

MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: December 9, 2015

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Members Present: Nazih Elkallassi, Chairman
Jan Kendrick
Wilma Engerman
Karl Baptiste
Tim Lydon, Associate Member

Member Absent: Jim Eacobacci

III. PRELIMINARY BUSINESS

- A. Announcement: ZBA meeting schedule for December - December 9, 2015 only meeting in December.**
- B. Approve & sign invoice #I30138690 from W.B. Mason in the amount of \$25.07 re: office supplies.**

The Board approved & signed Invoice #I30138690 from W.B. Mason in the amount of \$25.07 re: office supplies.

IV. PUBLIC HEARINGS

A. Petition #22-15 – William J. Walsh – 60 Shore Avenue

The applicant is proposing to demolish and re-build their old cottage into a small cape house. Discussion ensued re: the proposed project & specifications.

Ms. Engerman discussed the increase of the house size. It was decided that the proposed dwelling will not be detrimental to the character of the neighborhood and that it meets zoning requirements.

MOTION: Mr. Baptiste moved to approve a Special Permit to demolish & re-build a structure for Petition #22-15 – William J. Walsh – 60 Shore Avenue. Ms. Kendrick seconded.

VOTE: Unanimous (5-0-0)

B. Petition # 23-15 – Neil Lefaire – 80 Main Avenue

The applicant is proposing to construct an addition and to modify the existing garage. Discussion ensued re: the proposed project & specifications. It was decided the setbacks for the project will comply with current requirements and it will not be detrimental to the neighborhood. It was stated that the structure remain a two-family home.

MOTION: Ms. Kendrick moved to grant a Special Permit for Petition #14-15 – Paul Bisceglia – 4 Depot Street to construct an addition and to modify the existing garage, with the condition that the structure remain a two-family home. Mr. Lydon seconded.

VOTE: Unanimous (5-0-0)

C. Petition #24-15 – Arthur Carey – 17 Chapel Street.

The applicant is requesting to construct a shed in the side front yard. Discussion ensued re: concerns with setbacks. The Board concurred that the proposed placement of the shed would not meet the required setbacks.

MOTION: Ms. Engerman moved to deny the construction of a shed for Petition #24-15 – Arthur Carey – 17 Chapel Street. Mr. Lydon seconded.

VOTE: (3-2-0)

V. CONTINUED PUBLIC HEARING

A. Petition #21-15 – Matt & Kathleen Shannon – 1 Wareham Lake Shores Drive.

The applicant is requesting a 24'x30' structure. Discussion ensued re: the proposed structure & the setbacks. The Board concurred that the structure size be reduced to 24'x24' with an additional 5' added to the proposed setback.

MOTION: Mr. Lydon moved to continue the public hearing for Petition #21-15 – Matt & Kathleen Shannon – 1 Wareham Lake Shores Drive to January 13, 2016. Ms. Engerman seconded.

VOTE: (3-0-2)

VI. ANY OTHER BUSINESS/DISCUSSIONS/UPCOMING HEARINGS

A. Correspondence.

1. See correspondence sent via email and/or in packets.

VII. NEW BUSINESS

Mr. Elkallassi recommended that Ms. Kendrick attend the meeting re: the Wetland Bylaw as the ZBA's representative.

MOTION: Mr. Lydon moved for Ms. Kendrick to represent the ZBA at the Wetland Bylaw meeting. Mr. Baptiste seconded.

VOTE: Unanimous (5-0-0)

VIII. ADJOURNMENT

MOTION: A motion was made & seconded to adjourn the meeting.

VOTE: Unanimous (5-0-0)

Date signed: 3-23-2016

Attest: James M. Eassey / Clerk
WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: 3/24/16