

1. The first part of the document is a list of names and their corresponding addresses. The names are listed in two columns, with the addresses listed to the right of each name. The names are: John Doe, Jane Smith, Robert Brown, Mary White, David Green, and Susan Black. The addresses are: 123 Main St, 456 Elm St, 789 Oak St, 101 Pine St, 202 Maple St, and 303 Birch St.

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PRELIMINARY BUSINESS

MOTION: To approve the minutes of June 26, 2019. Jan Kendrick, seconds.

IV. PUBLIC HEARINGS

Chairman Elkallassi recuses himself and Mr. Eacobacci takes over the hearing. Attorney Bello, understands there is only a four person board and is in agreement with that. The applicant is looking to obtain a Special Permit/Minor Modifications. Applicant is seeking to operate a welding shop. Mr. Bello has a letter of intent and reads it into the record. The petitioner is also requesting two minor modifications due to being prohibited of the ability for overnight parking on the premises and the call-out for perimeter lighting. He feels this is an arbitrary restriction and feels the lighting on the building is adequate for all their purposes, and that perimeter lighting will only cause issues with the neighbors. Mr. Eacobacci implies that it is safer to act on the manufacturing component and let the minor modifications to go back to the Planning Board, Ken Buckland agrees. Mr. Eacobacci opens to public for any comments either in favor or against.

Present before the Board: Nancy Calib, West Wareham

Ms. Calib feels that traffic and flow of retail establishment could be concerning. She asks and wants to confirm that there will be enough parking and curbing cuts to accommodate retail. Board agrees that there is.

MOTION: Ms. Kendrick moves to close public hearing. Ms. Debonise seconds.

VOTE: (4-0-0)

MOTION: Ms. Kendrick moves to grant the Special Permit to allow manufacturing use, subject to the following conditions:

- No offensive lighting to the neighbors, to include no perimeter lighting.
- No manufacturing to take place outside of the hours of 8:00am and 6:00pm.
- Approves applicant request to have overnight commercial vehicle parking

Mr. Cruz seconds.

VOTE: (4-0-0)

V. CONTINUED PUBLIC HEARINGS

A. 18-19 – Onset Fire District – 4, 8, 10 Cranberry Highway

Present before the Board: Damon Demitric , Conceco Engineers
 Joe Sullivan, Daedelis Project Manager
 Chief Goodwin, Onset Fire District

Mr. Elkallassi states that it is believed everything has been worked out and Mr. Rowley confirms also adding that the changes were made in which were recommended by the committee. Mr. Rowley asks for status of the Special Permit and Mr. Buckland confirms the 20-day appeal process has started. Mr. Rowley's only recommendation is to have the Board vote on the current approved plans that have been submitted. The Charmain, Nazih Elkallassi states the revised plan made on 07/09/2019 will be incorporated with the decision that was signed.

MOTION: Jim Eacobacci moves to close hearing. Mr. Cruz seconds.

VOTE: (5-0-0)

MOTION: To approve plan with standard conditions.

VOTE: (5-0-0)

B. 33-18 – Ninety Six Realty, LLC – 191 Main Street, Suite 215

Present before the Board: Robert L. Perry

Due to insufficient members for required amount of votes, hearing will be moved to the next scheduled meeting on July 24th, 2019

MOTION: To continue the public hearing for July 24, 2019. Mr. Cruz seconds.

VOTE: (5-0-0)

C. 24-19 – Derek & Kelly Barrasso – 17 Charge Pond Road

Present before the Board: Derek & Kelly Barrasso, Owners

The applicant is requesting to exchange a pre-existing non-conforming auto repair use with a new auto repair use that includes a towing service. The garage was leased for the last 20 years as an auto repair service. The existing tenant has left and the new tenant will require a Special Permit for the additional use of towing. Mrs. Barrasso states their initial impression was that this would be a Special Permit application as auto repair is an allowed use in that zone, and the site has been utilized with this use for over 20 years. However, the Building Commissioner issued a letter stating this would be a Use Variance required.

The Board states that the owners never abandoned the property, nor was it closed for a period longer than 24 months, so a Special Permit should not be needed. Mr. Eacobacci states he doesn't see how this application is requiring a Use Variance since there is no change in use.

Present before the Board: Neil Ferrera, 2614 Cranberry Hwy
Chris Conte, 2616 Cranberry Hwy

Mr. Ferrera states he does not have objections to small business or an existing auto repair shop, but he is concerned with the towing due to the existing conditions of existing towing companies in town. A concern is hearing the machinery working during late hours or the lot being kept in disarray. Mr. Conte states he is concerned with runoff from the site contaminating abutting properties. Mr. Conte has a petition containing 10 signatures from abutters and Wikipedia reference regarding the meaning of car repair usage. He doesn't agree with the additional use of towing.

Present before the Board: Stanley Andrews, 2610 Cranberry Highway

Mr. Stanley states he is concerned with runoff from the site contaminating and running down to his driveway which is directly across the street.

Present before the Board: Jessica Iliffe, 2612 Cranberry Hwy.

Ms. Iliffe states that she lives directly behind the business. She does not have an issue with the business but would like to request a barrier or fence to be put up to avoid seeing all the vehicles that will be in the lot. Mr. Lewis responded positively with the idea and shared the possibility of putting up fencing.

MOTION: Mr. Eacobacci moves to proceed with the Special Permit. Elkallassi seconds.

VOTE: (2-3-0) MOTION FAILS

MOTION: Ms. Debonise moves to continue the public hearing for July 24, 2019 for further review and clarification of the zoning definition pertaining to motor service. Mr. Cruz seconds. Mr. Eacobacci abstained.

VOTE: (4-0-1)

VI. ANY OTHER BUSINESS/DISCUSSIONS

Upcoming Hearings:

July 24, 2019	#26-19	Special Permit/Appeal	Cally & Denise Wolk	15 Howard Street
July 24, 2019	#17-19	Variance	Dr. Brian Foote	21 Sandwich Road
August 28, 2019	#23-18	Special Permit/Site Plan Review	Anthony Grosso	1 Rae Avenue

Hearing Deadlines:

August 28, 2019	#23-18	Special Permit/Site Plan Review	Anthony Grosso	1 Rae Avenue
September 25, 2019	#25-19	Special Permit	NBE Management Corp	2707 Cranberry Highway
August 16, 2019	#33-18	Variance/ Appeal	Ninety Six Realty LLC	Fearing Hill Road
September 26, 2019	#24-19	Use Variance	Derek & Kelly Barrasso	17 Charge Pond Road

VII. STAFF REPORT

A. Zoning Amendments for Fall 2019 TM

Need to specify Towing. Either separate use or to be added in definition of auto service.

B. Appointment

Mr. Morrison would like to reinstate for an additional 5 year term with the Zoning Board of Appeals. The Board of Selectmen requires a recommendation from the Zoning Board of Appeals. Mr. Buckland is to write a letter to the Board of Selectmen to let them know that the Zoning Board of Appeals supports Mr. Morrison.

VOTE: (5-0-0)

VIII. ADJOURNMENT

MOTION: Motion is made and seconded by Mr. Cruz to adjourn.

VOTE: (5-0-0)

Date signed: 7-24-2019

Attest: James D. Eacobacci
James Eacobacci, Clerk
WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: _____