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TOWN OF WAREHAM

ZONING BOARD OF APPEALS APPLICATION FOR A:

- **VARIANCE**
- SPECIAL PERMIT
- SITE PLAN REVIEW
- APPEAL

Certain uses are allowed in 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. Permits may be issued only after a public hearing. To apply for a public hearing for a Permit from the Zoning Board of Appeals, please do the following:

Complete this form. 0

Application fee paid:

Abutters fee paid: ____

Advertising fee paid: 150.

- o Read information packets. (Directions attached)
- Submit application form and packet of information to Town Clerk for signature.

____ Check # ___

Check #_

- Submit application form to Town Collector for signature.
- Submit completed form, packets, and appropriate fees** to the Planning and Community Development Office.

See Directions for fees, or ask at the Planning and Community Development Office.
I hereby apply for a [check applicable]:VarianceSpecial PermitSite PlanAppeal for a use at the following place:
STREET & NUMBER: 1 Captain Collis Dr. MAP: 2 LOT: 21 ZONING DISTRICT:
USE REQUESTED:
OWNER OF LAND & BUILDING: William & Brenda Ruggies
ADDRESS OF OWNER. I CANAL CALL DANGE
PERSON(S) WHO WILL UTILIZE PERMIT: William & Brenda Ruggiers
ADDRESS: 1 Co-ptain Collis Dive Wareham, Ut
DATE: 6-18-23 SIGNATURE: Branch Tryggon WAREHAM TOWN CLER
Town Clerk: Date: Date:
Tax Collector: Date: 7/5/23
Planning/Zoning Dept.: Smul Raphy Date: 7/11/2023
Application fee paid: 300. Check #: 101 Receipt:

Receipt: _

Receipt:

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENATIVE INFORMATION SHEET

The state of the s

TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

June 13, 2023

Mr. William Ruggiero 1 Captain Collis Drive Wareham Massachusetts, 02532

RE: 1 Captain Collins Drive / Map 1, Lot 21

Mr, Ruggiero

I have reviewed your Building Permit application B-23-356, submitted June 7, 2023 to "construct an addition to the north side of the existing house. The area will increase the living room and kitchen as per plan. Small dormer on second floor to be added as a closet" located at 1 Captain Collins Drive, Wareham, Massachusetts. At this time I must deny your request.

Your proposed project will increase the Building Coverage from 21.98% existing to 30.11% proposed with an allowable percentage of 20.00%. The Floor Area Ratio will increase from 26.6% existing to 35.4% proposed with 25.0% allowed. A **Special Permit** will be required for relief to be granted.

Your application is being denied under the following sections of the Wareham Zoning By-Laws:

Article 6: Density and Dimensional Regulations, 622 Village Districts, Building Coverage.

Article 6: Density and Dimensional Regulations, 628 Existing Small Lots, Category 1, Lawfully existing lots in Village Districts, Floor Area Ratio (FAR).

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

The subject dwelling is located in OV2 zoning district.

Respectfull

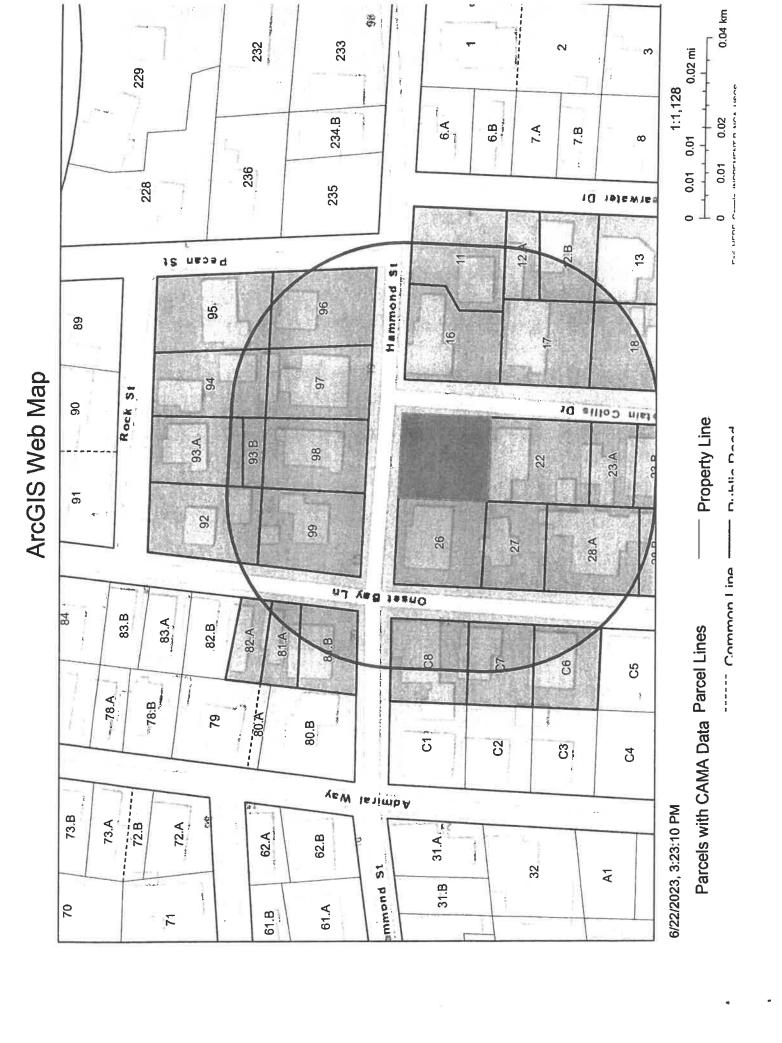
Paul Turner

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.

MAP & LOT 21 300 OWNERS WILLIAM I & BRENDA RIJGGIERO OWNERS WILLIAM I & BRENDA RIJGGIERO OWNERS WILLIAM I & BRENDA RIJGGIERO DOWNERS WILLIAM I & BRENDA RIJGGIERO 20-12	TOWN OF W.	TOWN OF WAREHAM ABUTTERS			
STREET ADDRESS TOWN & STATE	MAP 2 LOT 2	1 300'			
STREET ADDRESS TOWN & STATE	OWNER WILI	JAM J & BRENDA RUGGIERO			
B ORBIGNET RANKELO, BANKLOHN 39 ELAWOOD ANE,	MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP COU
A ORGENER PARTINA N,	2-0-11	BANIK PATRICIA, BANIK JOHN	93 ELMWOOD AVE,	DEDHAM, MA	02026
B OBRIEN LOGEN I & OBRIEN MICHAEL F & NANCY L FRANKLIN MA FRANKLIN M	2-0-12.A	VOGLMAIER MARTINA M,	78 GROVE ST,	N ATTLEBORO, MA	720
PO BOX 255, FRANKLIN, MA	2-0-12.8	OBRIEN EUGENE J & OBRIEN MICHAEL F & NANCY L	171 HODGES ST,	TAUNTON, MA	027
FLANMERY MILDRED R,	2-0-13	VENDETTI EDMUND C JR,	PO BOX 255,	FRANKLIN, MA	020
REHNKE HEBBERT, REINKE GERALDYN TRUSTEES RUGGEROW WILLMAN J, RUGGEROR BRENDA A WACKELLA MOBILER ATHLERN J RUGGEROR BRENDA A WINCH FRANCIS JIII TRUSTEE, OF THE LONG NECK REALTY TRUST A WACKELLA MOBILER SI PROSTEE, CHERLLE AGNILY RRUST CUDITZ ROBERTA S IT AUSTREE, CHERLLE AGNILY RRUST A CASSIO TAMBER S IN PETERSON LUANNE M TRUSTEES A WACKELLA MOBILER S IN PETERSON LUANNE M TRUSTEES B WINDEDOWER ROBERT S AND THE WASTEES A MARKEL SA SET CHERLE AGNILY RRUST TRUST GORFINKLE DIANE, B RIGGERT MARKISSA S INUSTEES, BRIGGET FAMILY RREV TRUST A MARKINGSAN WACKARRIY KARRIN M A BECKY DEBRA K & FINNEGAN MATHHEW F TRUSTEES B WINDEDOWER ROBERT S AND THE WASTEES A MARKEL SA SET CHERLE A BARONOWSKI CAROL ANN TRUSTEES B WINDEDOWER ROBERT S AND THE WASTEES A MARKEL S AND THE SA SET CHERLE S AND THE WASTEES B WINDEDOWER ROWER TO THE STATE OF THE WASTEES A MARKEL S AND THE SA SET CHERLE S AND THE WASTEES B WINDEDOWER ROBERT RANGE S AND THE WASTEES A MARKEL S AND THE SA SET CHERLE S AND THE WASTEES B WINDEDOWER ROBERT RANGE S AND THE WASTEES A MARKEL S AND THE SA SHORT WASTEE OF THE WASTEES B WINDEDOWER ROALL G & MUCHELLE A BARONOWSKI CAROL ANN TRUSTEES B ROBORER PAUL G & MUCHELLE A BARONOWSKI CAROL ANN TRUSTEES B ROBORER PAUL G & MUCHELLE A BARONOWSKI CAROL ANN TRUSTEES B ROBORER PAUL G & MUCHELLE A BARONOWSKI CAROL ANN TRUSTEES B RADAMOND ST, B BUZZARDS BAY, MA BRADAMOND ST, B BUZZARDS BAY, MA A PAREA JOHN JR & APREA MUCHAEL P B RADAMOND ST, B BUZZARDS BAY, MA A PAREA JOHN JR & APREA MUCHAEL P B RADAMOND ST, B BUZZARDS BAY, MA A PAREA JOHN JR & APREA MUCHAEL P B RADAMOND ST, B BUZZARDS BAY, MA B RADAMOND ST, B BUZZARDS	2-0-16	FLANNERY MILDRED R,	PO BOX 1538,	ONSET, MA	02558
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GORFINKLE DAMNE;	2-0-26	CUDLITZ ROBERTA S ET AL, ONEIL CAROLYN S	244 PLEASANT ST,	TEWKSBURY, MA	018
A CASSIDY JAMES PIL, PETERSON LUANNE M TRUSTEES B BRIGGETT MARLISSA S TRUSTEES, BANGUET FAMILY IRREV TRUST B BRIGGETT MARLISSA S TRUSTEES, BRIGGETT FAMILY IRREV TRUST B WILDFLOWER ONSET LLC, B WILDFLOWER ONSET LLC, A UNDER MONTCLAIR, NU A DUNCAN CHRISTOPHER W, MCGARRITY KAREN M A LAMAE GREGORY R, A LAMAE GREGORY R, A LAMAE GREGORY R, A LAMAE GREGORY R, CLARK STEPHER L, BRIGGETT MARLISSA S BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES CLARK STEPHER R, BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES CLARK STEPHER R, BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES CLARK STEPHER R, BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES CLARK STEPHER R, BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES CLARK STEPHER R, BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES CLARK STEPHER R, BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES CLARK STEPHER R, BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES CLARK STEPHER R, BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTES CLARK STEPHER R, BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTES CLARK STEPHER R, BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUST CLARK STEPHER R, BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUST BRODEUR RAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUST CLARK STEPHER R, BRODEUR RAUL G & MICHELLE R, BRODEUR RAUL G & MICHE	2-0-27	GORFINKLE DIANE,	122 SAYRE DR,	PRINCETON, NJ	085
B BRIGGETT MARLISSA S TRUSTEES, BRIGGETT FAMILY IRREV TRUST B ARLINGTON, MA B BECKY DEBRAR & EINNEGAN MATTHEW F TRUSTEE B WILDLOWNER OWSET LLC, B OUNCAN CHRISTOPHER W, MCGARRITY KAREN M B OUNCAN CHRISTOPHER W, MCGARRITY KAREN M CHAHLE GREGORY R, DUSSAULT LINDA T, DUSSAULT CHARLES D TRUSTEES B OUNCAN CHRISTOPHER W, MCGARRITY KAREN M CHAHLE GREGORY R, DUSSAULT LINDA T, DUSSAULT CHARLES D TRUSTEES B OUNCAN CHRISTOPHER W, MCGARRITY KAREN M CHAHLE GREGORY R, DUSSAULT CHARLES D TRUSTEES B CODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES B RODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES B RODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES B CLIFTON ST, B RODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES B CLIFTON ST, B RODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES B CLIFTON ST, B CLIFTON ST, B RODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES B CLIFTON ST, B CLIFTON ST, B CLIFTON ST, B CLIFTON ST, B ULTON HEAD, SC B CK C DEBRA TRUSTEE RAFTER ONSET REALTY TRUST B RAFTER JULIE H TRUSTEE, RAFTER ONSET REALTY TRUST B COHNSON THERESA T LIFE ESTATE B CORSO CHECK B CK C CERRA CHARLES AS THEY APPEAR B CA C C C C C C C C C C C C C C C C C C	2-0-28.A	CASSIDY JAMES P III, PETERSON LUANNE M TRUSTEES	14 ONSET BAY LN,	BUZZARDS BAY, MA	025
BECKY DEBRA K & FINNEGAN MATTHEW F TRUSTEE 320 11TH NW, A DUNCAN CHRISTOPHER W, MCGARRITY KAREN M A DUNSAULT LINDAT, DUSSAULT CHARLES D TRUSTEES A LAHAIE GREGORY R, A KUPPENS KATHLEEN E, BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES CLARK STEPHEN R, BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES CLARK STEPHEN R, BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PROBLEMAN AND TRUSTEES BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES BRODEUR PROBLEMAN AND TRUSTEES BRODEUR PROBLEMAN AND TRUSTEES BRODEUR PROBLEMAN AND TRUSTEES BRODEUR PROBLEMAN AND TRUSTEES BRODEUR PROBLEMAN TRUSTEES BRODEUR PROBLEMAN AND TRUSTEES BRODEUR PROBLEMAN AND TRUSTEES BRODEUR PROBLEMAN TRUSTEES BRODEUR PROBLEMAN AND TRUSTE	2-0-28.B	BRIGGETT MARLISSA S TRUSTEES, BRIGGETT FAMILY IRREV TRUST	46 PETER TUFTS RD,	ARLINGTON, MA	024
A WILDFLOWER ONSET LLC, A DUNCANC CHRISTOPHER W, MCGARRITY KAREN M A DULAKE GINGE DR, TAUNTON, MA A DUAKE RIDGE DR, TAUNTON, MA RODPENS KATHLEEN E, RECHELES PETER C, BRIGGETT MARLISSA S RECHELES PETER CONSET REALTY TRUST RECHELES PETER CONSET REALTY TRUST RECHELE	2-0-81.A	BECKY DEBRA K & FINNEGAN MATTHEW F TRUSTEE	13 SYCAMORE LANE,	HINGHAM, MA	020
A DUNCAN CHRISTOPHER W, MCGARRITY KAREN M A DOLAKE RIDGE DR, TAUNON, MA A LAHAIG FREGORY R, TAHAIG FREGORY R, THAIG FREGORY R, THERESA T LIFE ESTATE THE SATIRE ONSET REALTY TRUST TO IN THE SATIRE ONSET RAVING ST, WERDGEWATER, MA RAFFER JULIE H TRUSTER FRAFIER ONSET REALTY TRUST TO IN THE SATIRE ONSET BAY LIN RFD3, THE SATIRE CHARLESA T LIFE ESTATE THE SATIRE SATIRE THE	2-0-81.8	WILDFLOWER ONSET LLC,	320 11TH NW,	CHARLOTTESVILLE, VA	229
DUSSAULT LINDA T, DUSSAULT CHARLES D TRUSTEES 40 LAKE RIDGE DR, TAUNTON, MA	2-0-82.A	DUNCAN CHRISTOPHER W, MCGARRITY KAREN M	57 NORMAL AVE,	UPPER MONTCLAIR, NJ	020
APPRIESCUS LN PLYMOUTH, MA	2-0-92	DUSSAULT LINDA T, DUSSAULT CHARLES D TRUSTEES	40 LAKE RIDGE DR,	TAUNTON, MA	027
NECHELES PETER C, BRIGGETT MARLISSA S AG PETER TUFTS RD, ARLINGTON, MA	2-0-93.A	LAHAIE GREGORY R,	7 HIBISCUS LN	PLYMOUTH, MA	023
NECHELES PITER C, BRIGGETT MARLISSA S	2-0-94	KUPPENS KATHLEEN E,	PO BOX 229,	ONSET, MA	025
BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES 28 HAMMOND ST, WORCESTER, MA BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES 6 CLIFTON ST, WORCESTER, MA CLARK STEPHEN R, BECK DEBRA TRUSTEE GREENMAN, FAMILY REV TRUST 22 HAMMOND ST, BUZZARDS BAY, MA APREA JOHN J IR & APREA MICHAEL P 11 MEADOW LANE, FRAMINGHAM, MA 12 HARTSHORN ST, W BRIDGEWATER, MA 14 FATER JULIE H TRUSTEE, RAFTER ONSET REALTY TRUST 11 MEADOW LANE, FRAMINGHAM, MA 15 ONSET BAY IN RFD3, BUZZ BAY, MA 15 ONSET BAY IN RFD3, BUZZ BAY, MA 16 DABUTTERS AS THEY APPEAR R TAX ROLLS AS OF 6/22/2023 R TAX ROLLS AS OF 6/22/2023 A CHILL ON STANDARD ST, BUZZ BAY, MA 15 ONSET BAY IN RFD3, BUZZ BAY, MA 16 ORS OFFICE ORS OFFICE STED BY WILLIAM RUGGIERO 2-8616	2-0-95	NECHELES PETER C, BRIGGETT MARLISSA S	46 PETER TUFTS RD,	ARLINGTON, MA	024
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CLARK STEPHEN R, CLARK STEPHEN R, BECK DEBRA TRUSTEE GREENMAN, FAMILY REV TRUST BECK DEBRA TRUSTEE GREENMAN, FAMILY REV TRUST APREA JOHN JR & APREA MICHAEL P APREA JOHN ST, W BRIDGEWATER, MA 11 MEADOW LANE, FRAMINGHAM, MA 15 ONSET BAY LN RFD3, BUZZ BAY, MA BUZZ BAY, MA APREA JOHN ST, W BRIDGEWATER, MA APREA JOHN ST, W BRIDGEWATER, MA BUZZ BAY, MA APREA JOHN ST, BUZZ BAY, MA BUZZ BAY, MA APREA JOHN ST, BUZZ BAY, MA BUZZ BAY, MA APREA JOHN ST, BUZZ BAY, MA BUZZ BAY, MA APREA JOHN ST, BUZZ BAY, MA BUZZ BAY, MA APREA JOHN ST, BUZZ BAY, MA BUZZ BAY, MA APREA JOHN ST, BUZZ BAY, MA BUZZ BAY, MA BUZ BAY, MA BUZZ BAY, MA BUZ BAY,	2-0-97	BRODEUR PAUL G & MICHELLE A, BARONOWSKI CAROL ANN TRUSTEES	6 CLIFTON ST,	WORCESTER, MA	016
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We are writing this letter with the intent of asking permission from the ZBA to extend the width of our house by 10 feet. We also want to make a first floor bedroom which be accessible to an existing first floor bathroom as we are both in our 70's and have less mobility to access our present bedroom on the second floor.

This renovation also includes a new kitchen and an enclosed porch/family room. It is our future plan to relocate to Wareham and to make 1 Captain Collis Drive our permanent residence. We thank you for your help and consideration with this project.

Brenda and William Ruggiero

1 Captain Collis Drive

Property Location Vision ID 935	on 1 CAPT COLLIS DR	LLIS DF	R Account #	•	1000		Map ID		//	Bldg # 1			Bid	Bldg Name Sec # 1 of	-	Card #	1 of 1	Ω.Ψ.	State Use 1010 Print Date 6/21/	1010 6/21/202	State Use 1010 Print Date 6/21/2023 1:34:52 PM	≥
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Doc#: 00061384

Bk: 48700 Pg: 233 Page: 1 of 2 Recorded: 07/24/2017 01:43 PM ATTEST: John R. Buckley, Jr. Register Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX Plymouth District ROD #11 001 Date: 07/24/2017 01:43 PM

Ctrl# 104559 04810 Doc# Plymouth County Regi:

Fee: \$1,434.12 Cons: \$314,076.00

Property Address: 1 Captain Collis Drive Wareham, MA 02532

QUITCLAIM DEED

I, Stuart A. Seidel, a/k/a Stuart Seidel of East Thetford, Vermont, for consideration paid and in full consideration of Three Hundred Fourteen Thousand Seventy-Six Dollars (\$314,076.00), grant to William J. Ruggiero and Brenda Ruggiero, Husband and Wife as Tenants by the entirety of 357 West Britannia Street, Taunton, Massachusetts 02780, with QUITCLAIM COVENANTS the land with any buildings thereon in Wareham, Plymouth County, Massachusetts, bounded and described as follows:

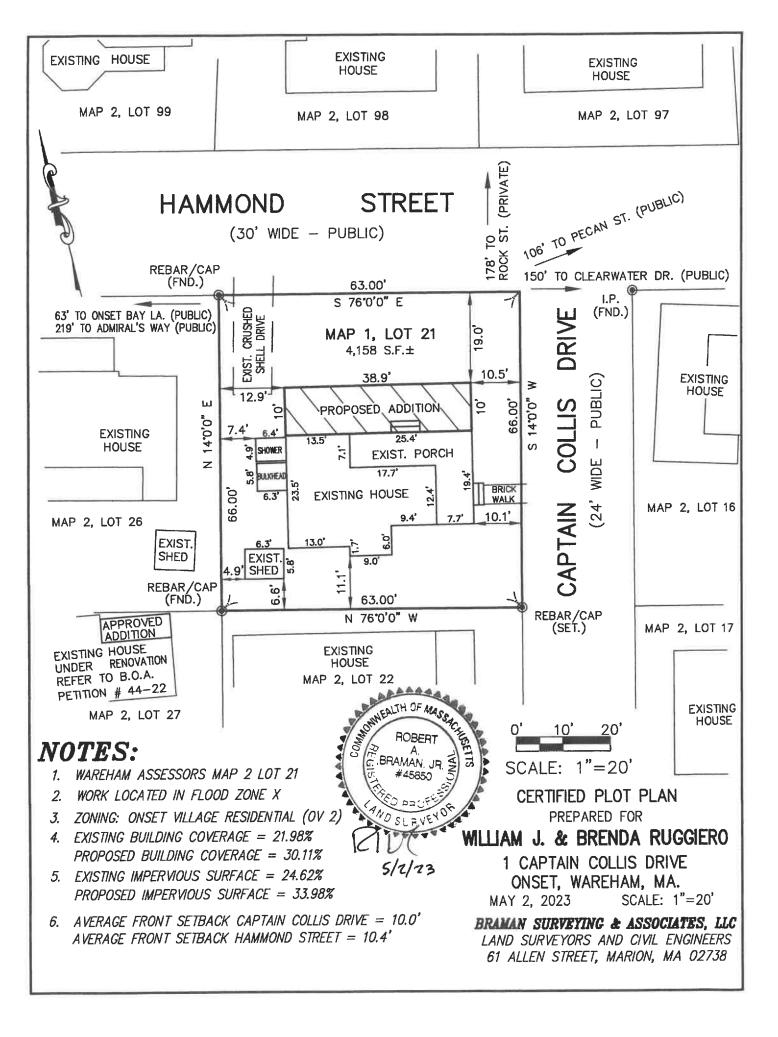
The land with any buildings thereon situated in that part of the Town of Wareham, in the county of Plymouth and Commonwealth of Massachusetts, known as "Point Independence", at Fifty Avenue and Hammond Street, Containing about 5,000 square feet, and BEING Lot 21 on a plan of the Estate of Job D. Hammond, drawn by Adolphus Savery and recorded with the Plymouth County Registry of Deeds in Plan Book 1, Page 89, see also Lot 21 on plan in Plan Book 1, Page 112.

Subject to and with the benefit of a right of way over the several streets laid out on said plan in common with others and with the right in common with others to land in and from boats upon that part of the beach between the waterfront line of the lots on said plan and upon that part of the beach for the purpose of bathing as recited in a deed recorded with said Registry of Deeds in Book 3229, Page 308.

For title see deed recorded with the Plymouth County Registry of Deeds in Book 34664, Page 91.

The grantor hereby waives and releases any and all rights of homestead he may have either declared or un-declared in the property herein conveyed and further warrants that there are no other persons entitled to any rights of homestead under M.G.L. c. 188. in said premises.

WITHESS my hand and seal mis 19 day of July, 2017
A The Casher
Stuart A. Seidel, a/k/a Stuart Seidel
STATE OF NEW HAMPSHIRE
COUNTY OF Grafton
On this 19 day of July, 2017 before me the undersigned Notary Public, appeared the above named Stuart A. Seidel, a/k/a Stuart Seidel and proved to me through satisfactory evidence of identification which was us per the second
to be the person whose name appears on the preceding document and acknowledged to me that he signed it voluntarily as his free act and deed for its
stated purpose.
Notary Public: GREGORY J, COOK GREGORY J. COOK
My Commission Expires March 13, 2020



1 CAPT COLLIS DR

Location 1 CAPT COLLIS DR

Mblu 2//21//

Acct#

Owner

RUGGIERO WILLIAM J

Assessment

\$393,400

Appraisal

\$393,400

PID 935 **Building Count** 1

Current Value

	Appraisal		
Valuation Year	Improvements	Land	Total
2023	\$180,400	\$213,000	\$393,400
	Assessment		
Valuation Year	Improvements	Land	Total
2023	\$180,400	\$213,000	\$393,400

Owner of Record

Owner

RUGGIERO WILLIAM J

Co-Owner RUGGIERO BRENDA

357 WEST BRITANNIA ST **Address**

TAUNTON, MA 02780

Sale Price

\$314,076

Certificate

Book & Page

48700/0233

Sale Date

07/24/2017

Instrument

UNKQ

Ownership History

	Ow	nership History			
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RUGGIERO WILLIAM J	\$314,076		48700/0233	UNKQ	07/24/2017
SEIDEL STUART A	\$310,000		34664/0091	UNKQ	06/13/2007
RAVIN DIANE R	\$1		34664/0089	1F	06/13/2007
RAVIN DIANE R	\$1		34587/0140	1A	05/29/2007
MEIER RUTH ANN TRUSTEE	\$0		18205/0146		01/13/2000

Building Information

Building 1: Section 1

Year Built:

1900

Living Area:

992

Replacement Cost:

\$240,490

Land

Land Use

Use Code

1010

Description

SINGLE FAMILY

Zone

OVR

Neighborhood 0061 No

Alt Land Appr

Category

Land Line Valuation

Size (Acres)

0.10

0

Frontage

0

Depth

Assessed Value \$213,000

Appraised Value \$213,000

Outbuildings

E.	Outbuildings	Legend
	No Data for Outbuildings	

Valuation History

	Appraisal		v
Valuation Year	Improvements	Land	Total
2023	\$180,400	\$213,000	\$393,400
2022	\$141,100	\$213,000	\$354,100
2021	\$121,500	\$213,000	\$334,500

	Assessment		
Valuation Year	Improvements	Land	Total
2023	\$180,400	\$213,000	\$393,400
2022	\$141,100	\$213,000	\$354,100
2021	\$121,500	\$213,000	\$334,500

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Bk: 48700 Pg: 233 Page: 1 of 2 Recorded: 07/24/2017 01:43 PM ATTEST: John R. Buckley, Jr. Register Plymouth County Registry of Deeds

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Subject to and with the benefit of a right of way over the several streets laid out on said plan in common with others and with the right in common with others to land in and from boats upon that part of the beach between the waterfront line of the lots on said plan and upon that part of the beach for the purpose of bathing as recited in a deed recorded with said Registry of Deeds in Book 3229, Page 308.

For title see deed recorded with the Plymouth County Registry of Deeds in Book 34664, Page 91.

The grantor hereby waives and releases any and all rights of homestead he may have either declared or un-declared in the property herein conveyed and further warrants that there are no other persons entitled to any rights of homestead under M.G.L. c. 188. in said premises.

WITHESS my hand and seal this 19 day of July, 2017
Ant O Shall
Stuart A. Seidel, a/k/a Stuart Seidel
STATE OF NEW HAMPSHIRE
COUNTY OF Grafton
On this 19 day of July, 2017 before me the undersigned Notary Public, appeared the above named Stuart A. Seidel, a/k/a Stuart Seidel and proved to me through satisfactory evidence of identification which was us Passport
to be the person whose name appears on the preceding document and acknowledged to me that he signed it voluntarily as his free act and deed for its
stated purpose.
Notary Public: GREGORY J, COOK
My Commission Expires March 13, 2020

Ttl Gross Liv / Lease Area	First Floor Crawl Space Open Porch Upper Story 3/4 Story Fin Basement Unfin	Code Description Livir	BUIL DING SUE	Code Description L/B Units Unit Price Yr Bit	OB - OUTBUILDING & YARD ITEMS(I)	# of Fireplaces Fireplace Type Finish Bsmt SF Fin Bsmt Qual			09 02 02	Exterior Wall 2 Roof Structure: 03 Roof Cover 03 Asphalt Shing 04 Interior Wall 2 Interior Wall 2	Style: 06 Conventional Model 01 Residential Grade: 03 Below Ave Stories: 1.5 1 1/2 Stories Occupancy 1 Exterior Wall 1 14 Wood Shingle	lement Cd	Property Location 1 CAPT COLLIS DR Vision ID 935 Account #
992 2,209	00000	Living Area Floor Area Eff Area Unit Cost Undeprec Value	BUILDING SUB-AREA SUMMARY SECTION		Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment Cost to Cure Ovr Comment		Year Remodeled Depreciation % 25 Functional Obsol 0 External Obsol 0 Trend Factor 1	Year Built 1900 Effective Year Built 1995 Depreciation Code Remodel Rating	Building Value New 240,490	Adjust Type Code Description Factor% Condo Fir Condo Unit COST / MARKET VALUATION	CONDO DATA CONDO DATA C Owne 0.0	Element Cd Description	
				lue I		7	12	19 1919	G	7% Fus 6 7 Fus 6 7	10 10 NBM 88	70% 10%	Bldg Name State Use 1010 Sec # 1 of 1 Card # 1 of 1 Print Date 5/22/2023 10:46:00 A

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENATIVE INFORMATION SHEET

Check One:	Variance		_Special P	ermit	Site Plan	Appeal
Date stamped in:				Date decis	ion is due	
Applicant's Name: _						
Applicant's Address:						
Telephone Number:						
Cell Phone Number:						
Email Address:						
Address of Property/F	Project:				=	
Landowner's Name:						
Owner's Address:						
Telephone Number:						
Contact Person:				Telepl	none Number:	
Map		Lot_		Z	Zone	
Date Approved				Date Der	nied	
Comments:						

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		81	

We the undersigned support the renovation project of Brenda and William Ruggiero at 1 Captain Coll	lis
Drive, Wareham, MA.	

NAME

ADDRESS

We the undersigned support the renovation project of Brenda and William Ruggiero at 1 Captain Coll
Drive, Wareham, MA.

NAME

ADDRESS