

May 9, 2022



**ENGINEERING,
INC.**

**ENGINEERS
SURVEYORS**

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

Re: **Special Permit/Variance Request
Eleete Development, LLC
108 High Street
Map 47, Lot 1023.A
G.A.F. Job No. 21-9759**

Dear Members of the Zoning Board of Appeals,

G.A.F. Engineering, Inc. respectfully submits on behalf of the applicant, Eleete Development, LLC, the following application for a Special Permit/Variance. The Assessors Office field card identifies this property as 108 High Street and contains a single family residential dwelling at the front of the property and a (former) dental office at the rear of the property. This property is located within the Wareham Village 2 (WV2) Zoning District.

Attached please find the letter from Interim Zoning Commissioner, David Moore regarding this project. Pursuant to this letter, and on behalf of the applicant, we request a Special Permit for the conversion of the former dental office to 2-one (1) bedroom apartments pursuant to the Wareham Zoning By-Law Section 320. The proposed duplexes shown on the plan were previously approved pursuant to ZBA Petition #71-21.

Attached herewith you will find one (1) original and eight (8) copies of the following:

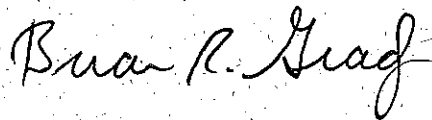
- Application for special permit/variance
- Applicant/Contractor/Representative Information Sheet
- Denial letter from David Moore, Interim Zoning Commissioner, dated April 20, 2022
- Deed of the subject property Book 56495, Pages 1, 2
- Plan entitled "Plan to Accompany Zoning Board of Appeals Application, 108 High Street, Wareham, MA, Prepared for 108 High Street Realty Trust, P.O. Box 882, W. Wareham, MA", prepared by G.A.F. Engineering, Inc. and dated December 23 and Revised March 7, 2022.
- Certified abutters list
- Check #1017 for the Town of Wareham for \$300.00 (filing fee)
- Check #1019 for Wareham Week for \$100.00 (legal ad)
- Check #1018 for certified mailings for \$131.49.

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

We trust the foregoing is sufficient for your immediate needs. Please feel free to contact me with any questions, comments or should you require any additional information.

Very Truly Yours,
G.A.F. Engineering, Inc.



Brian R. Grady
brian@gafenginc.com
brg

Cc: Jerry Smith, Eleete Development, LLC

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:

- o Complete this form.
- o Complete information packets. (Directions attached)
- o Submit application form and packet to Town Clerk for signature.
- o Submit application form and packet to Town Collector for signature.
- o 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: 108 High Street LOT: 1023.A MAP: 47
ZONING DISTRICT: Wareham Village 2-WV2
USE REQUESTED: 2-one bedroom units in existing structure
OWNER OF LAND & BUILDING: Eleete Development, LLC TEL.# _____
ADDRESS OF OWNER: P.O Box 882, W. Wareham, MA 02576
PERSON(S) WHO WILL UTILIZE PERMIT: Eleete Development, LLC
ADDRESS: P.O. Box 882, W. Wareham, MA 02576
DATE: 5/2/22 SIGNATURE: *Jerry Shuck*
This application was received on the date stamped here.

WAREHAM TOWN CLERK
2022 NOV 17 PM 3:29

Town Clerk: _____ Date: _____
Tax Collector: *Hortley King* Date: 5/9/22
Planning/Zoning Dept.: *Yvonne Rapisarda* Date: 5-17-22
Application fee paid: 300.00 Check #: 1017 Receipt: _____
Advertising fee paid: 100.00 Check #: 1019 Receipt: _____
Abutters fee paid: 131.49 Check #: 1018 Receipt: _____

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: Eleete Development, LLC

Applicant's Address: P.O. Box 882, W. Wareham, MA 02576

Telephone Number: _____

Cell Phone Number: _____

Email Address: _____

Address of Property/Project: 108 High Street

Landowner's Name: Eleete Development, LLC

Owner's Address: P.O. Box 882, W. Wareham, MA 02576

Telephone Number: _____

Contact Person: Brian Grady-G.A.F. Engineering Telephone Number: 508-295-6600

Map 47 Lot 1023.A Zone Wareham Village 2

Date Approved _____ Date Denied _____

Comments: _____



TOWN OF WAREHAM
Department of Inspectional Services

54 Marion Road
Wareham, Massachusetts 02571
(508) 291-3100, Ext. 3190

April 20, 2022

Nazih Elkallassi
20 Tower Terrace
Wareham, MA 02571

RE: 108 High Street / Conversion of Storage Building to a Duplex Dwelling Structure

Dear Sir:

I have reviewed your application to convert an existing storage building to a duplex dwelling structure.

It appears that your proposed project is in WV 2 and is an allowed use by Special Permit as per Section 320, Residential Uses. I reference Plan 1 of 2, dated 12/23/2021, 108 High St. Realty Trust, GAF Engineering.

To continue with this project you must apply for a Special Permit as per referenced section.

You have thirty days in which to appeal this decision or seek approval for the project through the Wareham Zoning Board of Appeals. If you have any questions on this matter please contact my office.

Sincerely,

David R. Moore
Interim Zoning Commissioner

*** Electronic Recording ***
Doc#: 00017711
Bk: 56495 Pg: 255 Page: 1 of 2
Recorded: 02/28/2022 01:35 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 02/28/2022 01:35 PM
Ctrl#
Fee: \$.00 Cons: \$1.00

MASSACHUSETTS QUITCLAIM DEED

JERRY L. SMITH, TRUSTEE of the **108 HIGH STREET REALTY TRUST**, u/d/t dated March 5, 2021, of P.O. Box 882, West Wareham, (Plymouth County) Massachusetts 02576

for consideration paid and in full consideration of **less than One Hundred Dollars**

grants to **ELEETE DEVELOPMENT, LLC** a Massachusetts limited liability company with its principal address at 10 Pond Edge Trail, Wareham, (Plymouth County) Massachusetts 02571

with QUITCLAIM COVENANTS:

The land and any structures thereon situated on Church Avenue in Wareham, Plymouth County, Commonwealth of Massachusetts, shown as **Lot 1023A** on a plan of land entitled: "Approval Not Required Plan of Land, High Street and Church Avenue, Wareham, MA, which plan is dated July 16, 2021, Prepared for 108 High Street Realty Trust, P.O. Box 0, Norton, MA, drawn by G.A.F. Engineering, Inc.", and which plan is recorded in the Plymouth County Registry of Deeds in Plan Book 65, Page 545.

Said Lot 1023A contains 23,950 square feet more or less according to said Plan.

The above-described premise is not the homestead property of the grantor or any other person.

Being a portion of the premises conveyed to the grantor by deed dated April 7, 2021 and recorded with the Plymouth County Registry of Deeds in Book 55264, Page 272.

[SIGNATURE PAGE TO FOLLOW]

Property Address: 108 High Street, Wareham, MA 02571

Witness my hand and seal this 28th day of February, 2022.

108 High Street Realty Trust




Jerry L. Smith, Trustee

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS.

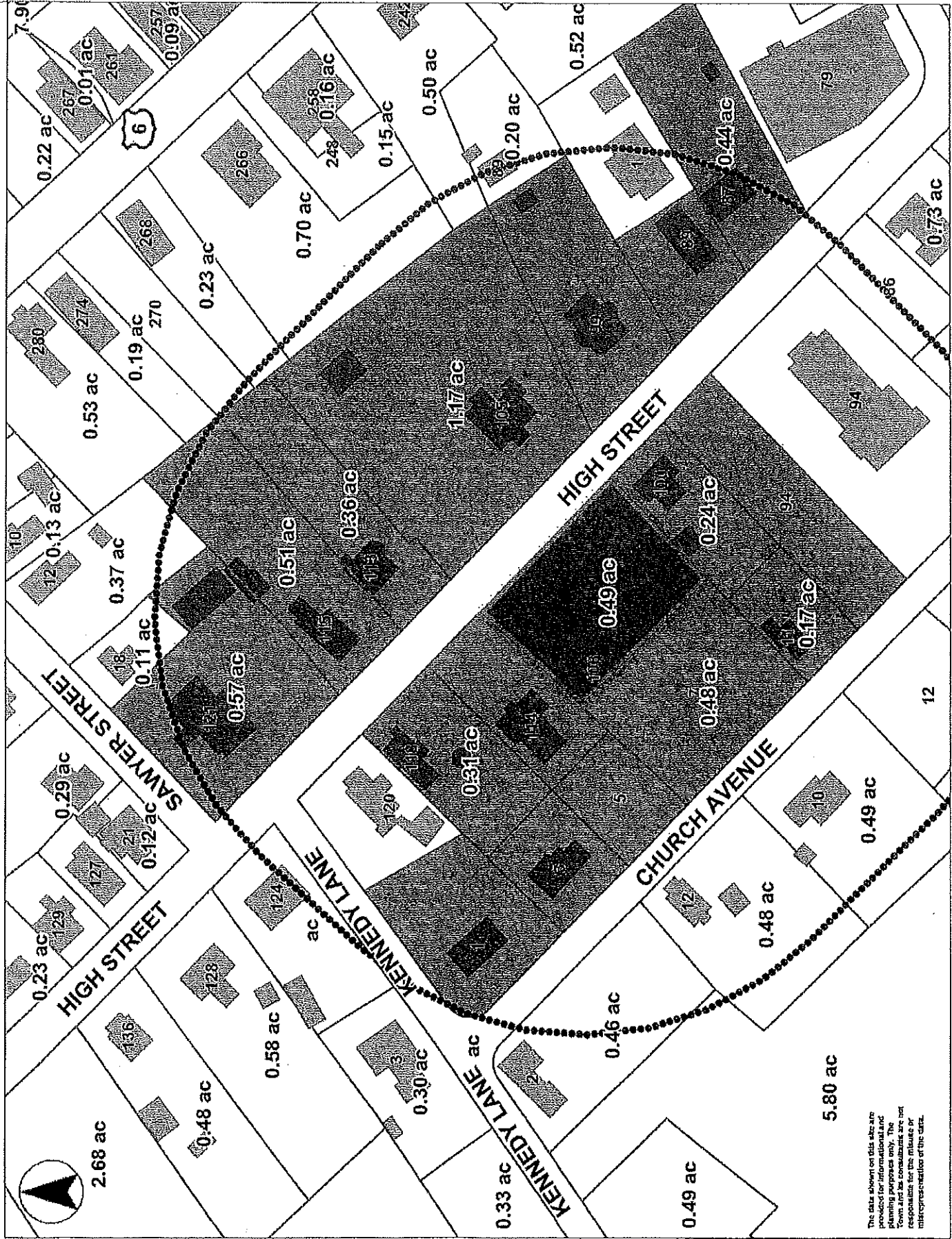
On this 28th day of February, 2022, before me, the undersigned notary public, personally appeared **Jerry L. Smith, Trustee**, and proved to me through satisfactory evidence of identification, which was a State Issued Driver's License, to be the person whose name is signed on this document and acknowledged the foregoing instrument to be his free act and deed, before me and for its statement purpose, on behalf of the 108 High Street Realty Trust.




Notary Public: Cheryl Ann Silva
My Commission Expires: 7/12/2024

MAP & LOT	OWNER	COO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
47-1021/D	MARTIN PAUL M	MARTIN JANICE M	1 CHURCH AVE	WAREHAM	MA	02571
47-1022/B	STEC NANCY J		3 CHURCH AVE	WAREHAM	MA	02571
47-1022/A	NEW ENGLAND CETER FOR PSYCHIATRIC	+ ADDICTION DISORDER	24 PARK ST	ATTLEBORO	MA	02703
47-1022/D	PABOG LLC	C/O KELLEY O'NEEL	323 COURT ST	PLYMOUTH	MA	02360
47-1023/A	108 HIGH ST REALTY TRUST	C/O JERRY SMITH	PO BOX 882	W WAREHAM	MA	02576
47-1069	WIEGANDT AMY GLEASON		121 HIGH ST	WAREHAM	MA	02571
47-1025	DEFILIPPO TERESA	WATSON KEVIN W	11 CHURCH AVE	WAREHAM	MA	02571
47-1068	ABBOTT DARREN S		115 HIGH ST	WAREHAM	MA	02571
47-1024	LADD LOIS E TRUSTEE OF LADD	REALTY TRUST	100 HIGH ST	WAREHAM	MA	02571
47-1067	BURKE STACEY M	GROEZINGER ERIK R	113 HIGH ST	WAREHAM	MA	02571
47-1026	ROMAN CATHOLIC BISHOP	OF FALL RIVER	82 HIGH ST	WAREHAM	MA	02571
47-1066/A	SCHIAVONE SILVESTRO TRUSTEE +	BUILDING BLOCK REALTY TRUST	76 BAYVIEW ST	WAREHAM	MA	02571
47-1065	BYRON CHARLES TRUSTEE		99 HIGH ST	WAREHAM	MA	02571
47-1064/C	DILLON LOUIS J	DILLON HELEN M	89 HIGH ST	WAREHAM	MA	02571
47-1063	HARVEY KEITH B	GRAY RICHARD JR	87 HIGH STREET	WAREHAM	MA	02571
TOWN OF WAREHAM ABUTTERS						
IMAP 47 LOT 1023/A 300'						
OWNER 108 HIGH ST REALTY TRUST						
CERTIFIED ABUTTERS AS THEY						
APPEAR ON OUR TAX ROLLS						
AS OF 12/21/2021						
<i>H. Kenie Atkins</i>						
ASSESSORS OFFICE						
REQUESTED BY						
BRIAN GRADY GAF ENGINEERING, INC.						
508 295-6600						
BRIAN@GAFENGINEERING.COM						

- MA Precinct
- MA Precinct Station
- Town Hall
- Public Library
- School
- Buildings
- Parcels
- Town Boundary
- MA Highway
- MA Interstate
- US Highway
- Numbered Routes
- Streets
- Railway
- 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 constituents are not responsible for the results or interpretation of the data.



Printed on 12/21/2021 at 10:06 AM