

350

TOWN OF WAREHAM
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several 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. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

- o Complete this form.
- o Complete information packets. (Directions attached)
- o Submit application form and packet to Town Clerk for signature.
- o Submit application form and packet to Town Collector for signature.
- o Submit completed form, packets, and appropriate fees** to the Zoning Board of Appeals secretary.

**Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

**A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$80.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.73 per certified letter to each abutter. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 1073 Main St MAP: 100 LOT: 1017
 ZONING DISTRICT: MR30
 USE REQUESTED: Repurpose the existing school as condominiums
 OWNER OF LAND & BUILDING: Schoolhouse Rocks LLC TEL.# 508-291-5871
 ADDRESS OF OWNER: 45 Main St Mattapoisett, MA 02739
 PERSON(S) WHO WILL UTILIZE PERMIT: Schoolhouse Rocks LLC
 ADDRESS: 45 Main St Mattapoisett, MA 02739
 DATE: 8/8/23 SIGNATURE: Veronica DeBorja
 This application was received on the date stamped here:

WAREHAM TOWN CLERK
2023 AUG 17 PM 5:12

Town Clerk: _____ Date: _____
 Tax Collector: Danielle Cambria Date: 8-10-23
 Planning/Zoning Dept.: Sonia Kaposz Date: 8-16-23
 Application fee paid: 550.00 Check #: 4099242 Receipt: _____
 Advertising fee paid: 150.00 Check #: 4099241 Receipt: _____
 Abutters fee paid: 145.80 Check #: 4099243 Receipt: _____

RECEIVED

SEP 12 2023

TOWN OF WAREHAM
BOARD OF HEALTH

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check Applicable: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: Schoolhouse Rocks LLC

Applicant's Address: 45 Main St Mattapoisett, MA 02739

Telephone Number: 508-291-5871

Cell Phone Number: same

Email Address: Veronica@gandgplaster.com

Address of Property/Project: 1073 Main St

Landowner's Name: Schoolhouse Rocks LLC

Owner's Address: 45 Main St Mattapoisett, MA 02739

Telephone Number: 508-291-5871

Contact Person: Veronica DeBonise Telephone Number: 508-291-5871

Map 100 Lot 1017 Zone MR30

Date Approved _____ Date Denied _____

Comments: _____

APPLICATION FOR SITE PLAN REVIEW

Page 1

Applicant: Name: Schoolhouse Rocks LLC

Mailing address: 45 Main St Mattapoisett, MA 02739

Telephone: 508-291-5871

Project: Street & Number: 1073 Main St

Assessor's Map: 100 Lot(s) 1017

Dwelling Units # 7

Parking Spaces # 14

Acres: 1.89 Square Feet Commercial Space: _____

Briefly describe project: Conversion of existing former West Wareham School to a 7-unit residential building. Land and building will be minimally changed in order to preserve the historic nature.

Date: 8/25/23

Signature of Applicant: Veronica DeBonnie

SITE PLAN REVIEW CHECKLIST

Plans shall be prepared by a registered architect, landscape architect, or Professional Engineer. 14 complete sets are required with the following information included:

1. GENERAL INFORMATION

- _____ Developer name, address, telephone number
- _____ Property owner name, address, telephone number, legal relationship between developer and property owner
- _____ Date of application
- _____ Statement briefly describing project
- _____ Locus map (1" = 2,000')
- _____ Location of property to surrounding area (this plan shall show at a scale of not less than 1" = 100' the general characteristics of all lands within 200' of the proposed site and shall include structures, parking areas, driveways, pedestrian ways and natural characteristics)
- _____ Zoning district (square feet within each district if more than one district)
- _____ Total area of project in square feet to include wetland and 100 year flood plain (both in square feet)
- _____ All contiguous land owned by the applicant or by the owner of the property. At the discretion of the Planning Board photographs of the site at size 8" x 10"

2. EXISTING FEATURES

Plans shall be accurately drawn to a scale of 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal and shall show all existing natural, manmade, and legal features of the site. Such plans are to include but not be limited to the following:

- _____ Tree line of wooded area
- _____ Individual trees 18" dbh or over

- _____ Bogs or agricultural areas
- _____ All wetlands protected under CMR 10.02 (1) (a-d)
- _____ Flood plain (100 years) with base flood elevation data
- _____ Contour lines (2' intervals)
- _____ General soil types

2b. EXISTING MANMADE FEATURES

- _____ Vehicle accommodation areas
- _____ Street, roads, private ways, walkways
- _____ Curbs, gutters, curb cuts, drainage grates
- _____ Storm drainage facilities, including manholes
- _____ Utility lines, including water, sewer, electric, telephone, gas, cable TV
- _____ Fire hydrants and location of dumpsters
- _____ Building, structures, and signs (free standing), including dimensions of each
- _____ Existing light fixtures

2C. EXISTING LEGAL FEATURES

- _____ Zoning of property (district lines)
- _____ Property lines (with dimensions identified)
- _____ Street right of way lines
- _____ Utility or other easement lines
- _____ Monuments

3. THE DEVELOPMENT PLAN

The development plan shall show proposed changes in the (a) existing natural features; (b) existing man made features and (c) existing legal features.

The Development Plan shall include:

- _____ Square feet in every new lot
- _____ Lot dimensions
- _____ Location and dimensions of all buildings and free standing signs as well as the distances from all buildings to lot lines, streets, or street right of way
- _____ Building elevations (side, front, and back for a typical unit) showing building height and any proposed wall signs
- _____ Location, dimensions, and designated use for all recreation areas
- _____ Location and dimension of all open space; indicate whether open space is to be dedicated to public use or to remain private
- _____ Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land
- _____ Curbs and gutters, curb cuts, drainage grates
- _____ Drainage facilities including manholes, pipes, drainage ditches, and retention ponds
- _____ Sidewalks and walkways showing widths and materials
- _____ Outdoor illumination with lighting fixture size and type identified
- _____ Utilities; water, sewer, electric, telephone, gas, cable TV
- _____ Fire hydrant location
- _____ Dumpster (trash collection facilities)
- _____ New contour lines resulting from earth movement (at 2' intervals) and indications of types of ground cover and other precautions to stabilize slopes
- _____ Vehicle parking, loading, and circulation areas showing dimensions

_____ Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements

4. IMPACT STATEMENT

In order to evaluate the impact of the proposed development to Town services and the welfare of the community, there shall be submitted an impact statement in two parts.

_____ All applicable Town services including but not limited to schools, sewer services, water systems, parks, fire, and police.

_____ The roads in the immediate vicinity of the proposed development (including an estimate of both peak and average daily counts)

_____ The ecology of the area within the site and any significant off-site impacts

Part Two shall describe what actions have been taken to mitigate the impacts described in Part One

This application constitutes the applicant's willingness to work under the Town of Wareham's Zoning Bylaws. Any errors or omissions from this checklist or the Zoning Bylaw may result in the application not being placed on a Planning Board Agenda or denial of the Site Plan.

ZONING BOARD
TAX VERIFICATION FORM

This verifies that _____Schoolhouse Rocks LLC_____ (name of applicant) is up-to-date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner _____Schoolhouse Rocks LLC_____ (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.



John Foster, Tax Collector

Site Plan Review Application Checklist

Note to Applicant(s): The following checklist serves as an instrument to help ensure that all necessary information and materials are submitted with the application for Site Plan Review. Please verify that all related items listed below have been accounted for in your submission. (Refer to Article 15 of the Zoning By-Law of the Town of Wareham, Massachusetts, adopted October 2004).

Name of site: 1073 Main St Date: 9/5/2023
 Owner(s): Schoolhouse Rocks LLC
 Address: 45 Main St Mattapoisett, MA 02739
 Telephone Number: 508-291-5871 Cell Phone: 508-291-5871
 Developer(s): Schoolhouse Rocks LLC
 Address: same
 Telephone Number: same Cell Phone:

Relationship between Developer & Property Owner: same

Surveyor: GAF
 Engineer: GAF
 Architect: Turowski 2
 Landscape Architect: Turowski 2

ITEM	Complete
Application for Site Plan Review – Special Permit filed with Planning Board (14 copies of application and supplementary materials)	ZBA
Application for Special Permit – Residential Cluster Development filed with Planning Board (11copies of application and supplementary materials)	
Copies filed with Town Clerk	
Filing Fees	Yes
GENERAL INFORMATION	
Developer Name, address, telephone number	Yes
Property Owner Name, address, telephone number	Yes
Date of Application	Yes
Statement briefly describing project	Yes
Locus Map (1" = 2,000')	Yes
Location of property to surrounding area (scale should be no less than 1" = 100')	Yes

and general characteristics of all lands within 200' of the proposed site including structures, parking areas, driveways, pedestrian ways, and natural characteristics	
Zoning district (sq. feet within each district if more than one)	Yes
Total area of project to include wetland and 100 year floodplain (both in sq. feet)	Yes
All contiguous land owned by the applicant or by owner of property	Yes
Photographs of site (8" by 10") – at discretion of Permitting Authority	
List of abutters, certified by Board of Assessors	Yes
Number of dwellings which could be constructed by means of a conventional development plan, considering the whole tract, exclusive of water bodies and land prohibited from development by legally enforceable restrictions, easements, or covenants. This includes: <ul style="list-style-type: none"> • Any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh, or swamp bordering the ocean, any estuary, creek, river, stream, pond, or lake • Lake under any of the water bodies listed above; • Land subject to tidal action • Land subject to coastal storm flowage or slopes in excess of fifteen (15) percent are not to be counted in figuring the number of permissible units of conventional development. 	Yes
EXISTING FEATURES	
(Scale 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal) Must include a minimum of the following:	Yes
1. Existing Natural Features <ol style="list-style-type: none"> a. Tree line of natural area; b. Individual trees 18" dbh or over; c. Bogs or agricultural areas; d. All wetlands protected under 310 CMR 10.01 (1) (a-d); floodplain (100 year) with base flood elevation data; e. Contour lines (2' intervals); f. General soil types. 	
2. Existing Man-Made Features <ol style="list-style-type: none"> a. Vehicle accommodation areas; streets, roads, private ways, walkways; b. Curbs, gutters, curb cuts, drainage grates; c. Storm drainage facilities including manholes; d. Utility lines including water, sewer, electric, telephone, gas, cable TV; e. Fire hydrants and location of dumpsters; f. Buildings, structures, and signs (free standing) including dimensions of each; g. Exterior lighting features. 	
3. Existing Legal Features <ol style="list-style-type: none"> a. Zoning of property (district lines); b. Property lines (with dimensions identified); c. Street right-of-way lines; 	

d. Utility or other easement lines; e. Monuments.	
DEVELOPMENT PLAN	
Proposed changes to existing natural features, existing man-made features, and existing legal features including the following;	
• Area of each new lot in square feet;	
• Lot dimensions;	
• Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street;	
• Location, dimension, and designated use for all recreation areas;	
• Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or remain private);	
• Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land;	
• Curbs and gutters, curb cuts, drainage grates;	
• Drainage facilities including manholes, pipes, drainage ditches, and retention ponds;	
• Sidewalks and walkways showing widths and materials;	
• Outdoor illumination with lighting fixture size and type identified;	
• Utilities – Water, sewer, electric, telephone, gas, cable TV;	
• Fire hydrant locations;	
• Dumpster (trash collection facilities);	
• New contour lines resulting from earth movement (2' intervals) and indications of types of ground cover and other precautions to stabilize slopes;	
• Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways;	
• Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements.	
IMPACT STATEMENT	
Part One: Description of neighborhood and impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection;	
Traffic report of existing and future traffic within and adjacent to proposed development. (Include estimate of both peak and average daily traffic count);	
Analysis of site in regards to wetlands, coastal wetlands, slopes, soil conditions, 100 year flood plain, and other natural features as Planning Board may request;	
Environmental Impact Assessment Report relating to proposed plan and copy of environmental impact report if otherwise required in order to illustrate the ecology of the area within the site and any significant off-site impacts;	
Evaluation of open land proposed within cluster, with respect to size, shape,	

location, natural resource value, and accessibility by residents of the Town or of the cluster;	
Part Two: Description of actions that have been taken to mitigate the impacts described in Part One.	

**TOWN OF WAREHAM
ANR/SUBDIVISION/SITE PLAN REVIEW FORM**

Check one: ANR _____ Form B _____ Form C _____ Site Plan Review x

Date stamped in _____ Date decision in due _____

Applicant's name(s) _____ Schoolhouse Rocks LLC _____

Applicant's address _____ 45 Main St Mattapoisett, MA _____

Telephone number _____ 508-291-5871 _____

Address of property _____ 1073 Main St

Landowner's name _____ Schoolhouse Rocks LLC

Owner's address _____ 45 Main St Mattapoisett, MA _____

Telephone number _____ 508-291-5871 _____

Contact person _____ Patricia McArdle _____ Telephone _____ 508-345-8440 _____

Map # _____ 100 _____ Lot # _____ 1017 _____ Zone _____ MR30 _____

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

RECORD OF PLANNING BOARD PROCEEDINGS AND DECISIONS
Town of Wareham Zoning Board

Name of Subdivision or Project: _____

APPLICATION: FORM A _____ FORM B _____ FORM C _____
 SITE PLAN REVIEW _____ OTHER _____

DATE SUBMITTED: 8/17/2023

DATE DECISION IS DUE: _____

DATE OF PUBLIC HEARING(S): 9/13/23

DECISION DATE: _____

DATE DECISION SENT TO TOWN CLERK: _____

DATE APPEALS PERIOD BEGINS _____ ENDS _____

PLANNING BOARD DECISIONS: (yes or no or abstention) if abstaining, appropriate recusal form should accompany decision.

FORM A:

N. Elkallassi _____ J. Eacobacci _____ V. Debonise _____
J. Morrison _____ R. Semple _____ T. Larson _____

FORM B:

N. Elkallassi _____ J. Eacobacci _____ V. Debonise _____
J. Morrison _____ R. Semple _____ T. Larson _____

FORM C:

N. Elkallassi _____ J. Eacobacci _____ V. Debonise _____
J. Morrison _____ R. Semple _____ T. Larson _____

SITE PLAN:

N. Elkallassi _____ J. Eacobacci _____ V. Debonise _____
J. Morrison _____ R. Semple _____ T. Larson _____

COMMENTS OR STIPULATIONS ON DECISION: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

*** Electronic Recording ***
Doc#: 00093118
Bk: 57437 Pg: 221 Page: 1 of 2
Recorded: 11/21/2022 09:23 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 11/21/2022 09:23 AM
Ctr# 161708 00842
Fee: \$.00 Cons: \$400,000.00

DEED

The Town of Wareham, a municipal corporation duly organized and existing by law in the County of Plymouth and Commonwealth of Massachusetts,

for consideration of Four Hundred Thousand (\$400,000.00) Dollars,

hereby grants to Schoolhouse Rocks, LLC, a limited liability company organized under the laws of the Commonwealth of Massachusetts with an address of 45 Main Street, Mattapoisett, MA 02739,

WITH QUITCLAIM COVENANTS,

a lot of land, with the buildings and improvements thereon, lying on the northerly side of the Middleboro State Road on the westerly side of the Tremont Mill Pond, and bounded as follows –

Beginning at a stone bound on the northerly side of the Middleboro State Road approximately 177 feet from the southerly side of the Carver Road;

Thence N 25° East 336 feet to a stone post;

Thence S 65° East 283 feet;

Thence S 25° West 275 feet;

Thence by road and with road N 79° W 286 feet to the point of the beginning.

Containing approximately two (2) acres.

For Grantor's title see Deed recorded at Book 1197, Page 415 recorded with the Plymouth County Registry of Deeds.

[SIGNATURE PAGE TO FOLLOW]

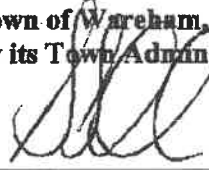
Locus: 1073 Main Street, Wareham, Plymouth County, Massachusetts 02576

The officer executing this deed affirms the Town's compliance with M.G.L. Chapter 44, § 63A.

Being a conveyance from a municipal corporation incorporated under the laws of the Commonwealth of Massachusetts, this transaction is exempt from property tax stamps and assessments.

IN WITNESS WHEREOF, the said Town of Wareham has caused its corporate seal to be affixed hereto and these presents to be executed for and on its behalf by Derek Sullivan, Town Administrator for the Town of Wareham, Massachusetts this 17 day of November, 2022.

Town of Wareham,
By its Town Administrator,



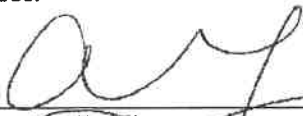
Derek Sullivan

COMMONWEALTH OF MASSACHUSETTS

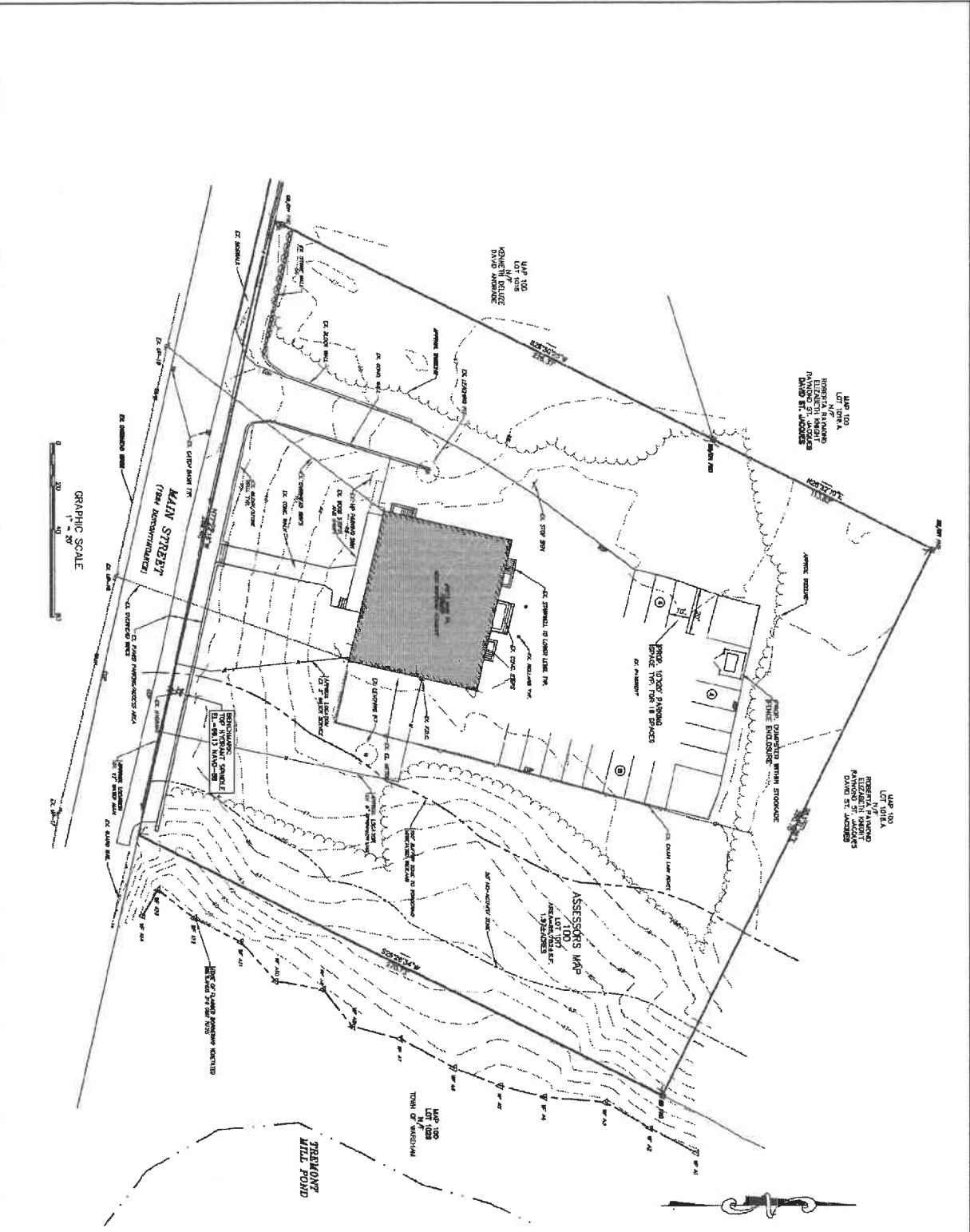
Plymouth, ss.

On this 17th day of November, 2022, before me, the undersigned notary public, personally appeared, Derek Sullivan, as Town Administrator for the Town of Wareham proved to me through satisfactory evidence of identification which was PERSONAL KNOWLEDGE to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.




Notary Public: ALLISON FINNELL
My Commission Expires: 11/17/28

Approved for submission to the Planning Board



<p>PERMIT SET PLOT FOR CONSTRUCTION</p>	<p>LEGEND</p> <p>EXISTING</p> <ul style="list-style-type: none"> BOUNDARIES SPOT GRADES NO. 10 FLOOD ZONE NO. 100 SAFETY ZONE FIELD FLOOD ZONE LANA DITCH BANK (DB) DRAIN MANHOLE (DM) UTILITY POLE UTILITY POLE WATER BATE VALVE WATER SHUTOFF/CURB STOP HYDRANT UNDERGROUND ELECTRIC TRIP/REARSH LINE DAK LINE DAK QUENTVALE OLD SHUTOFF FINISH SM BOUND STONE WALL 	<p>FLOOD ZONE DATA:</p> <p>NO. 10 FLOOD ZONE: 20% K & 10% V</p> <p>NO. 100 SAFETY ZONE: 10% V</p> <p>FIELD FLOOD ZONE: 10% V</p> <p>DATE: MAY 11, 2021</p>	<p>ZONING DATA:</p> <p>ZONES: MULTIPLE RESIDENCE 30-140-20</p> <p>SETBACKS: 7' FRONT, 30' SIDE, 30' REAR</p> <p>OTHER NOTES: 30' SIDE, 30' REAR</p> <p>MINIMUM BUILDING HEIGHT: 8' MINIMUM OVERHEAD CLEARANCE: 10' MINIMUM OVERHEAD CLEARANCE: 10'</p>	<p>LOT DATA:</p> <p>ADDRESS: 1073 MAIN STREET, WAREHAM, MA 01956</p> <p>OWNER: SCHOOLHOUSE ROCKS, LLC</p> <p>ADDRESS: 40 TROBRIETT, LA 02780</p>										
<p>EXISTING CONDITIONS PLAN</p> <p>1073 MAIN STREET WAREHAM, MA</p> <p>PREPARED FOR: SCHOOLHOUSE ROCKS, LLC</p> <p>48 MAIN STREET MATTAPOSETT, MA</p>	<p>G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS</p> <p>30 MAIN STREET - WAREHAM, MA 01956 508-251-0251</p> <p>TEL: (508) 295-6600 FAX: (508) 295-4834</p> <p>E-MAIL: info@gafeng.com</p>	<p>APPROVED BY:</p>	<p>APPROVED BY:</p> <p>DATE: MAY 21, 2023</p> <p>DRAWN BY: RAB</p> <p>CHECKED BY: RAB</p> <p>JOB NO.: 23-1000B</p> <p>SCALE: 1" = 20'</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>APPD</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>7/26/23</td> <td>RAB</td> <td>RAB</td> <td>PARKING SPACE DELINEATION, DAMPSTER</td> </tr> </tbody> </table>	REV.	DATE	BY	APPD	DESCRIPTION	1	7/26/23	RAB	RAB	PARKING SPACE DELINEATION, DAMPSTER
REV.	DATE	BY	APPD	DESCRIPTION										
1	7/26/23	RAB	RAB	PARKING SPACE DELINEATION, DAMPSTER										

8/10/23

Dear Members of the Wareham Zoning Board,

The property at 1073 Main St is the location of the former West Wareham School. The building was built in 1901 and has been used as a school for 117 years. It has been closed since 2018. There are several broken windows at the back, trash was dumped regularly and graffiti added to the walls (which has been covered) due to its vacant status. Since purchasing it we installed cameras to try and discourage vandals.

Our purchase of West Wareham School was based on several factors. The school holds a place in many of our hearts because so many residents attended school there. The owners of Schoolhouse Rocks are all residents or former residents of Wareham and have a history with West Wareham School. We purchased it in the hopes of using the existing building to its full capacity while preserving the grounds and the building as they currently sit, with minor changes.

One of the most important factors in our decision to purchase it was the vision we could see of making it into future residences using the existing classrooms. We would like to create 7 condominiums. Our vision would use the four classrooms on the main level, open the high roofed attic space and convert the lower level (the cafenadium ~ aka cafeteria/gymnasium, library and boys and girls lavatory) to residences. The result would be six 2-bedroom condos and one 1-bedroom condo. Each floor of the building has approximately 4200 square feet. The average two story condo on the upper level would be 1,500sf. The basement condos would be 1200sf and there would be a single 800sf condo.

The look of the old school will remain. We would keep wooden shingles, large windows and large doors on the exterior. We will keep several original doors, wood paneling and high ceilings on the interior.

The topography would have minimal changes. Parking would remain behind the school though we would like it smaller than on our current site plan. We will need to add lighting and spruce up the grounds but ultimately West Wareham School and the property will continue to be recognizable.

There are four requirements need to be established according to M.G.L. Ch. 40A, Section 10 for this board to have the authority to grant our request for a variance.

- a. Circumstances relating to soil conditions, shape, or topography of the petitioner's land or structure(s), but not affecting generally the zoning district in which it is located. The structure of the school is an anomaly, it does not generally exist in this location. Given it's size, condition and historic value a literal enforcement of the Bylaw would be a **hardship**.
- b. Granting the variance would **not be a detriment** to the neighborhood. We believe it would add value.
- c. The variance if granted **would not derogate** from the intent or purpose of the Zoning Bylaw. The building meets all other zoning requirements.
- d. The building and its history are **unique**.

We request you grant our variance under MGL Chapter 40A and help us to preserve this beautiful building and property.

Sincerely,

Owners of Schoolhouse Rocks LLC



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

August 9, 2023

School House Rock LLC
45 Main Street
Mattapoisett, Massachusetts 02739

RE: 1073 Main Street / Map 100, Lot 1017

Ms. DeBonise,

I have reviewed your Building Permit application B-23-339, submitted May 31, 2023 to convert an existing building to six 2-bedroom and one 1-bedroom condominium units located at 1073 Main Street, Wareham, Massachusetts. At this time I must deny your request.

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

Article 3: Use Regulations, 320 Table of Principle Use Regulations, Principle Use, MR-30 Residential Uses, 5 + family dwelling in existing structure, ZBA. Therefore a Special Permit from the Zoning Board of Appeals will need to be obtained.

Article 6: Density and Dimensional Regulations, 621 Residential Districts, MR-30;

Lot Area minimum, in square feet;

1-family dwelling;	30,000
2-family dwelling;	45,000
Other residential use;	20,000 (for each additional unit)

The required land area for seven units is 145,000 square feet, the exiting lot contains 85,762 square feet. Therefore a **Variance** will need to be obtained.

Article 15: Site Plan Review, 1520 Applicability;

The proposed new use of the site would require 14 parking spots as per Article 9 Parking; 920 Number of Parking Spaces Required, 921 Table of Parking Regulations.


Any new development expansion, or change of use other than a single-family, or two family residence which would, under the parking schedule "Number of Parking Spaces Required" of Section 920, require ten (10) or more parking spaces, regardless of the number of parking spaces existing on the premises, shall be permitted only upon the issuance of a Special Permit from the Planning Board for Site Plan Review. In addition, any development of any type on 30 acres or greater shall be subject to Section 1510. A Special Permit shall be granted only if the Special Permit Granting Authority finds that it is consistent with the purposes outlined in Section 1510 of this By-Law.

The Special permit Granting Authority (SPGA) under Section 1510 of this By-Law shall be the Planning Board provided, however, that where the applicable development requires a **Special Permit**, Comprehensive Permit, or **Variance** from the Board of Appeals, the **Special Permit Granting Authority (SPGA) under Section 1510 of this By-Law shall be the Board of Appeals**. Special Permits under this Section 1510 shall be granted only in conformance with this Section 1510 and Section 1450 of the Wareham Zoning By-Law and the requirements of MGL Chapter 40A, Section 9. Applications shall be accompanied by at least fourteen (14) prints of the plans of the proposal.

Therefore, a **Variance** and 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 **MR-30** zoning district.

Respectfully,


Paul E. 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.

TOWN OF WAREHAM ABUTTERS

MAP 100 LOT 1017

OWNERS SCHOOL HOUSE ROCKS LLC

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
100-0-1	RUDNICKI FREDERICK A,	6 HARVESTWOOD DR,	W BRIDGEWATER, MA	02379
100-0-1000	NYMAN JOHN M,	1082 MAIN ST,	W WAREHAM, MA	02576
100-0-1015	MESSIER CHRISTOPHER J, KYLE NORAH A	1076 MAIN ST,	W WAREHAM, MA	02576
100-0-1016	DELUZE KENNETH, ANDRADE DAVID	5 DAVIS LN	WAREHAM, MA	02571
100-0-1017	SCHOOLHOUSE ROCKS LLC	45 MAIN ST	MATTAPoisETT, MA	02739
100-0-1018.A	RAYMOND ROBERTA M, KNIGHT ELIZABETH J ET ALS	50 CARVER RD,	W WAREHAM, MA	02576
100-0-1018.B	PECORELLI JEAN-MARIE PECORELLI,	9 POND VIEW TER,	W WAREHAM, MA	02576
100-0-1029	SCHOOLHOUSE ROCKS LLC	45 MAIN ST	MATTAPoisETT, MA	02739
100-0-22	DENWOOD MICHAEL M, COOLEY LINDA J	1087 MAIN ST,	W WAREHAM, MA	02576
100-0-23	NEELY GREGORY D,	71 CARVER RD,	W WAREHAM, MA	02576
100-0-24	PATTON LAUREN SPRAGUE RUSSELL I	69 CARVER RD,	W WAREHAM, MA	02576
100-0-25	DANIEL KELLIE, COGSWELL JAMES	67 CARVER RD,	W WAREHAM, MA	02576
100-0-26	RICHMOND DANIEL, CHICKERING-RICHMOND NANCY	65 CARVER RD,	W WAREHAM, MA	02576
100-0-PV1	GAMMON KATHLEEN L	8 POND VIEW TER,	W WAREHAM, MA	02576
101-0-1003	COMM OF MASS, EXEC OFFICE OF TRANS & CONST	MULTI-MODEL RAIL UNIT, 10 PARK PLAZA RM 3170	BOSTON, MA	02116

CERTIFIED ABUTTERS AS THEY APPEAR

ON OUR TAX ROLLS AS OF 8/9/2023

W. Renee Debonise
 ASSESSORS OFFICE

REQUESTED BY

VERONICA DEBONISE

508 291 5871

CONTACT@GANDGPLASTER.COM

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Submission #192

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Form: [Abutter Request Form - Online](#)
Submitted by Anonymous (not verified)
August 9, 2023 - 11:31am
73.38.165.17

Contact Information

Veronica DeBonise

Phone Number:

508-291-5871

Email Address:

contact@gandgplaster.com

Date of Request:

August 9, 2023

Owners Name:

Schoolhouse Rocks LLC

Property Location:

1073 Main Street

Map/Lot

100/1017

Distance Required

300'

Which Board are you appearing before?

Zoning Board of Appeals

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