

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENATIVE INFORMATION SHEET

Check Applicable: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: NEW ENGLAND CENTER FOR PSYCHIATRIC AND ADDICTION DISORDERS

Applicant's Address: 24 PARK ST. ATTLEBORO, MA 02703

Telephone Number: 508 222 0089

Cell Phone Number: _____

Email Address: _____

Address of Property/Project: 118 HIGH STREET

Landowner's Name: SAME AS APPLICANT

Owner's Address: "

Telephone Number: "

Contact Person: MIKE McVEIGH Telephone Number: 508 243 9796

Map 47 Lot 1022 A Zone WV2

Date Approved _____ Date Denied _____

Comments: _____

TOWN OF WAREHAM
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

- Complete this form.
- Complete information packets. (Directions attached)
- Submit application form and packet to Town Clerk for signature.
- Submit application form and packet to Town Collector for signature.
- Submit completed form, packets, and appropriate fees** to the Zoning Board of Appeals secretary.

**Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

**A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$80.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.73 per certified letter to each abutter. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 118 HIGH ST. MAP: 47 LOT: 1022 A

ZONING DISTRICT: WVZ

USE REQUESTED: RESIDENTIAL APT. IN MIXED USE BUILDING

OWNER OF LAND & BUILDING: N.E. CENTER FOR PSYCHIATRY TEL.# 508-222-0089

ADDRESS OF OWNER: AND ADDICTION DISORDERS 24 PARK ST. ATNEBORO, MA

PERSON(S) WHO WILL UTILIZE PERMIT: OWNER

ADDRESS: _____

DATE: 10/5/2022 SIGNATURE: [Signature]

This application was received on the date stamped here:

Town Clerk: _____ Date: _____

Tax Collector: _____ Date: _____

Planning/Zoning Dept.: _____ Date: _____

Application fee paid: _____ Check #: _____ Receipt: _____

Advertising fee paid: _____ Check # _____ Receipt: _____

Abutters fee paid: _____ Check # _____ Receipt: _____

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 09/16/2020 11:27 AM
Ctrl# 138459 25833
Fee: \$1,915.20 Cons: \$420,000.00

QUITCLAIM DEED

I, Angela Deluna, an unmarried woman, of Wareham, Massachusetts,

for consideration paid, and in full consideration of \$420,000.00

grant to New England Center for Psychiatric and Addiction Disorders LLC, a Massachusetts Limited Liability Company, with a principal place of business at 24 Park Street, Attleboro, MA 02703,

with **QUITCLAIM COVENANTS**

The land with the buildings thereon situated in Wareham, Plymouth County, Massachusetts, described as follows:

Lot A being 13,320 square feet of land shown on Plan 98-380 recorded in Plan Book 41, Page 246. Being part of premises described in Deed recorded in Book 8260, Page 340.

Together with a right of way over Lot B as shown on the above described plan for vehicles and foot traffic as access to and from Lot A to High Street. The right of way shall be defined over the existing driveway and parking lot located on Lot B which presently serves as access for Lot A.

Subject to and together with all other rights, restrictions, reservations, easements and encumbrances of record.

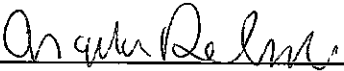
Being the same premises conveyed to this Grantor by Deed of Sean M. Mackay, dated September 23, 2016 and recorded September 26, 2016 with the Plymouth County Registry of Deeds in Book 47509, Page 258.

PROPERTY ADDRESS: 118 HIGH STREET, WAREHAM, MA 02571

Under the pains and penalty of perjury, Grantor releases any and all homestead rights that she has in the premises and hereby certifies that there are no beneficiaries, spouses, former spouses, partners or former partners in a civil union who occupy or intend to occupy the premises as their principal residence or are entitled to claim the benefit of an existing estate of homestead in the property by court order or otherwise.

WITNESS my hand and seal this 16th day of September, 2020.


Peter A. Saulino –Witness

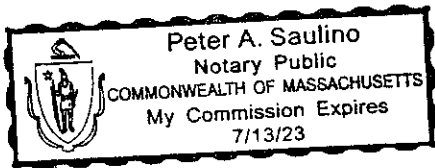

Angela Deluna


COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

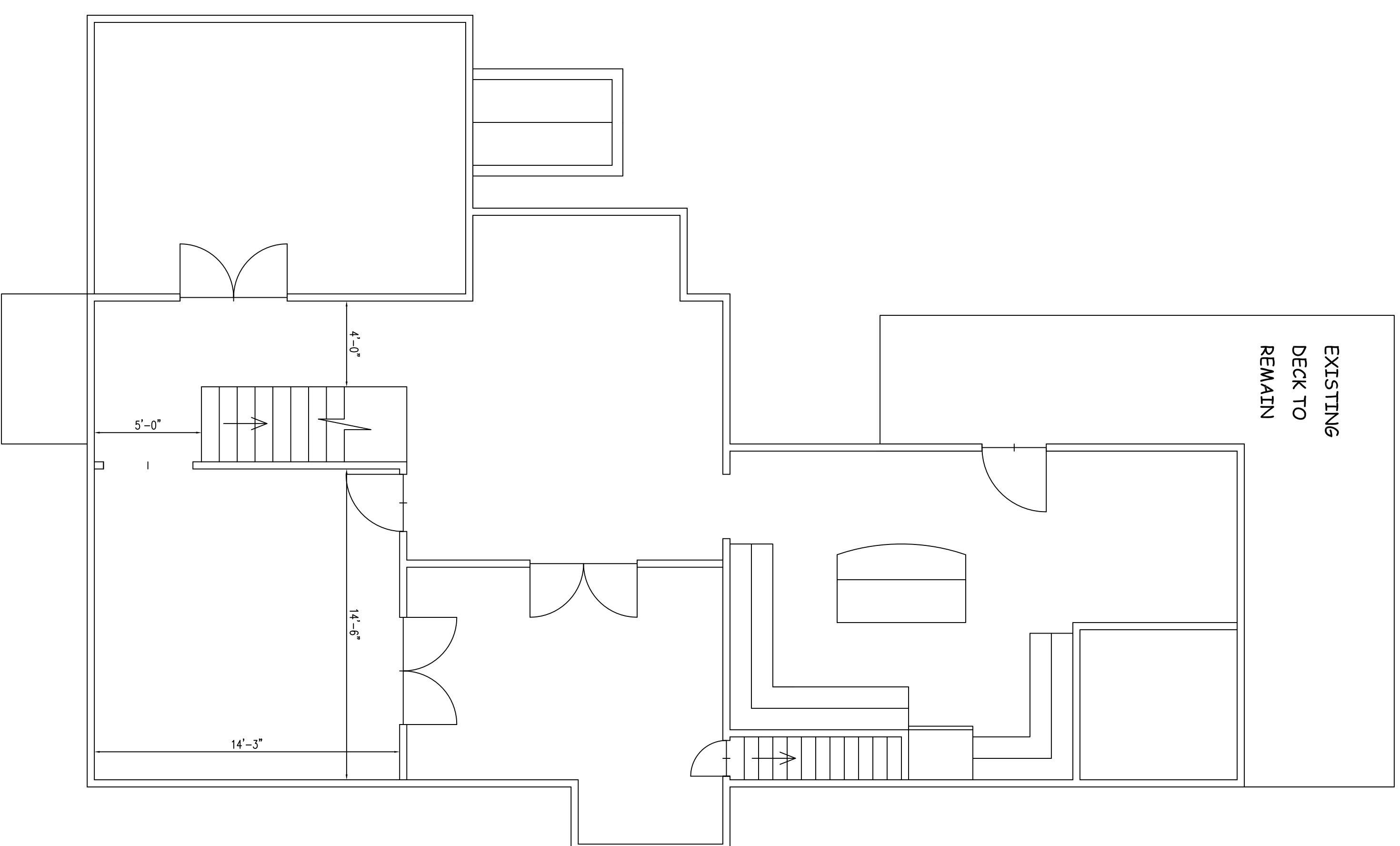
SEPTEMBER 16, 2020

On this 16th day of September, 2020, before me, the undersigned notary public, personally appeared Angela Deluna, and proved to me through satisfactory evidence of identification, which was her Driver’s License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

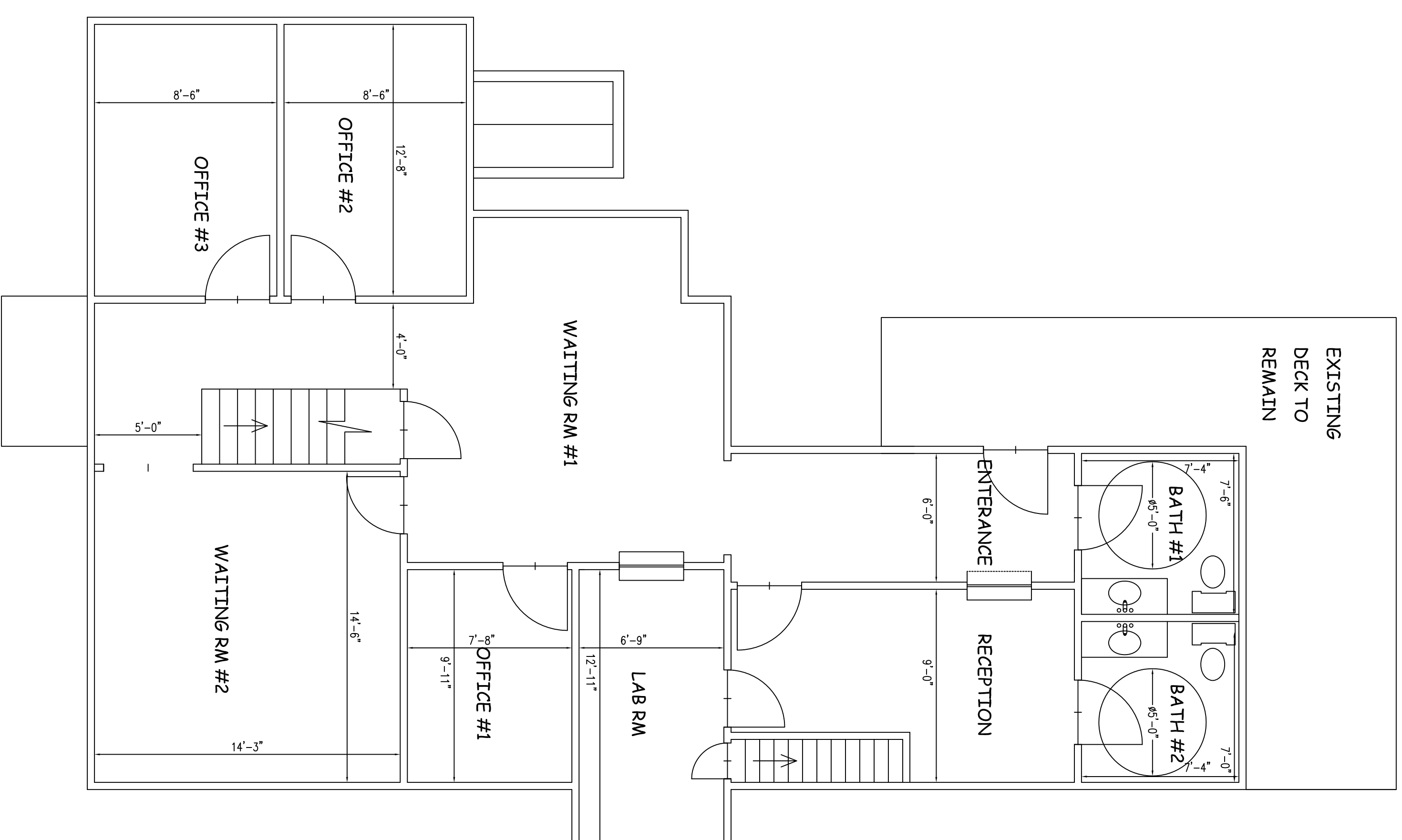



Notary Public: Peter A. Saulino
My Commission Expires: 7/13/23

WALLS TO BE REMOVED
 WALLS TO REMAIN

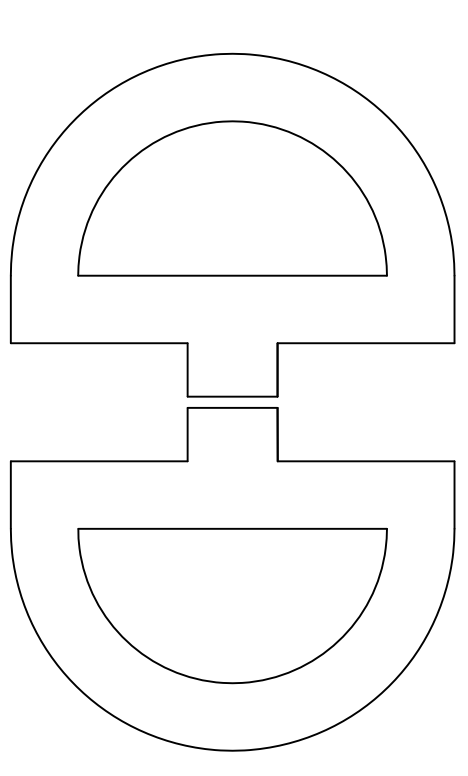


KITCHEN



EXISTING & PROPOSED FL PLAN

SCALE: 1/4" = 1'-0"



CREATIVE HOME DESIGN

DESIGNED BY JX

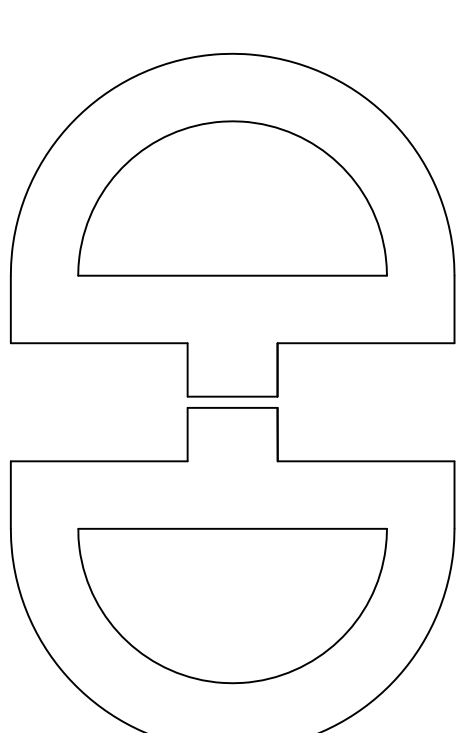
2-??-2021

REM0D 118 HIGH ST
 WAREHAM, MA.

FIRST FLOOR

REV.

A-1



CREATIVE HOME DESIGN

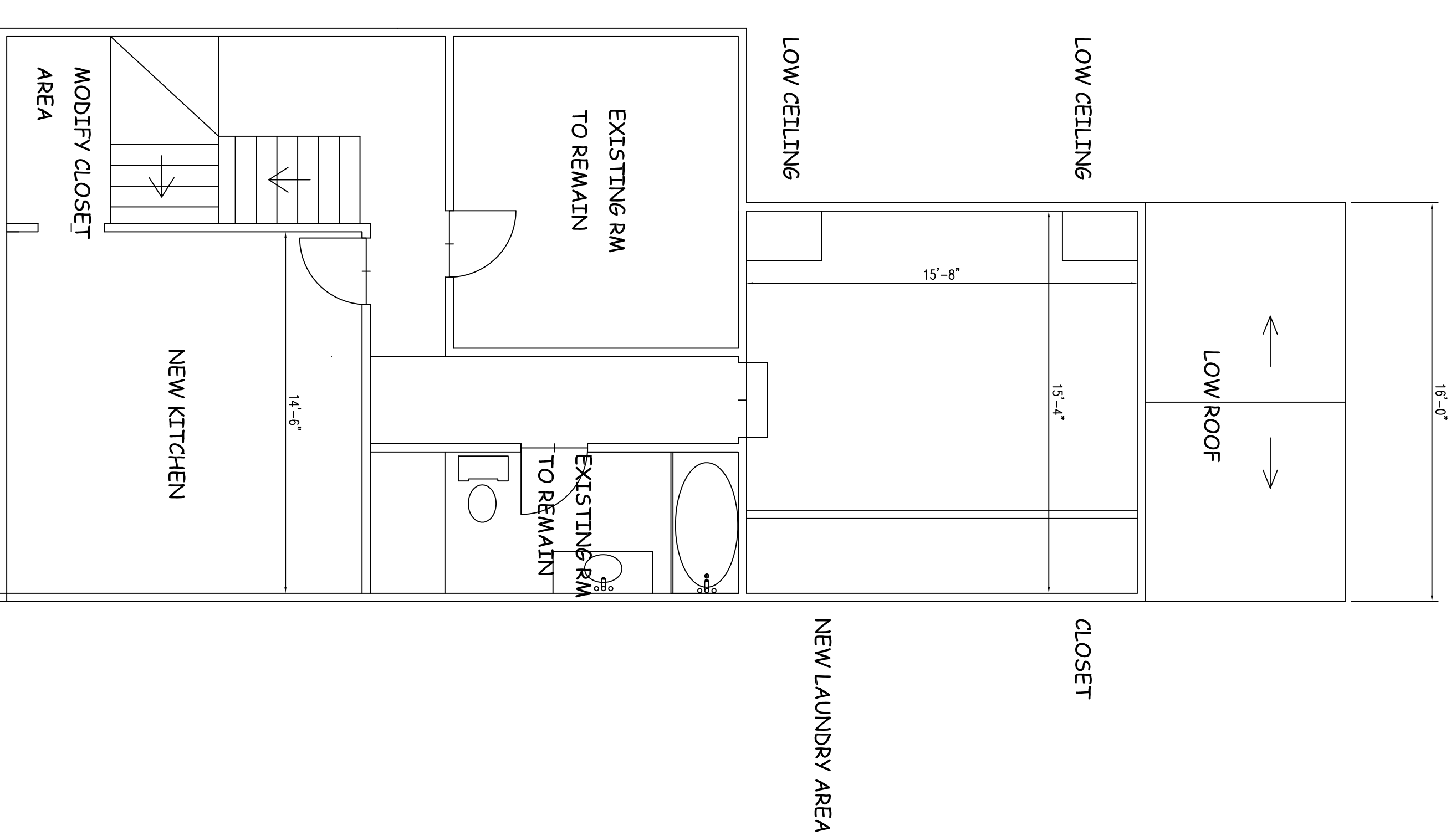
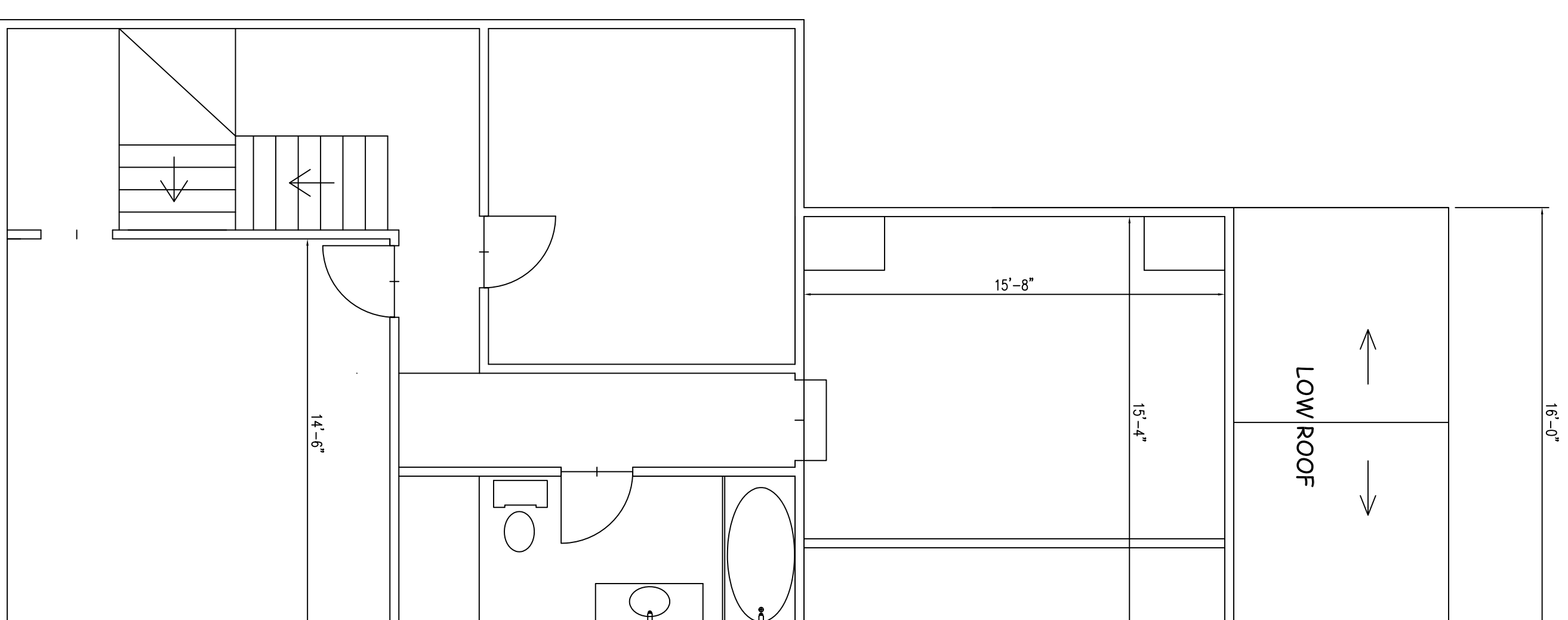
2-??-2021

REM0D 118 HIGH ST
WAREHAM, MA.

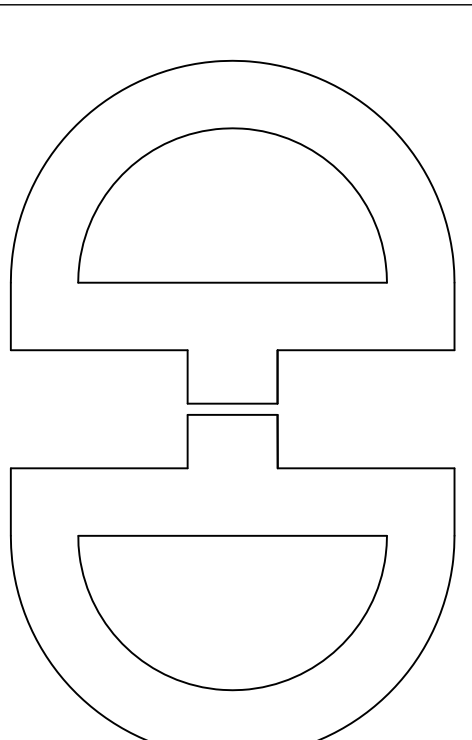
SECOND FLOOR

REV.

A2



PROPOSED 2ND FL PLAN
SCALE: 1/4" = 1'-0"



CREATIVE HOME DESIGN

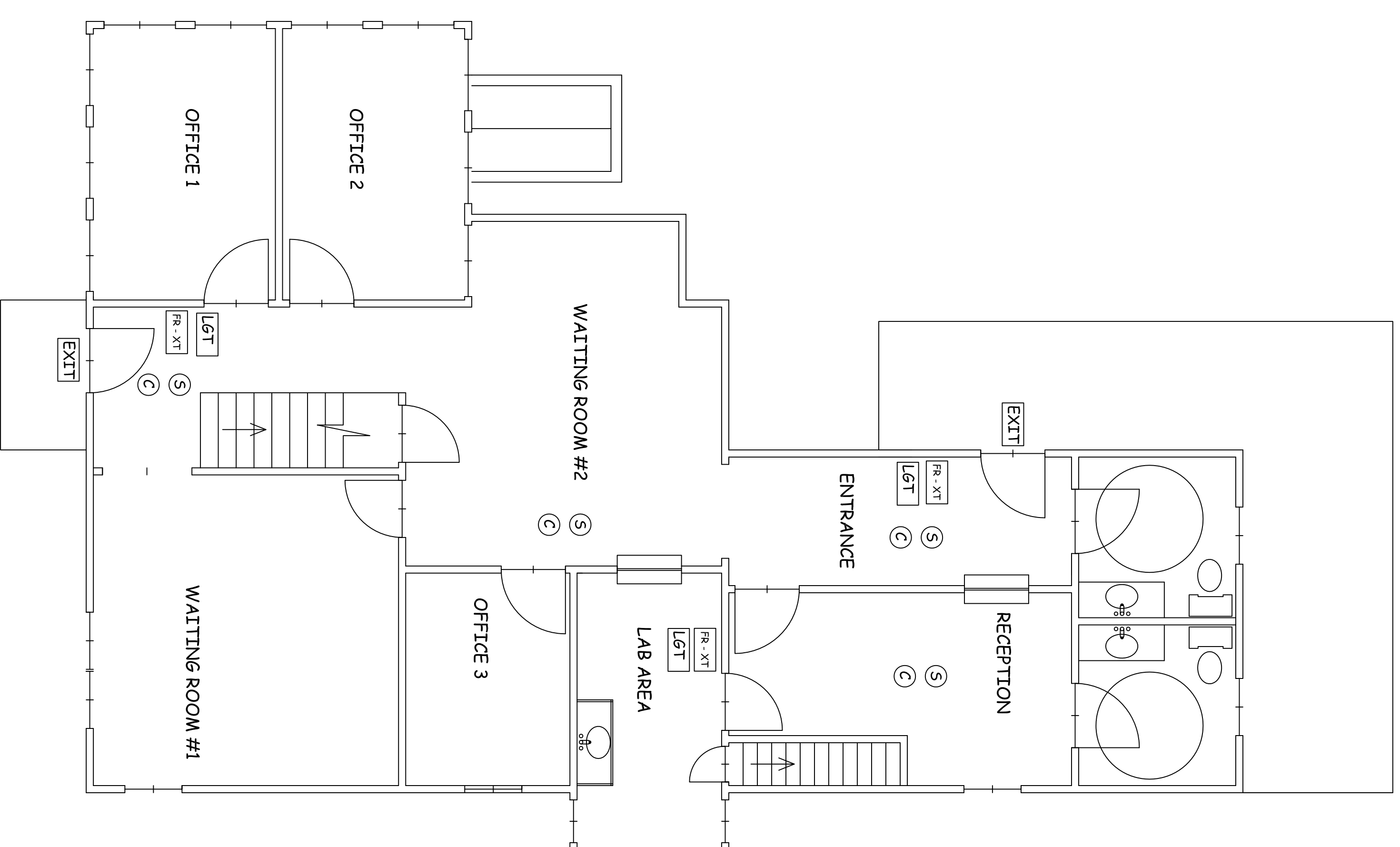
3-21-2021

REM0D 118 HIGH ST
WAREHAM, MA.

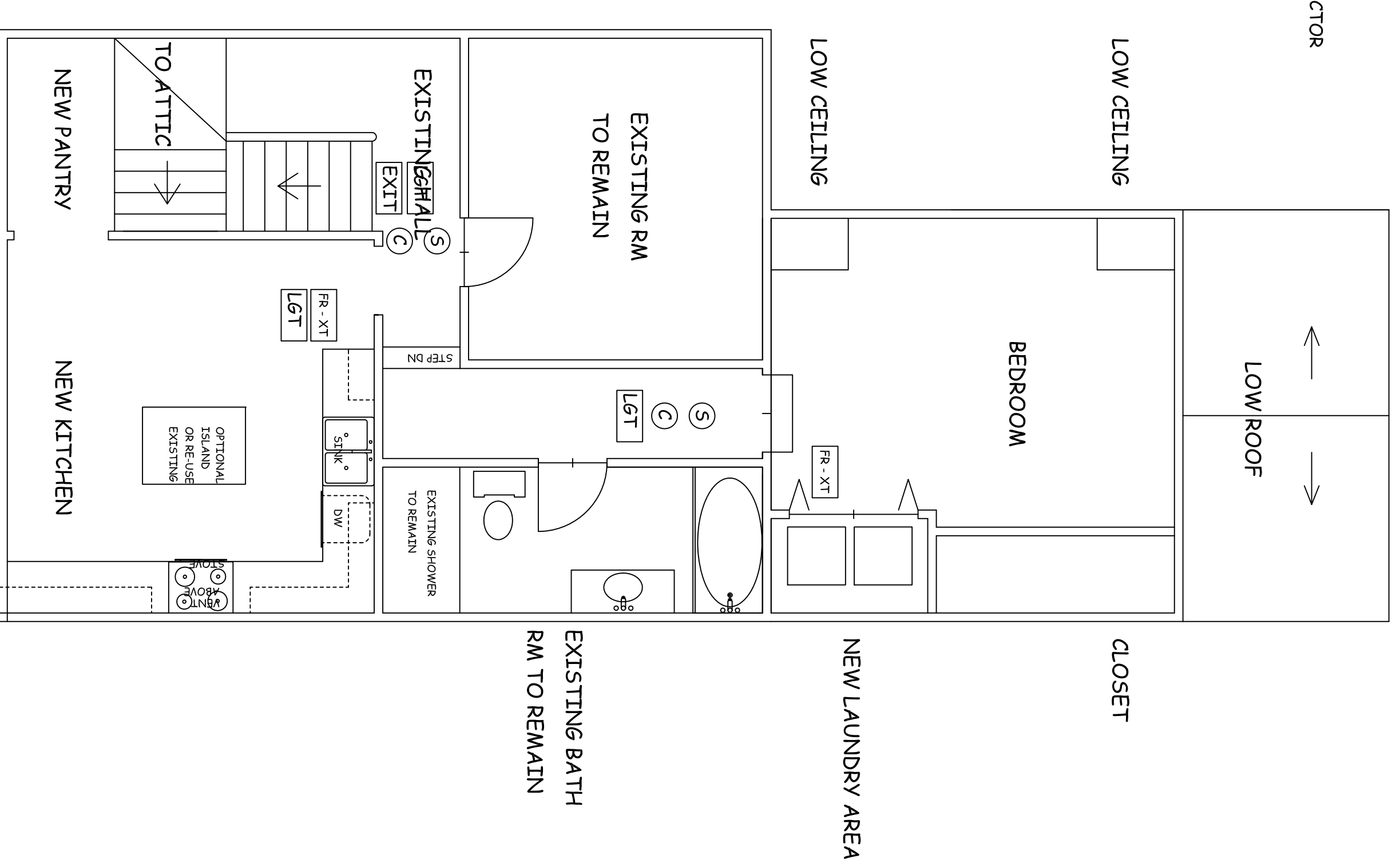
FIRE SAFETY

REV.

A3



- LEGEND-
- EXIT EXIT
 - EMERGENCY LIGHT
 - LGT FIRE EXTINGUISHER
 - FR. XT SMOKE DETECTOR
 - CO CARBONMONOXIDE DETECTOR



PROPOSED FIRE SAFTEY
SCALE: 1/4" = 1'-0"



118

October 5, 2022

Wareham Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Re: Change of Use at 118 High Street

Dear Chairman and Members of the Board:

Dr. Ileana Berman has owned the property at 118 High Street since 2020. The building on the property is a 5 bedroom, 2 ½ floor house. The property is zoned Wareham Village II. Dr. Berman operates a mental health and substance abuse treatment clinic on the first floor. The second floor is currently used for excess storage and office space. Dr. Berman wishes to convert the unused second floor into a residential apartment, potentially to provide housing for the clinic manager.

Dr. Berman is requesting that the Board grant a variance from the Zoning Bylaws which prohibit apartments in mixed use buildings in the Wareham Village II district. A literal enforcement of the bylaw would create a substantial hardship on Dr. Berman because the building, previously a residential home, is ideally situated to include an apartment unit. Dr. Berman is considering offering the apartment to her clinic manager at a reduced rental rate to incentivize their long-term employment and to increase safety and security. Disallowing Dr. Berman would render the second floor of a house essentially useless for any purpose other than for storage.

Here, granting the variance will improve the public good because it would decrease the number of unoccupied houses on the street. Currently, the building becomes completely vacant at the end of business hours each day. Granting the variance for the upstairs apartment would ensure that a person would always be on site during the weekday evenings or weekends.

Granting the variance will not nullify or substantially derogate from the intent of the bylaw because the building is already set up to accommodate both uses. There is already adequate parking to accommodate the clinic on the first floor and an apartment unit on the second floor. Very little construction would need to be done in order to make the second floor an adequate and comfortable residential apartment.

In conclusion, granting Dr. Berman's variance request will have only a positive effect on the homes and businesses within the Wareham Village II district. The house already has the room and parking to support an apartment, while the business and the neighborhood will benefit from the built-in security.

Sincerely,

Mike McVeigh
For New England Center for Psychiatric and Addiction Disorders



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

September 21, 2022

Mr. Michael McVeigh
50 Homers Wharf
New Bedford, Massachusetts 02740

RE: 118 High/ Map # 47, Lot 1022A

I have reviewed your Change of Use application to construct an apartment on the second floor of the structure while the first floor is used as offices at 118 High Street, Wareham, MA. This Use is not allowed in the WV2 zoning district.

Your application is being denied under the following section of the Wareham Zoning By-Laws:

- **Article 3: Use Regulations, 320 Table of Principle Use Regulations, Residential Uses; Apartments in a mixed use building**

Therefore, a Variance must be secured in order to proceed with your request.

The subject dwelling is located in WV2 Zoning district.

Respectfully,

Paul Turner
Building Commissioner
Zoning Enforcement Officer

It is the owners' responsibility to check with other departments, i.e. Health, and conservation, etc. to ensure full compliance.

In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.

HATHAWAY CONSTRUCTION
9 Masthead Lane
South Dartmouth, MA 02748
617-755-5333
Hathawaybuilt@yahoo.com

September 7, 2021

Mr. David Riquinha
Building Commissioner
Town of Wareham
54 Marion Road
Wareham MA 02571

Re: 118 High Street – Building Permit

Dear Mr. Riquinha:


Per our discussion, I am writing to confirm that the existing structure at 118 High Street is being renovated in accordance with the Building Permit that your office has issued. As set forth in the building permit application and consistent with our recent discussion, the plan is to renovate the first-floor office space and the residential space on the upper floors.

Since the first-floor office use and the upper floor residential use have been consistent for many years at this location, the uses are grandfathered and the change in ownership to my client Dr. Berman and the contemplated renovation project do not require zoning relief.

As the project progresses, I invite you to come and visit the work site. If you are unable to visit the site, I will be reaching out to your office and your inspectors to come to the site for the required inspections and sign offs in the normal course.

If you have any questions or concerns, please do not hesitate to call me.

Respectfully submitted,

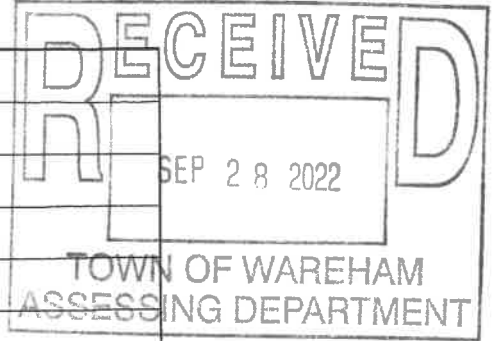

Jeff Hathaway

cc: Dr. Ileana Berman



Town Of Wareham Assessors Office

Request for Abutters List



Contact Information

MIKE McVEIGH

Phone

508-243-9796

Email

MMcVEIGH@MARKEYWALSHLAW.COM

Date of Request

9-28-2022

Property Information

Owners Name

NEW ENGLAND CENTER FOR PSYCHIATRIC AND ADDICTION DISORDERS

Property Location

118 HIGH ST. WAREHAM, MA

Map/Lot

MAP 47 LOT 1022 A

Distance Required

Direct

100'

300'

500'

Which Board are you appearing before?

Z.B.A.

PLEASE ALLOW 7-10 DAYS FOR PROCESSING

| | | | | | | | | | |
|--|--------------------------------|-----------------------------------|-----------------------|-------------|--------------|-----------------|--|--|--|
| TOWN OF WAREHAM ABUTTERS | | | | | | | | | |
| MAP 47 LOT 1022/A 300' | | | | | | | | | |
| OWNER NEW ENGLAND CENTER FOR PSYCHIATRIC + ADDICTION DISORDERS | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| MAP & LOT | OWNER | CO-OWNER | STREET ADDRESS | TOWN | STATE | ZIP CODE | | | |
| 47-1021/D | MARTIN PAUL M | MARTIN JANICE M | 1 CHURCH AVE | WAREHAM | MA | 02571 | | | |
| 47-1022/B | STEC NANCY J | | 3 CHURCH AVE | WAREHAM | MA | 02571 | | | |
| 47-1021/A | ROBINSON JOSEPH O | | 120 HIGH ST | WAREHAM | MA | 02571 | | | |
| 47-1022/C | STEC NANCY J | | 3 CHURCH AVE | WAREHAM | MA | 02571 | | | |
| 47-1022/A | NEW ENGLAND CENTER FOR | PSYCHIATRIC + ADDICTION DISORDERS | 24 PARK ST | ATTLEBORO | MA | 02703 | | | |
| 47-1022/D | PABOG LLC | C/O KELLEY O'NEEL | 323 COURT ST | PLYMOUTH | MA | 02360 | | | |
| 47-1023/B1 | YOUSEFF PETER + YOUSEFF ROBERT | YAZBECK JOURMANA | 108 HIGH ST | WAREHAM | MA | 02571 | | | |
| 47-1069 | WIEGANDT AMY GLEASON | | 121 HIGH ST | WAREHAM | MA | 02571 | | | |
| 47-1023/A1 | ELEETE DEVELOPMENT LLC | | 10 POND EDGE TRAIL | WAREHAM | MA | 02571 | | | |
| 47-1068 | ABBOTT DARREN S | | 115 HIGH ST | WAREHAM | MA | 02571 | | | |
| 47-1067 | BURKE STACEY M | GROEZINGER ERIK R | 113 HIGH ST | WAREHAM | MA | 02571 | | | |
| 47-1066/A | SCHIAVONE SILVESTRO TRUSTEE | BUILDING BLOCK REALTY TRUST | 76 BAYVIEW ST | WAREHAM | MA | 02571 | | | |
| | | | | | | | | | |
| CERTIFIED ABUTTERS AS THEY APPEAR | | | | | | | | | |
| ON OUR TAX ROLLS AS OF 9/28/2022 | | | | | | | | | |
| <i>W. Renee Atkins</i> | | | | | | | | | |
| ASSESSORS OFFICE | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| REQUESTED BY | | | | | | | | | |
| MIKE MCVEIGH | | | | | | | | | |
| 508 243-9796 | | | | | | | | | |
| MCMCVEIGH@MARKEYWALSHLAW.COM | | | | | | | | | |



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

320

640 ft

Printed on 09/28/2022 at 01:32 PM

MapsOnline by PeopleGIS

- MA Phase
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Route
- Streets
 - Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
 - Abutting Town Labels
 - Abutting Towns

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | |
|-----------------------------|---------|--------------|-----------|-----------------|-------------|--------------------|-----------|----------|
| NEW ENGLAND CENTER FOR PSYC | 1 Level | 1 All Public | 1 Paved | 4 Bus. District | Description | Code | Appraised | Assessed |
| | | | | | RES BLDG | 1010 | 298,200 | 298,200 |
| | | | | | RES LAND | 1010 | 82,900 | 82,900 |
| | | | | | RES OTHER | 1010 | 3,500 | 3,500 |
| | | | | | Total | | 384,600 | 384,600 |
| | | | | | Total | | 384,600 | 384,600 |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | QU | VI | SALE PRICE | VC | PREVIOUS ASSESSMENTS / HISTORY | |
|-----------------------------------|-------|-------------|------------|----|----|------------|-----|--------------------------------|---------|
| NEW ENGLAND CENTER FOR PSYCHIATRI | 53443 | 234 | 09-16-2020 | Q | I | 420,000 | 00 | Year | Code |
| DELUNA ANGELA | 47509 | 0258 | 09-26-2016 | Q | I | 319,000 | UNK | 2022 | 1010 |
| MACKAY SEAN M | 16552 | 0216 | 08-28-1998 | Q | I | 145,000 | UNK | 1010 | 1010 |
| CARLSON CLAYTON B | 8260 | 0340 | 01-01-1901 | U | I | 1 | 1 | 1010 | 1010 |
| Total | | | | | | 384,600 | | Total | 342,800 |

| EXEMPTIONS | | Amount | Code | Description | Number | Amount | Comm Int |
|------------|------|-------------|--------|-------------|-------------|--------|----------|
| Year | Code | Description | Amount | Code | Description | Number | Amount |
| Total | | | | | | 0.00 | |

| ASSESSING NEIGHBORHOOD | | Nbhd Name | Tracing | Batch |
|------------------------|------|-----------|---------|-------|
| Nbhd | 0060 | B | | |

NOTES

ECO=COMM INFLU

| APPRAISED VALUE SUMMARY | | Appraised Bldg. Value (Card) | 298,200 |
|-------------------------|--|-------------------------------|---------|
| | | Appraised Xf (B) Value (Bldg) | 0 |
| | | Appraised Ob (B) Value (Bldg) | 3,500 |
| | | Appraised Land Value (Bldg) | 82,900 |
| | | Special Land Value | 0 |
| | | Total Appraised Parcel Value | 384,600 |
| | | Valuation Method | C |

| BUILDING PERMIT RECORD | | Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|------------------------|------------|-----------|-------------|---------|-------------|--------|-----------|--------|-----------|----------------|
| B21-127 | 03-24-2021 | AL | Alterations | 100,000 | 05-01-2019 | 0 | | | | ALTERATION |
| R18-775 | 03-15-2018 | MS | Misc. | 5,000 | 07-01-2009 | 100 | | | | HANDI CAP RAMP |
| R09038 | 07-15-2008 | RF | Roofing | | 07-01-2009 | 100 | | | | |
| 03190 | 08-28-2002 | KT | Kitchen Alt | 8,500 | 07-01-2003 | 100 | | | | |

| LAND LINE VALUATION SECTION | | Use Cod | Description | Zone | D | Front | Depth | Land Units | Unit Price | I. Factor | S.A. | AcreD | CFact | St.Idx | Adj. | Notes | Special Pricing | S. AdjF | Adj Unit | Land Value |
|-----------------------------|------|---------------|-------------|------|---|-------|--------|------------|------------|-----------|------|-------|-------|--------|------|---------|-----------------|---------|----------|------------|
| 1 | 1010 | SINGLE FAMILY | | 1 | 0 | 0 | 13,320 | SF | 5.95 | 1.00000 | 5 | 1.000 | 0.95 | 0060 | 1.10 | TRAFFIC | 0 | 1.0000 | | 82,900 |

| | | | | | | | | | |
|-----------------------|--|------|----|------------------------|--|------|------------------|--|--------|
| Total Card Land Units | | 0.31 | AC | Parcel Total Land Area | | 0.31 | Total Land Value | | 82,900 |
|-----------------------|--|------|----|------------------------|--|------|------------------|--|--------|



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description | Element | Cd | Description |
|----------------------|----|---------------|---------|----|-------------|
| Style: 06 | | Conventional | | | |
| Model: 01 | | Residential | | | |
| Grade: 05 | | Above Ave | | | |
| Stories: 2.5 | | | | | |
| Occupancy 1 | | Wood Shingle | | | |
| Exterior Wall 1 14 | | | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure: 03 | | Gable/Hip | | | |
| Roof Cover: 03 | | Asphalt Shing | | | |
| Interior Wall 1 03 | | Plastered | | | |
| Interior Wall 2 05 | | Drywall | | | |
| Interior Fir 1 12 | | Hardwood | | | |
| Interior Fir 2 11 | | Ceramic Tile | | | |
| Heat Fuel: 03 | | Gas | | | |
| Heat Type: 05 | | Hot Water | | | |
| AC Type: 01 | | None | | | |
| Total Bedrooms 05 | | 5 Bedrooms | | | |
| Total Bathrms: 2 | | | | | |
| Total Half Baths 0 | | | | | |
| Total Xtra Fixtrs 10 | | 10 Rooms | | | |
| Total Rooms: 10 | | Average | | | |
| Bath Style: 02 | | Average | | | |
| Kitchen Style: 02 | | Average | | | |
| # of Fireplaces | | | | | |
| Fireplace Type | | | | | |
| Finish Bsmt SF | | | | | |
| Fin Bsmt Qual | | | | | |

| CONDO DATA | | | |
|-------------|------|-------------|----------|
| Parcel Id | C | B | Owne 0.0 |
| Adjust Type | Code | Description | Factor% |
| Condo Fir | | | |
| Condo Unit | | | |

COST / MARKET VALUATION

| | |
|--------------------------|---------|
| Building Value New | 397,630 |
| Year Built | 1900 |
| Effective Year Built | 2000 |
| Depreciation Code | VG |
| Remodel Rating | |
| Year Remodeled | 20 |
| Depreciation % | 0 |
| Functional Obsol | 5 |
| External Obsol | 1 |
| Trend Factor | |
| Condition | |
| Condition % | 75 |
| Percent Good | 298,200 |
| RCNLD | |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| Cost to Cure Ovr Comment | |

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

| Code | Description | UB | Units | Unit Price | Yr Bkt | Cond. | Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|-------------|----|-------|------------|--------|-------|----|------|-------|------------|-------------|
| GZB | GAZEBO | L | 240 | 29.00 | 1995 | | | 50 | | 0.00 | 3,500 |
| SPL6 | RECTANGUL | L | 512 | 16.00 | 1995 | | | 0 | | 0.00 | 0 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---------------------------|----------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | | 1,378 | 1,378 | 0 | |
| CRL | Crawl Space | | 0 | 362 | 0 | |
| FAT | Attic Finish | | 207 | 690 | 0 | |
| FHS | Fin Half Story | | 128 | 256 | 0 | |
| FOP | Open Porch | | 0 | 28 | 0 | |
| FUS | Upper Story | | 730 | 730 | 0 | |
| UBM | Basement Unfin | | 0 | 946 | 0 | |
| WDK | Deck, Wood | | 0 | 256 | 0 | |
| TR Gross Liv / Lease Area | | | 2,443 | 4,646 | | |

