



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

David L Riquinha  
Building Commissioner

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Russell J. Motto  
C/o Bradley Bertolo  
2854 Cranberry Highway  
East Wareham, MA 02538

February 2, 2022

**RE:** 21 Old Glen Charlie Road

Map # 129, Lot # 1101/C1

I have reviewed your application for construction at 21 Old Glen Charlie Road, in East Wareham, MA. Your proposal is not in compliance with current zoning regulations and must be denied at this time.

Based on the information you provided, it is my understanding that you would like to construct two new residential duplex style dwellings to the rear of an existing duplex structure at the front of the property. The result of this project would be a six family residential use which requires a Special Permit from the Zoning Board of Appeals. Additionally, you are proposing more than one principal residential building which may be authorized by the same Special Permit for the six family use.

Your building permit is being denied under the following sections of the Wareham Zoning By-law:

- **Article 3 Table 320, Table of Principal Use Regulations:** Five or more residential units, in new structures, require a Special Permit from the Zoning Board of Appeals.
- **Article 6 Section 613, One Principal Residential Building per Lot:**  
*"In all districts, 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, except where multiple family dwellings, apartments or condominiums are allowed by Special Permit, the Special Permit may provide for more than one principal building."*

- **Article 15 Section 1520, Site Plan Review:** Uses requiring 10 or more parking spaces require a Site Plan Review. The Zoning Board of Appeals is the site plan review authority for this proposal.

You must bring this letter to the Zoning Board office and apply for a hearing where you will request the necessary relief as previously explained. If you are successful, you will be required to wait 20 days for the statutory appeal period to lapse; you will then need to record the ZBA decision with the Plymouth County Registry of Deeds; then apply for a new building permit to perform the work in accordance with the zoning approval. The existing permit application has been denied and will not be reopened to perform the requested work.

The subject property is located in the Commercial Strip zoning district.

Respectfully,



David Riquinha

Building Commissioner

Zoning Enforcement Officer

**It is the owners' responsibility to check with other departments, i.e. Health, and conservation, etc. to ensure full compliance.**

**In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of the date of this letter.**