January 21, 2021

Ken Buckland

Director of Planning & Community Development

54 Marion Road

Wareham, MA 02571

Re: 240 Sandwich Road (Assisted Living)

Dear Mr. Buckland and members of the Zoning Board,

On January 14, 2021 you requested that I perform a zoning review of the assisted living facility proposed at 240 Sandwich Road in East Wareham. Based on the plans provided to me, this appears to be a four story multi-unit residential building with an option to have memory care units in place of the dwelling units on the first floor. I think it’s important to note that the zoning by-law does not provide an “assisted living” option in the use table but it does list “nursing home” or “intermediate care” which would both be permitted in the Commercial Strip zoning district. Based on the layout of the building, I feel as though multi-family residential, is the closest match to what is being proposed, keeping in mind that if the memory care units are approved, that use will be accessory to multi-family residential use and will not be the use that governs for this property. This multi-unit residential proposal will require a special permit, and a site plan review from the Zoning Board of Appeals.

In addition to the above; the following items must be addressed in order to secure a future building permit for this property. A variance from the Zoning Board of Appeals is required for the sections specified below:

1. Article 6 Section 623: The applicant is proposing 69’ in height where 40’ is permitted.
2. Article 8 Section 824.1: Multi-family and apartment dwellings in the CS zoning district requires a minimum of 5 acres and the proposal only includes 1.92.
3. Article 8 Section 824.3: The number of residential units or apartments shall not exceed the number of dwellings that would be permitted under a conventional single family subdivision. Section 813 reinforces that. A conventional single family subdivision would require 30,000 square feet per unit which would equate to 3 permissible units on this property.
4. Article 9 Section 921: Elderly housing requires one parking space per dwelling unit. The applicant is proposing 64 parking spaces where 86 are required.
5. Article 10 Section 1042: A 10’ minimum landscape buffer is required between multi-unit residential buildings and single family dwellings. The plans do not appear to reflect a buffer on the East property line by parcel #1099, or dwelling #5 located to the North of the proposed building.

Please let me know if you have any questions.

Sincerely,

David Riquinha

Building Commissioner

Zoning Enforcement Officer