

# TOWN OF WAREHAM

## Zoning Board of Appeals

54 Marion Road

Wareham, MA 02571

### DECISION ON APPLICATION FOR COMPREHENSIVE PERMIT

G.L. c. 40B, §§ 20-23

APPLICANT: DAKOTA PARTNERS, INC. (“Applicant”)  
PROPERTY: 3102 Cranberry Highway, Wareham (the “Property”)  
ASSESSORS’ MAP: Map 131, Parcel Q1  
DEVELOPMENT NAME: Woodland Cove Apartments  
DATE: October 24, 2018

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#### I. PROCEDURAL HISTORY

1. An application for a Comprehensive Permit was received by the Town of Wareham Zoning Board of Appeals (“Board”) on or about January 31, 2018 (“Application”). The Application proposes the development of one hundred and seventy-four (174) rental apartment units within six (6) residential structures, located at 3102 Cranberry Highway, Wareham, Massachusetts (“Project”).
2. The Board’s public hearing on the Application was duly opened on February 28, 2018, and was continued to March 21, April 11, April 25, May 9, June 13, June 27, July 25, August 8, August 22, September 12, and September 26, all in the year 2018. The public hearing was closed on September 26, 2018.
3. The Project is located on the Property, which is located at 3102 Cranberry Highway, Wareham, Massachusetts.
4. The Property is located in the Strip Commercial (CS) and the Residence 130 (R-130) Zoning District. Nearby uses consist of mainly commercial uses along Cranberry Highway, and residential uses along Red Brook Road. The Property currently contains an existing motel, which is proposed to be demolished.
5. The Applicant provided various materials, reports, studies, and revised plans throughout the course of the public hearing on the Application.

6. During the public hearing, the Applicant was assisted primarily by its counsel, Peter Freeman, of Freeman Law Group LLC, its project engineer Dominic Rinaldi, P.E., of BSC Group, its architect R.A. Schaeffer & D.M White Architects, its traffic engineer McMahon Associates, Inc., and its project manager James V. O'Brien of Dakota Partners, Inc.
7. The Board utilized the services of its review engineer Charles Rowley, P.E., to review civil engineering and stormwater issues, its traffic engineer TEC, Inc. to review traffic issues, OSD Engineering Consultants to review municipal water supply issues and GHD to review municipal sewer issues. The Board also utilized the services of Paul Haverty, Esq., of Blatman, Bobrowski & Haverty, LLC as its Chapter 40B technical consultant through a grant from the Massachusetts Housing Partnership.
8. During the public hearing, there was significant public input. The Board heard input from abutters and other interested persons throughout the hearing process.

## II. JURISDICTIONAL FINDINGS

9. The Applicant has demonstrated its eligibility to submit an application for a Comprehensive Permit to the Board, and the development fulfills the minimum project eligibility requirements set forth in 760 CMR 56.04(1) as follows:
  - a. The Applicant is a limited liability company, and has indicated in its application that it will conform to the limited dividend requirements of G. L. 40B, §§ 20-23, thus establishing it is a limited dividend entity. The Applicant has a principal address of 1264 Main Street, Waltham, MA 02451.
  - b. The Applicant has received a written determination of Project Eligibility from the Department of Housing and Community Development ("DHCD") dated January 19, 2018 under the Low Income Housing Tax Credit Program, a copy of which was provided to the Board with the original application.
  - c. The Applicant provided a copy of a Purchase and Sale Agreement dated February 21, 2017, an Amendment to Purchase and Sale Agreement dated May 11, 2017, and a deed dated December 6, 2011, recorded in the Plymouth County Registry of Deeds in Book 40771, at Page 298. Thus, the Applicant has shown evidence of site control sufficient to qualify as an applicant for a Comprehensive Permit.

- d. The Applicant has agreed to execute a Regulatory Agreement that limits its annual distributions in accordance with G. L. c. 40B and the regulations (760 CMR 56.00 et seq.) and guidelines adopted thereunder by DHCD.
10. The Town of Wareham (“Town”) does not meet the statutory minima set forth in G. L. c. 40B, § 20 or 760 CMR 56.03(3) to 56.03(7):
- a. At the time of the filing of the Application, the number of low or moderate income housing units in the Town constituted 7.7% of the total year-round housing units in the Town, based on the most recent publicly available copy of the DHCD Subsidized Housing Inventory, dated September 14, 2017. Thus, the Town does not meet the ten percent (10%) statutory minimum.
  - b. The Town does not have information that there are existing affordable housing units that are on sites that comprise more than one and one half percent (1.5%) of the total land area of the Town that is zoned for residential, commercial or industrial use (excluding land owned by the United States, the Commonwealth of Massachusetts or any political subdivision thereof).
  - c. The granting of this Comprehensive Permit will not result in the commencement of construction of low or moderate income housing units on a site comprising more than three tenths of one percent of land area in the Town or ten acres, whichever is larger, zoned for residential, commercial or industrial uses (excluding land owned by the United States, the Commonwealth of Massachusetts or any political subdivision thereof) in any one calendar year.
  - d. The Town has an approved Housing Production Plan pursuant to 760 CMR 56.03(4), but is not currently within (or eligible for) certification.
  - e. The Town has not achieved recent progress toward its housing unit minimum pursuant to 760 CMR 56.03(5).
  - f. The Project does not constitute a Large Project pursuant to 760 CMR 56.03(6).
  - g. The Applicant’s Comprehensive Permit Application does not constitute a Related Application pursuant to 760 CMR 56.03(7).

### III. FACTUAL FINDINGS

#### Location of Project

11. The Project is located at 3102 Cranberry Highway, Wareham, Massachusetts. The Property has frontage on both Cranberry Highway and Red Brook Road. The Property is located within the Strip Commercial (CS) and the Residence 130 (R-130) Zoning District.

#### Civil Engineering, Site Design, and Stormwater Impact

12. The Board engaged in review of potential civil engineering, site design, and stormwater impacts of the Project.
13. The Project will connect to the Wareham municipal sewer system. The Project also proposes to connect to the Onset Fire District Water Department for connection to the municipal water system. Independent reviews, with input from both the Wareham Sewer Commissioners and the Onset Fire District Water Department were undertaken to ensure sufficient capacity exists to allow connection to the municipal systems.
14. The Applicant proposes to construct 264 parking spaces for the Project, which is not in compliance with the Wareham Zoning Bylaw, which requires 287 parking spaces.
15. On-site amenities will include an outdoor recreational area and a community building/clubhouse as shown on the Approved Plans, referenced below.
16. Approximately forty-eight percent (48%) of the site will consist of impervious surface with the remainder consisting of pervious surface. The Board finds that the total amount of impervious area is acceptable.
17. The Board finds that the landscaping proposed by the Applicant is sufficient in light of the site disturbance that the Project will entail. The landscape design objective for the proposed development will be to enhance the built environment through the creation of a sustainable landscape that blends into the site's natural surroundings. The overall design will emphasize the use of low maintenance, native plantings and strive to integrate the proposed development's needs into the site's surrounding environment. The proposed landscape is compliant/ consistent related to quantity and quality compared to other similar developments.
18. Stormwater management has been designed in compliance with the Mass Stormwater management standards in accordance with 310 CMR 10.05(6)(k)

through (q) and defined in detail in the MassDEP Stormwater Management Handbook. The system incorporates BMP's to facilitate TSS removal, infiltration and detention of stormwater flows.

19. The Project, as conditioned herein, will address the lack of affordable rental units in the Town.
20. The Board heard testimony from the Applicant and the Board's traffic consultant, including the Applicant's Traffic Impact Study prepared by McMahon Transportation Engineers and Planners, that the Project is expected to result in approximately eighty-nine (89) vehicle trips during the weekday morning peak hour and approximately one hundred and thirteen (113) vehicle trips during the weekday afternoon peak hour. These figures are based upon the original proposal for one hundred and seventy-four (174) rental units.
21. Cranberry Highway is a state owned and maintained roadway and therefore the Town / Board has no jurisdiction. It is assumed that the MassDOT will determine if roadway improvements are necessary as part of their State Highway Access permit.
22. During the course of the hearing, the Applicant submitted a plan showing a reduction in the number of rental units to one hundred and fifty (150) units. The Board has determined that the one hundred and fifty (150) unit development is more appropriate for the Property than the originally proposed one hundred and seventy-four (174) unit project.
23. The Board finds that the conditions imposed in Section IV of this Decision are necessary in order to address Local Concerns. The Board finds that such conditions will not render the project uneconomic. To the extent that such conditions may render the project uneconomic (as defined in 760 CMR 56.02), the Board finds that the Local Concerns outweigh the potential benefits of the proposed affordable units.
24. The Board finds that granting certain waivers from local by-laws and regulations is acceptable even though granting waivers may have an adverse impact on Local Concerns.
25. The Board acknowledges concerns raised by abutters and other interested parties about the Project's potential incompatibility with abutting residential uses, including concerns relating to increased traffic and parking demand. The Board has addressed these concerns by the imposition of appropriate conditions. The Board further finds that conditions detailed below appropriately address these matters of local concern in a manner that outweighs the regional need for

affordable housing. The Board finds that the conditions imposed below address local and regional housing needs while properly protecting valid issues of local concern.

26. The Board finds that endorsement of the proposed subdivision plan dividing the property into four (4) lots is necessary and appropriate to facilitate the construction of this project.
27. The Board finds that approving the phasing plan proposed by the Applicant, as modified by the Board's suggestions during the hearing, is necessary and appropriate to facilitate the construction of this project.
28. The Board finds that the construction of the Project, as conditioned, will be consistent with local needs.

#### IV. CONDITIONS

##### A. **General**

- A.1 The holder of this Comprehensive Permit is Dakota Partners, Inc. The Property is defined as the property located at 3102 Cranberry Highway, Wareham, Massachusetts, shown on a plan entitled "Woodland Cove Comprehensive Permit" 3102 Cranberry Highway, Wareham, Massachusetts, prepared by the BSC Group, dated January 12, 2018, with revisions through August 10, 2018. The Project is defined as all features shown on the plans listed below in Condition A.2 or as otherwise required by this Comprehensive Permit.
- A.2 Except as may be provided for in the following Conditions or in the Final Plans referenced below, the Project shall be constructed substantially in conformance with the plans and drawings listed below in this Condition A.2, which for purposes of this Comprehensive Permit shall be considered the Approved Plans for the Project ("Approved Plans"). Minor changes to the Approved Plans (e.g., changes that do not materially affect the location of, or increase the height or massing of the structures, or increase the number of units contained in the residential buildings) shall be submitted to the Director of Planning and Community Development who shall have the authority to approve such changes as immaterial changes. If the Director of Planning and Community Development determines that the proposed changes do not conform to the requirements of this Comprehensive Permit, he shall so notify the Applicant and the Applicant shall either bring the plans into conformance with this Decision or seek modification in accordance with 760 CMR 56.05(11). The Approved Plans consist of the following plan set from BSC Group:

“Woodland Cove Comprehensive Permit” 3102 Cranberry Highway, Wareham, Massachusetts, prepared by the BSC Group, dated January 12, 2018, with revisions through August 10, 2018, and consisting of the following sheets:

T-1.0	Title Sheet
EC -1.0	Existing Conditions Plan
SV – 1.0	Plan of Land
C – 1.0	Zoning Conformance Plan
C – 2.0 – 2.2	Layout & Materials Plan
C – 3.0 – 3.2	Grading & Drainage Plan
C – 4.0 – 4.2	Utility Plan
C – 5.0 – 5.3	Preliminary Phasing Plan
C – 6.0 – 6.6	Details
C – 7.0 – 7.2	Photometrics Plan
L – 1.0 – 1.2	Planting Plan

The Approved Plans shall also consist of the following plan set from R.A. Schaefer & D.M. White, Architects, entitled “Woodland Cove, 3102 Cranberry Highway, Wareham, MA” dated January 17, 2018, and consisting of the following sheets:

P.01a	First Floor Plan Bldg B
P.01b	First Floor Plan Bldg E
P.02	Second Floor Plan Bldgs B & E
P.03	Third Floor Plan Bldgs B & E
P.04	Fourth Floor Plan Bldgs B & E
P.05	Exterior Elevations Bldgs B & E
P.06	Exterior Elevations Bldgs B & E
P.10	First Floor Plan Bldgs A & F
P.11	Second Floor Plan Bldgs A & F
P.12	Third Floor Plan Bldgs A & F
P.13	Exterior Elevations Bldgs A & F
P.14	Exterior Elevations Bldgs A & F
P.20	First Floor Plan Bldgs C & D
P.21	Second Floor Plan Bldgs C & D
P.22	Third Floor Plan Bldgs C & D
P.23	Exterior Elevations Bldgs C & D
P.24	Exterior Elevations Bldgs C & D
PC.01	Floor Plan Clubhouse
PC.02	Exterior Elevations Clubhouse
PC.03	Exterior Elevations Clubhouse

- A.3 The Applicant shall be a Limited Dividend Entity as required by Chapter 40B and its successors and assigns shall comply with the limited dividend and other applicable requirements of Chapter 40B and the regulations adopted thereunder.
- A.4 The Project shall consist of not more than one hundred and fifty (150) rental apartment units, located in five (5) residential structures, and other related residential amenities, all as shown on the Approved Plans. The Project shall consist of no more than twenty-seven (27) one-bedroom apartments, one hundred six (106) two-bedroom apartments and seventeen (17) three-bedroom apartment units for a total of two hundred ninety (290) bedrooms.
- A.5 There shall be a minimum of two hundred sixty-four (264) parking spaces (inclusive of required handicap spaces).
- A.6 Pursuant to the revised Waiver List submitted to the Board and attached hereto as Exhibit A, the Applicant has requested, and the Board has granted, those waivers from the Wareham Zoning Bylaw and other local by-laws and regulations as specified therein. No waivers are granted from requirements that are beyond the purview of G.L. c. 40B, §§ 20-23. No waiver of permit or inspection fees has been granted. Any subsequent revision to the Approved Plans, including but not limited to revisions in the Final Plans, referenced below, that require additional or more expansive waivers of any local by-laws or regulations, must be approved by the Board in accordance with 760 CMR 56.05(11).
- A.7 Except as otherwise specifically provided herein, where this Decision provides for the submission of plans or other documents for approval by the Director of Planning and Community Development or other Town Departments, the Director of Planning and Community Development or applicable Department Head will use reasonable efforts to review and provide a written response within thirty (30) days following submission. For submissions that require assistance from an outside consultant, as determined by the Director of Planning and Community Development or applicable Department Head, the thirty-day time period shall not begin until the consultant's fee has been fully funded by the Applicant.
- A.8 This Comprehensive Permit may be subsequently assigned or transferred pursuant to 760 CMR 56.05(12)(b). The pledging of the Property as security under any conventional loan financing terms as set forth in the financing entity's Loan Documents or any foreclosure sale pursuant to the same shall not constitute an assignment or transfer under this paragraph.



- A.9 The provisions of this Comprehensive Permit Decision and Conditions shall be binding upon the successors and assigns of the Applicant, and the obligations shall run with the land. In the event that the Applicant sells, transfers, or assigns its interest in the development, this Comprehensive Permit shall be binding upon the purchaser, transferee, or assignee and any successor purchasers, transferees or assignees. The applicable limited dividend restrictions shall apply to the owner of the project regardless of sale, transfer, or assignment of the project.
- A.10 The sidewalks, driveways, roads, utilities, drainage systems, and all other on-site infrastructure shown on the Approved Plans as serving the Project shall remain private in perpetuity, and the Town and Onset Fire District Water Department shall not have, now or in the future, any legal responsibility for the operation or maintenance of the infrastructure, including but not limited to snow removal, landscape maintenance, and hydrant maintenance. In this regard, the proposed site access road within the Project shall not be dedicated to or accepted by the Town.
- A.11 Unless otherwise indicated herein, the Board may designate an agent to review and approve matters on the Board's behalf subsequent to this Decision.

**B. Affordability**

- B.1 Except as may otherwise be allowed by the Subsidizing Agency DHCD or other Subsidizing Agency, as proposed by the Applicant, pursuant to the applicable subsidy program, a minimum of one hundred six (106) of the rental units shall be reserved for income-eligible households, meaning that they shall be rented to and occupied by households, as proposed by the Applicant, whose income (adjusted for household size) is not more than sixty percent (60%) of the Area Median Income ("AMI"), as determined by the United States Department of Housing and Urban Development ("HUD") and the Subsidizing Agency (the "Affordable Units"). Affordable Units shall be dispersed throughout the Project in accordance with the guidelines of the Subsidizing Agency, except for fluctuations based on changes of household eligibility income allowed by the Regulatory Agreement. The Applicant shall be responsible for maintaining records sufficient to comply with the Subsidizing Agency guidelines for the location of Affordable Units in the Project and occupancy of such Affordable Units by income-eligible households.
- B.2 All of the Project's Affordable Units shall be restricted for rental to households earning no more than the maximum allowable household income, adjusted for household size, as determined by DHCD or any substitute Subsidizing Agency. The Affordable Units shall be maintained as affordable in perpetuity, which for the purposes of this Decision shall mean for so long as the Property

does not comply to applicable zoning requirements without the benefit of this Comprehensive Permit.

- B.3 The Applicant shall obtain approval by the Subsidizing Agency of an Affirmative Fair Housing Marketing Plan (“AFHMP”) prior to the rental of any Affordable Units, and shall ensure that the Project complies with the Subsidizing Agency’s Fair Housing requirements.
- B.4 For the initial rent-up of the Project, the maximum number of Affordable Units allowed by law and the applicable subsidy program, but not more than seventy percent (70%) of the Affordable Units, shall be reserved for households that qualify under a local preference definition approved by the Subsidizing Agency. A lottery shall be established in a form approved by the Subsidizing Agency and/or the Project’s Monitoring Agent to effectuate this local preference, with an approved secondary lottery for all other Applicants. The Applicant shall assist the Town in the submittal of any evidence required by the Subsidizing Agency to support this local preference requirement. The Board acknowledges that it will be required to provide evidence satisfactory to the Subsidizing Agency of the need for the foregoing local preference and to obtain approval of the categories of persons qualifying for the same, and in no event shall the Applicant be in violation of the terms of this Comprehensive Permit to the extent the Subsidizing Agency disapproves the local preference requirement or any aspect thereof. The Applicant shall provide reasonable and timely assistance to the Town in providing this evidence. If the Board or its designee does not provide such information within sixty (60) days of a written request by the Applicant, its Lottery Agent, the Subsidizing Agency, then this condition shall be void unless the Applicant has failed to provide reasonable and timely assistance as described above.

**C. Submission Requirements**

- C.1 Prior to any construction or site development activities (including site clearing, tree removal, grading, etc.) on the Property, whether or not pursuant to a building permit (except as allowed by the Director of Planning and Community Development, as noted below), the Applicant shall:
- a. Deliver to the Board a check in a reasonable amount determined by the Director of Planning and Community Development to be used for staff to retain outside experts, if necessary, for technical reviews and inspections required under these conditions but at inception shall not exceed ten thousand (\$10,000) dollars unless an alternate amount has been agreed upon by the Board and the Applicant. Said funds shall be deposited by the Board in an account pursuant to G. L. c. 44, § 53G and shall only be used for technical reviews and inspections associated with this Project. Any

unspent funds shall be returned to the Applicant with accrued interest at the completion of the project. If at any time the Board reasonably determines that there are insufficient funds to cover the costs of technical reviews, it shall inform the Applicant and the Applicant shall forthwith deliver additional funds as specified by the Board in a reasonable amount as may be determined by the Board. Said funds may be used by the Board to hire civil engineering, traffic engineering, and/or other professionals that the Board deems reasonably necessary to ensure compliance with the conditions hereof.

- b. Obtain and file a copy of a National Pollution Discharge Elimination System (NPDES) Permit from the U.S. Environmental Protection Agency (EPA), if necessary. The Board shall also be provided a copy of the Stormwater Pollution Prevention Plan (SWPPP) submitted along with the NPDES filing.
- c. Submit to the Board for review and administrative approval Final Engineering Drawings and Plans (“Final Plans”), such approval to be that the plans conform to the requirements of this Comprehensive Permit and incorporate the conditions herein. The Final Plans shall also incorporate all conditions and requirements of permitting agencies having jurisdiction. Applicable sheets of the Final Plans shall be signed and sealed by the Professional Land Surveyor of record, the Professional (Civil) Engineer of record, and a Registered Landscape Architect. Final Architectural Plans shall be stamped by a Registered Architect. The Final Plans shall be submitted to the Board at least forty-five (45) days prior to the anticipated date of commencement of building construction or submission of an application for building permits, whichever is earlier (the “Final Site Plan Submission Date”).
  - i. All stormwater entering the drainage system on the Project site shall be conveyed to Infiltration System 1 prior to being discharged to the bio-retention area.
- d. Submit to the Board for its administrative approval, a landscaping plan with the Final Plans, signed and sealed by a Registered Landscape Architect, depicting the following:
  - i. Overall planting plan that includes a demarcation of clearing and the limits of work;
  - ii. Planting plans for drives showing shade trees and lighting fixture locations;

- iii. Plans of walkways in open space and recreation areas;
- iv. Prototype planting plans for each building that include shade trees (minimum caliper 3”), ornamental trees (minimum caliper 3”), shrubs, and groundcovers;
- v. Prototype screening plans for dumpsters, depicting plantings and fencing;
- vi. Planting details for coniferous and deciduous shade trees (minimum caliper 3”), ornamental trees (minimum caliper 3”), and shrubs;
- vii. Planting schedules listing the quantity, size, height, caliper, species, variety, and form of trees, shrubs, and groundcovers;
- viii. Tree protection and preservation plans
- ix. Construction fencing along abutting property lines; and
- x. Construction details.

All plantings shall consist of non-invasive, drought-tolerant species. Plantings installed along drives and walkways shall also be salt-tolerant. The final landscaping plans shall preserve the existing perimeter tree cover to the greatest extent practicable. Twelve (12) months after completion of plantings, the Applicant shall remove and replace any dead or diseased plantings and trees serving as screening. The contract with the Management Company shall address ongoing maintenance of landscaping features.

- e. Submit to the Director of Planning and Community Development a construction mitigation plan including, but not limited to, dust control measures, fill delivery schedules, stockpiling areas, and like matters. Other than site work and such other work as may be authorized in writing by the Director of Planning and Community Development, no other construction of units shall commence and no building permits shall be issued under this Comprehensive Permit until the Director of Planning and Community Development and other applicable staff has approved the Final Plans as being in conformance with this Decision. If no written response or comments have been given to the Applicant by the Building Commissioner and/or Zoning Administrator concerning the Final Site Plans within forty-five (45) days after the Final Site Plan Submission Date, the Final Plans, as delivered, will be deemed to have been approved.
- f. The Applicant must submit an application to the Town of Wareham E-911 committee for address and unit numbering through its coordinator, the Town Clerk.

C.2 Prior to the issuance of any building permits, the Applicant shall:

- a. Record this Comprehensive Permit and the Subdivision Plan endorsed by the Board with the Plymouth Registry of Deeds, at the Applicant's expense, and provide proof of such recording with the Board.
- b. Submit to the Board and the Director of Planning and Community Development evidence of Final Approval from the Subsidizing Agency (DHCD), as required by the Project Eligibility letter and the Chapter 40B regulations.
- c. Submit to the Board a copy of the Regulatory Agreement and Monitoring Services Agreement (per Phase) for the Project. Execution and recording of such Regulatory Agreement with DHCD shall be complete prior to the issuance of any building permit. It is understood and agreed that Monitoring provisions may be included with the Regulatory Agreement, in lieu of a separate Monitoring Services Agreement.
- d. Submit to the Building Commissioner final Architectural Plans (per Phase) prepared, signed and sealed by an architect with a valid registration in the Commonwealth of Massachusetts ("Architectural Plans"). The Architectural Plans shall be submitted in such form as the Building Commissioner may request pursuant to the State Building Code.
- e. An automatic sprinkler system conforming with NFPA 13 and a fire alarm

system conforming to NFPA 72 shall be required in all buildings. Both systems shall be monitored by a UL approved central station monitoring service.

- f. Obtain and file with the Building Commissioner a copy of all required Federal, State, and local permits and approvals required to begin construction of the Project.
- g. Obtain all (per Phase) necessary building, electrical, plumbing, and associated permits required to begin construction of the Project required by state law.
- h. The Applicant will be responsible for all applicable sewer permit, capacity impacts and privilege fees, including a one-time \$5.00 per gallon for Inflow & Infiltration mitigation.
- i. The Applicant will be responsible for all applicable water system development fees as per officially promulgated fee schedules uniformly applicable to all other Town of Wareham projects.
- j. A road opening permit is required from the Wareham Municipal Maintenance Department for work within the Red Brook Road right of way. Based on this Decision, the Wareham Municipal Maintenance Department shall issue such permit, subject to Applicant's compliance with the technical requirements of said Division. However, a road opening permit may be obtained prior to a building permit if in conjunction with MassDOT roadwork.
- k. Submit to the Planning Department a revised plan to show the grading, slope treatment, paving and related details for the cul-de-sac to be constructed within Phase II of the project but that is necessary for the completion of Phase I. Submission shall be made prior to the issuance of a building permit for Phase I.
- l. Prior to the commencement of Phase II of the project the Applicant shall submit to the Planning Department appropriate surety for the full construction of the access driveway that leads to Red Brook Road. Full construction including final paving, landscaping and other related details of this driveway for the Phase II portion of the access driveway shall be completed prior to receipt of the Final Occupancy Permit for Phase II unless a filing for the construction of Phase III has been submitted and approved in which case the surety shall remain in place through the completion of Phase III and construction of the Phase III portion of the

driveway access shall then be completed as noted above prior to the receipt of the Final Occupancy Permit for Phase III. Otherwise the Phase III portion of the driveway access may be left as a binder course.

- m. In the event that construction of Phase III does not commence (3) years after issuance of the last Certificate of Occupancy Permit for Phase II the Applicant shall fully complete the Phase III portion of the driveway access. Should the Applicant not do so, the Town of Wareham shall have the authority to use the surety for the full completion of the driveway access to Red Brook Road.
- n. Prior to receiving a building permit for Phase II, the Applicant shall submit to the Planning Department a cost estimate for the portion of the driveway access to Red Brook Road on the Phase III lot including unit costs for labor and materials and the quantities necessary to complete the construction and total costs for each item of construction. This cost estimate times 1.25 shall be the amount of surety required for the construction of this portion of driveway access.
- o. The final amount of surety shall be approved by the Board of Appeals. Surety shall be provided pursuant to G. L. c. 41, § 81U, except the Applicant has agreed that a letter of credit shall not be an option for surety. The surety shall be kept in place and shall be automatically renewable until such time as construction of the aforesaid driveway and related infrastructure is completed and funds are released.

**D. Construction Completion/Certificate of Occupancy**

- D.1 Prior to issuance of a certificate of occupancy for a specific Phase/portion of the Project, the Applicant shall:
  - a. Submit engineer's interim certification of compliance with utilities plan and profiles for such Phase (as applicable) to the Building Commissioner.
  - b. Provide a letter to the Board, signed by the Applicant's civil engineer, certifying that the Phase of the Project has been constructed in compliance with the Final Plans in all material respects.
  - c. Obtain acceptance from the Onset Fire Department of testing of all fire protection systems, fire alarm systems, fire sprinkler systems, and local smoke alarms within the dwelling units of the Phase.

- d. Obtain a sewer connection sign-off from the Wareham Sewer Commission for the Phase.

D.2 Prior to issuance of the certificate of occupancy for the last residential building to be constructed in each Phase, the Applicant shall:

- a. Submit to the Board, in digital file format and full size paper copies, a final as-built plan including profiles, showing actual-in ground installation of all applicable utilities, rim and invert elevations, roadway, sidewalk and associated construction. The file format shall be in AutoCAD file delivery shall be in full model view and individual sheet views. The digital file shall include property boundaries, dimensions, easements, rights-of-way, edge of pavement, edge of sidewalk, edge of water bodies, wetland boundaries, topographic contours, spot elevations, parking areas, road centerline and associated text. Said digital data shall be delivered in the Massachusetts State Plane Coordinate System, North American Datum 1983 and North American Vertical Datum 1988, in U.S. Survey Feet.
- b. The Applicant shall provide to the Board evidence of a property management plan (if property management will be done in-house), or shall provide a copy of a contract with a Management Company if property management will be conducted by a third-party. The Applicant shall submit to the Board all information relating to the issues of building security, public access, pet policy, staffing, trash removal, and smoking policies, and other issues addressed in the conditions herein.

**E. Project Design and Construction**

- E.1 Prior to the commencement of any work on the Property, the Applicant and the site general contractor shall attend a preconstruction conference with the Onset Fire District Water Department, Director of Planning and Community Development and other Town staff and consultants as may be determined.
- E.2 The Applicant shall permit representatives of the Board to observe and inspect the Property and construction progress until such time as the Project has been completed and the final occupancy permit issued.



- E.3 The proposed construction shall be in accordance with applicable Federal and State laws, rules and regulations.
- E.4 All site retaining walls four (4) feet or greater in height shall be designed by a Massachusetts Professional Structural Engineer.
- E.5 During construction, the Applicant shall conform to all local, State, and Federal laws regarding noise, vibration, dust, and blocking of Town roads. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Adequate provisions shall be made by the Applicant to control and minimize dust on the site during construction in accordance with the construction mitigation plan. The Applicant shall keep all portions of any public way used as access/egress to the Project free of soil, mud or debris deposited due to use by construction vehicles associated with the Project.
- E.6 Appropriate signage shall be shown on the Final Plans. The Applicant has requested a waiver from the Town of Wareham Zoning Bylaws regarding signs, which shall be subject to the submittal and review of Final Plans depicting the proposed signage.
- E.7 The location of all utilities, including but not limited to electric, telephone, and cable, shall be shown on the Final Plans. All transformers and other electric and telecommunication system components shall be included on the Final Plans.
- E.8 The Applicant shall use natural gas for the Project, if reasonably available at the time of the submission of Final Plans. Gas service locations shall be included on the Final Plans.
- E.9 The Applicant shall install lighting on the site that conforms to the Town of Wareham's Zoning Bylaw. Lighting shall be down-lit/shielded to prevent light spillover onto surrounding properties. Management of outdoor lighting shall be the responsibility of the Applicant.
- E.10 Utilities, including but not limited to telephone, electric, and cable, shall be located underground. The contract with the Management Company shall note that no satellite dishes shall be allowed.
- E.11 Soil material used as backfill for pipes, access drives, or structures shall be certified by the Geotechnical Engineer to the Building Commissioner as meeting design specifications, as applicable.

- E.12 The Applicant shall test the soil during construction to confirm soil types in the areas of the infiltration system. Such testing shall be witnessed by the Board's designee. All unsuitable material, if any, discovered in excavation for the infiltration system shall be removed and disposed of in accordance with State and local regulations.
- E.13 Construction activities shall be conducted between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 4:00 p.m. on Saturdays. For purposes of this condition, construction activities shall be defined as: start-up of equipment or machinery, delivery of building materials and supplies; delivery or removal of equipment or machinery; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities both on and off the site; removal of stumps and debris; and erection of new structures. All off-site utility work shall be coordinated and approved by the Building Department and shall not be subject to the timing restrictions set forth above. Parking of all vehicles and equipment must be on the Property during construction.
- E.14 Burning or burial of construction or demolition debris on the site is strictly prohibited. All such materials are to be removed from the site in accordance with applicable law. During construction, the site shall be secured against unauthorized entry or vandalism by fencing, or other appropriate means, and all construction materials shall be stored or stockpiled in a safe manner. Any floodlights used during the construction period shall be located and directed so as to prevent spillover or illumination onto adjacent properties. All construction activities are to be conducted in a workmanlike manner.
- E.15 No building areas shall be left in an open, unstabilized condition longer than sixty (60) days. Temporary stabilization shall be accomplished by hay bales, hay coverings or matting. Final stabilization shall be accomplished by loaming and seeding exposed areas.
- E.16 All dumpsters serving the Project shall be enclosed and covered (with the exception of construction dumpsters used during construction). The Board shall review the dumpster location as part of the approval of the Final Plans if different from what has been shown on the Approved Plans.
- E.17 All retaining walls visible from a public way or direct abutters, as determined by the Director of Planning and Community Development based upon the time of year when such walls would be most visible, shall be constructed in an aesthetic manner. Specifically, retaining walls shall avoid the use of exposed concrete to the greatest extent practicable.

- E.18 Snow shall be stored within the areas of the Property designated on the Approved Plans. To the extent snowfall exceeds the capacity of the designated snow storage areas, the Applicant shall truck the excess snow off-site.
- E.19 The Applicant shall comply with all applicable state and federal requirements relating to noise from construction activities, including the regulations contained at 310 CMR 7.10 and the DEP's Noise Policy contained in DAQC Policy 90-001. The Applicant shall also implement all necessary controls to ensure that vibration from construction activities does not constitute a nuisance or hazard beyond the Property. Upon notification from appropriate municipal officials, the Applicant shall cease all construction activities creating noise in excess of state and federal standards, and shall implement such mitigation measures as is necessary to ensure the construction activity will comply with applicable State and Federal requirements.
- E.20 The Applicant is responsible for the sweeping, removal of snow and sanding of the internal roadways and driveways providing access to both the residents of the Project and emergency vehicles.
- E.21 The Applicant shall maintain all portions of any public road, whether state or local roads, used for access to the Property by construction vehicles, free from soil, mud or debris deposited due to such use during the duration of construction.
- E.22 The Applicant shall comply with DPW requirements regarding curb-cut permits, and shall obtain a State Highway Access Permit, as necessary, from MassDOT.
- E.23 To the extent earth removal is necessary, the Applicant shall prepare an earth removal plan, showing all necessary cuts and fills, and describing the number of truck trips necessary for the earth removal.
- E.24 To the extent the Applicant needs to bring fill onto the Property, such fill shall be clean in nature, and the Applicant shall ensure that it has not been brought from any contaminated source. Any material brought onto the site shall not contain any construction debris, stumps, wood chips, other decomposable organic material, winter treated sand or sand/salt mixtures or parking lot sweepings. No hazardous materials shall be used as fill. No processing of material shall be done onsite.
- E. 25 The existing motel on the Project site shall be vacated and demolished as part of Phase I.

- E. 26 The Community Building shall be built in Phase II. A bond, or other surety, in a form and amount acceptable to the ZBA for construction of the Community Building, shall be submitted and approved by the ZBA before construction begins on Phase II. A driveway with three (3) handicapped parking spaces (paved with asphalt) at the building shall be constructed from the project driveway to the Community Building.
- E. 27 All catch-basins shall have oil/water separators as shown on the Approved Plans.
- E. 28 Project sidewalks and pathways/walkways shall be compliant with the requirements of the Americans With Disabilities Act (“ADA”) and the requirements of the Architectural Access Board (“AAB”). All pathways/walkways (but not sidewalks) shall be paved with stonedust.
- E. 29 This Comprehensive Permit shall be a master permit which is issued in lieu of all other local permits or approvals that would otherwise be required, except for the issuance of Building Permits and Certificates of Occupancy by the Building Department under the State Building Code; provided, however, the Applicant shall pay all local fees for such permits or approvals as published in the departmental regulations or bylaws, including but not limited to building permits, inspections, water and sewer connections, and curb cuts.

**F. Traffic/Traffic Safety Conditions / Sidewalks**

- F.1 Access and egress to the Project shall be via Cranberry Highway and Red Brook Road, consistent with the Approved Plans.
- F.2 The Applicant shall ensure that adequate snow storage is provided at the site, and that trash bins and pick-up activity will not block on-site parking or circulation.
- F.3 The Applicant shall ensure that emergency vehicles can adequately maneuver through the site. The Onset Fire Department shall review the Final Plans to ensure compliance with this condition.
- F.4 The Applicant shall request that MassDOT approve plans showing that the planned vehicular access to and from the project site on Red Brook Road include a dedicated left turn lane to enter the site from Red Brook Road. If MassDOT does not approve this, then the Red Brook Road access shall be as shown on the Approved Plans.

- F.5 If prior to the last Certificate of Occupancy in Phase I, the MassDOT roadway improvements on Cranberry Highway have not been completed and if the Project roadway accessing Red Brook Road is not constructed at that time, then (prior to the issuance of the last Certificate of Occupancy for Phase I) the Applicant shall construct a temporary access driveway from Phase 1 to Red Brook Road in a location to be proposed by the Applicant which must be approved by the Board. Such temporary driveway may be built of reclaimed materials and need not be paved.
- F.6 Upon the expiration of two (2) years after the last Certificate of Occupancy is issued for Phase II, the Town Planning Department and Municipal Maintenance Department may review and assess whether a crosswalk with a pedestrian signal shall be added in the location of the Project's driveway on Red Brook Road due to increased pedestrian traffic resulting from the Project. If it is determined that they should be added, then the Town will be responsible for obtaining any and all approvals required for same, including but not limited to any required by MassDOT, and the Applicant shall be required to pay for it

**G. Police, Fire, and Emergency Medical Conditions**

- G.1 The Applicant shall provide professional property management and maintenance personnel on the premises during normal daytime hours and an emergency contact name and number for tenants and the Wareham Police Department and Onset Fire Department.

**H. Water, Sewer and Utilities**

- H.1 The Applicant shall be responsible for the design and installation of the utilities servicing the Project.
- H.2 All water infrastructure shall be installed in conformance with the Onset Fire District Water Department's technical requirements. The Applicant shall consult with Onset Fire District Water Department prior to the commencement of construction.
- H.3 Fire hydrants shall be placed as shown on the Approved Plans in locations approved by the Onset Fire District Fire Department. If the Onset Fire District Water Department approves different hydrant locations, such modification shall be accepted as an insubstantial change pursuant to 760 CMR 56.05(11).

- H.4 The service size for the domestic water service should be verified by the Onset Fire District Water Department and information on the fire service size and requirements should be verified by the Onset Fire District Water Department. The Applicant shall submit information regarding the size of both the domestic and fire services as part of Final Plans, after consultation with the Onset Fire District Water Department.
- H.5 The water and sewer utilities servicing the buildings in the Project shall be installed and tested in accordance with applicable Town and Onset Fire District Water Department requirements and protocols, except as may be waived herein.
- H.6 Utilities shall be installed underground by the Applicant using methods standard to those installations. Utilities shall be defined as electric service lines, telephone lines, water service lines, CATV lines, municipal conduit and the like.
- H.7 The Applicant shall be responsible for all trash and recycling removal from the Property. The Town of Wareham shall not have any responsibility for trash and recycling pickup at the Property.
- H.8 Prior to the commencement of construction on the Project, the Applicant shall install two (2) permanent water monitoring wells in the northeast corner of the Project site or as otherwise agreed to by the Applicant and the Onset Fire and Water District at locations agreed upon by the Onset Fire District Water Department. The Applicant shall collect and test water quality samples from both monitoring wells on a semi-annual basis prior to commencing other construction work on the Project site until the completion of Phase I construction.
- a. The Applicant shall collect and test water quality samples from both monitoring wells on an annual basis from the completion of Phase I construction until the Applicant declares in writing the final phase has been constructed.
  - b. The Onset Fire District Water Department will be responsible for collecting and testing water quality samples from both monitoring wells after the cessation of Applicant's obligation to do so as per H.8.a
  - c. All samples shall be tested per GW-1 Standard as identified in the Massachusetts Contingency Plan for groundwater tributary to drinking water for IOC, VOC, and SOC by a state certified lab.
    - i. If any samples are found to exceed allowable limits, the Applicant shall pay for the investigation and remediation of the pollutant

source, but only if the Applicant is the responsible party under applicable Massachusetts law.

- d. All water quality sample results shall be sent electronically and via mail to the Onset Fire District Water Department.
- e. The Applicant shall not be required to comply with the testing requirements contained in this section unless the Onset Fire District Water Department provides the Applicant an indemnification and hold harmless agreement from any claims, costs, damages and judgments arising from said District's entering upon the Project site in connection with this testing, except if caused by the Applicant's negligence or the negligence of its agents, employees or contractors.

- H.9 Sewer grinder pumps [model WR484 or WH484, with 7000GPD capacity] consistent with the email correspondence between Applicant's engineer Dominic R. Rinaldi, and Wareham Wastewater Pollution Control Facility ("WPCF") Superintendent Guy Camphina, on August 10 and August 13, 2018 shall be installed in each residential building. This also includes:
- a. 1200 GPD of flow shall be removed with demolition of the motel.
  - b. The Inflow & Infiltration fee of a one-time 5.00 per gallon is to be paid at the start of each phase, for whatever schedule and manner the phases are executed.
  - c. Applicant shall maintain a maintenance contract annually for the grinder pumps and shall provide the WPCF with a copy of same. The maintenance agreement shall address the frequency of cleaning, verifying pump operations by amp draws, structural integrity, control panel operation, alarm system, check valve operation and other regular maintenance items
  - d. Emergency numbers to be provided with annual submission of maintenance contract in the event the owners do not respond in a timely manner.
  - e. A call out alarm system shall be installed
  - f. User fees to be applied after the issuance of occupancy permit for each building.
  - g. There shall be an emergency power back-up generator supplied to the control panels for the grinder pumps.
  - h. Proof of an agreement with a private waste hauler to be available 24/7 in the event of a catastrophic pump failure shall be submitted before an occupancy permit is approved.
  - i. If requested by the Applicant, alternatives to all of the above specifications are acceptable if approved by WPCF Sewer Commissioners.

**I. Wetlands/Environmental Conditions**

- I.1 The Applicant does not propose work within the one hundred foot buffer zone to a bordering vegetated wetland.
- I.2 There will be no storage of any organic matter such as grass clippings, wood chips, stumps, dirt, loam, gravel, sand and/or sand and salt mixture for winter use, or any chemicals, either organic or non-organic, within the 100' Buffer Zone, if applicable.

**J. Other General Conditions**

- J.1 This Decision will be deemed to be final upon the expiration of the appeal period with no appeal having been filed or upon the final judicial decision following the filing of any appeal, whichever is later, as per 760 CMR 56.05(12)(a). In accordance with 760 CMR 56.05(12)(c), this Comprehensive Permit shall expire three (3) years from the date that the permit becomes final, unless (i) prior to that time construction authorized by the Comprehensive Permit has commenced or (ii) the time period is otherwise tolled in accordance with law. The Applicant may timely apply to the Board for extensions to the Comprehensive Permit as permitted by law.
- J.2 Construction of the development may occur in three (3) phases, in accordance with the phasing line shown on the Approved Plans and in accordance with the conditions of this permit. Phase II areas disturbed during site grading, clearing and construction of Phase I shall be mulched immediately following cessation of Phase I site work. Limits of clearing shall be no greater than 40 feet beyond phase limits, except for utility installation requirements per phase. If foundation and building permits for Phase II have not been issued within six (6) months of the issuance of the last Certificate of Occupancy in Phase I, the Applicant shall plant Phase II areas disturbed during site grading, clearing and construction of Phase I with naturalized grasses. Construction of Phase II shall commence no later than four (4) years after issuance of the last Certificate of Occupancy in Phase I. Construction of Phase III shall commence no later than three (3) years after issuance of the last Certificate of Occupancy in Phase II. "Construction" shall mean issuance of foundation and building permits. Issuance of foundation and building permits shall be followed by completion of foundation, building, landscaping, and exterior improvements, including parking lots, within twenty-four (24) months.
- J.3 The Applicant shall comply with all local regulations of the Town and its boards, commissions, and departments unless specifically waived herein or as otherwise addressed in these conditions.



- J.4 The Applicant shall copy the Board on all correspondence between the Applicant and any federal, state, or Town official, board, or commission concerning the conditions set forth in this Decision, including but not limited to all testing results, official filings, environmental approvals, and other permits issued for the Project.
- J.5 This Decision prohibits the parking or storage of any unregistered vehicle on the site, and likewise prohibits the service of any vehicles on the site, except during construction.
- J.6 In the event that the Applicant (or its Management Company) fails to maintain the stormwater management system for the Project in accordance with its operation and maintenance plan, the Town may conduct emergency maintenance and/or repair, as it deems necessary, and the Applicant shall, prior to the issuance of any certificates of occupancy, convey such easement or other rights in a form mutually acceptable to the Town and the Applicant as may be reasonably necessary to complete such repair and/or maintenance. In the event the Town is required to perform such maintenance, the Applicant shall reimburse the Town within forty-five (45) days for all of its reasonable expenses related to such work.
- J.7 The Project entrance way and interior roads, and drainage systems associated therewith shall remain private, and the Town shall not have any legal responsibility for the operation and maintenance of such. The Town shall also have no obligations relating to the proposed recreational area on the Property, the construction and operation of which shall be the sole responsibility of the Applicant.
- J.8 If any default, violation or breach of these conditions by the Applicant is not cured within thirty (30) days after notice thereof (or such longer period of time as is reasonably necessary to cure such a default so long as the Applicant is diligently and continuously prosecuting such a cure), then the Town may take one or more of the following steps: (a) by mandamus or other suit, action or other proceeding at law or in equity, require the Applicant to perform its obligations under these conditions; or (b) take such other action at law or in equity as may appear necessary or desirable to enforce these conditions. If the Town brings any claim to enforce these conditions, and the Town finally prevails in such claim, the Applicant shall reimburse the Town for its reasonable attorneys' fees and expenses incurred in connection with such claim.
- J. 9 There shall be no seasonal rentals allowed.
- J. 10 Each residential building shall provide laundry facilities as shown on the Approved Plans.

- J. 11 The Community Building shall include
  - a. a Management Office,
  - b. a community meeting room,
  - c. an indoor fitness room,
  - d. tables and chairs available for use in the community room
  
- J. 12. The Applicant shall provide a bus shelter for school and GATRA buses as shown on the Approved Plans.
  
- J.13. Until the community center is constructed, one [1] unit shall be set aside for the Manager's office and deliveries.
  
- J.14. In each phase the area cleared shall only be for that phase plus a 40-foot overcut, except for utility installation requirements per phase.
  
- J.15. One dumpster shall be provided as shown on the plan and an additional dumpster station shall be placed in the northeast corner for Phase II, or as otherwise approved by the Director of Planning and Community Development..

**DECISION**

In consideration of all of the foregoing, including the plans, documents and testimony given during the public hearing, the Board hereby grants the Applicant a comprehensive permit for the construction of one hundred and fifty (150) rental apartment units pursuant to Chapter 40B, §§ 20-23, for the development described above.

Decision on Application for Comprehensive Permit  
Dakota Partners, Inc.  
3102 Cranberry Highway, Wareham, MA  
October 24, 2018  
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**RECORD OF VOTE**

The Board of Appeals voted 5-0-0, at its public meeting on October 24, 2018, to grant a Comprehensive Permit subject to the above-stated Conditions, with this Decision as attested by the signatures below.

*James W. Escobar*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_

Dated: October 24, 2018

Filed with the Town Clerk on Oct 25, 2018.

*Mayra Sili*  
\_\_\_\_\_  
Town Clerk

**Notice:** Appeals, if any, by any party other than the Applicant, shall be made pursuant to Massachusetts General Laws, Chapter 40A, s. 17, and shall be filed within twenty (20) days after the filing of this notice in the Office of the Town Clerk, Town Hall, Wareham, Massachusetts. Any appeal by the Applicant shall be filed with the Housing Appeals Committee pursuant to G. L. c. 40B, § 23, within twenty (20) days after the filing of this notice in the Office of the Town Clerk.

A TRUE COPY  
ATTEST  
*Mayra Sili*  
TOWN CLERK

Decision on Application for Comprehensive Permit  
Dakota Partners, Inc.  
3102 Cranberry Highway, Wareham, MA  
October 24, 2018  
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## EXHIBIT A - WAIVERS

### TOWN OF WAREHAM BYLAWS

#### Note exception and Nuisance by-laws

### TOWN OF WAREHAM ZONING BYLAWS

#### WAIVERS

#### COMPREHENSIVE PERMIT RULES OF THE WAREHAM ZONING BOARD OF APPEALS

(Adopted February 8, 2006)

Section 3.01 (j). Financial information such as a pro forma is not applicable as it is in conflict with 760 CMR 56.05(6) which states that the “Board may request to review the pro forma or other financial statements for a Project only after” certain preconditions have been met. The preconditions stated therein have not been met.

GRANTED

Section 3.03 (b). Fees for services for legal counsel are not applicable as it is in conflict with 760 CMR 56.05(5) which states that “Legal fees for general representation of the Board or other Local Boards shall not be imposed on the Applicant”.

GRANTED

Section 3.40. According to 760 CMR 56.05(5) a reasonable Technical Review (or Consultant Review) fee is appropriate after the Board’s review of the application and determination. According to this Section, the Technical Review Fee required would be calculated at \$23,700 to be included with the application submission. The applicant seeks a waiver from this initial fee of \$23,700 to be paid at the time of submission of the application until the Boards first hearing on the matter wherein an appropriately reasonable fee can be discussed. The Applicant is submitted initial payment of \$5,000 as a reasonable initial deposit for Technical Review.

GRANTED

Section 3.5. This Section states that “no application shall be “duly submitted” in accordance with the General Laws of Massachusetts until such time as all information required in Paragraphs 1-12 below (Complete Application Packet) has been received by the Board of Appeals . . .” (emphasis added). However, no Paragraphs 1-12 below were included in the Comprehensive Permit Rules of the Wareham Zoning Board of Appeals. After inquiring to the Director of Community and Planning Department, a “Comprehensive Checklist” consisting of 16 items was provided. Applicant states the following and requests waivers to the extent necessary from the following checklist items.

8. Documentation in regard to 760 CMR 31.01. 760 CMR 31.00 is outdated reference and this regulation is no longer in effect. So it is unknown as to what is being sought with regards to “760 CMR 31.01.”

GRANTED

10. Pro Forma displaying sources and uses and income stream. As stated above in waiver request from Section 3.01(j), Financial information such as a pro forma is not applicable as it is in conflict with 760 CMR 56.05(6) which states that the “Board may request to review the pro forma or other financial statements for a Project only after” certain preconditions have been met. Those preconditions stated therein have not been met.

GRANTED

11. List of financial interest or ownership. It is unknown as to what specifically this requirement pertains to. If it refers to site control for the subject property, the applicant has submitted documentation establishing site control. If it refers to other financial interest or ownership interest of other property or assets, then as stated above in waiver request from Section 3.01(j), financial information such as a pro forma is not applicable as it is in conflict with 760 CMR 56.05(6) which states that the “Board may request to review the pro forma or other financial statements for a Project only after” certain preconditions have been met. Those preconditions stated therein have not been met.

GRANTED

14 (b). Legal counsel fee. As stated above in waiver request from Section 3.03(b), fees for services for legal counsel is not applicable as it is in conflict with 760 CMR 56.05(5) which states that “Legal fees for general representation of the Board or other Local Boards shall not be imposed on the Applicant”.

GRANTED

16. Construction Review Fee (Town Engineer). It is unknown what this “Construction Review Fee” relates to; however, as stated above in waiver request from Section 3.40, According to 760 CMR 56.05(5) a reasonable Technical Review (or Consultant Review) fee is appropriate after the Board’s review of the application and determination but such fee is for outside consultants, not Town staff. This regulations states that “If, after receiving an application, the Board determines that in order to review that application it requires technical advice in such areas as civil engineering, transportation, environmental resources, design review of buildings and site . . . , it may employ outside consultants” (emphasis added). Thus, for a municipal employee is not appropriate.

ZONING BYLAW

TOWN OF WAREHAM

(revised October, 2016)

Pursuant to the Town of Wareham Zoning Map, roughly three-quarters of the southern portion of the Project Site that fronts on Cranberry Highway (Route 28) and Red Brook Road is located in the Strip Commercial (CS) Zoning District and the remaining northeastern portion of the property is located in the Residence 130 (R-130) Zoning District as shown on the Town of Wareham Zoning Map dated August 14, 2017. The Project Site is located in a Groundwater Protection Overlay (Zone II) District; however the proposed project will be serviced by municipal sewer. The Project Site does not

contain any wetlands and is not located within a local historical district.

The development of the entire project is being proposed in three Phases as shown on the Comprehensive Permit Site Plans prepared by BSC Group dated January 12, 2018, revised date of July 20, 2018 (hereinafter "Site Plans") submitted herewith.

Note that pursuant to 760 CMR 56.05(7), waivers are not needed from special permit provisions of a zoning bylaw, but only from the requirements of the underlying as of right zoning provisions.

#### Article 3: Use Regulations

##### Section 311 – Permitted Uses

Applicant requests a waiver from the requirement that only those uses as allowed in Section 320 may be permitted by right in the district for which it is specified.

Applicant requests this waiver for each Phase individually and for the total development.

GRANTED

##### Section 320 and 321– Table of Principal Use Regulations

Applicant requests a waiver from the requirement of conformance to the Table of Principal Use Regulations as follows:

##### Residential uses

- 5+ family dwelling in new structure not permitted as of right in the R130 Zoning District
- 5+ family dwelling in new structure not permitted as of right in the CS Zoning District

The proposed project is located in the R130 and CS Zoning District to be developed in three Phases.

Phase I – Sixty-three (63) dwelling units in two buildings on Lot 1

Phase II – Sixty-three (63) dwelling units in two buildings on Lot 2 (plus a community building)

Phase III –Twenty-four (24) dwelling units in two buildings on Lot 3

Applicant requests this waiver for each Phase individually and for the total development.

GRANTED

##### Section 354 – Table of Principal Use Regulations

Applicant requests a waiver from the requirement that in a 5 or more family dwelling unit building, each dwelling unit shall contain a minimum of 650 square feet of livable floor space, exclusive of closets and bathrooms.

Some of the one bedroom units in the development are listed as 702 gsf. Therefore some of them may be less than "650 square feet of livable floor space, exclusive of closets and bathrooms." Thus, applicant request a waiver from this requirement to the extent necessary.

GRANTED

#### Article 4: Overlay Districts

Section 440 Groundwater Protection Overlay District

Section 442 – Permitted Uses

Section 442.1

Applicant requests a waiver from the requirement that a permitted use in the groundwater protection overlay district is a use that is permitted in the underlying zoning district. The proposed project is located in the R130 and CS Zoning District which as stated above in waiver request from Section 320, this use is not a permitted use in the underlying zoning districts.

Applicant requests this waiver for each Phase individually and for the total development.

GRANTED

Section 442.1(B.) and 443.1

Section 442.1(B) allows any permitted use in the underlying district provided that that maximum lot coverage of the total ground area by all structures, paved areas, and other impervious surfaces does not exceed 15 percent or 2,500 square feet, whichever is greater.

Section 443.1 allows by Special Permit from the Board of Appeals any permitted use under Section 442.1, which exceeds the maximum lot coverage permitted under Section 442.1, provided that the lot coverage does not exceed the maximum permitted in the underlying district, and provided that mitigation for excess runoff is provided.

Note that the Maximum Impervious Surface for the zoning districts are:

CS – 65%

R130 – No Regulation

Applicant requests a waiver from these two sections to the extent necessary to construct the proposed project in the R130 and CS Zoning District (as stated above in waiver request from Section 320, this use is not a permitted use in the underlying zoning districts). Applicant also requests a waiver from any requirement of obtaining a Special Permit.

Applicant seeks a waiver to lot coverages as follows:

Lot 1 / Phase I – 47.8 %

Lot 2 / Phase II – 45.7 %

Lot 3 / Phase III – 54.3 %

Total Development: 48.0%

Thus, all Lots and Phases and the Total Development are proposed to be less than the 65% maximum impervious surface as allowed in the CS zoning district.

GRANTED

Article 6: Density and Dimensional Regulations

Section 611 – Lot Area, Frontage, Setback and Height Requirement

Applicant requests a waiver from the requirement that all principal and accessory buildings shall be subject to the requirements outlined in Section 620, in its entirety.

See waiver request from Sections 620, 621, and 623 as listed below.

Applicant requests this waiver for each Phase individually and for the total development.

GRANTED



#### Section 613 – One Principal Residential Building Per Lot

Applicant requests a waiver from the requirement that not more than one principal residential building with accessory structures having a residential use allowed in the respective district shall be erected, placed or converted on any lot.

Phase I located on Lot 1 – Sixty-three (63) dwelling units in two buildings primarily located in the CS zoning district with a small portion of the rear lot line located in the R130 zoning district.

Phase II located on Lot 2 - Sixty-three (63) dwelling units in two buildings on Lot 2, (plus a community building) located in the CS zoning district (front portion) and in the R130 zoning district (rear portion).

Phase III located on Lot 3– Twenty-four (24) dwelling units in one building on Lot 3 located in the CS zoning district.

Total Development of all three Phases: 150 dwelling units in five buildings (plus a community building) in the CS (front portion) and R130 (rear portion) zoning districts. Applicant requests this waiver for each Phase individually and for the total development.

GRANTED

#### Section 615 – Lot Shape Factor

Applicant requests a waiver from the requirement that all lots created for building purposes after the effective date of the By-Law shall be shaped so that they contain within the buildable upland area a circle of a diameter, not less than the frontage requirement of the zoning district within which the lot is located.

CS for “Other Residential Use” Lot Frontage Requirement is 250 feet

R-130 for “Other Residential Use” is listed as “use not allowed” (NA)

Applicant requests a waiver from this Lot Shape requirement for:

Lot 2 / Phase II: – Lot 2 does contain a 250 foot circle of a diameter; however, this circle is located half in the CS zoning district and half in the R-130 zoning district.

Lot 3 / Phase III

GRANTED

#### Section 620 – Table of Dimensional Regulations

Applicant requests a waiver from the requirement of minimum and maximum lot and building dimensions shall be as specified in the following tables, specifically Section 621 Residential Districts table, zoning district R-130 and Section 623 Commercial Districts table as follows:

##### Section 621- Residential Districts – R-130

Note that in the RS130 zoning district, “Other Residential Use” the requirements as provided for in this Section 621 is listed as “use not allowed” (NA) except as to maximum building coverage with is listed as “no regulation” (NR). Thus, applicant seeks a waiver from this section of the bylaw to any extent necessary to provide for the waivers requested below in Section 623 – Commercial Districts – CS.

GRANTED

##### Section 623- Commercial Districts – CS

Applicant requests a waiver from the requirement of minimum and maximum lot and building dimensions for “Other Residential Use”, as stated below:

Minimum Frontage requirement of 250 feet:

Lot 1 / Phase I – 149 feet

Lot 2 / Phase II – 0\* feet

Lot 3 / Phase III – 100 feet

\*Lot 2 as shown on the Site Plan has zero frontage. However, after Phase I has been completed, Lot 2 will have access (and in essence 149 feet of frontage) from Lot 1.

GRANTED

Minimum Front Setback of 30 feet:

Lot 2/ Phase II – 25 feet\*

\*This 25 foot setback is determined from the southern lot line.

GRANTED

Minimum Side/Rear Setback of 20 feet:

Lot 1 / Phase I – 11 feet (side)

Lot 2 / Phase II – 8 feet (rear)

GRANTED

Maximum Height of 40 feet:

For a building height of up to 44 feet.

GRANTED

Distance from Residential of 40 feet:

Applicant seeks a waiver from this dimensional requirement to the extent necessary to construct the proposed project.

From the requirement as listed and from the zoning bylaw itself, it is difficult to ascertain what “distance to a residential” means; it is assumed that this requirement is a minimal distance of 40 feet from a building to an abutting residential building. However, if that is not accurate, the Applicant requests any waiver necessary from this requirement to construct the proposed development as shown on the Site Plans.

GRANTED

Section 625 – Accessory Buildings

Applicant requests a waiver from the requirement as stated in footnote A. that an Accessory Building have a minimum front setback equal to or greater than the existing principal building’s front setback in a Commercial District. The proposed project includes a Community Building in Phase II / Lot 2. The principal residential building of Phase II / Lot 2 is being Building “F” located 25.2 feet from the front lot line.

The Community Building is set back 25 feet from the proposed lot line.

GRANTED

Article 7: Design Standards and Guidelines

Section 760 – Design Standards and Guidelines for Commercial Districts (Sections 760 through and inclusive of Section 765)

Applicant requests a waiver from the applicability of this section of the bylaw in its entirety (Section 760 through and inclusive of Section 765) to the extent necessary to construct the proposed project. Applicant requests this waiver for each Phase individually and for the total development.

Without limiting the generality of the foregoing, the Applicant requests a waiver from the following specific requirement of this section of the zoning bylaw.

GRANTED

Section 763 – Landscape Design Standards

Section 763.3 – Applicant requests a waiver from the requirement of planting one tree for every 10 cars within parking lot aisles which would require a total of 27 trees to be planted. Applicant is proposing a total of 11 trees in dedicated islands for the three Phases as follows:

Lot 1 / Phase I – Eleven trees required – four proposed

Lot 2 / Phase II – Twelve trees required – four proposed

Lot 3 / Phase III – Four trees required – three proposed

Total Development: Twenty-Seven required – eleven proposed

Applicant requests this waiver for each Phase individually and for the total development.

GRANTED

Section 763.4 – Applicant requests a waiver from the requirement of a landscaped buffer zone of 15 feet to be provided along the front street line. Applicant requests this waiver for each Phase individually and for the total development.

GRANTED

Section 764 – Architectural Design Guidelines

Applicant requests a waiver from the applicability of this section of the bylaw in its entirety to the extent necessary to construct the proposed project. Applicant requests this waiver for each Phase individually and for the total development.

GRANTED

Article 8: Alternative Residential Site Development

Section 820 – Multiple Family and Apartment Dwellings

Section 822 – General Provisions

Applicant requests a waiver from the requirement that multiple family or apartment dwelling development shall comply with the provisions of this section. Applicant requests this waiver for each Phase individually and for the total development.

GRANTED

Section 823 – Development Standards General

Applicant requests a waiver from the requirement that each dwelling unit in a multiple family or apartment dwelling shall contain a minimum of 650 square feet of livable floor area, exclusive of closets and bathrooms.

Some of the one bedroom units in the development are listed as 702 gsf. Therefore some of them may be less than “650 square feet of livable floor space, exclusive of closets and bathrooms.” Thus, applicant request a waiver from this requirement to the extent necessary.

GRANTED

Section 824 – Development Standards -MR-30 and Commercial Districts

Section 824.1

Application request a waiver from the requirement that the minimum lot area for multiple

family dwellings or apartments shall be five acres as follows:

Phase	Lot	Acreage
Phase I	Lot 1	136,460 sq. ft.
Phase II	Lot 2	151,374 sq. ft.
Phase III	Lot 3	57,094 sq. ft.

Applicant requests this waiver for each Phase individually and for the total development.

GRANTED

Section 824.3

Application request a waiver from the requirement that the number of dwellings or apartments shall not exceed the number of dwellings that would be allowed for a conventional single-family residential development.

Phase	Lot	Zoning	District	Single-family Minimum Lot Area	Proposed Lot Area sq. ft.	No. of Units Proposed
Phase I	Lot 1	CS	30,000	136,460	63	
Phase II	Lot 2	CS & R130	30,000	151,374	63	
Phase III	Lot 3	CS	30,000	57,094	24	
Total Development				344,928	150	

1 Lot 1 is mostly in CS zoning district but a small rear portion of land area is located in the R130 zoning district. Both Buildings (A & B) are located in the CS zoning district.

2 Building E is located in the R130 zoning district and Building F is located ½ in the R130 zoning district and ½ in the CS zoning district.

GRANTED

Section 824.5

Application request a waiver from the requirement of screening and buffers between the development and adjacent properties per the dimensional requirements as set forth in this section. Applicant requests this waiver for each Phase individually and for the total development.

GRANTED

Section 824.6

Application request a waiver from the requirement that the total number of apartment dwelling units to be developed at one time or in any successive stages exceeds 12 dwelling units, the development shall include an outdoor recreation area with at least 500 square feet per unit for each two bedroom unit plus 1,000 square feet per unit for each unit of three or more bedrooms. Applicant requests waiver as follows.

Phase	Lot	# of 2 bed units (500 s.f. per unit)	# of 3 bed units (1,000 s.f. per unit)	Required Outdoor Recreation Area	Proposed Outdoor Recreation Area
I	Lot 1	45	7	29,500	33,200 appx.

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II	Lot 2	45	7	29,500	35,800	appx.
III	Lot 3	16	3	11,000	1,000	appx.
Total Development				122	20	70,000 70,000 appx.

Applicant requests this waiver for each Phase individually and for the total development.

GRANTED

Section 826 – Application Submittals

Applicant requests a waiver from the requirement of submitting plans to the Planning Board for multifamily development. The proposed project is being permitted under a Comprehensive Permit and the Zoning Board of Appeals stands in the shoes of the Planning Board.

GRANTED

Article 9: Parking

Section 920 – Number of Parking Spaces Required

Section 921 – Table of Parking Regulations

Applicant requests a waiver from requirement of the minimum parking spaces as follows:

Phase	Lot	# of 1 bed units (1.5 spaces per unit)		# of 2 or more bed units (2 spaces per dwelling unit)			
		Total Required Spaces	Proposed Spaces	Total Required Spaces	Proposed Spaces		
I	Lot 1	11	52	121	106		
II	Lot 2	11	52	121	117		
III	Lot 3	5	19	46	41		
Total Development				27	123	287	264

Applicant requests this waiver for each Phase individually and for the total development.

GRANTED

Article 10: Landscaping

Section 1020 – Applicability (Section 1020 through and inclusive of Section 1070)

Applicant requests a waiver from the applicability of this section of the bylaw (Section 1020 through and inclusive of Section 1070) in its entirety to the extent necessary to construct the proposed project as shown on Overall Planting Plan, Sheets L-1.0, L-1.1, and L-1.2.

Applicant requests this waiver for each Phase individually and for the total development.

GRANTED to the extent necessary to provide landscaping as shown on the above-referenced Overall Planting Plan.

Article 11: Signs

Applicant requests a waiver from the applicability of this section of the bylaw in its entirety to allow for the construction and placement of signs as provided for in Condition

E.6 to be determined and approved by the Zoning Board of Appeals. Appropriate signage shall be shown on the Final Plans. The Applicant has requested a waiver from the Town of Wareham Zoning Bylaws regarding signs, which shall be subject to the submittal and review of Final Plans depicting the proposed signage.

GRANTED subject to the review and approval by the Board of the signage shown on the Final Plans

Article 12: Performance Standards  
Section 1201 – Land Clearing and Grading  
Section 1204 – Applicability

Applicant requests a waiver from the applicability of this Section of the bylaw to the requirement that no person shall undertake clearing or grading activities of an area greater than 50,000 square feet, without first obtaining a Site Alteration Special Permit from the Planning Board.

Applicant requests this waiver for each Phase individually and for the total development.  
GRANTED

Section 1230 – Analysis of Development Impact: Impacts on Traffic and Circulation  
Applicant requests a waiver from applicability of all Sections of this bylaw in its entirety (Section 1230 through and including 1234) and to the requirement that the construction of the project parking spaces shall conform to the Levels of Service and Mitigation standards contained in said sections.

A Traffic Impact Study has been prepared by McMahon Transportation Engineers & Planners dated November 2017 and has been submitted to the Zoning Board of Appeals and peer reviewed by TEC The Engineering Group dated June 6, 2018. Responses to the peer review were submitted by McMahon Transportation Engineers & Planners dated June 25, 2018 and by BSC Group dated July 23, 2018.

Applicant requests this waiver for each Phase individually and for the total development.  
GRANTED

Section 1240 – Analysis of Development Impact: Lighting

Applicant requests a waiver from the applicability of this Section of the bylaw in its entirety (Section 1240 through and including 1254).

Lighting Plan is shown on the Overall Photometrics Plan, Sheets C-7.0, C-7.1, and C-7.2.

Applicant requests this waiver for each Phase individually and for the total development.  
GRANTED to allow lighting as shown on the above Lighting Plan

Article 15: Site Plan Review

Section 1520 – Applicability

Applicant requests a waiver from the applicability of Site Plan Review. Under Chapter 40B, the Zoning Board of Appeals sits in lieu of all other local boards and departments, and all such boards and departments in any event shall have the opportunity to provide comments and suggestions to the Zoning Board of Appeals.

Applicant requests this waiver for each Phase individually and for the total development.

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GRANTED

RULES & REGULATIONS GOVERNING THE SUBDIVISION OF LAND  
TOWN OF WAREHAM, MASSACHUSETTS  
PLANNING BOARD

(March 2013, Originally Adopted March 4, 1977)

Applicant requests a waiver from the Town of Wareham's Rules & Regulations Governing the Subdivision of Land and the requirements for submitting an application for a subdivision plan to the Planning Board for approval and from the Rules and Regulations to the extent necessary to construction the proposed project. Applicant is requesting that the Zoning Board of Appeals approve and endorse the proposed subdivision through the Comprehensive Permit process.

GRANTED

BOARD OF WATER AND SEWER COMMISSIONERS,  
WATER DEPARTMENT AND SEWER DEPARTMENT

The Applicant requests that any permits or approvals required to connect to the municipal sewer system and the municipal water system be granted by the Zoning Board of Appeals as part of the Comprehensive Permit, and that any requirement to apply to the Board of Selectmen and/or Board of Sewer Commissioners and/or the Wastewater Treatment Plant Facility, the Onset Fire District Water Department, or any other board or commission related to the sewer system or water system be waived.

GRANTED

Likewise, waivers are requested from any bylaws, rules or regulations related to the foregoing, other than technical engineering matters for the design and construction of the sewer lines and water system for the project.

GRANTED

BY-LAWS OF THE TOWN OF WAREHAM

(Revised: April 25, 2016)

Division IV

Article II – Street Regulations Governing Construction Rules and Regulations for Construction within the Streets under Jurisdiction of the Town of Wareham Permits

Applicant requests a waiver from Article II and request any permits or approvals required be granted by the Zoning Board of Appeals.

GRANTED

Division V – Rules and Regulations relating to the use of Public and Private Sewers and Drains

Article II – Use of Public Sewers Required

Section 2. Sewer Construction in New Developments:

3. Applicant requests a waiver from the requirement that the design of any proposed sewer construction must be approved by the Commissioners prior to issuance of a permit.

GRANTED

Article III – Building Sewers and Connections

Section 1. Applicant requests a waiver from the requirement of obtaining a written permit from the Commissioners for any connections with or opening into, use, alteration or disturbance of any public sewer or appurtenance.

Section 2. Applicant requests a waiver from the requirement of submitting an application for a residential service to the Commissioners.

GRANTED

Regarding the above requested waivers from Division V Articles, the applicant is simply requesting a waiver from the necessity of applying to the Commissions for the approval of construction and maintenance of the sewer design. Please note that the Applicant will comply with all technical requirements related to the municipal sewer system.

CURB CUTS

To the extent that a curb cut may be required under some Town of Wareham bylaw or regulation from the Board of Selectmen or some other town board, commission or department, the applicant request a waiver and request that the Zoning Board of Appeals issue such curb cut.

GRANTED



TOWN OF WAREHAM  
 ABUTTERS LIST  
 3102 CRAN HWY  
 MAP 131 LOT Q1

abutters_id_field	abutters_owner1	abutters_owner2	abutters_address	abutters_address2	abutters_town	abutters_zip	abutters_bookpage	abutters_location
131-PC	NUOVO FRANK J	ANGUS DONALD H TRUSTEE	C/O NANCY ANGUS	PO BOX 270	BUZZARDS BAY	MA	354/ 154	3092 CRAN HWY
131-1032	NUOVO FRANK J	ANGUS DONALD H TRUSTEE	C/O NANCY ANGUS	PO BOX 270	BUZZARDS BAY	MA	6014/ 334	3100 CRAN HWY
131-1031	ONSET FIRE DISTRICT		PO BOX 44		ONSET	MA	2927/ 233	0 CRAN HWY
10-1004	GOULD WAREHAM LLC		60 CUTTER MILL RD	SUITE 303	GREAT NECK	NY	34378/ 183	3105C CRAN HWY
131-1035	HADLEY MICHAEL ALAN		PO BOX 282		SAGAMORE	MA	12139/ 255	3104 CRAN HWY
131-1034	HADLEY MICHAEL ALAN		PO BOX 282		SAGAMORE	MA	12139/ 255	3104 CRAN HWY
8-1012	DEXTER LINDA R TRUSTEE	OF DEXTER REALTY TRUST	PO BOX 1723		ONSET	MA	10815/ 173	3105B CRAN HWY
8-1013/A	DEXTER LINDA R TRUSTEE	OF DEXTER REALTY TRUST	PO BOX 1723		ONSET	MA	10815/ 173	3105A CRAN HWY
8-1013/B	LEGER MELISSA A		PO BOX 677		ONSET	MA	44258/ 305	3107 CRAN HWY
8-1014	MARINO GUY TRUSTEE OF	LPZ REALTY TRUST	44 CANTERBURY DR		E WAREHAM	MA	43176/ 28	3109 CRAN HWY
8-1000	CHRISTY'S REALTY LIMITED PTSH	CO TAX DEPT #32564	PO BOX 711		DALLAS	TX	16106/ 16	3106 CRAN HWY
131-138	ONSET FIRE DISTRICT		PO BOX 44		ONSET	MA	10311/ 302	8 SEMINOLE LN
131-LC8	ONSET FIRE DISTRICT		PO BOX 44		ONSET	MA	4454/ 285	16 SHAWNEE DR
131-LC1	COLETTI PETER A	COLETTI KIRSTEN U	699 PLYMOUTH ST		MIDDLEBORO	MA	41892/ 132	6 SEQUEIRA LN
131-134	COLETTI PETER A	COLETTI KIRSTEN U	699 PLYMOUTH ST		MIDDLEBORO	MA	41892/ 132	10 RED BROOK RD
131-F6	MOORE PATRICIA A		PO BOX 613		BUZZARDS BAY	MA	4869/ 43	12 SHAWNEE DR
131-LC2	COLETTI PETER A	COLETTI KIRSTEN U	669 PLYMOUTH ST		MIDDLEBORO	MA	41892/ 132	12 RED BROOK RD
131-F5/B	ONSET FIRE DISTRICT		PO BOX 44		ONSET	MA	4518/ 380	0 SHAWNEE DR

CERTIFIED LIST OF ABUTTERS AS  
 THEY APPEAR ON OUR TAX ROLLS

AS OF 12-15-17

*RE Maroon*  
 ASSESSORS OFFICE