



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

March 27, 2023

Mr. Sam Lamele
2854 Cranberry Highway
Wareham, Massachusetts 02538

RE: 386 Main Street / Map 61, Lot 1079

Mr. Lamele,

I have reviewed your Building Permit application B-22-733, submitted November 29, 2022 with a description of work stating “existing 4 family to remain; Proposing 5 duplexes (total of 14 units on lot)” located at 386 Main Street, Wareham, Massachusetts. At this time I must deny your request.

Your application is being denied under the following sections of the Wareham Zoning By-Laws:

Article 3: Use Regulations;

320 Table of Principal Use Regulations, WV2, Residential Uses, 5+family dwelling in an existing structure.

The Site Plan for 386 Main Street, dated March 21, 2023 submitted to the application shows the additional units independent of the existing four family structure. The Wareham zoning by-law allows a five plus family use within an existing structure by special permit, and prohibits the same use if proposed within a new structure. While the four family exists, you are constructing five new, independent duplexes to reach the fourteen unit use. Therefore a Special Permit and a Variance will need to be secured from the Zoning Board of Appeals.

Article 15: Site Plan Review;

1520 Applicability.

Any new development expansion, or change of use other than a single family or two family residence which would, under the parking schedule “Number of Parking Spaces Required” of section 920, require ten (10) or more parking spaces, regardless of the number of parking spaces on the premises, shall be permitted only upon the issuance of a Special Permit from the Planning Board for Site Plan Review.

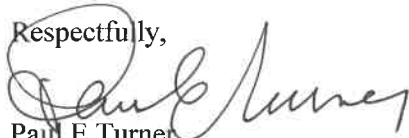
The Special Permit Granting Authority (SPGA) under Section 1510 Of this By-Law shall be the Planning Board provided, however, that

where the applicable development requires a Special Permit, Comprehensive Permit or Variance from the Board of Appeals, the SPGA under Section 1510 of this By-Law shall be the Board of Appeals.

Therefore, a **Special Permit and a Variance** must be secured from the Zoning Board of Appeals in order to proceed with your application.

The subject dwelling is located in **WV2** zoning district.

Respectfully,

A handwritten signature in black ink, appearing to read "Paul E. Turner". The signature is written in a cursive style with a large initial "P".

Paul E Turner
Building Commissioner
Zoning Enforcement Officer

It is the owners' responsibility to check with other departments 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 receipt of this letter.