

MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: Wednesday, February 26, 2020

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
Jake Morrison

Also Present: Ken Buckland, Town Planner

III. PRELIMINARY BUSINESS

A. Approve meeting minutes: December 11, 2019 & February 12, 2020

Minutes from December 11, 2019 and February 12, 2019 are not present. November 13, 2019 minutes are present although not mentioned and will be tabled until end of meeting.

MOTION: Mr. Eacobacci moves to approve the meeting minutes from November 13, 2019. Mr. Elkallassi seconds.

VOTE: (3-0-1)

B. 38-18 Sunraise Development – 2382 Cranberry Highway - Amendment of Plan set

Mr. Buckland notes, the Engineer record has changed.

Motion: Mr. Eacobacci moves that the plans are sent to Mr. Rowley for review. Mr. Morrison seconds.

VOTE: (3-0-0)

IV. PUBLIC HEARINGS

1. 4-20 Michael Norton – 26 Cross Road – Use Variance

Present before the Board: Michael Norton Sr. - 26 Cross Road, Wareham, MA

Mr. Norton is aware that all members are not present today but would still like to continue to be heard. Mr. Norton states that he has a two car detached garage and wants to continue to perform auto-repair out of the home and is looking for a permit. Mr. Elkallassi states that he personally

can confirm that it is a clean premise. He states that he is a one man show and has been doing it for a few years. The Board agrees that they are all ready to approve the permit but conditions will apply.

-Limited or no signage

-No employees

MOTION: Mr. Eacobacci moves to close the Public Hearing. Mr. Morrison seconds.

VOTE: (3-0-0)

MOTION: Mr. Eacobacci moves to grant with standard conditions. Mr. Morrison seconds.

VOTE: (3-0-0)

2. 5-20 Edmund Wise Jr. – 67 Mayflower Lane – Special Permit and/or Variance

Present before the Board: Edmund Wise Jr., 67 Mayflower Lane, East Wareham, MA

Mr. Wise states that he is building an accessory apartment, a garage with two bedrooms and a bathroom which is accessed from the house. Mr. Elkallassi states that he doesn't think the applicant needs a Special Permit. Mr. Eacobacci agrees that so long you can access the space from the inside of the home, it is not an accessory apartment. The Board reviews the zoning By-Laws and Mr. Buckland reads the definition of an accessory apartment. Upon review, Mr. Elkallassi tells the applicant that according to what is being heard today, that this is not an accessory apartment.

The Board agrees to overturn the Building Commissioners decision.

MOTION: Mr. Eacobacci moves to close the Public Hearing. Mr. Morrison seconds.

VOTE: (3-0-0)

MOTION: Mr. Eacobacci moves to overturn the Building Commissioners decision that it is not an accessory apartment. Mr. Morrison seconds.

VOTE: (3-0-0)

V. CONTINUED PUBLIC HEARINGS

A. 49-19 3067 Cranberry Highway, LLC. – 3067 Cranberry Hwy - Special Permit/Variance/Site Plan

Applicant asks to continue to April 8, 2020 due to lack of members

MOTION: Mr. Eacobacci moves the hearing to be heard April 8, 2020. Mr. Morrison seconds.

VOTE: (3-0-0)

B. 3-20 LuckyGoat Brewing, LLC – 379 Main Street – Special Permit and/or Variance

Mr. Lockwood, the architect sent an email requesting to continue the meeting for March 11, 2020 although the applicants are present. The applicants have decided to continue as the architect suggested.

MOTION: Mr. Eacobacci moved the hearing for March 11, 2020. Mr. Morrison seconds.

VOTE: (3-0-0)

C. 47-19 Signarama Worcester – 45 Sandwich Road –Variance

Present before the Board: Mike Wood, Signarama

Applicant asks to withdraw without prejudice.

Motion: Mr. Eacobacci moves to grant the applicant to withdraw. Mr. Morrison seconds.

VOTE: (3-0-0)

VI. ANY OTHER BUSINESS/DISCUSSIONS

The Board would like to see David Morris, Building Commissioner present at the meetings to discuss and be involved in the event they have any questions regarding some of the projects like the one tonight for Mr. Wise. Mr. Buckland to speak to Mr. Morris.

VII. STAFF REPORT

VIII. NEW BUSINESS

IX. ADJOURNMENT

MOTION: Mr. Eacobacci moves to adjourn. Mr. Morrison seconds.

VOTE: (3-0-0)

Date signed: 3/11/2020

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

Date copy sent to Town Clerk: _____