

TOWN OF WAREHAM
Board of Appeals
CLERK'S RECORD OF NOTIFICATION

WAREHAM TOWN CLERK
2023 NOV 21 PM 5:40

No. 46-23

Petition of: Brett Bussiere

Location of Property: 13 Tarpaulin Way, Wareham, MA

Date of Notification of Hearing: October 19, 2023 & October 26, 2023

Date of Hearing: November 8, 2023

Date of Notification of Decision: November 9, 2023

DECISION: See attached

REASON:

Name and Address of Abutting Owners: Certified Abutters List

.....
James R. Gaud

I hereby certify that 20 days have elapsed after the decision was filed in the office of the Town Clerk of Wareham and no appeal has been filed in accordance with Section 17, Chapter 40 A of the Massachusetts General Laws.

Debra A. Genna
 Town Clerk 12/14/2023

Board of Appeals

 Official Receipt for Recording in:

Plymouth County Registry of Deeds
 50 Obery St.

Plymouth, Massachusetts 02360

Issued To:
 BRETT BUSSIERE CONSTRUCTION LLC

7 PETER COOPER DR
 WAREHAM MA 025712210

Recording Fees

Document Description	Number	Book/Page	Recording Amount
NOTC	00081570	58532 31	\$105.00
OR WAREHAM TOWN APPEALS			
OR WALSH TIMOTHY A			
OR TARPULIN NOMINEE TRUST			

POST\$2 \$2.00

 \$107.00

Collected Amounts

Payment Type	Amount
Check 1072	\$107.00
	----- \$107.00

Total Received : \$107.00
 Less Total Recordings: \$107.00

 Change Due : \$.00

Thank You
 JOHN R. BUCKLEY, JR. - Register of Deeds

By: Helen Homsey

Receipt# Date Time
 3555779 12/15/2023 09:18a

THE COMMONWEALTH OF MASSACHUSETTS

WAREHAM TOWN CLERK
2023 NOV 21 PM 5:40

Town of Wareham

BOARD OF APPEALS

Petition No. : 46-23
Book: 53830 Page: 229
Date: November 9, 2023

Certificate of Granting of Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Wareham hereby certifies that a Special Permit has been granted:

To: Timothy A Walsh & Tarpaulin Nominee Trust

Address: 12 Pioneer Circle

City or Town: Andover, MA 01810

Affecting the rights of the owner with respect to land or buildings at 13 Tarpaulin Way, Assessor's Map 30 Lot 45

The Board of Appeals certifies that the decision attached hereto is a true and correct copy of its decision to grant a Special Permit and that copies of said decision, and of all plans referred to in the decision, have been filed with the ZBA, Conservation Commission, and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 provides that no special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the Registry of Deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The owner or applicant shall pay the fee for such recording or registering. A copy of the registered decision shall be returned to the Board of Appeals as proof of filing.

Any person aggrieved by this decision may appeal to the Superior Court of Land Court as in Section 17 of Chapter 40A, M.G.L. by filing a NOTICE OF ACTION AND COMPLAINT within twenty (20) days of the date of filing of this decision.

I hereby certify that 20 days have elapsed after the decision was filed in the office of the Town Clerk of Wareham and no appeal has been filed in accordance with Section 17, Chapter 40 A of the Massachusetts General Laws.

James B. Paulson
Chairman
Clerk

Debra A. Gromo
Town Clerk
12/14/2023

NOTICE OF DECISION OF THE WAREHAM ZONING BOARD OF APPEALS

Petition: 46-23

Applicant: Brett Bussiere

Owner: Timothy A Walsh, trustee & Tarpaulin Nominee Trust

Owner Address: 12 Pioneer Circle, Andover, MA 01810

Subject Property Address: 13 Tarpaulin Way, Wareham, MA

Subject Property Parcel ID: Map 30 Lot 45

Date of Public Hearing: November 8, 2023

Date of Notice: November 9, 2023

Decision/Reason:

The Board held a public hearing and heard testimony regarding the applicant's proposal to construct a second floor above the existing home, including new doors, windows, and a 16'x24' addition on the subject property located in an R-60 zoning district.

Further, granting relief for this project will not derogate from the intent of the zoning bylaws.

Consequently, the Board finds this proposal acceptable as a Special Permit, and hereby grants the Special Permit by unanimous vote [5-0-0].

Conditions:

1. The dwelling is to be constructed per the plans submitted with the application, entitled "Plot Plan for Addition" prepared for Tarpaulin Nominee Trust by JC Engineering, Inc. and dated July 14, 2023
2. Upon completion, an "As Built" plan is to be submitted to the Building Department with a copy provided to the Board of Appeals.
3. Any relief not expressly granted hereunder is hereby denied.
4. For this decision to become effective, a copy of said decision and notice thereof must be filed at the Plymouth County Registry of Deeds and must bear the certification of the Town Clerk that twenty (20) days have elapsed and no appeals have been filed, or that if such appeal has been filed, that it has been dismissed or denied. A certified copy of said recording must be thereafter filed with the Board of Appeals.
5. If substantial use or construction permitted by this Special Permit has not commenced within two years from the date of which a copy of this decision is filed with the Town Clerk, excluding the amount of time required for an appeal period to expire & the amount of time required to pursue and await the determination of any such appeal, then this Special Permit/Variance shall expire in so far as the foregoing statement is modified by Chapter 195 of the Acts of 1984. Any person exercising rights under a duly appealed Special Permit/Variance does so at the risk that a court may reverse the permit & any construction performed under the permit may be ordered undone.
6. Any person aggrieved by this decision of the Zoning Board of Appeals may file an appeal pursuant to the provisions of M.G.L. Chapter 40A, section 17 within twenty (20) days of the filing of this decision in the office of the Town Clerk. If no appeal is taken within the allotted time, the Clerk will so certify.
7. If the applicant wishes to modify the approved Record Plans, it shall submit proposed modifications in accordance with the provisions of this paragraph. Where such modification is deemed substantial, the same standards and procedures applicable to an original application for approval shall apply to such modification and a public hearing shall be required by the ZBA; provided, however, that the ZBA may determine that a proposed modification is insubstantial and approve the same without the need for any further ZBA approval.

VOTE: (5-0-0) By the Wareham Zoning Board of Appeals

TOWN OF WAREHAM ABUTTERS

MAP 30 LOT 45

OWNERS TIMOTHY WALSH TRUSTEE & TARPAULIN NOMINEE TRUST

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
30-0-1021	WILDLANDS TRUST INC,	675 LONG POND RD,	PLYMOUTH, MA	02360
30-0-1025	NYMAN ROBERT M,	15 TARPAULIN WAY,	WAREHAM, MA	02571
30-0-33	LAGUE WAYNE P, LAGUE CHRISTY A TRUSTEES	8 TARPAULIN WAY,	WAREHAM, MA	02571
30-0-34	LISBON JOHN P, LISBON LORI A	10 TARPAULIN WAY,	WAREHAM, MA	02571
30-0-35	MCDERMOTT JOHN REDMOND,	12 TARPAULIN WAY,	WAREHAM, MA	02571
30-0-39	BORELLI NICOLE, BENDALL BRANDON	1 FATHOM LN,	WAREHAM, MA	02571
30-0-43	NYMAN ROBERT M ET UX, CHRISTENSEN JON E ET UX	15 TARPAULIN WAY,	WAREHAM, MA	02571
30-0-44	NYMAN ROBERT M, DORRY-NYMAN SUSAN	15 TARPAULIN WAY,	WAREHAM, MA	02571
30-0-45	WALSH TIMOTHY A TRUSTEE, TARPAULIN NOMINEE TRUST	12 PIONEER CIR	ANDOVER, MA	01810
30-0-46	LOPES ERIC,	11 TARPAULIN WAY	WAREHAM, MA	02571
30-0-47	VICINO KATHLEEN A LIFE ESTATE,	13 ANCHORAGE DR,	WAREHAM, MA	02571
30-0-48	HIGGINS ANGELA,	11 ANCHORAGE DR,	WAREHAM, MA	02571
30-0-49	ARGREW LEO C TUSTEE, ARGREW REV TRUST	9 ANCHORAGE DR,	WAREHAM, MA	02571
31-0-1012	COLES DAVID ET ALS, TRS LITTLE HARBOR EST TRUST II	C/O JAMES ARRUDA, 14 MARITIME DR	WAREHAM, MA	02571

CERTIFIED ABUTTERS AS THEY APPEAR
ON OUR TAX ROLLS AS OF 9/28/2023

W. Renee Atkins

ASSESSORS OFFICE

REQUESTED BY

BRADLEY BERTOLO JC ENGINEERING, INC.

508 273-0377

BBERTOLO@JCENG.ORG

ArcGIS Web Map



9/28/2023, 4:17:03 PM

- Parcels with CAMA Data
- Property Line
- MiscPolys
- Parcel Lines
- Public Road
- Right of Way
- Private Road
- Miscellaneous Lines
- Wetland

1:2,257

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km