
THE LAW OFFICES OF BELLO & MORTON, LLC

184 Main Street Wareham, Massachusetts 02571 · 508-295-2522

June 7, 2023

Wareham Zoning Board of Appeals
54 Maron Road
Wareham, MA 02571

Re: Variance/Special Permit Application for 37 Oak Street Realty Trust, Property
Located at 37 Oak Street, Wareham, MA 02571; Assessor's Map 39, Lot T31

Dear Members of the Board of Appeals:

Please find enclosed the following information and exhibits:

1. Petitioner:

37 Oak Street Realty Trust
James T. Dunn & Ellen M. Dunn, Trustees
6 Caroline Drive
Milton, MA 02186

2. Record Owner:

37 Oak Street Realty Trust
James T. Dunn & Ellen M. Dunn, Trustees
6 Caroline Drive
Milton, MA 02186

3. Current Deed:

Plymouth County Registry of Deeds Book 44766, Page 103, Deed attached as
Exhibit A.

4. Building Inspector's Denial Letter:

Denial Letter attached here as Exhibit B from the Building Commissioner
referencing Appeal to Zoning Board of Appeal is necessary.

5. Certified Abutters List:

Copy Attached as Exhibit C.

6. Proposed Site Plan:

Copy Attached as Exhibit D.

7. Architectural Plan dated May 30, 2023:

Copy Attached as Exhibit E.

8. Order of Conditions:

Copy Attached as Exhibit F.

9. Letters in Support of Petition:

Copies Attached as Exhibit G.

10. Letter of Intent:

Dear Mr. Chairman,

I represent the Dunn's in the application for Variances for their property located at 37 Oak Street. The Dunn's like many other residences in this neighborhood are looking to bring these 1950s cottages back to life and make them functional for their big family and relatives. The Commissioner issued a denial letter and referenced in his opinion Section 1352 and Section 1353 of the Zoning Bylaws. He stated that the applicant will have to secure a Special Permit or a Variance from the Zoning Board.

This site is a preexisting nonconformity build as the minimum lot coverage is 30,000 square feet and the existing lot is 7,427 square feet and the minimum rear setback is 10 feet whereas the existing is less than 10 feet.

My clients would like to remove an old shed and add onto their house. This will not vary any of the other dimensional requirements like F.A.R. or Max Building coverage which the Dunn's are well under. The purpose of the construction is to add a handicapped bathroom and a slightly enlarged bedroom to accommodate a mechanized bed. It would be an incredible hardship if the Board did not approve this modest addition.

The change will not be substantially detrimental to the neighborhood or Town as it does not encroach on any of the neighbors' land or rights to their property. The Conservation Commission has already reviewed and approved this project as well. In addition, we have several abutters letters in support of this project. Neighbors have stated that the addition will add to the character of the neighborhood and that they "feel that the Dunns respect the nature of this neighborhood."

All things considered, we ask the Wareham Zoning Board of Appeals to approve this **Special Permit**.

Respectfully submitted,

Jilian A. Morton, Esq.

JILIAN A. MORTON, ESQ.

508-295-2522

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:


- Complete this form.
- Complete information packets. (Directions attached)
- Submit application form and packet to Town Clerk for signature.
- Submit application form and packet to Town Collector for signature.
- 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: 37 Oak Street LOT: 39 MAP: T31
ZONING DISTRICT: MR-30
USE REQUESTED: Single Family Home
OWNER OF LAND & BUILDING: 37 Oak Street Realty Tr TEL.# _____
ADDRESS OF OWNER: 6 Caroline Drive, Milton, MA 02186
PERSON(S) WHO WILL UTILIZE PERMIT: 37 Oak Street Realty Trust
ADDRESS: 6 Caroline Drive, Milton, MA 02186
DATE: 6/5/2003 SIGNATURE: 
This application was received on the date stamped here:

Town Clerk: _____ Date: _____
Tax Collector: _____ Date: _____
Planning/Zoning Dept.: _____ Date: _____
Application fee paid: _____ Check #: _____ Receipt: _____
Advertising fee paid: _____ Check #: _____ Receipt: _____
Abutters fee paid: _____ Check #: _____ 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: 37 Oak Street Realty Trust

Applicant's Address: c/o Jilian Morton, Esq., 184 Main Street

Telephone Number: Wareham, MA 02571 - 508-295-2522

Cell Phone Number: _____

Email Address: jam@mortonlawllc.com

Address of Property/Project: 37 Oak Street, Wareham, MA 02571

Landowner's Name: 37 Oak Street Realty Trust

Owner's Address: 6 Caroline Drive, Milton, MA 02186

Telephone Number: _____

Contact Person: Jilian Morton, Esq. Telephone Number: 508-295-2522

Map 39 Lot T31 Zone MR-30

Date Approved _____ Date Denied _____


Comments: _____

EXHIBIT A

QUITCLAIM DEED

JAMES T. DUNN and ELLEN M. DUNN, of 17 Upland Avenue, Dorchester, Boston, Suffolk County, Massachusetts, for consideration paid, and in full consideration of ONE DOLLAR (\$1.00) grant to

JAMES T. DUNN and ELLEN M. DUNN,
TRUSTEES of 37 OAK STREET REALTY TRUST,
evidenced by a Trust Certificate recorded herewith
and having an address of
17 Highland Avenue, Boston, Massachusetts 02124


2014 00069144
Bk: 44766 Pg: 103 Page: 1 of 2
Recorded: 09/23/2014 11:17 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

WITH QUITCLAIM COVENANTS

the land at 37 Oak Street, Wareham, Plymouth County, Massachusetts, together with any improvements thereon, described in Exhibit "A," attached hereto and made a part hereof.

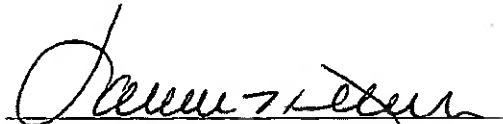
The premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservations, exceptions and covenants contained in the deed to the grantor herein and in all other instruments of record, to the extent restrictions, reservations, exceptions and covenants have not previously terminated or expired.

MEANING AND INTENDING TO RESERVE A LIFE ESTATE unto JAMES T. DUNN and ELLEN M. DUNN for and during the period of their natural lives as tenants by the entirety, with remainder to the trustees aforesaid.

No deed Stamps are required as the consideration is under \$100.00.

Being the same premises conveyed to the grantors hereof by deed recorded with the Suffolk District Registry of Deeds in Book 23814, Page 222.

WITNESS the hand and seal of the undersigned this 9th day of September, 2014.

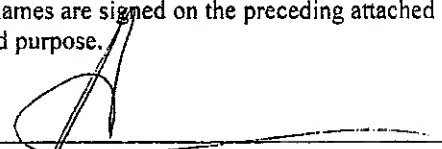

JAMES T. DUNN


ELLEN M. DUNN

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 9 day of SEPTEMBER, 2014, before me, the undersigned notary public, personally appeared JAMES T. DUNN and ELLEN DUNN, proved to me through satisfactory evidence which was { } a Massachusetts driver's license or _____ to be the persons whose names are signed on the preceding attached documents, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public: Arthur R. Finkelstein
My commission expires: 9/23/16

LOCUS: 37 Oak Street, Wareham

ARTHUR R. FINKELSTEIN, PC
33 NEWTON, MASSACHUSETTS ST.
NEWTON MA 02459

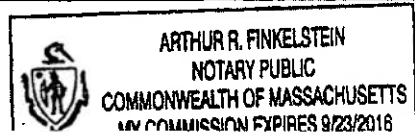


EXHIBIT "A"

The land with buildings thereon, situated in Wareham, Plymouth County, Massachusetts, at Tempest Knob Terrace, so-called, and being Lot No.31 as shown on Plan of Lots, Tempest Knob Terrace, Wareham, Massachusetts, owned by Jessie A. Bowman and George W. Forsburg, subdivided April 1922 by Fredrick S. Weston, C.E and recorded with the Plymouth County Registry of Deeds, Plan Book 3, Page 554. See also Plan Book 4, Page 793. Said lot is situated on the Westerly side of Terrace Road, and is bounded and described as follows:

Beginning at a stake on the Westerly side of Terrace Road, at a corner of Lot #32 as shown on said plan;

Southwesterly in line of Lot #32 to a stake near the beach;

Northerly in line of the beach fifty (50) feet more or less to a stake in line of Lot 30 as shown on said plan;

Northeasterly in line of said Lot 30 to a stake on the Westerly side of said Terrace Road ;

Southeasterly by said Terrace Road fifty (50) feet to the bound first mentioned.

Together with right in common with others to use the beach as shown on said plan for boating, bathing and other recreational purposes, and a right of pass and repass over the ways as laid out on said plan. See also Plymouth Deeds Book 1623, Page 387.

EXHIBIT B



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

May 8, 2023

Mr. Bradley Bertolo
2854 Cranberry Highway
Wareham, Massachusetts 02538

RE: 37 Oak Street / Map39, Lot T31

Mr. Bertolo,

I have reviewed your Building Permit application B-23-255, submitted April 26, 2023 with a description of work stating "the construction of two additions within the side setback but no closer to the property line than the existing structure" located at 37 Oak 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 13: Zoning Protection,

Section 1352

If the Building Official determines that a proposed addition, alteration, or extension to a lawfully non-conforming single or two family residential structure increases the non-conformity nature of the structure, a denial letter will be issued and the applicant must make application to the Board of Appeals for a new determination in order to proceed. If the Board of Appeals affirms the Building Official's decision, no such alteration or extension may occur unless the Board of Appeals issues a **Special Permit** for alteration or extension after finding that the alteration or extension will not be substantially more detrimental to the neighborhood than the existing non-conformity. An addition, alteration, or extension that increases the non-conformity nature would include but not be limited to:

2. A structure that continues along the same line as an existing encroachment without increasing the encroachment.

Section 1353

An addition, alteration, extension, or structural change that is found to increase the non-conforming nature of the structure and is found by the Zoning Board of Appeals to be substantially more detrimental to the neighborhood will require a **Variance**.

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

The subject dwelling is located in **MR-30** zoning district.

Respectfully,



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.

EXHIBIT C

TOWN OF WAREHAM ABUTTERS

MAP 39 LOT T31 300'

OWNER JAMES T & ELLEN M DUNN LIFE ESTATE

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
39-0-M16.B	VIEIRA EDWARD M, TRUSTEE	10 OAK STREET, TEMPEST KNOB,	WAREHAM, MA	02571
39-0-M17.A	DARGON JAMES F, DARGON ANN M	12 OAK ST,	WAREHAM, MA	02571
39-0-M17.B	BROGIOLI DAVID J, BROGIOLI TRICIA MARIE	14 OAK ST,	WAREHAM, MA	02571
39-0-M18	GOVONI JENNIFER L	16 OAK ST,	WAREHAM, MA	02571
39-0-M19.A	MCCANN WILLIAM P, MCCANN LINDA M	20 OAK ST,	WAREHAM, MA	02571
39-0-M19.B	KING WALTER D, KING LOUISE P	22 OAK ST,	WAREHAM, MA	02571
39-0-T24	SIMMLER JAMES R, SIMMLER KATHERINE A	68 NO MAIN ST,	NO GRAFTON, MA	01536
39-0-T25	SOMERS PAUL G, SOMERS DONNA J	6 OAK TER,	WAREHAM, MA	02571
39-0-T26	NGUYEN DIEMTIEN, UONG TUAN	236 E FOXBORO ST,	SHARON, MA	02067
39-0-T27	VAN DER WAL KARIN M E,	29 OAK ST	WAREHAM, MA	02571
39-0-T29	VITA RICHARD N, VITA BEVERLY B	33 OAK ST,	WAREHAM, MA	02571
39-0-T30.A	COEUR DE ROY LLC	25 HOLLY RD	MARION, MA	02738
39-0-T30.B	GIORDANI ELIZABETH, C/O ELIZABETH ROY	25 HOLLY RD	MARION, MA	02738
39-0-T31	DUNN JAMES T, DUNN ELLEN M LIFE ESTATE	6 CAROLINE DR	MILTON, MA	02186
39-0-T32	MONCEY PATRICIA A TRUSTEE, THE MONCEY FAMILY TRUST	39 OAK ST,	WAREHAM, MA	02571
39-0-T33	AEVAZELIS DIMITRIOS, AEVAZELIS LEFKI	53 GENERAL COBB ST,	TAUNTON, MA	02780
39-0-T34	MARAIST BARBARA D,	4129 INDIAN BAYOU,	DESTIN, FL	32541
39-0-T35	MCCAFFREY JOHN, MCCAFFREY SUSAN BOWMAN	45 OAK ST	WAREHAM, MA	02571
39-0-T36.A	MARGER INESTMENTS LLC	146 SECOND ST STE 103	ST PETERSBURG, FL	33701
39-0-T36.B	FABROSKI JOHN A III, FABROSKI NANCY LIFE ESTATE	2 FABRS WAY,	E BRIDGEWATER, MA	02333
39-0-T37	ROTONDI ANTHONY J JR,	50 COUNTRY FARM RD,	E BRIDGEWATER, MA	02333

CERTIFIED ABUTTERS AS THEY APPEAR
ON OUR TAX ROLLS AS OF 5/9/2023

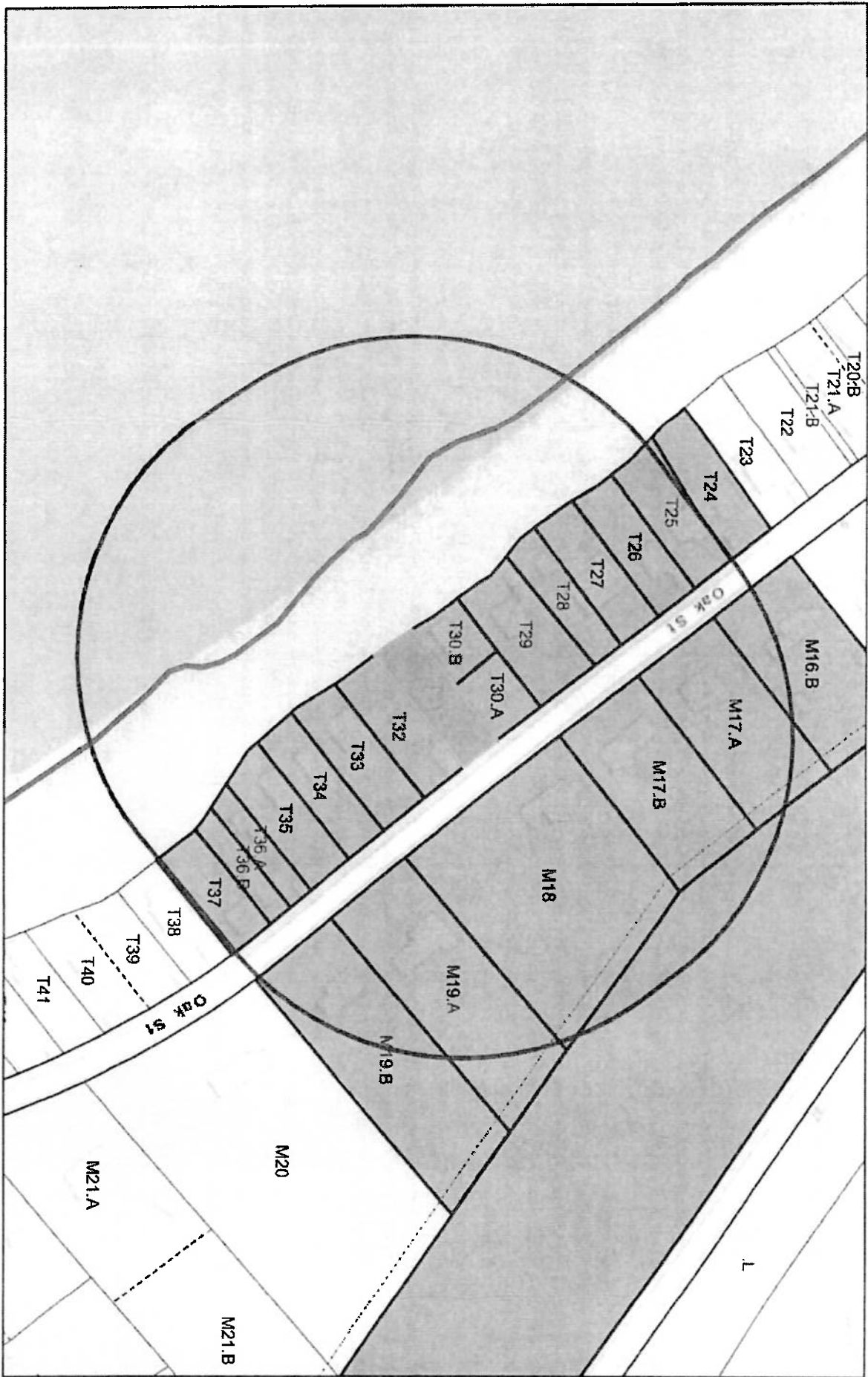
ASSASSORS OFFICE

J. Renee Davis

REQUESTED BY JILLIAN A MORTON
508 295-2522

CHERYL@MORTONLAWLLC.COM

ArcGIS Web Map



5/9/2023, 11:14:07 AM

Parcels with CAMA Data

Parcel Lines

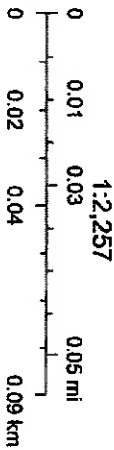
Property Line

Town Line

Common Line

Public Road

PWater

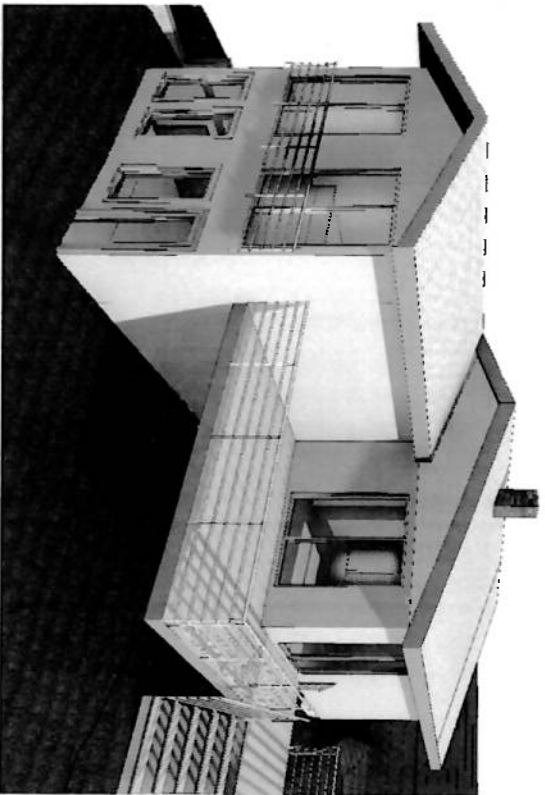


Est. HERE, Garmin, INCREMENT P, NSA, USGS

EXHIBIT D

EXHIBIT E

Jim and Ellen Dunn Residence 37 Oak Street Wareham, MA

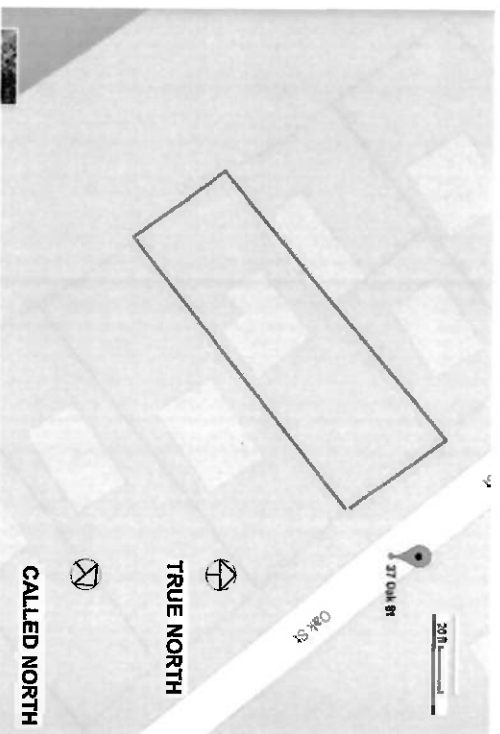


1 Cover View



336 Windsor Street
Cambridge, MA 02141
Zive.com
617 429 0485

30 May 2023



ZIVE
 336 Windsor Street
 Cambridge, MA 02141
 617 429 0485
 zive.com

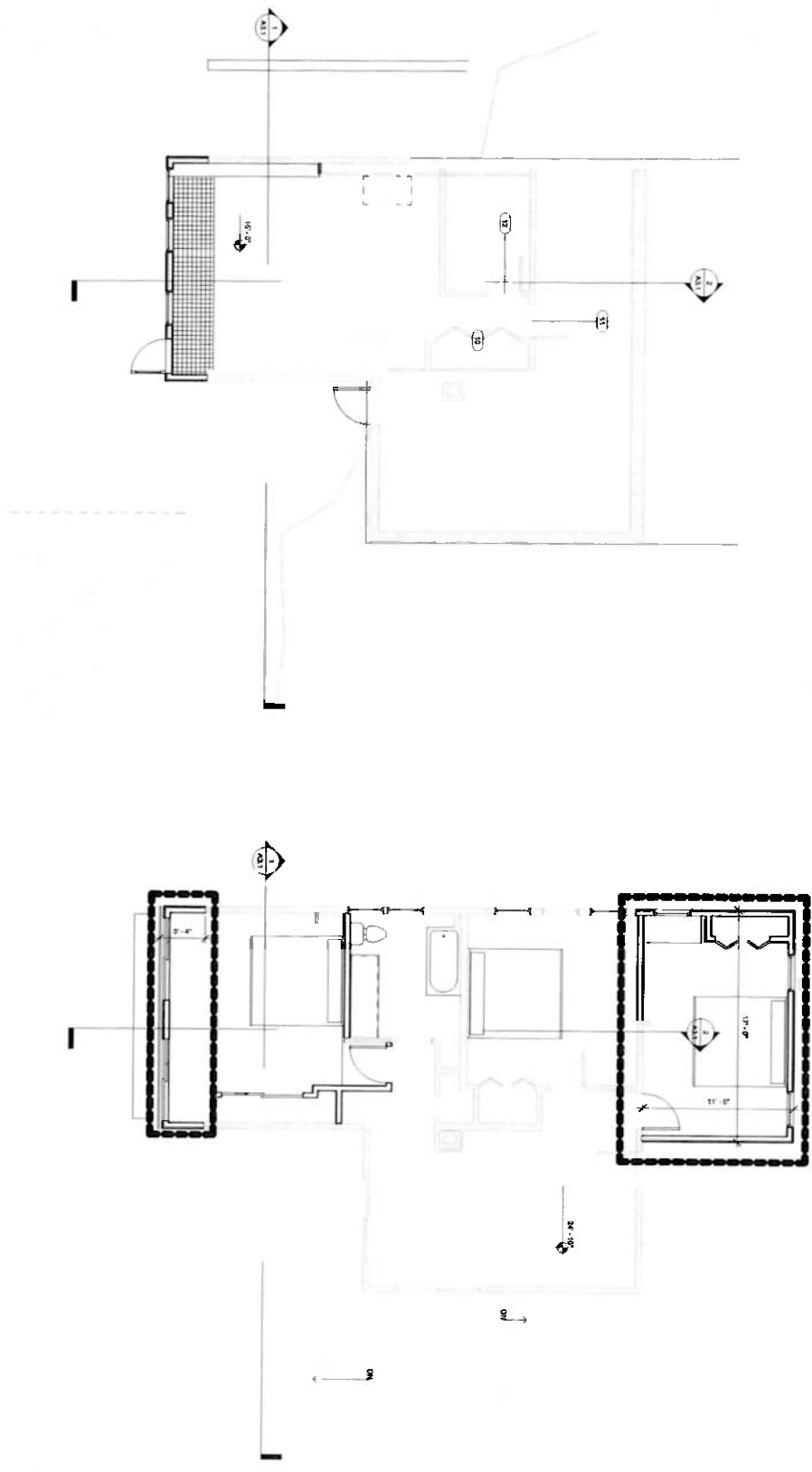
Jim & Ellen Dunn
 37 Oak St., Wareham, MA

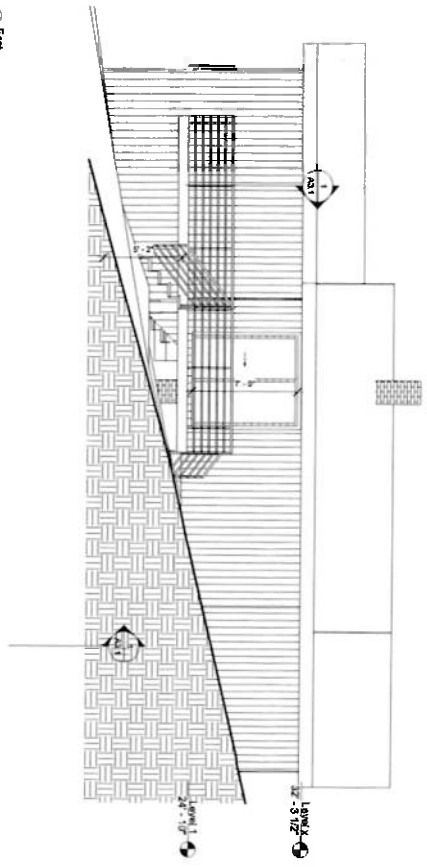
No.	Description	Date

Renovation Floor Plans	
Project number: Z22001	A1.1
Date: 30 May 2023	
Drawn: DJS	
Checked by: Checker/Scale 1/4" = 1'-0"	

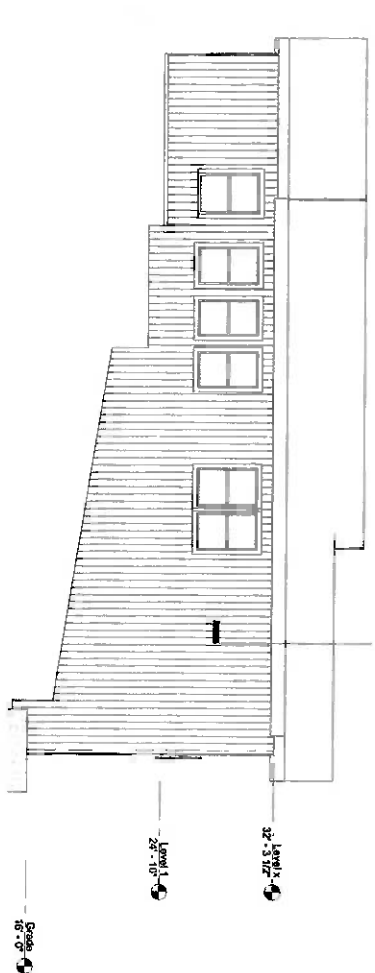
1) Renovation Lower Level - Open 1 Copy 1
 1/4" = 1'-0"

2) Renovation - First Floor
 1/4" = 1'-0"

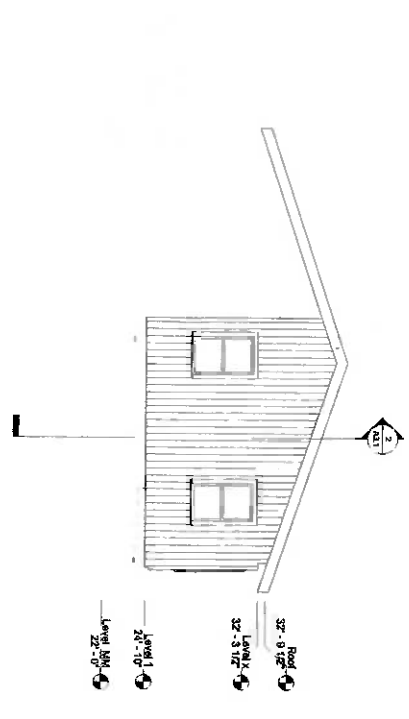




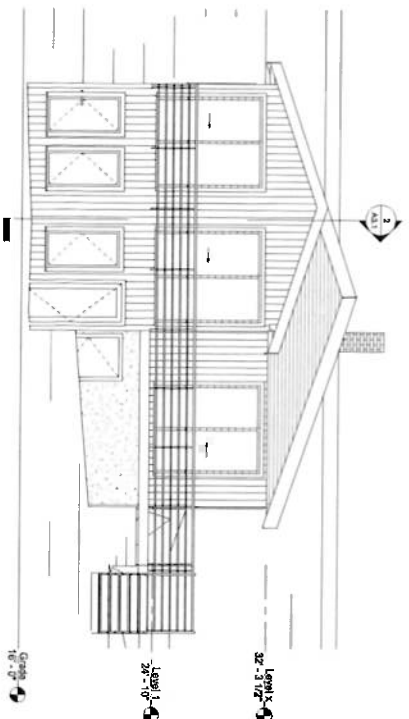
2 East
1/4" = 1'-0"



1 West
1/4" = 1'-0"



4 North
1/4" = 1'-0"



3 South
1/4" = 1'-0"

S i v e
 338 Windsor Street
 Cambridge, MA 02141
 617 423 0485
 Sive.com

Jim & Ellen Dunn
 37 Oak St., Wareham, MA

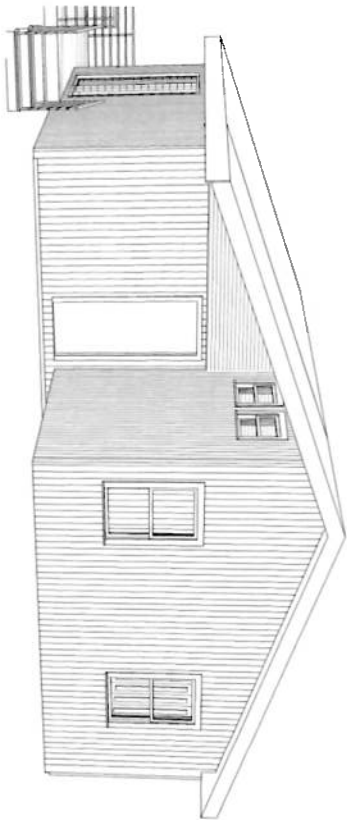
No.	Description	Date

Renovation Elevations
 Project number: 222001
 Date: 30 May 2023
 Drawn: D&S
 Checked by: Checker/Scale 1/4" = 1'-0"

A2.1



1 Back View



2 View from Street Entrance

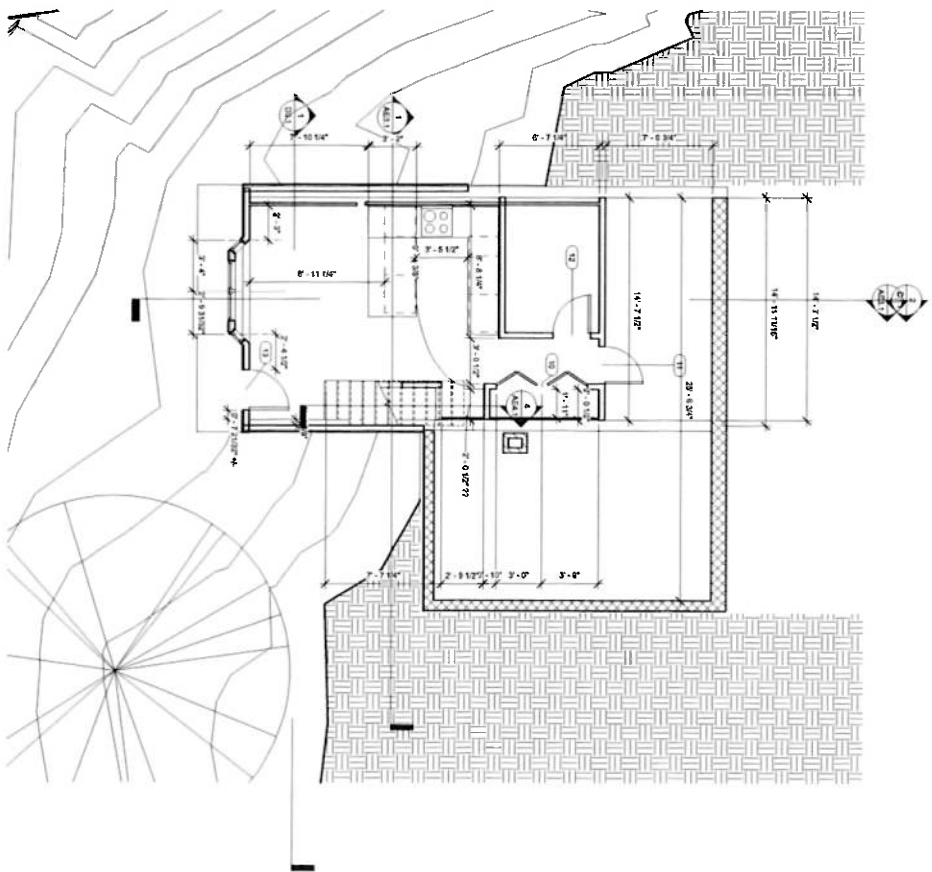
ZIVE
 338 Windsor Street
 Cambridge, MA 02141
 617 429 0485
 Zive.com

Jim & Ellen Dunn
 37 Oak St., Wareham, MA

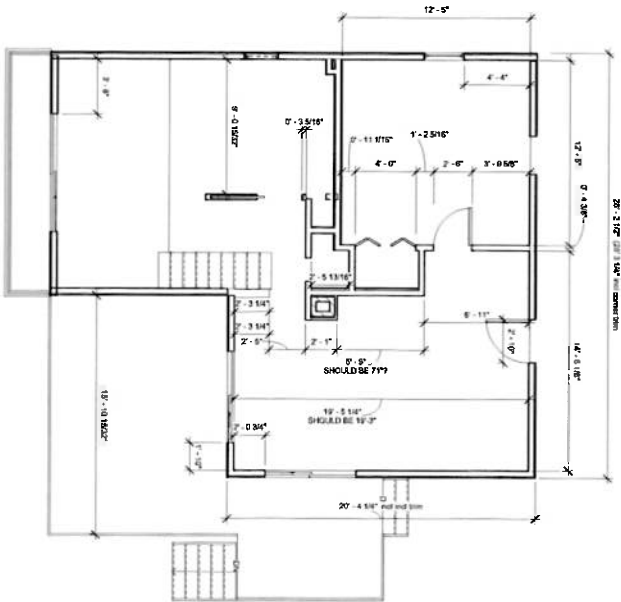
No.	Description	Date

Views
 Project number: 222001
 Date: 30 May 2023
 Drawn: Author
 Checked by: Checker/Scale

A10.1



1 Existing Dimensions - Lower Level
1/4" = 1'-0"



2 Existing Dimensions - First Floor
1/4" = 1'-0"

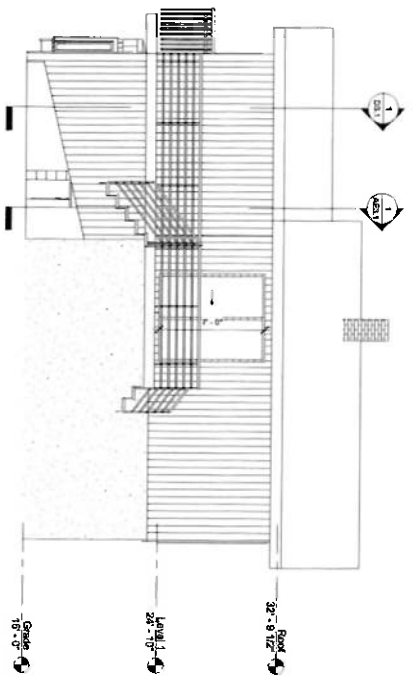
ZIVE
336 Windsor Street
Cambridge, MA 02141
617 429 0485
zive.com

Jim & Ellen Dunn
37 Oak St., Wareham, MA

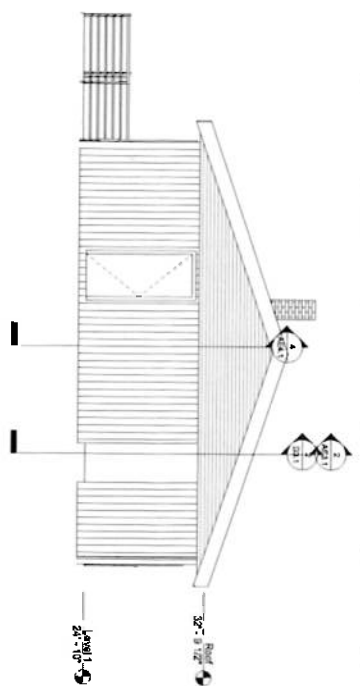
No.	Description	Date

Existing Floor Plans
Project number 222201
Date 30 May 2023
Drawn Pranger
Checked by SDP Scale 1/4" = 1'-0"

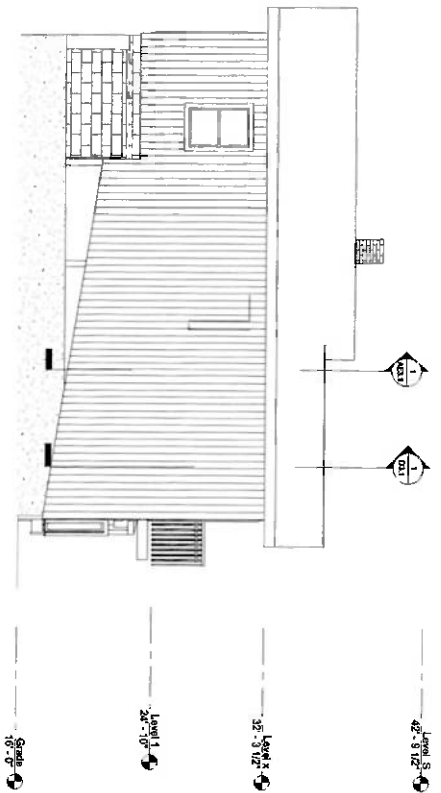
AE1.1



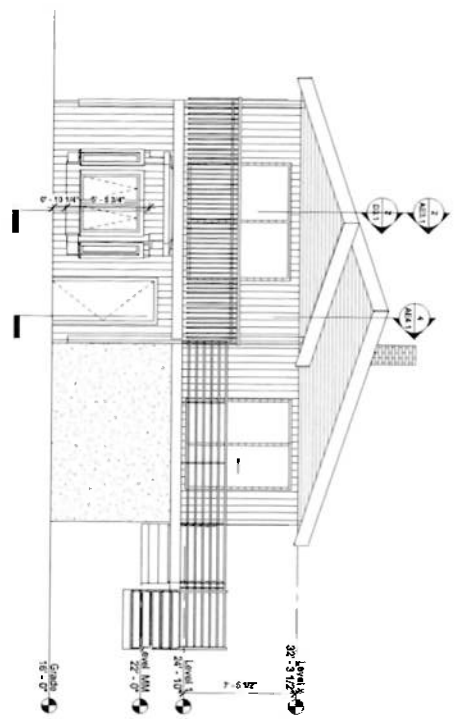
1 West Elevation EXISTING
1/4" = 1'-0"



2 North Elevation EXISTING
1/4" = 1'-0"



3 South Elevation EXISTING
1/4" = 1'-0"



4 East Elevation EXISTING
1/4" = 1'-0"

ZIVE
338 Windsor Street
Cambridge, MA 02141
617 425 0465
zive.com

Jim & Ellen Dunn
37 Oak St., Wareham, MA

No.	Description	Date

Existing Elevations
Project number 2222001
Date 30 May 2023
Drawn Author
Checked by CheckerScale 1/4" = 1'-0"

AE2.1

EXHIBIT F



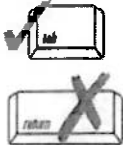
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 SE76-2790
 MassDEP File # _____
 eDEP Transaction # _____
 Wareham
 City/Town

A. General Information

Please note:
 this form has
 been modified
 with added
 space to
 accommodate
 the Registry
 of Deeds
 Requirements

Important:
 When filling
 out forms on
 the
 computer,
 use only the
 tab key to
 move your
 cursor - do
 not use the
 return key.



1. From: Wareham
 Conservation Commission

2. This issuance is for (check one):
 a. Order of Conditions b. Amended Order of Conditions

3. To: Applicant:
James T. and Ellen M. Dunn, Trustees
 a. First Name b. Last Name

37 Oak Street Realty Trust
 c. Organization

17 Upland Avenue
 d. Mailing Address

Dorchester MA 02124
 e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):

 a. First Name b. Last Name

 c. Organization

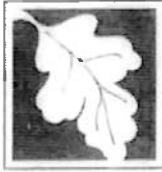
 d. Mailing Address

_____ _____ _____
 e. City/Town f. State g. Zip Code

5. Project Location:
37 Oak Street Wareham
 a. Street Address b. City/Town

39 T31
 c. Assessors Map/Plat Number d. Parcel/Lot Number

Latitude and Longitude, if known: d m s d m s
 d. Latitude e. Longitude



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 SE76-2790
 MassDEP File #
 eDEP Transaction #
 Wareham
 City/Town

A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):
Plymouth
 a. County Plymouth b. Certificate Number (if registered land) 103
44766 c. Book 44766 d. Page 103
 7. Dates: April 5, 2023 April 19, 2023 May 24, 2023
 a. Date Notice of Intent Filed b. Date Public Hearing Closed c. Date of Issuance
 8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):
Proposed Site Plan at 37 Oak Street Wareham, MA
 a. Plan Title Proposed Site Plan at 37 Oak Street Wareham, MA
JC Engineering, Inc. John L. Churchill Jr., PE, PLS
 b. Prepared By c. Signed and Stamped by
May 18, 2023 1" = 10'
 d. Final Revision Date e. Scale
Planting & Restoration Plan May 18, 2023
 f. Additional Plan or Document Title g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:
 Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

- a. Public Water Supply b. Land Containing Shellfish c. Prevention of Pollution
 d. Private Water Supply e. Fisheries f. Protection of Wildlife Habitat
 g. Groundwater Supply h. Storm Damage Prevention i. Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

- a. the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 SE76-2790
 MassDEP File # _____
 eDEP Transaction # _____
 Wareham
 City/Town

B. Findings (cont.)

Denied because:

- b. the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**
- 3. Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) _____ a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	_____ a. linear feet	_____ b. linear feet	_____ c. linear feet	_____ d. linear feet
5. <input type="checkbox"/> Bordering Vegetated Wetland	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
	_____ e. c/y dredged	_____ f. c/y dredged		
7. <input type="checkbox"/> Bordering Land Subject to Flooding	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet
	Cubic Feet Flood Storage _____ e. cubic feet	_____ f. cubic feet	_____ g. cubic feet	_____ h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	_____ a. square feet	_____ b. square feet		
	Cubic Feet Flood Storage _____ c. cubic feet	_____ d. cubic feet	_____ e. cubic feet	_____ f. cubic feet
9. <input type="checkbox"/> Riverfront Area	_____ a. total sq. feet	_____ b. total sq. feet		
	Sq ft within 100 ft _____ c. square feet	_____ d. square feet	_____ e. square feet	_____ f. square feet
	Sq ft between 100-200 ft _____ g. square feet	_____ h. square feet	_____ i. square feet	_____ j. square feet



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Provided by MassDEP:
 SE76-2790
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B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input checked="" type="checkbox"/> Coastal Beaches	20 a. square feet	20 b. square feet	cu yd c. nourishment	cu yd d. nourishment
14. <input type="checkbox"/> Coastal Dunes	a. square feet	b. square feet	cu yd c. nourishment	cu yd d. nourishment
15. <input checked="" type="checkbox"/> Coastal Banks	50 a. linear feet	50 b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	a. c/y dredged	b. c/y dredged		
21. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	800 a. square feet	800 b. square feet		
22. <input type="checkbox"/> Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet



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B. Findings (cont.)

* #23. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. Restoration/Enhancement *:

a. square feet of BVW

b. square feet of salt marsh

24. Stream Crossing(s):

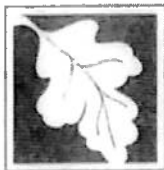
a. number of new stream crossings

b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. The work is a maintenance dredging project as provided for in the Act; or
 - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
 - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on _____ unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.



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C. General Conditions Under Massachusetts Wetlands Protection Act

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]
 "File Number SE76-2790 "
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls if it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.
19. The work associated with this Order (the "Project")
- (1) is subject to the Massachusetts Stormwater Standards
- (2) is NOT subject to the Massachusetts Stormwater Standards

If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
- i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
 - ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
 - iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

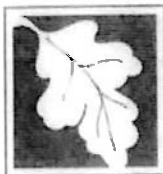
i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and

ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

See Attached.

20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.



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D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? Yes No
2. The Wareham hereby finds (check one that applies):
Conservation Commission
- a. that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:
- | | |
|---------------------------------|-------------|
| 1. Municipal Ordinance or Bylaw | 2. Citation |
|---------------------------------|-------------|
- Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.
- b. that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:
Wareham Wetland Protective By-law
- | | |
|---------------------------------|-------------|
| 1. Municipal Ordinance or Bylaw | Div VI |
| | 2. Citation |
3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.
The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

See Attached.

STANDARD CONDITIONS

1. The Wareham Conservation Commission is to be notified in writing at least three (3) working days before the start of construction. At the time of notification, all pre-construction conditions shall have been complied with, including General Conditions 8 & 9.
2. Members, agents, and representatives of the Wareham Conservation Commission and the D.E.P. shall have the right to enter and inspect the property to ensure compliance with the Conditions contained in this Order. They may require the submittal of any data necessary for such evaluation.
3. It is the applicant's responsibility to see that construction personnel are aware of and adhere to all Conditions in this Order. Therefore, a copy of this Order of Conditions shall be available on-site during all project phases.
4. Construction may proceed according to the plans submitted to the Commission and D.E.P. However, for any proposed change to the plans submitted, the applicant shall file a new Notice of Intent or inquire, in writing from the Commission, whether the change is significant enough to warrant a new Notice. **Failure to construct the project according to the approved site plan may result in issuing an Enforcement Order and/or fines of up to \$300.00/day if the unauthorized deviations continue to exist. This shall be a continuing condition.**
5. Before any earth-moving activity commences, a straw bale barrier shall be placed between the limits of the work and the B.V.W. The straw bales shall be firmly anchored with stakes end-to-end. The straw bales shall be inspected daily, and those showing signs of deterioration shall be replaced immediately. The straw bale barrier shall remain properly functioning until all disturbed areas have been stabilized.
6. Any construction in the flood plain shall conform to 780 CMR Section 2102.0 requirements for flood-resistant construction.
7. All final earth grading shall be permanently stabilized by applying loam and seed or sod, except for the designated replication area and any designed paved area (driveway, sidewalk).
8. All debris, fill, and excavated material shall be stockpiled far enough away from designated resource areas and at a location to prevent sediment from surface runoff from entering wetlands. At no time shall any debris or other material be stockpiled, buried, or disposed of within wetland resource areas other than that fill allowed by this Order and shown on the above-referenced plans.

9. **Upon completion of the project, or at the expiration date of the Order of Conditions, the applicant shall either submit a Request for a Certificate of Compliance accompanied by an "As-Built" Plan prepared by a professional engineer or land surveyor registered in the Commonwealth of Massachusetts showing deviations from the originally submitted plans, if any, and showing the site has been developed according to the requirements of the Order of Conditions, or a request for an extension to the Order. Failure to comply with this condition may result in the issuance of fines and/or other legal actions.**
10. **This Order shall apply to any successor in control or successor in interest of the property described in the Notice of Intent and accompanying plans.**
11. **If the proposed project involves the construction of a replacement area, the replacement area shall meet or exceed those General performance standards outlined in sections 10.55 (4) (b) 1-7 of the Wetlands Protection Act Regulations. Should the replacement area fail to meet any of these standards, the Commission may require those measures necessary to achieve compliance.**
12. **The applicant shall contact the Conservation Administrator to inspect the installed haybale/silt fence barrier. Both haybales and silt fences shall be used for this project. This is to be done before the commencement of the project, which includes tree cutting or the removal of vegetation.**
13. **The applicant shall arrange a preconstruction meeting to include the project contractor, the Conservation Administrator, and the project Engineer to discuss the schedule and details of the project. This shall be done before the commencement of the project, which includes tree cutting or the removal of vegetation.**
14. **The name and phone number of the contact person for the project contractor shall be submitted to the Conservation Office. This shall be done before the commencement of the project.**
15. **Only organic slow-release nitrogen fertilizer shall be used at the site by the manufacturer's specifications. This shall be a continuing condition.**

SPECIAL CONDITIONS



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E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

05/24/2023
 1. Date of Issuance

Please indicate the number of members who will sign this form.

5

This Order must be signed by a majority of the Conservation Commission.

2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Sandy Slavin
 Signature

Sandy Slavin
 Printed Name

Signature

Carol Malonson
 Printed Name

Kwame S. Bartie
 Signature

Kwame Bartie
 Printed Name

Michael R. Mercier
 Signature

Michael Mercier
 Printed Name

Denise Schulz
 Signature

Denise Schulz
 Printed Name

Signature

Nichole Locurto
 Printed Name

[Signature]
 Signature

[Signature]
 Printed Name

Signature

Printed Name

by hand delivery on

by certified mail, return receipt requested, on

Date

05/24/2023
 Date

7022 0410 0003 0774 2706



Massachusetts Department of Environmental Protection
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F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



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G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Conservation Commission

Please be advised that the Order of Conditions for the Project at:

Project Location

MassDEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

for: Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

**Request for Departmental Action Fee
Transmittal Form**

Provided by DEP

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Request Information

1. Location of Project

a. Street Address

b. City/Town, Zip

c. Check number

d. Fee amount

2. Person or party making request (if appropriate, name the citizen group's representative):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

4. DEP File Number:

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



B. Instructions

1. When the Departmental action request is for (check one):

- Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- Superseding Determination of Applicability – Fee: \$120
- Superseding Order of Resource Area Delineation – Fee: \$120



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

**Request for Departmental Action Fee
Transmittal Form**

Provided by DEP

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Instructions (cont.)

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

EXHIBIT G

Date: *May 29, 2023*

Attention: Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Re: In support of the proposed project at 37 Oak St., Wareham

Dear Members of the Zoning Board of Appeals;

I/we am/are the owner(s) of the property located at *39 Oak St., Wareham*

I/we am/are the abutter(s) to the Dunns' cottage and are in favor of their
petition to construct a small addition for a handicap bathroom and a slightly
enlarged bedroom to accommodate a mechanized bed. The project also
includes landscaping that will make access to the exterior of the cottage safer.

I/we have reviewed the engineering plans and the proposed architectural
drawings and believe that their proposed build will not be detrimental
to the neighborhood. We all enjoy the beauty of our waterfront neighborhood
and feel that the Dunns respect the nature of this neighborhood. I/we
recommend their petition be allowed and the special permit should be
granted.

Thank you,

Patricia Moncey

Date: 5/28/23

Attention: Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Re: In support of the proposed project at 37 Oak St., Wareham

Dear Members of the Zoning Board of Appeals;

I/we am/are the owner(s) of the property located at 41 Oak street.

I/we am/are the abutter(s) to the Dunns' cottage and are in favor of their petition to construct a small addition for a handicap bathroom and a slightly enlarged bedroom to accommodate a mechanized bed. The project also includes landscaping that will make access to the exterior of the cottage safer.

I/we have reviewed the engineering plans and the proposed architectural drawings and believe that their proposed build will not be detrimental to the neighborhood. We all enjoy the beauty of our waterfront neighborhood and feel that the Dunns respect the nature of this neighborhood. I/we recommend their petition be allowed and the special permit should be granted.

Thank you,
Dimitrios & Lefki Aevazelis
41 Oak street
Wareham, MA 02571