

16745  
Received & Recorded  
PLYMOUTH COUNTY  
REGISTRY OF DEEDS  
16 FEB 2007 10:36AM  
JOHN R. BUCKLEY, JR.  
REGISTER  
Bk 34124 Pg 88-89  
PETITION NO. 40-06  
BOOK: 29705 PAGE: 191

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF WAREHAM

City or Town

BOARD OF APPEALS

Date: November 3, 2006

Certificate of Granting of Variance or Special Permit  
(General Laws Chapter 40A, Section 11)

The Board of appeals of the City or Town of WAREHAM

hereby certifies that a Variance or Special Permit has been granted

To Yvonne Vieira Cardoza  
Address P.O. Box 667, 11 Tyler Avenue  
City or Town Onset, MA 02558  
affecting the rights of the owner with respect to land or buildings at Assessors Map 43,  
Lot 1069 - 140 Minot Avenue, Wareham, MA

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said variance → special permit, and that copies of said decision, and of all plans referred to in the decision, have been filed with the planning board and the city or town clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the town or city clerk that twenty days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

I hereby certify that 20 days have elapsed after the decision was filed in the office of the Town Clerk of Wareham and no appeal has been filed in accordance with Section 17, Chapter 40A of the Massachusetts General Laws.

Mayhem Silva  
Town Clerk

Donald J. Guilley  
Chairman  
Clerk

Yvonne Vieira Cardoza  
PO Box 667  
Wareham MA  
Onset MA 02558

CERTIFIED LIST OF ABUTTERS AS  
THEY APPEAR ON OUR TAX LIST  
AS OF October 2, 2006

BOARD OF ASSESSORS

BOOK: 29705 PAGE: 191

TOWN OF WAREHAM

Board of Appeals

No. 40-06

CLERK'S RECORD OF NOTIFICATION

Petition of: Yvonne Vieira Cardoza, P.O. Box 667, 11 Tyler Avenue, Onset, MA 02558

Location of Property: Assessors Map 43, Lot 1069 - 140 Minot Avenue, Wareham, MA

Date of Notification of Hearing: October 5, 2006 & October 12, 2006

Date of Hearing: October 25, 2006

Date of Notification of Decision: November 3, 2006

DECISION: The Board voted to grant the Special Permit with the conditions noted below;

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

1. Project to be built in accordance w/plans submitted dated 10/25/2006 (Exhibit A;)
2. Off street parking with a minimum of ten spaces.
3. All boards & commissions rules and regulations be adhered to;
4. Landscaping, signage and other amenities and improvements to the lot shall adhere to the guidelines of East Wareham Village and zoning bylaws.
5. All site lighting will be done in a manner that doesn't leave the site or shine onto the road.

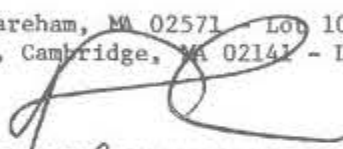
Name and Address of Abutting Owners:

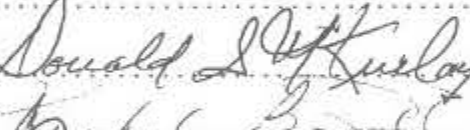
MAP 41


✓ Town of Wareham, Town Hall, 54 Marion Rd., Wareham, MA 02571 - Lot 1002  
✓ John E. & Sherron C. Thompson, 4 Union Place, Cambridge, MA 02142 - Lot 1000

MAP 43

✓ Ronald G. McCoy, 2 Tradewinds Dr., Onset,  
MA 02558 - Lot 1070A  
✓ Wareham Fire District, 2550 Cranberry Hwy.,  
Wareham, MA 02571 - Lot 1070B  
✓ Tremont Realty Investments, LLC,  
256 West Central St., Franklin, MA 02038 -  
Lot 1070C

  
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Donald L. Kurlay

  
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Robert C. ...

  
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David A. Sharkey  
Board of Appeals

NOV 3 2006

Upe 3:15pm