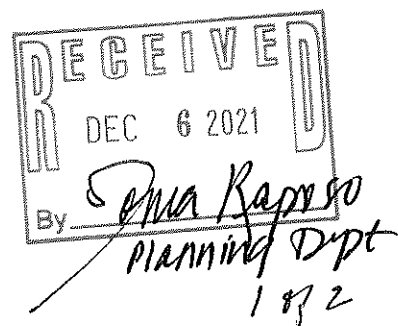


Gordon B. Hurd  
5064 Barrington Circle  
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(617) 953-6300



December 1, 2021

Zoning Board of Appeals

Town of Wareham

54 Marion Road

Wareham, MA 02571

By Certified Mail – Return Receipt Requested

RE: Application of Scott Green for Variance

File: 64-21

Dear Members of the Board:

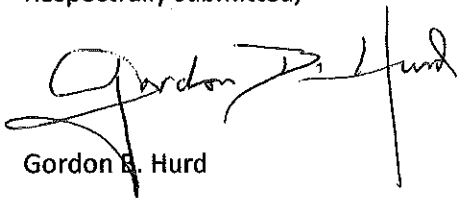
I have reviewed the filing submitted to the Board on behalf of the above applicant. I find myself in an unusual position as a retired land use attorney who primarily represented applicants on the opposite side. But my opposition is not that this lot should not be built upon but rather that certain concerns need to be addressed.

After our visit from Bob, many landowners were forced to rebuild upon their lots and were restricted to rebuilding upon the existing footprint. I am not advocating limiting the applicant to the cottage footprint of the lot but am quite concerned about the lot coverage by the size of this structure. The height of this building is also a major concern, and, for safety concerns alone, should be reduced. Height restriction in an R-30 should not be waived. Finally, I see the addition of a pool on the plans. If granted, I would hope that in your decision you would note that it would need to be a salt water one as chlorine would be quite harmful to the marsh area it abuts.

I am also concerned as to whether or not an Order of Conditions was a part of this application. Given the size of this project, it would seem that a review of the proposed application would have resulted in such an Order being issued. Was the Order of Local or State issuance?

Finally one of my neighbors was concerned as to whether our beach access would be affected at Wankinquooh/Barnes/Murphy. As we have already had one eliminated, I would hope that this could be further insured in any decision.

Respectfully submitted,



Gordon B. Hurd

Cc: Scott Denton, Jilian A. Morton, Esq., Alan F. F. Medeiros, Esq.

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Zoning Board of Appeals  
Town of Wareham  
54 Marion Road  
Wareham, MA 02571

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