



J.K. Holmgren Engineering

Registered Professional
Engineers & Land Surveyors

1024 Pearl Street
Brockton, Ma 02301
T: 508.583.2595
www.JKHolmgren.com

SPECIAL PERMIT APPLICATION

ENTERPRISE RENT-A-CAR CO. OF BOSTON, LLC

2196 Cranberry Highway

Wareham, MA

JKHE Job #2022-007

Dated: March 28, 2022

March 28, 2022

Town of Wareham
Special Permit/Site Plan Review
Wareham Town Hall
54 Marion Rd.
Wareham, MA 02571

RE: 2196 Cranberry Highway, Wareham, MA
JKHE Job #2022-007

To Whom It May Concern:

On behalf of our client, Enterprise Rent-A-Car Company of Boston, LLC, please accept the following as our Developmental Impact Statement for the above referenced property:

Enterprise Rent-A-Car Company of Boston, LLC proposes to re-purpose an existing building with site improvements, which were formerly used as a convenience store into their prototypical motor vehicle rental facility. All existing utilities will remain in place as well as the parking, access and egress system formerly used.

The proposed use should result in a decrease of traffic from it's previous use. The vehicle rental facility will result in a considerable decrease in vehicle trips and will lessen the traffic stress at the intersection of routes 28 and 58.

We believe that this proposal, in a commercially zoned neighborhood, will beautify an existing vacant building and parking lot, while providing a needed service for the residents of Wareham and the surrounding neighborhood.

We look forward to discussing our project with you in greater detail at your next available meeting.

Sincerely yours,

J. K. Holmgren Engineering

Scott Faria

Scott Faria, RPLS

**TOWN OF WAREHAM
ZONING BOARD OF APPEALS**

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

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

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

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

**A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$100.00.

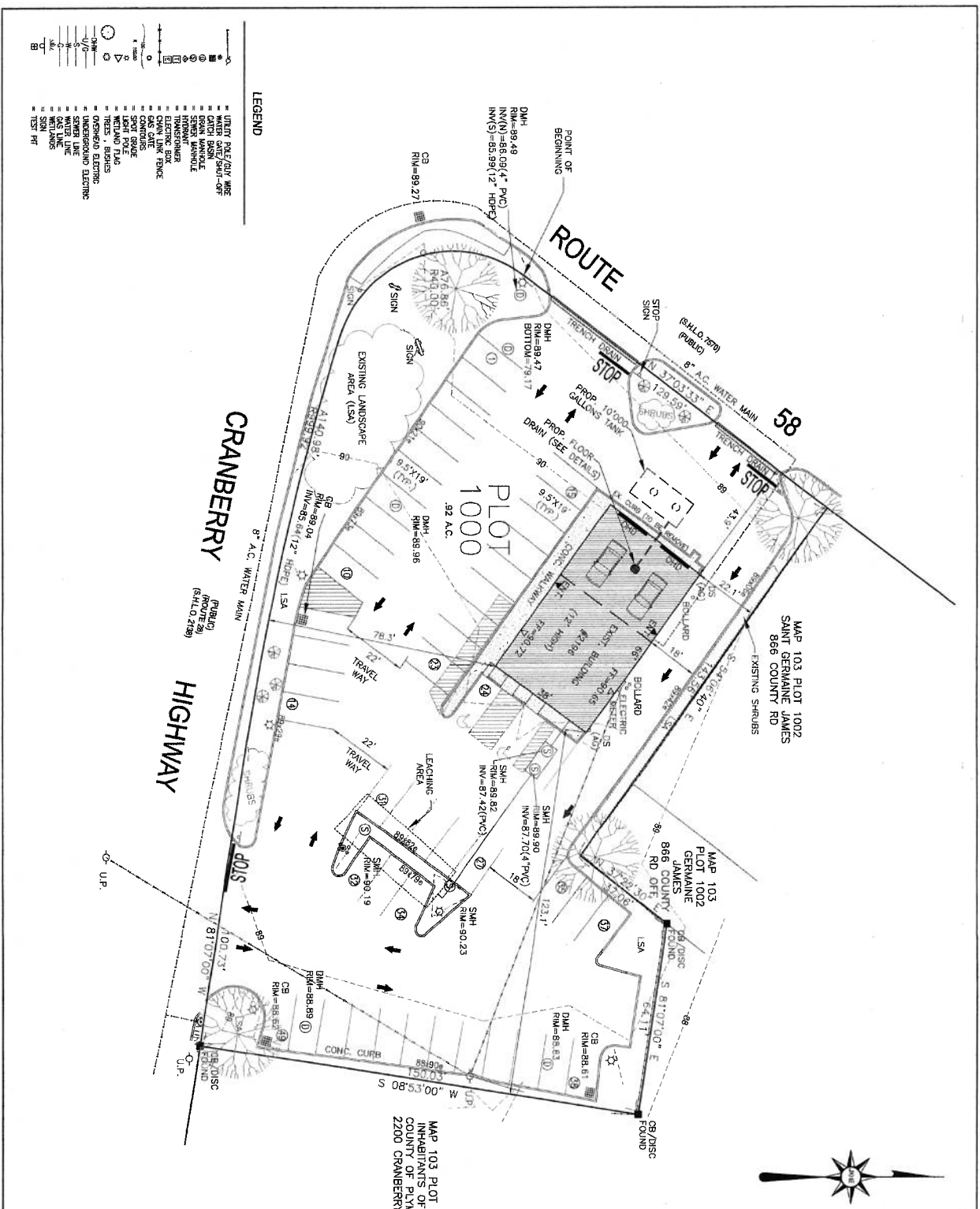
**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.90 per certified letter to each abutter. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

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

STREET & NUMBER: 2196 Cranberry Highway **LOT:** 103 **MAP:** 1000
ZONING DISTRICT: SC
USE REQUESTED: Motor vehicle rental facility
OWNER OF LAND & BUILDING: Helga Ross **TEL.#** _____
ADDRESS OF OWNER: 248 Knight Drive., San Rafael, CA 94901
PERSON(S) WHO WILL UTILIZE PERMIT: Enterprise Rent-A-Car Company of Boston LLC
ADDRESS: 405 West Street West Bridgewater Ma 02379
DATE: 3/25/2022 **SIGNATURE:** HELGA ROSS

This application was received on the date stamped here:

Town Clerk: _____ **Date:** _____
Tax Collector: _____ **Date:** _____
Planning/Zoning Dept.: _____ **Date:** _____
Application fee paid: _____ **Check #:** _____ **Receipt:** _____
Advertising fee paid: _____ **Check #** _____ **Receipt:** _____
Abutters fee paid: _____ **Check #** _____ **Receipt:** _____



LEGEND

- UNIT PILE/PILE WIRE
- CATCH BASIN
- GRASS MANHOLE
- MANHOLE
- INVERT
- TRANSFORMER
- CHAIN LINK FENCE
- GAS SALES
- SLOTTED DRAIN
- SLOTTED DRAIN
- SLOTTED DRAIN
- UNDERGROUND ELECTRIC
- SEWER LINE
- GAS LINE
- WELLS
- TEST PIT

GENERAL NOTES:

ASSESSORS MAP 103 PLOT 1000
 LOCAL ROAD REFERENCE: BOOK 41126, PAGE 141
 ZONING: 1-S2

APPLICANT:
 J.K. HOLMGREN ENGINEERING & ARCHITECTURE
 100 WOOD STREET, SUITE 200
 WILMINGTON, MA 01897

OWNER:
 ROSS FIELD
 100 WOOD STREET, SUITE 200
 WILMINGTON, MA 01897

THE PROJECT SITE IS NOT LOCATED WITHIN AN AERIAL MAPPER AS SHOWN ON MAP 103. THE PROJECT SITE IS NOT LOCATED WITHIN A ZONE 1 REGULATORY DISTRICT.

PROPOSED USE:
 ENTERPRISE RENT-A-CAR
 AND/OR TRUCK RENTAL FACILITY

LAYOUT & MATERIALS PLAN

J.K. HOLMGREN ENGINEERING, INC.
 Registered Professional Engineers and Land Surveyors
 1024 Pearl Street, Stockton, MA 02301
 Phone: (603) 885-2585 Fax: (603) 886-7518
 Email: info@holmgren.com

JKE J.K. Holmgren Engineering
 Engineers & Land Surveyors

Assessors Map: 103 Plot: 1000
 2186 Cranberry Highway, Wareham, Massachusetts
 PROJECT NO. 2022-008

SCALE: 1" = 15'

DATE: 03/17/2022

DRAWN BY: []

CHECKED BY: []

DATE: []

REVISIONS:

NO. | BY | DATE | REVISIONS

DATE: 03/17/2022

PROJECT: C-3

DRAWN BY: []

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Enterprise Rent-A-Car Company of Boston, LLC (name of applicant) is up-to-date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner Helga & Joyce Ross / Ross Marital Trust (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

John Foster
John Foster, Tax Collector

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One: _____ Variance _____ Special Permit _____ Site Plan _____ Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: Enterprise Rent-A-Car Company of Boston LLC

Applicant's Address: 406 West St., W. Bridgewater, MA 02324

Telephone Number: 508-427-1009

Cell Phone Number: _____

Email Address: douglas.p.valeri@ehi.com

Address of Property/Project: 2196 Cranberry Highway

Landowner's Name: Helga Ross

Owner's Address: 248 Knight Drive., San Rafael, CA 94901

Telephone Number: _____

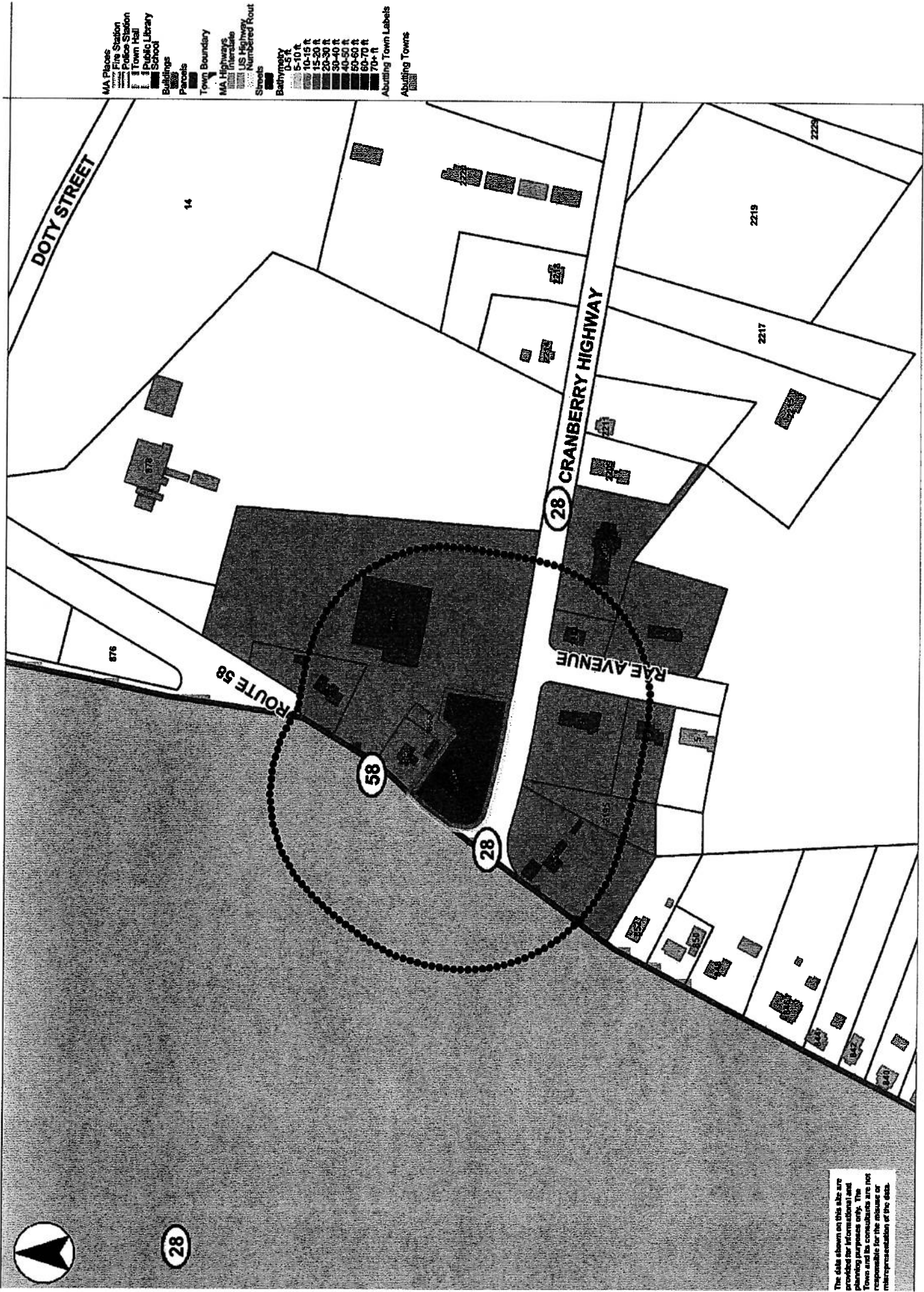
Contact Person: _____ Telephone Number: _____

Map 103 Lot 1000 Zone SC

Date Approved _____ Date Denied _____

Comments: _____

TOWN OF WAREHAM ABUTTERS									
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE			
MAP 103 LOT 1000 300'	OWNER HELGA ROSS								
103-1002	SAINT GERMAINE JAMES L	SAINT GERMAINE IDA R	866 COUNTY RD	W WAREHAM	MA	02576			
103-4	SAINT GERMAINE RANDY		872 COUNTY RD	W WAREHAM	MA	02576			
99-1003	SMD DEVELOPMENT LLC		PO BOX 893	W WAREHAM	MA	02576			
99-2	APRIL NICOLE	ESDALE ROBERT	4 RAE AVE	W WAREHAM	MA	02576			
103-1003	INHABITANTS OF THE COUNTY OF PLYMOUTH	C/O THE COUNTY TREASURER	44 OBERY ST	PLYMOUTH	MA	02360			
99-1004	PLYMOUTH COUNTY TEACHERS FED	CREDIT UNION	PO BOX 189	W WAREHAM	MA	02576			
99-1000	ALICAT LLC		4 CLEAR POND RD	LAKEVILLE	MA	02347			
103-1000	ROSS HELGA	SCHEER JOYCE ROSS CO TRUSTEES	248 KNIGHT DR	SAN RAFAEL	CA	94901			
99-3	TABER SUZANNE A		3 RAE AVE	W WAREHAM	MA	02576			
99-1	1 RAYE AVE LLC	C/O ANTHONY GROSSO	5 TARPAULIN WAY	WAREHAM	MA	02571			
CERTIFIED ABUTTERS AS THEY									
APPEAR ON OUR TAX ROLLS									
AS OF 3/21/2022									
<i>Gy Renee Atkins</i>									
ASSESSORS OFFICE									
REQUESTED BY									
DEBBIE BARRETT-RICH									
508 583-2595									
DBARRETRICH@JKHOLMGREN.COM									



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

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

360

720 ft

Printed on 03/21/2022 at 03:36 PM

Wacham



Zone IIs

NHESP Priority Habitats of Rare Species

NHESP Estimated Habitats of Rare Wildlife

Property Tax Parcels

MassMapper
FIVE CORNERS
LOCAL SERVICES

2196 CRAN HWY

Location 2196 CRAN HWY

Mblu 103 / 1000 / /

Acct#

Owner ROSS HELGA

Assessment \$497,200

Appraisal \$497,200

PID 10697

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$274,000	\$223,200	\$497,200

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$274,000	\$223,200	\$497,200

Owner of Record

Owner ROSS HELGA
Co-Owner SCHEER JOYCE ROSS CO TRUSTEES
Address 248 KNIGHT DR
 SAN RAFAEL, CA 94901

Sale Price \$10
Certificate
Book & Page 41130/0141
Sale Date 03/23/2012
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ROSS HELGA	\$10		41130/0141	1A	03/23/2012
ROSS HEINZ AND HELGA	\$1,240,000		18648/0161	1B	06/28/2000
C-STORE GFB LLC	\$1,110,000		18336/0001	1R	03/08/2000
CHRISTY'S MARKET INC	\$200,000		15106/0186	1P	04/18/1997
THOMAS WALTER R JR TRUSTEE	\$1		14021/0187		12/13/1995

Building Information

Building 1 : Section 1

Year Built: 1997

Building Photo

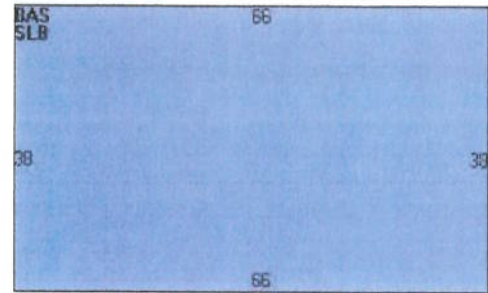
Living Area: 2,508
Replacement Cost: \$268,080
Building Percent Good: 85
Replacement Cost Less Depreciation: \$227,900

Building Attributes	
Field	Description
Style:	Retail/Shop
Model	Commercial
Grade	Ave
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rubber Membran
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Ceramic Tile
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Hot Air
AC Type	Central
Struct Class	
Bldg Use	RETAIL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	3330
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	14.00
% Comn Wall	0.00



(<http://images.vgsi.com/photos2/WarehamMAPhotos/\00\06\26\63.jpg>)

Building Layout



(http://images.vgsi.com/photos2/WarehamMAPhotos//Sketches/10697_106)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,508	2,508
SLB	Slab Fndtn	2,508	0
		5,016	2,508

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 3220
 Description RETAIL MDL-94
 Zone SC
 Neighborhood 4000
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.92
 Frontage 0
 Depth 0
 Assessed Value \$223,200
 Appraised Value \$223,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			30000.00 S.F.	\$37,500	1
SGN3	WINT LIGHTS			108.00 S.F.&HGT	\$4,100	1
LT2	W/DOUBLE LIGHT			6.00 UNITS	\$4,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$274,000	\$223,200	\$497,200
2021	\$274,000	\$223,200	\$497,200
2020	\$274,000	\$223,200	\$497,200

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$274,000	\$223,200	\$497,200
2021	\$274,000	\$223,200	\$497,200
2020	\$274,000	\$223,200	\$497,200

Recording Requested by:
Helga Ross
One Baldwin Ave #917
San Mateo, CA 94401

and when recorded, please return this deed
and tax statements to:

Helga Ross
One Baldwin Ave #917
San Mateo, CA 94401

Land Parcel located at
Cranberry Highway
Town of West Wareham
County of Plymouth, MA



Bk: 41130 Pg: 141 Page: 1 of 3
Recorded: 03/23/2012 09:29 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

Above reserved for official use only

APN: Map 103, Lots 1000 and 1001

QUITCLAIM DEED

This quitclaim deed made on September 17, 2011, between HELGA ROSS and JOYCE ROSS SCHEER, as co-trustees of the ROSS FAMILY TRUST, a California Trust ("GRANTOR"), of One Baldwin Avenue #917, San Mateo, California 94401, and HELGA ROSS and JOYCE ROSS, as co-trustees of the ROSS MARITAL TRUST dated March 19, 1984 ("GRANTEE"), of One Baldwin Avenue #917, San Mateo, California 94401.

That for and in the consideration of the sum of ten dollar (\$10), the receipt of which is hereby acknowledged, HELGA ROSS and JOYCE ROSS SCHEER, as co-trustees of the ROSS FAMILY TRUST, do hereby release, remise and forever quitclaim unto HELGA ROSS and JOYCE ROSS SCHEER, as co-trustees of the ROSS MARITAL TRUST, all of its interest, if any, in that certain real property located in the Town of West Wareham, County of Plymouth and State of Massachusetts, described as follows:

See EXHIBIT A as attached hereto and incorporated herein

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

To have and to hold, all and singular the premises, with the appurtenances, unto HELGA ROSS and JOYCE ROSS, as co-trustees of the ROSS MARITAL TRUST dated March 19, 1984.

In witness whereof, HELGA ROSS and JOYCE ROSS SCHEER, as co-trustees of the ROSS FAMILY TRUST, has hereunto this day and year as set forth above.

Dated: September 17, 2011

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

S.S.

On September 17, 2011 before me,

David Edward Miller

Helga Ross, Trustee
Helga Ross, Trustee of Ross Family Trust

A Notary Public in and for State of California, personally appeared

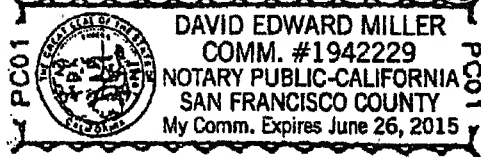
HELGA ROSS
ROYCE ROSS SCHEER

Joyce Ross Scheer, Trustee
Joyce Ross Scheer, Trustee of Ross Family Trust

who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by his/her/their signatures on the instrument, the persons or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature 

(This area for official notarial seal)

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

A certain tract or parcel of land situate in the Commonwealth of Massachusetts, County of Plymouth and town of Wareham located at the intersection of the Cranberry Highway and County Road being more particularly bounded and described as follows:

Beginning at a concrete bound on the northerly sideline of said Cranberry Highway at land now or formerly of the Inhabitants of the County of Plymouth;

Thence along the northerly sideline of said Cranberry Highway N81-06-33W one hundred and seventy-six hundredths (100.76) feet to a point of curvature;

Thence continuing along the northerly sideline of said Cranberry Highway along a curve to the right having a central angle of 08-03-32, a radius of nine hundred ninety-nine and ninety-two hundredths (999.92) feet and an arc length of one hundred forty and sixty-four hundredths (140.64) feet to a point of compound curvature;

Thence continuing along the northerly sideline of said Cranberry Highway along a curve to the right having a central angle of 110-25-58, a radius of forty and no hundredths (40.00) feet and an arc length of seventy-seven and ten hundredths (77.10) feet to a point of tangency on the southerly sideline of said County Road;

Thence along the southerly sideline of said County Road N37-22-57E one hundred twenty-nine and twenty-seven hundredths (129.27) feet to a point at land now or formerly of James L. & Ida R. St. Germaine;

Thence along land of said St. Germaine S54-06-13E one hundred forty-two and fifty-eight hundredths (142.58) feet to a point;

Thence continuing along land of said St. Germaine N37-22-57E thirty-seven and six hundredths (37.06) feet to a concrete bound at land now or formerly of the Inhabitants of the County of Plymouth;

Thence along land of said Plymouth County S81-06-33E sixty-four and eleven hundredths (64.11) feet to a concrete bound;

Thence continuing along land of said Plymouth County S08-53-27W one hundred fifty and no hundredths (150.00) feet to the point of beginning.

Said tract or parcel of land contains 37,914 square feet or .870 acres more or less.

The above described property being the same property as conveyed in a Quitclaim Deed, dated April 18, 1997, from Walter R. Thomas, Jr., Trustee, of the Kahuna Realty Trust, under Declaration of Trust dated December 12, 1995, and recorded at Plymouth County Registry of Deeds, Book 14021, Page 187, to 7-Eleven, Inc., a Texas corporation (formerly known as The Southland Corporation, a Texas corporation), recorded in Book 15106, Page 186 in the Records of the Registry of Deeds of Plymouth County, Massachusetts.