

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

**Date of Meeting: August 26, 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  
James Eacobacci, Clerk  
Wilma Engerman  
Karl Baptiste  
Tim Lydon, Associate Member

**III. PRELIMINARY BUSINESS**

**A. Approve meeting minutes: June 24, 2015**

The Board concurred to postpone voting on these minutes.

**IV. PUBLIC HEARING**

**A. Petition #14-15 – Paul Bisceglia – 4 Depot Street**

The public hearing notice was read into the record.

Present before the Board: Paul Bisiceglia

Discussion ensued re: the request for a Special Permit under Section 1331 of the Wareham Zoning Bylaws to use an existing structure as a single family dwelling.

Per the Building Commissioner's letter dated June 25, 2015, it states the property located at 4 Depot Street is a legal non-conforming structure. The structure lacks land space & setbacks for a single-family home. Any use grandfathering for the structure has long since expired. MGL 40A, Section 6, paragraph 3 states that non-conforming uses abandoned for two (2) years are subject to current zoning Bylaws. Therefore, any new use of a non-conforming building needs a Special Permit under Section 1331 of the Wareham Zoning Bylaws.

Brief discussion ensued re: the proposal.

Audience members were asked for questions or comments.

Present before the Board: John Cody

Mr. Cody asked general questions about the project.

Present before the Board: Mr. Quinn

Mr. Quinn spoke re: the property being abandoned. He questioned what was going to happen w/ the property.

Present before the Board: Hope Foren

Ms. Foren spoke re: the project.

**MOTION: A motion was made & seconded to continue the public hearing for Petition #14-15 – Paul Bisceglia – 4 Depot Street to September 9, 2015.**

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

**V. CONTINUED PUBLIC HEARING**

**A. Petition #13-15 – Marie C. Pellagi – 24 Datewood Street**

The petitioner requested a continuance to September 23, 2015.

**MOTION: A motion was made & seconded to continue the public hearing for Petition #13-15 – Marie C. Pellagi – 24 Datewood Street to September 23, 2015.**

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

**VI. ANY OTHER BUSINESS/DISCUSSIONS/UPCOMING HEARINGS**

**A. Correspondence.**

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

**B. Upcoming Hearings/Meetings.**

9/9/15	Petition #15-15	Leah Abbott	63 Oak Street
9/9/15	Petition #16-15	Tamer Gas Corp.	2889 Cranberry Highway
9/9/15	Petition #17-15	ADManfred, LLC	165 Swifts Beach Road

**VII. NEW BUSINESS**

There was no new business.

VIII. ADJOURNMENT

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

VOTE: Unanimous (5-0-0)

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Date signed: 10-28-2015

Attest: James E. Eacobacci

James Eacobacci, Clerk  
WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: 11/2/15