants to make the building smaller. He said it's the same concept as previously approved. He said there would be no grading change and they won't need the ambulance spot as previously thought.

Mr. Elkallassi questioned whether it would still be a Special Permit with the change of use. He said he thought it may be a variance.

Ms. DeBonise stated she felt it would be a variance request for the new proposal and be a major modification.

Mr. Eacobacci stated he feels it would be a major modification, as Mr. Semple did as well.

Mr. Eacobacci had a few other questions about the square footage of the rooms. Mr. Mannix said a one-bedroom would be 750 sq feet; two-bedroom, 1000 sq feet.

Motion as a major/minor modification: Mr. Eacobacci made a motion that the applicant return as a major modification with a set of plans. On the question, Mr. Semple asked that there were no changes to the plans that were on the website.

Ms. DeBonise said she would not agree if they came back with a new set of plans for sixty units.

Mr. Morrison seconded the motion as a major modification vote. The vote was unanimous that it was a major modification. (5-0-0).

Motion to grant the one-year extension: Mr. Morrison made a motion to grant the one-year extension. Mr. Eacobacci stated he would second the extension under the condition they are extending the care center's Special Permit. The motion passed with one abstaining, Ms. DeBonise. (4-1-0).

IV. CONTINUED PUBLIC HEARINGS:

1. 11-23 Peter Koulouras, Trustee – Variance – 3127 Cranberry Highway

Attorney Jillian Morton was present with Bill Madden, Engineer. Ms. Morton reviewed the project. Ms. Morton stated she just received the peer reviewer answers today.

Mr. Madden reviewed the comments of the peer reviewer. Mr. Elkallassi reviewed his questions. There were no further questions from board members or staff.

Motion to continue: Mr. Eacobacci made a motion to continue until September 13, 2023 and was seconded by Ms. DeBonise. The motion passed unanimously. (5-0-0).

2. 21-23 Angela McKeown – Site Plan Review/Special Permit/Variance – 386 Main Street

Attorney Jillian Morton was present before the board and asked for a continuance until September 13, 2023.

Mr. Eacobacci made a motion to continue 21-23 386 Main Street to September 13, 2023, per the applicant's request and was seconded by Mr. Semple. The motion passed unanimously.

3. 23-23 Kim and Mark Aron – Special Permit and/or Variance – 84 Pinehurst Drive

Motion to withdraw: Mr. Eacobacci made a motion to accept the withdrawal of the application per the applicants' request which was seconded by Ms. DeBonise. The motion passed unanimously.

V. PUBLIC HEARINGS:

1. 30-23 Wareham Fire District – Variance – 271 Main Street

Mr. Eacobacci read the advertisement for the record.

Andrew Cunningham was present for the applicant. Mr. Cunningham asked for a variance for a proposed message board for the Fire Station at 271 Main Street. He said the display is about 21.6 sq feet but the outside diameter is 26 sq feet, which makes it one square foot too big.

Mr. Turner confirmed 25 sq feet is allowed per side on Main Street. He confirmed it was a little over 1.04 sq feet.

Mr. Cunningham explained how it was going to be used, regarding messages for the Town, and service announcements.

Mr. Turner confirmed there were no issues with the setbacks.

Mr. Semple asked if the sign would be flashing as he is opposed to flashing signs. Ms. DeBonise said she agreed to the extent that there shouldn't be flashing; however, in this case to inform residents, she thinks it's a good idea. Mr. Semple said he thinks it should be at the water department.

Mr. Cunningham stated that Main Street requires people to drive slower and would be able to see the sign better. He said they have no limitations to how the sign should be used.

Mr. Eacobacci suggested that he go back to the Water Commissioners to have the sign at that location.

Mr. Eacobacci made a motion to continue, so Mr. Cunningham can return to the Water Commission to ask that the sign go at their building. The motion was seconded by Mr. Semple and passed unanimously. (5-0-0).

VI. ANY OTHER BUSINESS/DISCUSSIONS

VII. COMMENTS FROM BOARD MEMBERS

Mr. Eacobacci made a motion to adjourn, which Mr. Semple seconded. The motion passed unanimously. (5-0-0)

Date signed: 9-13-23

Attest: James D. Eacobacci

James Eacobacci, Clerk
WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: _____

WAREHAM TOWN CLERK
2023 SEP 27 AM 9:59