

\*\*\* Electronic Recording \*\*\*  
Doc#: 00056479  
Bk: 58241 Pg: 274 Page: 1 of 6  
Recorded: 08/31/2023 03:28 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

THE COMMONWEALTH OF MASSACHUSETTS

REC 08/31/23  
03:28 PM

Town of Wareham

BOARD OF APPEALS

Petition No. : 27-23  
Book: 55224 Page: 296  
Date: July 27, 2023

Certificate of Granting of Special Permit / Variance  
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Wareham hereby certifies that a Variance has been granted:

To: 2406 Cranberry Highway, LLC

Address: 280 Aver Road

City or Town: Wareham, MA 01450

Affecting the rights of the owner with respect to land or buildings at 2406 Cranberry Highway, Assessor's Map 108 Lot A

The Board of Appeals certifies that the decision attached hereto is a true and correct copy of its decision to grant a Variance and that copies of said decision, and of all plans referred to in the decision, have been filed with the ZBA, Conservation Commission, and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 provides that no special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the Registry of Deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The owner or applicant shall pay the fee for such recording or registering. A copy of the registered decision shall be returned to the Board of Appeals as proof of filing.

Any person aggrieved by this decision may appeal to the Superior Court of Land Court as in Section 17 of Chapter 40A, M.G.L. by filing a NOTICE OF ACTION AND COMPLAINT within twenty (20) days of the date of filing of this decision.

I hereby certify that 20 days have elapsed after the decision was filed in the office of the Town Clerk of Wareham and no appeal has been filed in accordance with Section 17, Chapter 40 A of the Massachusetts General Laws.

*James R. Buckley, Jr.*  
Chairman  
Clerk

*Debra A. Thomas*  
Town Clerk

AUG 30 2023

Property Address: 2406 Cranberry Highway  
Wareham, MA

WAREHAM TOWN CLERK  
2023 AUG 8 PM 2:29

**TOWN OF WAREHAM**  
*Board of Appeals*  
**CLERK'S RECORD OF NOTIFICATION**

No. 27-23

Petition of: **Raymond Young**

Location of Property: **2406 Cranberry Highway, Wareham, MA**

Date of Notification of Hearing: **July 06, 2023 & July 13, 2023**

Date of Hearing: **July 26, 2023**

Date of Notification of Decision: **July 27, 2023**

DECISION: **See attached**

REASON:

Name and Address of Abutting Owners: **Certified Abutters List Attached**

I hereby certify that 20 days have elapsed after the decision was filed in the office of the Town Clerk of Wareham and no appeal has been filed in accordance with Section 17, Chapter 40A of the Massachusetts General Laws.

.....  
*Jane M. Jacobson*  
.....  
.....  
.....

*Debra A. G... ..*  
Town Clerk

Board of Appeals

6.27.23

**NOTICE OF DECISION OF THE WAREHAM ZONING BOARD OF APPEALS**

**Petition: 27-23**

**Applicant: Raymond Young**

**Owner: 2406 Cranberry Highway, LLC**

**Owner Address: 280 Ayer Road, Harvard, MA 01450**

**Subject Property Address: 2406 Cranberry Highway, Wareham, MA**

**Subject Property Parcel ID: Map 108 Lot A**

**Date of Public Hearing: July 26, 2023**

**Date of Notice: July 27, 2023**

**Decision/Reason:**

The Petitioner was before the Zoning Board of Appeals on July 26, 2023, and July 12, 2023, pursuant to a Denial Letter dated May 15, 2023, issued by the Building Commissioner who determined that the Petitioner's plan a pylon sign needed two Variances pursuant to Article 11 Signs: Section 1160 and 1172. The Building Commissioner determined that the sign contained an illuminating sign and that the sign exceeded the size allowed per the IND (Industrial district). Accordingly, the Petitioner brought the appeal to the Board of Appeals who granted both Variances.

The Board reviewed the standards for sign variances under the bylaws and determined in a unanimous vote that the petitioner shall be granted the two variances that met all of the statutory requirements. This sign although exceeds standard size encompasses two businesses and is consistent with the nature of the neighborhood. In addition, the illumination will not be a hazard to the community.

Based upon the above the Board votes to grant the Petitioner both Variances under IND Table 320 for the pylon sign as approved on sign plan dated May 2, 2023 prepared for South Coast Development.

**The Zoning Board of Appeals voted (4-0-0) to grant a Variance**

**Further, the granting of these Variances is subject to the following conditions:**

**Conditions:**

- 1. The dwelling is to be constructed per the plans submitted with the application, entitled " " prepared for**
- 2. Upon completion, an "As Built" plan is to be submitted to the Building Department with a copy provided to the Board of Appeals.**
- 3. Any relief not expressly granted hereunder is hereby denied.**
- 4. For this decision to become effective, a copy of said decision and notice thereof must be filed at the Plymouth County Registry of Deeds and must bear the certification of the Town Clerk that twenty (20) days have elapsed and no appeals have been filed, or that if such appeal has been filed, that it has been dismissed or denied. A certified copy of said recording must be thereafter filed with the Board of Appeals.**
- 5. If substantial use or construction permitted by this Variance has not commenced within one years from the date of which a copy of this decision is filed with the Town Clerk, excluding the amount of time required for an appeal period to expire & the amount of time required to pursue and await the determination of any such appeal, then this Special Permit/Variance shall expire in so far as the foregoing statement is modified by Chapter 195 of the Acts of 1984. Any person exercising rights under a duly appealed Special Permit/Variance does so at the risk that a court may reverse the permit & any construction performed under the permit may be ordered undone.**

6. **Any person aggrieved by this decision of the Zoning Board of Appeals may file an appeal pursuant to the provisions of M.G.L. Chapter 40A, section 17 within twenty (20) days of the filing of this decision in the office of the Town Clerk. If no appeal is taken within the allotted time, the Clerk will so certify.**
7. **If the applicant wishes to modify the approved Record Plans, it shall submit proposed modifications in accordance with the provisions of this paragraph. Where such modification is deemed substantial, the same standards and procedures applicable to an original application for approval shall apply to such modification and a public hearing shall be required by the ZBA; provided, however, that the ZBA may determine that a proposed modification is insubstantial and approve the same without the need for any further ZBA approval.**

**VOTE: (4-0-0) By the Wareham Zoning Board of Appeals**

TOWN OF WAREHAM ABUTTERS

MAP 108 LOT A 300'  
OWNER 2406 CRANBERRY HIGHWAY LLC

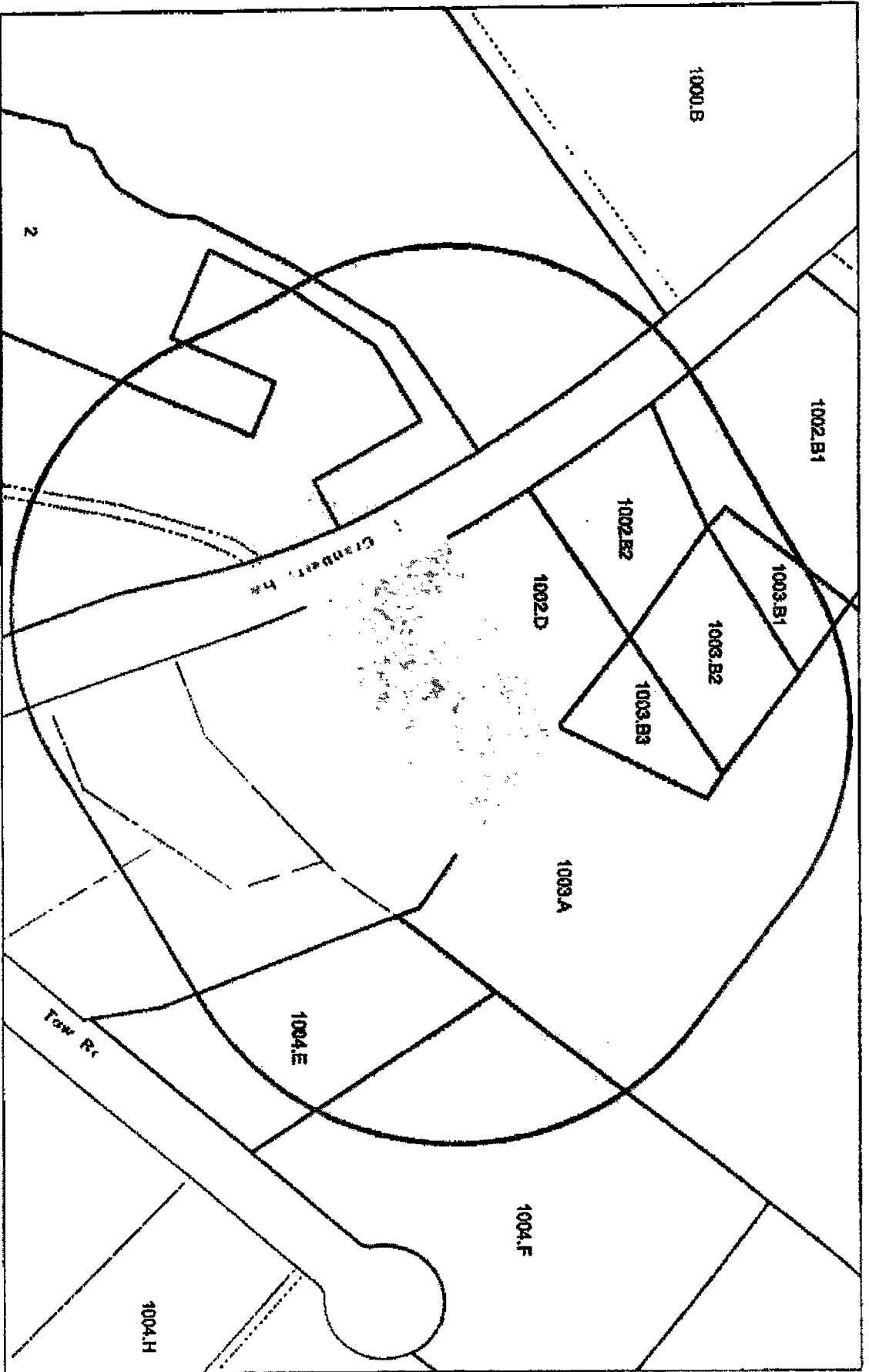
MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
108-0-A	2406 CRANBERRY HIGHWAY LLC	280 AYER RD	HARVARD, MA	01451
108-0-1002.B1	WAREHAM DEVELOPMENT LLC + JB WAREHAM LLC + BOURNE ACQUISITION LLC + 2527 LLC	670 N COMMERCIAL ST	MANCHESTER, NH	03801
108-0-1003.A	GREAT HILL CORP,	200 NORTON AVE,	TAUNTON, MA	02780
108-0-1004.E	FARES REALTY CORP,	156 MAIN ST,	BUZZARDS BAY, MA	02532
108-0-1004.F	UPLAND STORAGE & DEVELOPMENT, CORPORATION	PO BOX 881,	W WAREHAM, MA	02576
87-0-2	S&H REALTY LLC, C/O WALMART ATTN PROPERTY TAX DEPT	PO BOX 8050 MS 0555	BENTONVILLE, AZ	72716
87-0-1	WAREHAM RETAIL MANAGEMENT LLC,	30200 TELEGRAPH RD STE 205,	BINGHAM FARMS, MI	48025
87-0-1000.A2	BLISS FAMILY FOUNDATION TO, C/O PETER LATHAM	PO BOX 721,	WAREHAM, MA	02571
108-0-2.A	ALPHA REALTY HOLDINGS LLC	280 AYER RD	HARVARD, MA	01451
108-0-1.A	2416 CRANBERRY HWY LLC + NOURIA ENERGY CORP	ATTN ACCOUNTS PAYABLE 326 CLARK ST	WORCESTER, MA	01606
108-0-3.A	2180 BOSTON PROVIDENCE TPKE + ASSOCIATES LLC	2180 BOSTON PROVIDENCE TPKE	WALPOLE, MA	02081
108-0-1002.A	LEGACY GREAT HILLS ESTATE LLC	10810 N TATUM BLVD STE 102-301	PHOENIX, AZ	85028

CERTIFIED ABUTTERS AS THEY APPEAR  
ON OUR TAX ROLLS AS OF 5/25/2023

*Y. Denise Albino*  
ASSESSORS OFFICE

REQUESTED BY  
CHERYL SILVA  
508 295-2522  
CHERYL@MORTONLAWLLC.COM

# ARCGIS Web Map



5/25/2023, 1:16:10 PM

Parcels with CAMA Data

Parcel Lines

Common Line

Property Line

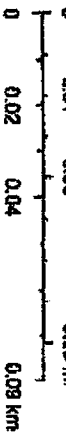
Public Road

MiscPolys

Private Road ROW

Right of Way

1:2,257



EmL HERE Garmh, INCREMENT P, NGA, USGS

EmL HERE Garmh, INCREMENT P, NGA, USGS (FEMA, MANDIS, MANDIS)

Web Appbuilder for ArcGIS