

WAREHAM ZONING BOARD OF APPEALS AGENDA

Wednesday, September 13, 2023

Time: 6:30 P.M.

Place: Room 320

Multi-Service Center

48 Marion Road

Wareham, MA 02571

Optional Online Connection:

<https://us02web.zoom.us/j/86703244033?pwd=emZTQnlRZERYbWpLY085LzJpWjRMQT09>

Passcode: 908796

Or One tap mobile :

+19292056099,,86703244033#,,, *908796# US (New York)

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PRELIMINARY BUSINESS

1. **Approval of Meeting Minutes: 08/23/2023**

IV. CONTINUED PUBLIC HEARINGS

1. **30-23 Wareham Fire District – Variance – 271 Main Street (Request to withdraw without prejudice)**
2. **11-23 Peter Koulouras, Trustee – Variance – 3127 Cranberry Highway**
3. **21-23 Angela McKeowen – Site Plan Review/ Special Permit/Variance – 386 Main Street**

V. PUBLIC HEARINGS

1. **31-23 Warren 176 Main St. QOZB LLC. – Variance / Special Permit & SPR – 176 Main Street**
2. **32-23 Peter Nahas – Appeal & Minor Modification – 2707 Cranberry Hwy.**
3. **33-23 William Cooper – Variance – 11 Lake Avenue**
4. **34-23 Todd & Maria Delgado – Use Variance & Appeal – 3 Michael Drive**
5. **35-23 Schoolhouse Rocks LLC. – Variance / Special Permit & Site Plan Review – 1073 Main Street**

VI. ANY OTHER BUSINESS/DISCUSSIONS

VII. COMMENTS FROM BOARD MEMBERS

Hearings	Petition#	Application Type	Applicant Name	Decision deadline
April 12, 2023 June 14, 2023 July 12, 2023 July 26, 2023 Aug. 23, 2023 Sept. 13, 2023	11-23	Variance	Peter Koulouras, Trustee	June 15, 2023 August 16, 2023 Sept 30, 2023

June 14, 2023 July 12, 2023 July 26, 2023 Aug 23, 2023 Sept. 13, 2023	21-23	SPR – Variance/Special Permit	Angela McKeown	SPR- 60 days from close of PH Special Permit-9.12.23 Variance-
September 13, 2023	31-23	Variance/Special Permit & SPR	Warren 176 Main St QOZB LLC	Variance- Special Permit- SPR- 60 days from close of PH
September 13, 2023	32-23	Appeal / Minor Mod	Peter Nahas	
September 13, 2023	33-23	Variance	William Cooper	Variance -
September 13, 2023	34-23	Use Variance / Appeal	Todd & Maria Delgado	Use variance
September 13, 2023	35-23	Variance / Special permit & Site Plan Review	Schoolhouse Rocks LLC	Variance- Special Permit- SPR- 60 days from close of PH
September 27, 2023	36-23	Special Permit and/or Variance	David Regan	Special Permit- Variance -
September 27, 2023	37-23	Variance	John Cook	Variance- 100 days from submission
October 11, 2023	38-23	Variance	Forrest Divine	Variance- 100 days from submission
October 11, 2023	39-23	Variance	Wareham Cranberry Hwy LLC	Variance- 100 days from submission

VIII. NEW BUSINESS (This time is reserved for topics that the Chair did not reasonably anticipate.)

IX. ADJOURNMENT