

MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: Wednesday, October 23, 2019

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members Present: Nazih Elkallassi, Chairman
Jim Eacobacci, Clerk
Veronica Debonise
Walter Cruz, Jr., Associate Member
Robert Haskell, Associate Member

Also Present: Ken Buckland, Town Planner

III. PRELIMINARY BUSINESS

A. Approve meeting minutes: October 9, 2019

Mr. Eacobacci moves to table the meeting minutes from October 9, 2019 until the next meeting scheduled for November 13, 2019. Ms. Kendrick seconds.

I. PUBLIC HEARINGS

A. 43-19 Jonathan & Therese Nettleman – 8 Franklin Street – Special Permit or Variance

Present before the Board: John Churchill, JC Engineering, Inc.

Mr. Elkallassi recuses himself.

Mr. Eacobacci gives Mr. Churchill the option to wait around for another Board Member since there is only a four (4) members, and Mr. Churchill says he feels comfortable enough with only the present members and wishes to proceed.

Mr. Churchill mentions that this is an extension of an existing porch. He also mentions he has also received a conservation approval on this project. Mr. Churchill goes over the proposed plans with the Board and what it is the applicants are seeking to do. Conversation ensued. The applicants are seeking to reconstruct the existing porch and extend a new porch that will be in compliance with the State Building Codes. The extension of this enclosed porch and deck on the side and rear will not substantially increase the non-conforming nature of this structure nor will it be detrimental to the neighborhood. The proposed deck will continue along the same line of the existing encroachment so will not be increasing in any way. Mr. Churchill also mentions this project will not modify the size of the existing lot. It is a pre-existing, non-conforming property.

Mr. Eacobacci gives the opportunity for anyone to come forward, and no one comments either in favor or to oppose.

MOTION: Mr. Cruz moves to close the Public Hearing. Ms. Debonise seconds.

VOTE: (4-0-0)

MOTION: Mr. Cruz moves to grant a Special Permit per the Plans that were presented, dated August 21, 2019 and revised on September 17, 2019. Ms. Debonise seconds.

VOTE: (4-0-0)

II. CONTINUED PUBLIC HEARINGS

1. 23-18 – Anthony Grosso – 1 Rae Avenue – Special Permit/Site Plan Review

MOTION: Mr. Cruz moves to grant an extension until December 11, 2019. Mr. Cruz seconds.

VOTE: (4-0-0)

IV. ANY OTHER BUSINESS/DISCUSSIONS

V. STAFF REPORT

Mr. Buckland mentions he has started a discussion on reducing fees for smaller size projects due to complaints that are being received from customers. The Board members are all in agreement. The Board Members discuss different options and ideas. Mr. Buckland mentions in order to make any changes to the fees; it requires the Zoning Board of Appeals to hold a Public Hearing in order to change the Rules and Regulations. Mr. Buckland will draft a proposal with the changes for Board to review prior to scheduling a Public Hearing.

VI. ADJOURNMENT

MOTION: Mr. Cruz moves to adjourn. Mr. Haskell seconds.

VOTE: (4-0-0)

Date signed: 11-13-2019

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

Date copy sent to Town Clerk: _____