

Christopher Conti  
2614/2616 Cranberry Hwy  
Wareham, MA 02571

August 19, 2022

Nazih Elkallassi, Chairman  
Wareham Zoning Board of Appeals  
54 Marion Road  
Wareham, MA 02571

Re: 29-22 Joshua DeOlim – Special Permit 2618 Cranberry Hwy

Dear Mr Elkallassi and Members of the Board

I am writing regarding petition 29-22 Joshua DeOlim – Special Permit 2618 Cranberry Hwy, I am a direct abutter to this property approximately 360 ft on the east side of my property. I am not in support of a motor vehicle transport (towing) business which the owner has applied for.

Joshua and Antonio DeOlim have no regard for following any of our Zoning by Laws and have thrown the current building commissioner and building inspector off their property. Please see the four attached denial letters from three different Building Commissioners starting in 2007. Antonio DeOlim tried to put up a building without a permit, poured a concrete foundation 2 inches from property line before he was told he needed a permit and had to move the building within setbacks he was given a building permit in Nov 2020 for residential when using it for his business (see attachments, foundation and old building never removed as stated). I see many violations on their property.

320 – Principal Use Regulations all of the following require SPZ in CS

- Motor vehicle service – (2618 & 2620 Cran Hwy)
- Motor vehicle sales – (2618 Cran Hwy)
- Junkyards and salvage yards– (2618 Cran Hwy)
- 2-family dwelling– (2618 Cran Hwy)
- Storage Container, Accessory –(2620 Cran Hwy)

351 – Multiple Principal Use – requires SPZ– (2618 & 2620 Cran Hwy)

361 – JUNK YARDS – min 500 ft from any lot line or any public or private way– (2618 Cran Hwy)

370 – Uses Prohibited in all Districts– (2618 Cran Hwy)

- Destructive of property values, because of any excessive nuisance qualities
- Vacuuming and pressure washing is going on all the time on vehicles,
- Odors from spray painting vehicles outside
- Selling vehicles with leaky gas tanks

371 – open lot storage of JUNK – (2618 & 2620 Cran Hwy)

530 –Ungaraged Motor Vehicles (unregistered) I have seen as many as 20 vehicles– (2618 Cran Hwy)

623 – Min Lot Area for 2-family 45,000 (2618 Cran Hwy has 30,927) – Requires a Variance– (2618 Cran Hwy)

**Frontage required 200 ft, (2618 Cran Hwy has 120 ft) – Requires a Variance– (2618 Cran Hwy)**

**Person living in a travel trailer on 2620 Cran Hwy**

**No title V has been done on the property (2618 Cran Hwy) since it was purchased in March 2021**

**In the application it is noted that both properties 2618 and 2620 Cran Hwy will utilize this permit, it is nice to see they are trying to legitimize the current motor vehicle service that has been operating since Sept 2004 on 2620 Cran Hwy as stated in Attorney Perry's letter? Should this be 2 different applications, 2 different owners?**

**Application does not have the correct address of owner – Joshua lives at 2618 Cranberry Hwy on the second floor with his girlfriend and son in the illegal apartment he created.**

**Hours of operation say daytime only in Attorney Perry's letter, Facebook page says always open DOT numbers are registered at 2620 Cran Hwy however the tow trucks are parked at 2618 Cran Hwy**

**Do we really need another Principal Towing company in town?**

**Massachusetts General Law – Part I Title XV Chapter 110 Section 5 Certificates of persons conducting businesses: contents: filing: fees – see attachment**

**Requires any person conducting business in the commonwealth file business certificate with town clerk**

**There is no filing for either address in the Wareham Town Clerks office.**

**Joshua DeOlim usually has 12 -20 junk and used vehicles parked in the yard, plus the 4 flat bed tow vehicles (only 2 which are registered), and his employee's parked vehicle, and now a multifamily which would mean 4 more vehicles to park. This would require a site plan review Article 15 as also stated in one of the denial letters.**

**Safety issue with all the tow trucks coming in and out with vehicles in tow, onto Cranberry Hwy where they always drive over the curb, seems to need a bigger driveway with larger radius.**

**There have been many times trucks are parked on the side of the Hwy which could cause an accident, please see attached pictures.**

**Many people have been backing out of the property, which is not safe, just a matter of time before an accident happens. Other Tow Companies and Motor Vehicle Service facilities on Cranberry Hwy are located at an area where the road is much wider.**

**Joshua DeOlim is operating an automotive salvage yard, he has posts on facebook marketplace selling parts off of Junk cars on the property, and this property is becoming a mini Robertson's Salvage Yard. Please see attached pictures.**

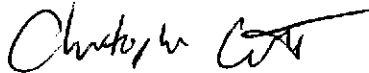
**Section 1461 The Board of Appeals or Planning Board shall not approve any application for a Special Permit unless it finds that in its judgement, all of the following conditions are met:**

1. The Use as developed will not adversely affect the neighborhood. – this tow business/junk/salvage yard does affect the neighborhood in a negative manner
2. The specific site is an appropriate location for such a Use, structure, or condition. – this is not an appropriate location for a tow business
3. There will be no nuisance or serious hazard to vehicles or pedestrians. – this business does create a nuisance and could be hazardous to vehicle's and pedestrians on Cranberry Hwy
4. Adequate and appropriate facilities will be provided for the proper operation of the proposed Use. This includes the provision of appropriate sewage treatment facilities which provide for denitrification, when the permit granting authority deems such facilities necessary for protection of drinking water supply wells, ponds, or saltwater embayment's. – Does not have adequate facilities, he cannot even pull a vehicle into his building on 2618 Cranberry Hwy
5. The Use or structure as proposed does not pose a substantial detriment to the town or neighborhood in which it is proposed. – This is definitely a detriment to the neighborhood tow business/junk/salvage yard will make our property values go down.
6. The proposal, as approved, conforms to all other applicable provisions of the Wareham Zoning By-law. – this property has to many other Zoning by law violations

I would ask the board to deny this special permit application.

If the Board wishes to consider this application, I would like to see a site plan review (include both properties) with buffers etc. and an updated application with all the special permits and variances that are really required to bring both properties up to zoning code.

Respectfully Submitted,



Christopher Conti

# Complaint COM-21-31 2618 Cranberry Hwy

Chris Conti <cconti61@comcast.net>

Thu 6/23/2022 11:29 AM

To: Inspection Dept <inspections@wareham.ma.us>; Paul Turner <PTurner@wareham.ma.us>;

Building Commissioner Mr Turner,

My name is Christopher Conti, I live at 2614 Cranberry Hwy, I am writing to find out what is going on with the complaint I submitted on Nov 14, 2021, the complaint number is COM-21-31 for 2618 Cranberry Hwy, a direct abutter to me.

The complaint I filed is as follows:

- 320- No SPZ -Principle Use Illegal 2 Family Dwelling
- No SPZ for Motor Vehicle Service
- No SPZ for Motor Vehicle Sales and Automotive Transport
- No SPZ for Salvage Yard - they are running a salvage business junking cars for scrap
- 351 - No SPZ for Multiple Principal Use
- 361 - Junkyard min 500 ft from any lot
- 370 - Uses Prohibited in all districts - obnoxious noise, vacuum cleaning cars all the time, odors from painting vehicles outside, selling vehicles that have leaky gas tanks
- 530 - unregister vehicles
- 623 - Illegal 2 Family Dwelling min lot area, required 45,000 sq ft property has 30927 sq ft frontage required 200 ft, property has 120 ft, upstairs apartment has only 390 sq ft
- 762.5 - Dumpster Visible from primary road
- no permit inspections for rental unit where the town requires to be registered and inspected

Joshua DeOlim is creating an automotive junk and sales yard, buys junk vehicles, and sells used vehicles, and all of the violations mentioned above.

Can you please give me an update on what is going to be done about this or can we set up a meeting to discuss.

Thank you for your time  
Christopher Conti  
2614 Cranberry Hwy

Wareham, MA 02571  
585-704-6661  
cconti61@comcast.net

*7/6/22  
Entered property 12:30pm w/G.S.  
no trespassing myself and  
owner was asked to leave  
which we did.*

*7/12/22  
8:00 AM  
Called  
Mr Conti  
& Told him  
about letter*



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

Paul E. Turner  
Director of Inspectional Services

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Mr. Joshua A. Deolim Trustee  
2618 Cranberry Hwy Realty Trust  
101 Acushnet Road  
Mattapoisett, Massachusetts, 02739

July 7, 2022

RE: 2618 Cranberry Hwy

Map 110, Lot 1051

I have reviewed your application to conduct a Motor Vehicle Service use at 2618 Cranberry Highway, Wareham, Massachusetts. The Use is not permitted by right in the Strip Commercial zoning district and must be denied at this time.

Your application to create a new Motor Vehicle Service Use in the CS Zoning district is being denied under the following section of the Wareham Zoning By-Laws;

- **Article 3, Section 320, Table of Principal Use Regulations, The Motor Vehicle Service Use requires a Special Permit from the Zoning Board of Appeals.**

The subject dwelling is located in the CS Zoning District.

Respectfully,

Paul E. Turner  
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.



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

David L Riquinha  
Building Commissioner

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Joshua Deolim  
Route 28 Auto Solutions  
2620 Cranberry Highway  
Wareham, MA 02571

May 13, 2021

**RE:** Motor Vehicle Service Use at 2620 Cran Hwy

Map #110, Lot #1052

I have reviewed your application to conduct a Motor Vehicle Service use at 2620 Cranberry Highway, in Wareham, MA. The use is not permitted by right in the Strip Commercial zoning district and must be denied at this time.

Your application to create a new Motor Vehicle Service Use in the CS Zoning district is being denied under the following sections of the Wareham Zoning By-Law:

- **Article 3, Section 320, Table of Principal Use Regulations**, The Motor Vehicle Service Use requires a Special Permit from the Zoning Board of Appeals.

The subject building is located in CS 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.**

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# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

David L Riquinha  
Building Commissioner

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Antonio Deolim  
Everything Automotive  
2620 Cranberry Highway  
Wareham, MA 02571

May 13, 2021

**RE:** Motor Vehicle Service Use at 2618 Cran Hwy

Map #110, Lot #1051

I have reviewed your application to conduct a Motor Vehicle Service use at 2618 Cranberry Highway, in Wareham, MA. The use is not permitted by right in the Strip Commercial zoning district and must be denied at this time.

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Respectfully,

David Riquinha  
Building Commissioner  
Zoning Enforcement Officer

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**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.**



**TOWN OF WAREHAM**  
64 MARION ROAD  
WAREHAM, MASSACHUSETTS 02571

INSPECTIONAL SERVICES  
(508) 291-3100, Ext. 3194

Date: January 2, 2007

**Mr. Antonio Deolim**  
2620 Cranberry Highway  
Wareham, MA 02571

**Re: 2620 Cranberry Highway**

Dear Mr. Deolim:

I have received your application to open an Auto Repair Shop at the property located at **2620 Cranberry Highway (Lot 1052 of Assessors Map 110)** which is located in CS District.

After reviewing this application it is my opinion that this use is allowed in this district with a special permit/site plan review from the Board of Appeals as required in the Zoning Bylaws **Article 3 Table 320 Sub Sec. Commercial Uses and Article 15 Site Plan Review**. If you have any questions or if you are aggrieved by this decision you can appeal it to the Board of Appeals.

Sincerely,

  
Theodore Misiaszek  
Director of Inspectional Services  
Zoning Enforcement Officer

TM/sms

**FILE COPY**



New Building Permitted for Residential  
Travel Trailer someone living IN

Old Building & Foundation needs to be removed @ 2620  
Building Permit B-20-749



way more than 9 vehicles

Dumpster  
right next  
to my fence  
no set back

illegal 2-family


Type a question


 Ask


### About

[See all](#)

 2618 Cranberry Highway  
Wareham, MA 02571

 Route 28 Auto Solutions provides **towing and auto salvage services** to the Wareham, MA area.

 129 people like this

 130 people follow this

 <http://rt28autosolutions.com/>

 (508) 419-0358

 [Send message](#)

 [jarel0026@gmail.com](mailto:jarel0026@gmail.com)

 **Always open**

 [Towing Service](#)

### Suggest Edits

Is this the right phone number for this place?

+15084190358

Yes

Unsure

No

### Photos

 [See all](#)



Like

Comment

Share



Rt 28 Auto Solutions updated their profile picture.

April 24, 2021 · 🌐

⋮



Like

Comment

Share



Rt 28 Auto Solutions

April 24, 2021 · 🌐

⋮

Junk car removal . Call/text 508-441-9636

We take cars, trucks , vans , suvs , bikes and equipment . Call or text anytime for a free quote

👍 88

2 Comments 19 Shares

Like

Comment

Share

Most relevant

USDOT Number  MC/MX Number  Name

Enter Value: 3618655

## Company Snapshot

**JOSUA DEOLIM**

USDOT Number: 3618655

[ID/Operations](#) | [Inspections/Crashes In US](#) | [Inspections/Crashes In Canada](#) | [Safety Rating](#)

### Other Information for this Carrier

[SMS Results](#)

[Licensing & Insurance](#)

**Carriers:** If you would like to update the following ID/Operations information, please complete and submit form [MCS-150](#) which can be obtained [online](#) or from your State FMCSA office. If you would like to challenge the accuracy of your company's safety data, you can do so using FMCSA's [DataQs](#) system.

**Carrier and other users:** FMCSA provides the Company Safety Profile (CSP) to motor carriers and the general public interested in obtaining greater detail on a particular motor carrier's safety performance than what is captured in the Company Snapshot. To obtain a CSP please visit the [CSP order page](#) or call (800)832-5660 or (703)280-4001 (Fee Required).

For help on the explanation of individual data fields, click on any field name or for help of a general nature go to [SAFER General Help](#).

The information below reflects the content of the FMCSA management information systems as of 08/07/2022. Carrier VMT Outdated.

<b>Entity Type:</b>	CARRIER		
<b>Operating Status:</b>	NOT AUTHORIZED	<b>Out of Service Date:</b>	None
<b>Legal Name:</b>	JOSUA DEOLIM		
<b>DBA Name:</b>	ROUTE 28 AUTO SOLUTIONS		
<b>Physical Address:</b>	2620 CRANBERRY HWY WAREHAM, MA 02571		
<b>Phone:</b>	(508) 441-9636		
<b>Mailing Address:</b>	2620 CRANBERRY HWY WAREHAM, MA 02571-1005		
<b>USDOT Number:</b>	3618655	<b>State Carrier ID Number:</b>	
<b>MC/MX/FF Number(s):</b>		<b>DUNS Number:</b>	--
<b>Power Units:</b>	2	<b>Drivers:</b>	2
<b>MCS-150 Form Date:</b>	04/22/2021	<b>MCS-150 Mileage (Year):</b>	
<b>Operation Classification:</b>			
	<input checked="" type="checkbox"/> Auth. For Hire Exempt For Hire	<input type="checkbox"/> Priv. Pass.(Non- business)	<input type="checkbox"/> State Gov't <input type="checkbox"/> Local Gov't
	<input checked="" type="checkbox"/> Private(Property) Priv. Pass. (Business)	<input type="checkbox"/> Migrant U.S. Mail Fed. Gov't	<input type="checkbox"/> Indian Nation
<b>Carrier Operation:</b>			
	<input checked="" type="checkbox"/> Interstate	<input type="checkbox"/> Intrastate Only (HM)	<input type="checkbox"/> Intrastate Only (Non-HM)
<b>Cargo Carried:</b>			
	<input type="checkbox"/> General Freight	<input type="checkbox"/> Liquids/Gases	<input type="checkbox"/> Chemicals
	<input type="checkbox"/> Household Goods	<input type="checkbox"/> Intermodal Cont.	<input type="checkbox"/> Commodities Dry Bulk
	<input type="checkbox"/> Metal: sheets, coils, rolls	<input type="checkbox"/> Passengers	<input type="checkbox"/> Refrigerated Food
	<input checked="" type="checkbox"/> Motor Vehicles	<input type="checkbox"/> Oilfield Equipment	<input type="checkbox"/> Beverages
	<input type="checkbox"/> Drive/Tow away	<input type="checkbox"/> Livestock	<input type="checkbox"/> Paper Products
	<input type="checkbox"/> Logs, Poles, Beams, Lumber	<input type="checkbox"/> Grain, Feed, Hay	<input type="checkbox"/> Utilities
	<input type="checkbox"/> Building Materials	<input type="checkbox"/> Coal/Coke	<input checked="" type="checkbox"/> Agricultural/Farm Supplies
	<input type="checkbox"/> Mobile Homes	<input type="checkbox"/> Meat	<input type="checkbox"/> Construction
	<input type="checkbox"/> Machinery, Large Objects	<input type="checkbox"/> Garbage/Refuse	<input type="checkbox"/> Water Well
	<input type="checkbox"/> Fresh Produce	<input type="checkbox"/> US Mail	<input checked="" type="checkbox"/> OTHER

[ID/Operations](#) | [Inspections/Crashes In US](#) | [Inspections/Crashes In Canada](#) | [Safety Rating](#)

28

ROUTE 28 AUTO SOLUTIONS

-Affordable towing/Transports

-Scrap Vehicle Removal -We buy Cars Running or Not!

ROAD SERVICE

Call/Text Josh 508-441-9636 or E-Mail [Jadx51295@yahoo.com](mailto:Jadx51295@yahoo.com)

-Free Quotes - Free Removal

The Solution to every Automotive Need



CATALYTIC CONVERTER  
FOR SCRAP



CATALYTIC CONVERTERS



Spray painting vehicles  
without proper facility

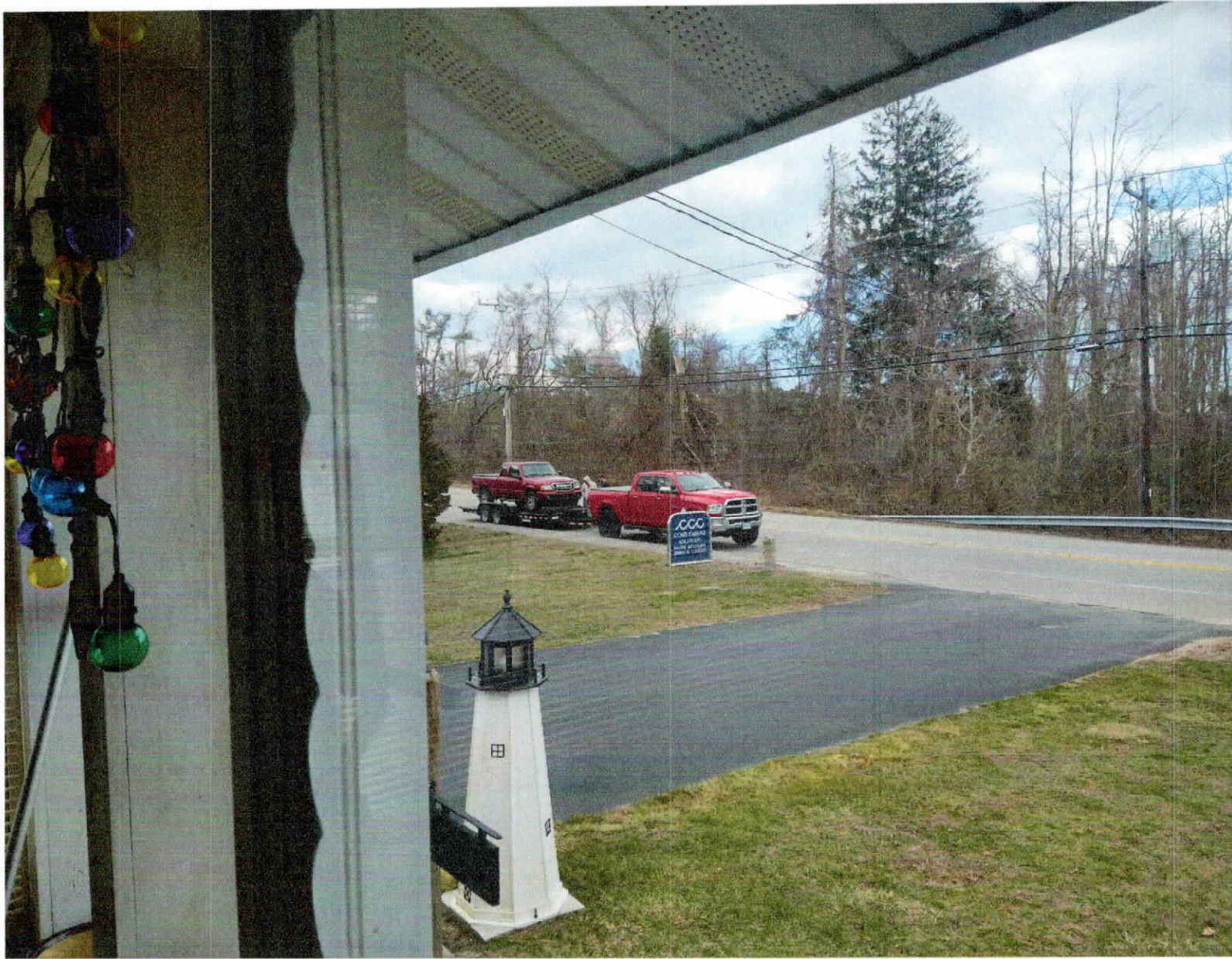




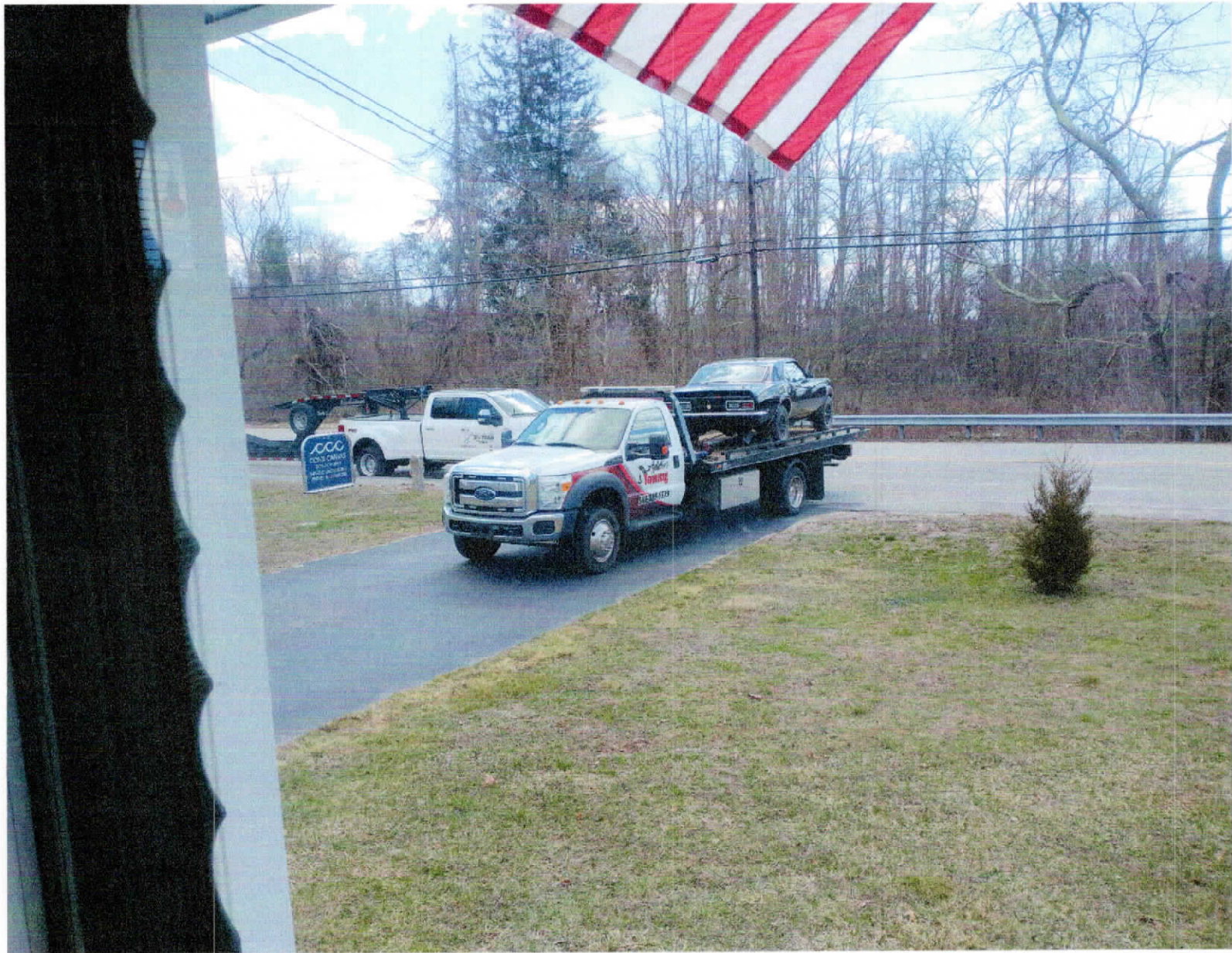
All the cars in yard



This on Cranberry Hwy in front of my house  
Happens all the time



more vehicles on side of Cranberry Hwy



vehicles always pulling in my driveway



Junk Cars



**Joshua Anthony**

February 6 · 🌐



Paying cash for junk cars and trucks!!

Have a car / truck with some life left ?  
We will beat carvana and carmax offers and pay cash !!

Call/text 508-441-9636



2 Shares

Like

Comment

Share



Write a comment...





## 2006 Bmw 530xi part out / parts

\$999

Listed 2 weeks ago in Wareham, MA

Send seller a message

Hi Joshua, is this still available?

Send

Save

Share

Details

Condition

Used - like new

All parts for sale . Let me know what you need I can take it off for you .

Pick - N - Pull



- Hide listing**  
You'll see fewer listings lik
- Report listing**  
Report a listing to Facebo

### 2010 Ford Explorer parts / part out

\$999

Listed 3 days ago in Wareham, MA

Send seller a message

Hi, is this available?

Send

Save

Share

#### Details

Condition

Used - Good

Engine is knocking (v8) . Good transmission. All parts for sale . I can take off what you want .

Wareham, MA

Location is approximate

#### Seller information

[Seller details](#)



Joshua Anthony

★★★★☆ (31)

Joined Facebook in 2009

Pick up - pull



[CL](#) [boston](#) > [south shore](#) > [for sale](#) > [cars & trucks - by owner](#)

favorite

hide

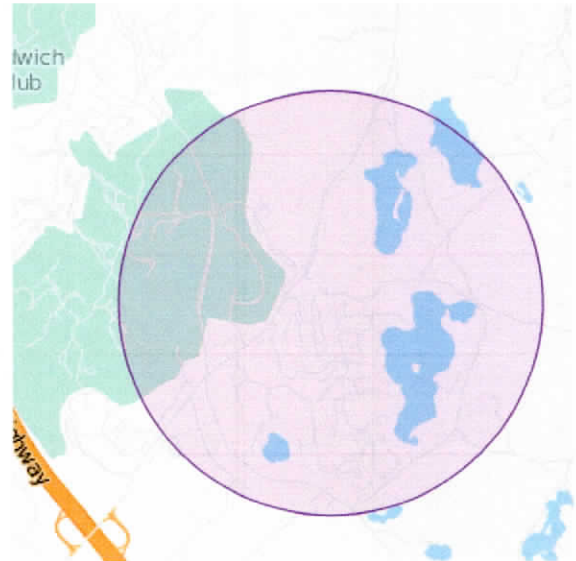


Posted about 19 hours ago on: 2021-04-24 18:58

Contact Information:

## 2007 GMC Yukon Denali xl - \$4,000 (Plymouth)

image 1 of 9



2007 gmc yukon denali

fuel: gas

odometer: 198000

title status: clean

transmission: automatic

Starts runs drives and stops . Fuel leaking out near gas tank. 198,000 miles . 6.2 v8 engine with all wheel drive . Denali package with every option.

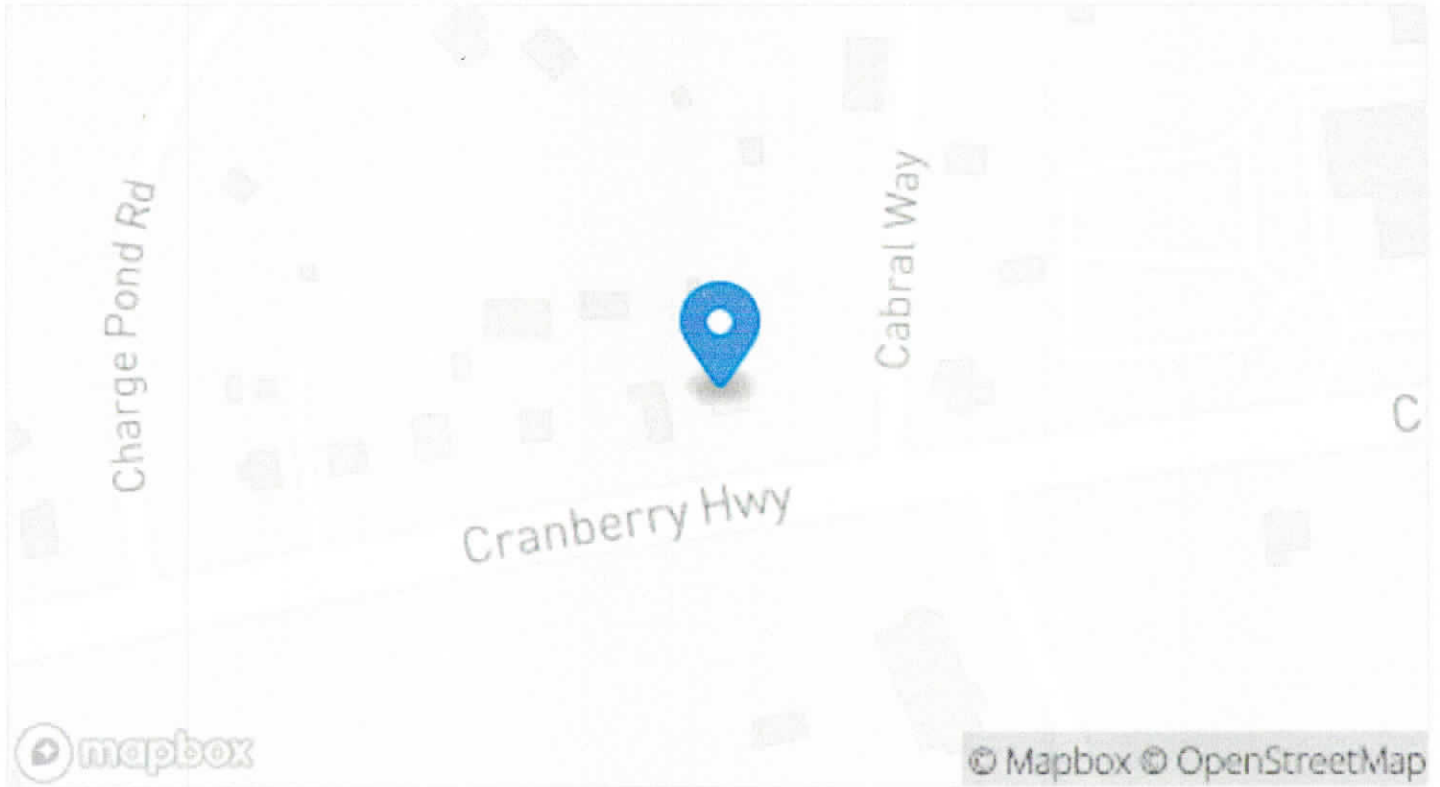
QR Code Link to This Post

Call:text [show contact info](#)

508 -441-9636

Building Permit

**B-20-749**



**Applicant**

**Antonio Deolim**

**Location**

**2620 CRAN HWY**

WAREHAM, MA 02571

[View location details \(/locations/60293\)](/locations/60293)

**Created**

Nov 17, 2020

**Status**

Active

**Expires**

Feb 4, 2022

### Verification of Property Owner

Did you update any of the property owner information on the previous screen? \*

Yes

Is the name of the CURRENT owner displayed on the previous screen? (Click "Back" below on the left to view the previous screen.) \*

Yes

Was the property purchased in the last 12 months? \* ?

No

### Permit Type/ Building Information

Permit Type \*

Residential

Work Type \*

Residential Alteration(s)

Building Type \*

Residential - Detached Garage

### Project Information

Does the scope of work required ANY DIGGING of ANY KIND? (I.E. digging for foundations, sono tubes, digging for sheds or pools, etc.) \*

--

For NEW CONSTRUCTION & ADDITIONS, please list details of construction. (Example: Two Story Colonial, 3 bedroom, 2 1/2 bath, one car garage, etc.)

For MOBILE HOMES, please add the street address within the park prior to description below. (Example: 1234 Doolittle Ln - Strip and Reroof)

Brief Description of Proposed Work \*

Replacing existing building

**Estimated Project Cost (Labor & Materials) (Do not include the dollar symbol [\$].) \***

50

**Type of Proposed Work \***

Accessory Building

**Projected Start Date**

11/07/2020

**Is the property located in a flood zone? \***

No

**Are you working with an Engineer? \***

No

**Are you working with an Architect? \***

No

**Did you obtain ZBA Approval? \***

No

**Is the Homeowner doing the work? (Select Yes if the owner or owners agent is pulling the permit) \***

Yes

**Owners Agent Full Name (Only if Applicable.)**

--

**Owners Agents Title (Only if Applicable.)**

--

An Owner who obtains a building permit to do his/her own work, or an owner who hires an unregistered contractor (not registered in the Home Improvement Contractor (HIC) Program), will not have access to the arbitration program or guaranty fund under M.G.L. c. 142A. Other important information on the HIC Program can be found at [www.mass.gov/oca](http://www.mass.gov/oca) Information on the Construction Supervisor License can be found at [www.mass.gov/dps](http://www.mass.gov/dps) (Check box to agree) \*

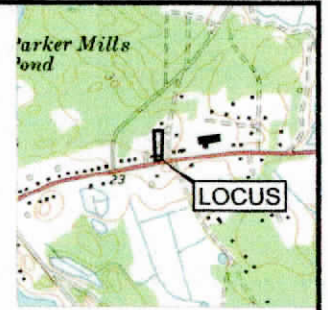


I hereby certify that the lot corners, dimensions, and setbacks to the EXISTING FOUNDATION as shown on this plan are correct and were based on a field instrument survey. Conformance to the Town of Wareham By-Laws and Regulations shall be determined by the Zoning Enforcement Agent.



1/20/21  
Date

Professional Land Surveyor



U.S.G.S. LOCUS MAP  
SCALE: 1"=1000'

ZONING DISTRICT: COMMERCIAL GENERAL (CG)  
LOT AREA = 28,149± S.F.

ACCESSORY BUILDING:	REQUIRED	EXISTING CONDITIONS	PROPOSED CONDITIONS
FRONT SETBACK	20' MIN.	>20'	>20'
REAR SETBACK	15' MIN.	>15'	40.0'
SIDE SETBACK	10' MIN.	0.2'	26.5'

OWNER OF RECORD:  
ANTONIA DEOLIM  
2620 CRANBERRY HIGHWAY  
WAREHAM, MA 02571

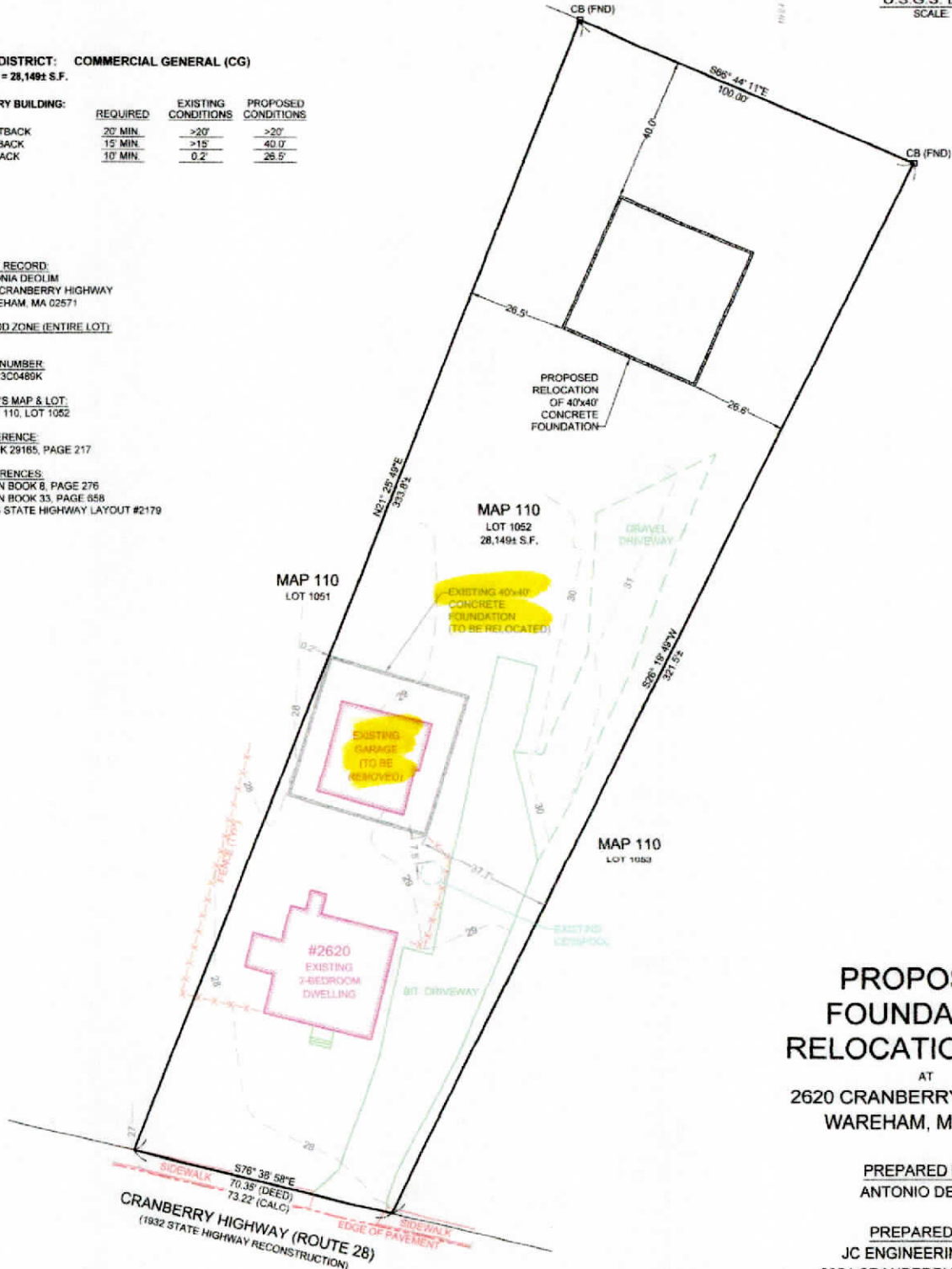
FEMA FLOOD ZONE (ENTIRE LOT):  
X

FEMA MAP NUMBER:  
25023C0489K

ASSESSOR'S MAP & LOT:  
MAP 110, LOT 1052

DEED REFERENCE:  
BOOK 29185, PAGE 217

PLAN REFERENCES:  
PLAN BOOK 8, PAGE 276  
PLAN BOOK 33, PAGE 658  
1924 STATE HIGHWAY LAYOUT #2179



## PROPOSED FOUNDATION RELOCATION PLAN

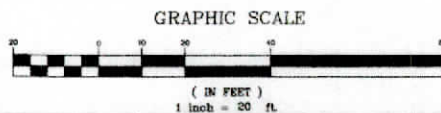
AT  
2620 CRANBERRY HIGHWAY  
WAREHAM, MA 02571

PREPARED FOR:  
ANTONIA DEOLIM

PREPARED BY:  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538

SCALE: 1" = 20' JANUARY 6, 2021

REV. 1: JANUARY 20, 2021





Junk Cars