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April 9, 2024

Hand Delivery & Email [sraposa@wareham.ma.us]

Chairperson Nazih Elkallassi
Wareham Board of Appeals
54 Marion Road
Wareham, MA 02571

Re: 11 Bridge View Lane, Map 5, Parcels 1012 & 1013, BOA Petition No. 16-23.

Dear Mr. Elkallassi:

Please find accompanying this letter a revised site plan for the above referenced lot. On behalf of the Jeffrey M. Shaw, owner of the property we respectfully request the Zoning Board of Appeals (ZBA) review the revised plan in accordance with Condition 8 to determine if the proposed modification is deemed substantial enough to require a public hearing.

The approval was for the partial demolition and rebuilding of an existing non-conforming cottage. The following are proposed changes to the approved plan:

- The cottage was demolished because it was not feasible to save any of the structure.
- The new crawl space foundation was constructed below grade and will be changed to a slab foundation to comply with flood zone building requirements.
- The new foundation is located further from the northly lot line (0.5' proposed/1.1' existing) making this setback more conforming.
- The new foundation is located further from the westerly lot line (1.2' proposed/0.8') Existing). Please note there is a 12' walking passageway along the westerly lot line which provides a 12.8' setback to the abutter's lot line.

On March 4, 2024, Building Inspector George Stuart issued a STOP Order until the issues with the full demolition and crawl space are addressed.

In summary, total demolition was required, the existing non-compliant foundation can be made compliant and the lot line setback and building footprint changes are minor. In our opinion, plan modifications will not be more detrimental to the neighborhood than what was there previously or approved by the Special Permit.

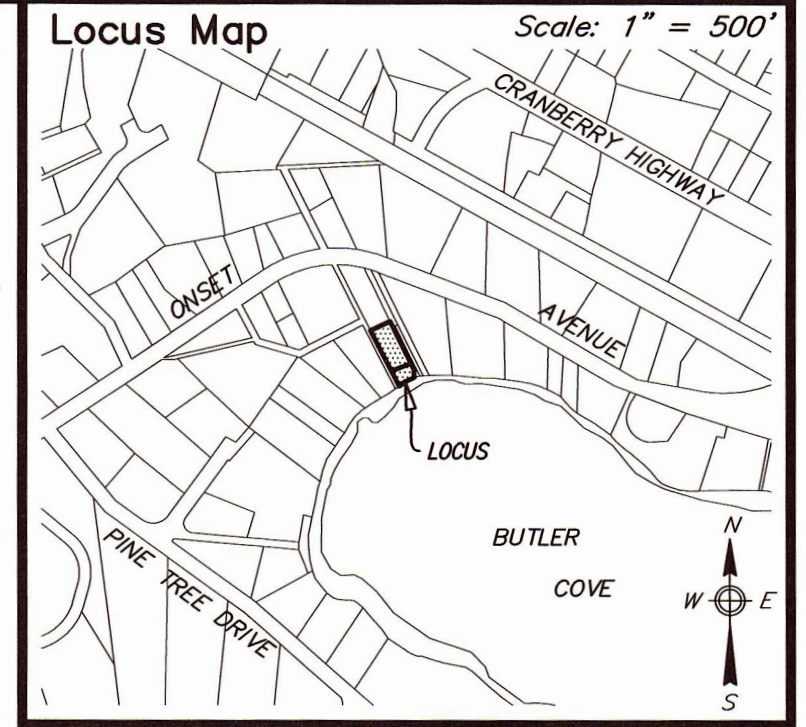
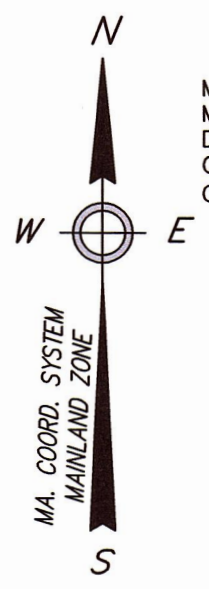
Thank you for your time and consideration on this matter. We look forward to reviewing this project with the Zoning Board of Appeals at the May 22nd Public Hearing. Should you have any questions regarding this project or require any further information please contact the undersigned at don@brackeneng.com.

Sincerely,

Bracken Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Donald F. Bracken, Jr.', written in a cursive style.

Donald F. Bracken, Jr., PE, PLS
President



- Notes**
- LOCUS: #11 BRIDGE VIEW LANE
MAP 5 PARCELS 1013 & 1012
 - OWNER: JEFFREY M. SHAW
MELANIE J. SHAW
11 BRIDGE VIEW LANE
WAREHAM, MA 02532
 - DEED REF: Deed Bk: 51119 Pg: 245
 - PLAN REF: Plan Bk: 3 Pg: 167
Plan Bk: 41 Pg: 1007
Plan Bk: 2864 Pg: 313
 - LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONES AE (EL. 14) & AE (EL. 15) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25023C-0582-K dated 02/05/2014.
 - LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
 - LOCUS IS SERVICED BY PRIVATE SEWERAGE, NO RECORDS ARE ON FILE WITH THE WAREHAM BOARD OF HEALTH. CONTRACTOR TO FIELD CONFIRM LOCATION OF SYSTEM AND COORDINATE PROTECTION DURING CONSTRUCTION.

Prepared By:

BRACKEN ENGINEERING, INC.

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SITE PLAN TO ACCOMPANY SPECIAL PERMIT APPLICATION IN WAREHAM, MA

Prepared For:
JEFFREY & MELANIE SHAW
#11 BRIDGE VIEW LANE
MAP 5 PARCELS 1012 & 1013

No.	Date	Revision Description	By
1	4/5/24	UPDATE WITH EXISTING FOUNDATION	JPH

Date: APRIL 5, 2023
Drawn: DAF/JPH/BEI
Checked: DFB/AMG
Sheet: 1 of 1

ZONING REQUIREMENTS

ZONE: R-43*

	REQUIRED	EXISTING/PROPOSED
LOT AREA:	5,001-10,000* s.f.	7,781± s.f.
FRONT YARD:	20'	N.A.
SIDE YARD:	10'	0.2'±/0.8'±
REAR YARD:	10'	90'±/90'±
FLOOR AREA RATIO:	25%	17.8%/18.1%

* SECTION 628 DIMENSIONAL REQUIREMENTS FOR CATEGORY 2 PROPERTY.

