**MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS**

**Date of Meeting: August 9, 2017**

1. **CALL MEETING TO ORDER**

The meeting was called to order at 6:35 P.M.

1. **ROLL CALL**

Members Present: Nazih Elkallassi, Chairman

Jim Eacobacci, Clerk

Karl Baptiste

Wilma Engerman

Jan Kendrick

Jake Morrison, Associate Member

Also present: Charles Rowley, Review Engineer

1. **PRELIMINARY BUSINESS**
2. **Approve meeting minutes: July 26, 2017**

The meeting minutes were revised. The vote on JNJ Holdings is revised. Mr. Eacobacci makes the change and initials the change.

**MOTION: Mr. Eacobacci moves to accept the minutes with that change. Ms. Kendrick seconds.**

**VOTE: (5-0-0)**

1. **Site Plan Revisions to Cape and Islands Tire – 3057 Cranberry Highway – Petition # 33-16**

Mr. Elkallassi states he would like to have Mr. Rowley review the changes and continue it until the next hearing, but does not see a problem occurring.

**MOTION: Mr. Eacobacci moves to hear the project on August 23, 2017. Ms. Kendrick seconds.**

**Mr. Rowley states the plans look like there are only three changes that he would approve.**

**MOTION: Mr. Eacobacci moves to re-open the hearing. Ms. Kendrick seconds.**

**MOTION: Mr. Eacobacci moves to accept the minor modification shown on plans by G.A.F. Engineering, Inc. with a revised date of July 21, 2017. Ms. Kendrick seconds.**

**VOTE: (5-0-0)**

1. **PUBLIC HEARINGS**
2. **Petition #28-17 – Erasmo & Lisa Mitrano – 54 Pleasant Street**

Present before the Board: Lisa & Erasmo Mitrano

The applicant is requesting a Special Permit to enclose an pre-existing nonconforming second floor deck. Mrs. Mitrano states she is concerned that the exposed deck could potentially lead to water damage. Ms. Engerman states she is concerned that this will be turned into a bedroom. Mr. Eacobacci states that is not part of their purview.

**MOTION: Mr. Eacobacci moves to close the public hearing. Ms. Kendrick seconds.**

**VOTE: (5-0-0)**

**MOTION: Ms. Kendrick moves to approve the Special Permit as there is no increase in the non-conforming nature. Mr. Eacobacci seconds.**

**VOTE: (4-1-0)**

1. **CONTINUED PUBLIC HEARINGS**
2. **Petition #17-17 – JNJ Holdings, LLC – 2371 Cranberry Highway**

**Mr. Elkallassi will not sit on this project. Mr. Eacobacci will sit as chair.**

Present before the Board: Brian Grady, G.A.F. Engineering

Ms. McKnight, attorney

Mr. Eacobacci states the hearing has been continued multiple times due to lack of voting members. Mr. Rowley has also reviewed the revised plans and recommends approval of the project contingent upon approval of the variance.

**MOTION: Mr. Baptiste moves to approve the Variance. Mr. Eacobacci seconds.**

**VOTE: (4-1-0)**

**MOTION: Ms. Kendrick moves to approve the Site Plan. Mr. Baptiste seconds.**

**VOTE: (4-1-0)**

1. **ANY OTHER BUSINESS/DISCUSSIONS/UPCOMING HEARINGS**
2. **Correspondence**
   1. See correspondence sent via email and/or in packets.
3. **Upcoming Hearings:**

|  |  |  |  |
| --- | --- | --- | --- |
| **August 23, 2017** | **#26-17** | **Ossama Mohamed** | **307 Main Street** |
| **August 23, 2017** | **#29-17** | **Dorothy Schnetzer** | **31 Priscilla Avenue** |

1. **NEW BUSINESS (This time is reserved for topics that the Chairman did not reasonably anticipate.**
2. **ADJOURNMENT**

**MOTION: Mr. Eacobacci moved to adjourn the meeting. Ms. Kendrick seconds.**

**VOTE: Unanimous (5-0-0)**

Date signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Attest: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

James Eacobacci, Clerk

WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_