



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L Riquinha
Building Commissioner

Southcoast Health
C/o Anna Haluch
65 Belmont Street
South Easton, MA 02375

December 29, 2021

RE: 43 High Street

Map # 47, Lot # 1118

I have reviewed your application to install site signage throughout the new Tobey Hospital emergency department expansion area at 43 High Street, in Wareham, MA. The proposal is not in compliance with current zoning regulations and must be denied at this time.

The proposed site signage includes a mixture of wall signs, directional signs, and freestanding signs, some of which are exempt from zoning, and others that include advertising, that are not exempt. Of the signs listed on "print 9404JK-5", the following signs will require relief from the Zoning board of Appeals in order to proceed:

- 4396JK-3: The advertising area of this sign is compliant; however, the sign is 15' tall, where 12' is permitted as a matter of right. This will require a Variance from the Zoning Board of Appeals.
- 4398JK-10 & 1165JK-5: These combined advertising signs total 131.69 square feet, where 75 square feet is permitted as a matter of right. This will require an additional Variance from the Zoning Board of Appeals.

The proposed signage listed above is being denied under the following sections of the Wareham Zoning By-law:

- **Article 11, section 1126, Freestanding Signs:**
 - *"The advertising area of this sign is compliant; however, the sign is 15' tall, where 12' is permitted as a matter of right. This will require a Variance from the Zoning Board of Appeals."*

- **Article 11 Section 1138, Wall and Roof signs:**

- *"These combined advertising signs total 131.69 square feet, where 75 square feet is permitted as a matter of right. This will require an additional Variance from the Zoning Board of Appeals."*

You must bring this letter to the Zoning Board office and apply for a hearing where you will request the necessary relief as mentioned above. If you are successful, you must wait 20 days for the statutory appeal period to lapse; 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 location is situated in the Institutional (INST) 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 receipt of this letter.