
THE LAW OFFICES OF BELLO & MORTON, LLC

184 Main Street Wareham, Massachusetts 02571 · 508-295-2522

September 13, 2023

Wareham Zoning Board of Appeals
54 Maron Road
Wareham, MA 02571

Re: Variance Application for Wareham Housing Authority, Property Located at 57
Sandwich Road, Wareham, MA 02571; Assessor's Map 45, Lot 1015

Dear Members of the Board of Appeals:

Please find enclosed the following information and exhibits:

1. Petitioner and Record Owner:

Wareham Housing Authority
57 Sandwich Road, Apt. 51
Wareham, MA 02571

2. Current Deed:

Plymouth County Registry of Deeds Book 57515, Page 104, Deed attached as
Exhibit A.

3. Building Inspector's Denial Letter:

Denial Letter attached here as Exhibit B from the Building Commissioner
indicating a Variance from the Zoning Board of Appeal is necessary.

4. Certified Abutters List:

Copy Attached as Exhibit C.

5. Floor Plan:

Copy Attached as Exhibit D.

6. Proposed Site Plan:

Copy Attached as Exhibit E.

7. Letter in Support of Petition:

Copies Attached as Exhibit F.

8. Letter in Support of Petition:

Dear Board of Appeals,

The attached Variance request in front of you is being denied due to Density regulations in the Wareham Zoning ByLaws. The property itself is 229,561 square feet in area. There are preexisting nonconformity of units on the site which are controlled by the Wareham Housing Authority and provides housing for low seniors.

Our Bylaw does not define "Elder Housing" or "Wareham Housing Authority." Therefore, Building Commissioner rightly denied due to area of the units 527 square feet (Article 3 Use Regulations) and size of the lot (Article 6 Density)

The additional two duplex units needed Community Preservation Funds and thus the Town voted yes to the Article to approve these additional units. The 4 additional units will be a great benefit to the capacity on this site for Seniors, disabled and low-income persons.

The Wareham Housing Authority currently has over 700 people on the waiting list. There is not question there is an affordable housing crisis.

The Variance meets the Chapter 40A standards as the lot is unit in that the existing development is on the lot which is "porkchop" in shape and has a great deal of frontage but not depth.

The WHA has owned this lot since the 1960s. These two units would be a welcomed addition to the project and would solidify the Town of Wareham's vote to have Community Preservation Funds allocated for this project. This is a unique situation where a quasi- governmental agency is seeking Variance from the By-Laws for the good of the residences and the Town.

We ask that this Variance be approved.

Respectfully submitted,



JILIAN A. MORTON, ESQ.

508-295-2522

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 \$100.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.90 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: 57 Sandwich Road LOT: 1015 MAP: 45
ZONING DISTRICT: MR-30
USE REQUESTED: Construct two duplexes
OWNER OF LAND & BUILDING: Wareham Housing Authority P.L.# _____
ADDRESS OF OWNER: 57 Sandwich Rd., Apt. 51, Wareham, MA 02571
PERSON(S) WHO WILL UTILIZE PERMIT: Wareham Housing Authority
ADDRESS: 57 Sandwich Rd., Apt. 51, Wareham, MA 02571
DATE: 9/13/23 SIGNATURE: _____
This application was received on the date stamped here:

Town Clerk: _____ Date: _____
Tax Collector: Hatthy King Date: 9/13/23
Planning/Zoning Dept.: Donna Raposo Date: 10/12/23
Application fee paid: Waived Check #: _____ Receipt: _____
Advertising fee paid: 150.00 Check # 5164 Receipt: _____
Abutters fee paid: 406.80 Check # 5165 Receipt: _____

WAREHAM TOWN CLERK
2023 OCT 12 PM 5:15

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: Bradley Bertolo

Applicant's Address: c/o Jilian Morton, Esq., 184 Main Street, Wareham, MA 02571

Telephone Number: 508-295-2522

Cell Phone Number: _____

Email Address: jam@mortonlawllc.com

Address of Property/Project: 57 Sandwich Road, Wareham, MA

Landowner's Name: Wareham Housing Authority

Owner's Address: 57 Sandwich Rd., Apt. 51, Wareham, MA 02571

Telephone Number: N/A

Contact Person: Jilian Morton, Esq. Telephone Number: 508-295-2522

Map 45 Lot 1015 Zone MR-30

Date Approved _____ Date Denied _____

Comments: _____

EXHIBIT A

ORDER OF TAKING

WHEREAS, the Wareham Housing Authority, a public body, politic and corporate, duly organized and existing pursuant to the provisions of the Housing Authority Law of the Commonwealth of Massachusetts and having its principal place of business in Wareham, County of Plymouth; and

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WHEREAS, the said Wareham Housing Authority, in pursuance of its powers as set out in said Housing Authority Law, and every other power thereunto enabling, has determined that the area or areas hereinafter described within its jurisdiction constitutes an area to be used to provide a housing project for elderly persons (State-Aided Housing Project 667-1) as defined in Section 26SS-VV of the Housing Authority Law, and

Plan #278

See Bk. 3104 Pg. 461

WHEREAS, the Wareham Housing Authority, in accordance with Section 26 AA of the Housing Authority Law has submitted the plans and layout of the said project, the estimated costs thereof, the proposed method of financing it, and a detailed estimate of the expenses and revenue thereof to the Chairman of the State Housing Board; and

WHEREAS, the Chairman of the State Housing Board has approved the said project by giving written notice of his approval to the said Authority in accordance with the provisions of Sections 26 AA and 26 BB of the said Housing Authority Law, and

WHEREAS, the Wareham Housing Authority has determined that the taking in fee simple by eminent domain of the hereinafter described area or areas is necessary and reasonably required to carry out the purposes of the Housing Authority Law, or any of its sections, and

WHEREAS, the Wareham Housing Authority in accordance with the provisions of Section 26 P, subsection (b), of the Housing Authority Law, has deposited with the selectmen of the town of Wareham security to their satisfaction for the payment of such damages as may be awarded in accordance with law to the supposed owners of the hereinafter described areas as required by G. L. (Ter. Ed.) Chapter 79, Section 46; and

NOW, THEREFORE, ORDERED, That the Wareham Housing Authority, acting under the provisions of Section 26 P of the Housing Authority Law, and all other authority thereunto enabling, and pursuant to the applicable provisions of G. L. (Ter. Ed.) Chapter 79, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain for the purposes hereinbefore set forth, the area or areas hereinafter described, including all parcels of land therein, the trees, buildings, and other structures standing upon or affixed thereto and including the fee to the center of any and all streets, highways, and public ways, contiguous and adjacent to the said area or areas but excluding any and all easements of public highways and public easements of travel in and to any and all streets, highways and public ways, contiguous and adjacent to the said area or areas, which said area or areas are situated in the city/town of Wareham as bounded and described in the attached Annex "A".

AND, that the Wareham Housing Authority hereby makes the following awards, for damages sustained by the owner/owners and all other persons including all mortgagees of record having any and all interest in the area or areas hereinbefore described in the taking of or injury to his/their property or entitled to any damages by reason of the taking:

Parcel Number	Supposed Owner	Area sq. ft.	Award
Parcel described in the attached annex "A"	Frances Hennessy 434 Main Street, Wareham, Mass.	5.28 acres more or less	\$7,500.00

The property and property rights taken as aforesaid are shown on a plan (on one sheet) drawn by Arthur C. Thompson, C. E. signed by Wareham Housing Authority, State-Aided Housing Project 667-1, Plymouth County, Massachusetts, dated March, 1964, deposited in and on file at the office of the Wareham Housing Authority in the city/town of Wareham, entitled "Property line map surveyed for Wareham Housing Authority, Wareham, Mass.," a copy of which is to be recorded with this Order of Taking in the Registry of Deeds for Plymouth County, at Plymouth, Massachusetts.

(Note: All parcels of registered land must be identified.)

All names of owners herein given, although supposed to be correct, are such only as matters of opinion and belief.

~~It is the duty of the Secretary of the Wareham Housing Authority to cause to be recorded this instrument of Taking in the office of the Registry of Deeds in Plymouth County, Massachusetts.~~

And it is hereby further ordered, that the Secretary of the Wareham Housing Authority cause to be recorded this instrument of Taking in the office of the Registry of Deeds in Plymouth County, Massachusetts.

IN WITNESS WHEREOF, we, the following members of the Wareham Housing Authority hereby have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Wareham Housing Authority this 29th day of April, 1964, in the year of our Lord 1964.

By *Winston N. ...* Chairman
WAREHAM HOUSING AUTHORITY



Approved as to form

Assistant Attorney General

ANNEX "A"

A certain parcel of land situated on the Southerly side of Sandwich Road in Wareham, Plymouth County, Massachusetts more fully bounded and described as follows:

Beginning at a concrete bound in the Southerly line of Sandwich Road, a Mass. State Highway (Route # 6), at the northeasterly corner of land now or formerly of John J. and Julia A. Peelo;

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thence North 70° 23' 42" East by the Southerly line of the said Sandwich Road, 569.66 feet to a Mass. Highway Bound;

thence North, 70° 27' 51" East still by the Southerly line of the said Sandwich Road, 200.98 feet to a concrete bound at the Northwesterly corner of land now or formerly of Emma Matthews;

thence South, 35° 43' 20" West, 101.99 feet to a concrete bound;

thence South, 43° 25' 20" West, 193.83 feet to a concrete bound;

thence South, 33° 25' 20" West, 319.07 feet to a concrete bound, the last three bearings and distances being by land of Emma Matthews, said concrete bound last mentioned being a common bound of the lands of Emma Matthews and Willard A. and June S. Bryant and also the Northwesterly corner of land of Earle N. Churbuck;

thence South, 16° 18' 20" West by a stone wall and last named land, 259.42 feet to a concrete bound in the Northerly line of Indian Neck Road;

thence Westerly by a curve deflecting to the left by the Northerly line of the said Indian Neck Road, said curve having a radius of 205.00 feet and a length of 180.18 feet measured on the arc;

thence South, 87° 16' 12" West still by the Northerly line of the said Indian Neck Road, 79.97 feet to a concrete bound at the Southeasterly corner of land now or formerly of Doris Openshaw;

thence North, 19° 36' 18" West by last named land and land now or formerly of Leonard O. and Sarah J. Heap, 247.29 feet to a concrete bound and land now or formerly of Edward J. Jr. and Lillian Tamagini;

thence North, 70° 23' 42" East by the said last named land, 18.84 feet to a concrete bound at the Southeasterly corner of said last named land;

thence North, 17° 43' 18" West by the said last named land, 35.93 feet to a concrete bound at the Southwesterly corner of land of the aforementioned John J. and Julia A. Peelo;

thence North, 70° 23' 42" East by the last named land, 75.00 feet to a concrete bound at the Southeasterly corner of said last named land;

thence North, 17° 43' 18" West by the said last named land, 125.00 feet to the point of beginning.

Containing 5.28 acres more or less.

Said premises are shown on a Plan of Land entitled, "Property Line Map surveyed for Wareham Housing Authority, Wareham, Mass.", which Plan is to be recorded with this Order of Taking in the Plymouth County Registry of Deeds.

EXTRACTS FROM THE MINUTES OF A SPECIAL

MEETING OF THE WAREHAM HOUSING AUTHORITY

HELD ON WEDNESDAY, APRIL 29, 1964

The members of the Wareham Housing Authority met in special session at the Town Hall, in the Town of Wareham, Massachusetts, at 7:00 o'clock, P. M. on Wednesday, April 29, 1964.

The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

- Present: George F. Wilson
- Harry E. Drake
- Ethel P. Nicholson
- Elmer C. Lake
- Winston H. Cushman

Absent: None

THE NOTICE OF SPECIAL MEETING with the CERTIFICATION AS TO SERVICE OF NOTICE OF SPECIAL MEETING attached thereto, and the WAIVER OF NOTICE OF AND CONSENT TO SPECIAL MEETING, as signed by the members of said Authority, were read and ordered spread upon the minutes of this special meeting and filed for record.

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NOTICE OF SPECIAL MEETING

TO: George F. Wilson
Harry E. Drake
Ethel P. Nicholson
Elmer C. Lake

You are hereby notified that the members of the Wareham Housing Authority are called to meet in special session at 7:00 P. M., on Wednesday, April 29, 1964 at the Town Hall, in the Town of Wareham for the following purposes:

1. To consider a resolution authorizing the Chairman to sign an "Order of Taking" by eminent domain of the proposed site of the Housing for the Elderly Project 667-1.
2. To approve the payment of bills.

Wareham Housing Authority

By: Winston H. Cushman
(Chairman)

Dated: April 28, 1964

SHB #43A
December 15, 1948

CERTIFICATES AS TO SERVICE OF NOTICE OF SPECIAL MEETING

I, Winston H. Cushman, the duly appointed, qualified and acting Chairman of the Wareham Housing Authority, hereby certify that on April 28, 1964 I served, in the manner provided in the By-Laws of said Authority, upon each of the members of said Authority named in the foregoing Notice of Special Meeting, a true and correct copy of said Notice of Special Meeting.

IN WITNESS WHEREOF, I have hereunto set my hand this

29th day of April, 1964.

Winston H. Cushman
(Chairman)

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WAIVER OF NOTICE OF, AND CONSENT TO, SPECIAL MEETING

We, the undersigned, constituting all of the members of the Wareham Housing Authority, hereby accept service of the foregoing NOTICE OF SPECIAL MEETING, waiving any and all irregularities in such service and in said NOTICE OF SPECIAL MEETING, and we do hereby consent and agree that the said members of said Authority shall meet at the time and place named in said NOTICE OF SPECIAL MEETING and for the purposes stated therein.

George F. Wilson
Harry E. Drake
Ethel F. Nicholson
Elmer C. Lake
Winston H. Cushman

The following resolution was introduced by Attorney C. Trafton Mendall, read in full and considered:

Be it resolved by the Wareham Housing Authority that taking by eminent domain of the proposed site of Housing for the Elderly Project 667-1 is necessary for the purposes of such Project and the Chairman is hereby authorized to sign an "Order of Taking" for such land on behalf of this Authority;

that a copy of the Order of Taking be annexed hereto and made a part of the minutes of this meeting; and

that a copy of so much of the minutes of this meeting as relate to this resolution be annexed to the Original Order of Taking and recorded with such Order of Taking in the Plymouth County Registry of Deeds.

George F. Wilson moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Elmer C. Lake and upon roll call the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
George F. Wilson	None
Harry E. Drake	
Ethel F. Nicholson	
Elmer C. Lake	
Winston H. Cushman	

The Chairman thereupon declared said motion carried and resolution adopted.

ATTACHMENT (NO. 1)

CERTIFICATE

I, the undersigned, the duly appointed, qualified and acting Secretary of the Wareham (Housing) Authority do hereby certify:

THAT the attached extract from the Minutes of the special meeting of the members of said Authority held on Wednesday, April 29, 1964, is a true and correct copy of the

original Minutes of said Meeting on file and of record insofar as said original Minutes relate to the matters set forth in said attached extract; and

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THAT on the date of this Meeting each member present and voting was a resident of the Town of Wareham; and

THAT each member appointed or elected since May 30, 1955 who was present and voting at this Meeting was not on the date of this Meeting, a tenant in a public housing project operated by said Authority; and

THAT notice of such meeting was duly filed more than twenty-four hours prior thereto with the Town Clerk of the Town of Wareham in accordance with the requirements of section 23A of Chapter 39 of the General Laws, as amended. (Chapter 626, Acts 1958)

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this thirtieth day of April, 1964



Edward P. Nicholson
Secretary

ATTACHMENT (No. 2)

A copy of the NOTICE OF MEETING, pursuant to Section 23A of Chapter 39 of the General Laws, with the CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING attached thereto was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23A of Chapter 39 of General Laws that a meeting of the Wareham Housing Authority will be held at 7:00 o'clock P. M. on April 29, 1964 at the Town Hall in the Town of Wareham

Housing Authority

April 28, 1964
Month Day Year

By: /s/ Winston H. Cushman
Winston H. Cushman
TITLE: Chairman

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

(Sec. 23A, Chapter 39, General Laws)

I, Winston H. Cushman, the duly appointed, qualified and acting Chairman of Wareham Housing Authority do hereby certify that on Wednesday, April 28, 1964 I filed, in the manner provided by

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Sec. 23A, Chapter 39, General Laws, with the Clerk of the Town
Wareham, A NOTICE OF

MEETING of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of
said Authority this 30th day of April, 1964.



Winston H. Cashman

ATTACHMENT (No. 3)

CLERK'S CERTIFICATE

I, TONY BACCHIERI, hereby certify:
that I am the duly appointed, qualified and acting Clerk of the
(Town) of Wareham wherein the
Wareham Housing Authority has been appointed
and

1. That a notice of a meeting of said Wareham
Housing Authority, a copy of which notice is annexed hereto, to be
held at 7:00 P.M. on Wednesday, April 29, 1964
was filed with me at least twenty-four hours prior to the stated
time of said meeting; and

2. That I immediately caused (a copy of) the said notice of
meeting to be posted publicly (in my office) (on the principal
official bulletin board of said Town of Wareham.)

3. That the posting of the above notice was made pursuant to
the provisions of Section 23A of Chapter 39 of the General Laws of
Massachusetts as amended (C. 626, Acts 1958).

Tony Bacchieri
Clerk

Dated: Wareham, Massachusetts
April 30, 1964



EXHIBIT B



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

August 16, 2023

Mr. Bradley Bertolo
2854 Cranberry Highway
East Wareham, Massachusetts 02538

RE: 57 Sandwich Road / Map 45, Lot 1015

Mr. Berolo,

I have reviewed your Building Permit application B-23-488, submitted August 14, 2023 proposing to construct two (2) duplexes located at 57 Sandwich Road, 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;

340.4 Residential Uses:

5 or more family dwelling

A dwelling containing five or more separate dwelling units, each unit containing a minimum of 650 square feet of livable floor space, exclusive of closets and bathrooms, each unit sharing a common demising wall, floor or ceiling, with its neighbors.

The proposed unit sizes are 527 square feet of livable floor area, exclusive of closets and bathrooms. The units are approximately 81 percent of the required area.

Article 6: Density and Dimensional Regulations;

620 Table of Dimensional Regulations

621 Residential Districts

Lot Area;

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

The existing complex contains 40 dwelling units and with the additional four (4) units the total unit count would be 44. The area requirement calculates to 865,000 square feet for 44 units. The site contains 229,561 square feet, approximately 26.5 percent of the required area.

Therefore, two **Variiances** 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.

EXHIBIT C

TOWN OF WAREHAM ABUTTERS
 MAP 45 LOT 1015
 OWNER WAREHAM HOUSING AUTHORITY

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
134-0-F109	GADBOIS JACOB	PO BOX 1758	SAGAMORE BCH, MA	02558
134-0-F113	FILKINS DENNIS J,	66 SANDWICH RD,	WAREHAM, MA	02571
134-0-F115	CAMPINHA KERRY A SR, CAMPINHA DENISE GOMES	PO BOX 422,	E WAREHAM, MA	02538
134-0-F14.B	ROGERS GEORGE K III	1 OAKDALE ST,	WAREHAM, MA	02571
134-0-F15	LOPES ANTHONY D,	4 OAKDALE ST,	WAREHAM, MA	02571
134-0-F16.A	HOLMES DALE A, HOLMES DANIELLE D	7 PIRES ST,	WAREHAM, MA	02571
134-0-F16.B	CONNOLLY JOSEPH E, CONNOLLY VIRGINIA T	35 SARGENT ST,	QUINCY, MA	02169
134-0-F35	MUNSON JAMES, ANDREWS SANDRA L	PO BOX 10,	WAREHAM, MA	02571
134-0-F37	BARROWS PHYLLIS M,	PO BOX 10,	WAREHAM, MA	02571
134-0-F39	MCGUINNNESS JOHN EDWARD, CAITLIN M TRUSTEES	14 PIRES LN,	WAREHAM, MA	02571
134-0-F4	BAPTISTA VERNON J, BAPTISTA KATHREN M	6 MORNING MIST LANE,	BOURNE, MA	02532
134-0-F41	ELLIS FRANCIS E SR, ELLIS BETH M	38 SANDWICH RD,	WAREHAM, MA	02571
134-0-F42	YUPPY PUPPY LC	PO BOX 516,	CARVER, MA	02330
134-0-F44	BARROWS DONALD N & PEARL E, TRS OF THE BARROWS FAM LIVING TR	14 MARKS COVE RD	WAREHAM, MA	02571
134-0-F5	SMITH MARK E	6009 TOM WAY,	ELK GROVE, CA	95757
134-0-F6	MADEIRA JOSE O, MADEIRA NATALIA	PO BOX 5555,	SPRING HILL, FL	34611
134-0-F7	GANETO ELISE M LIFE ESTATE,	147 BRIDLE RD,	BILLERICA, MA	01821
134-0-F8	GAGO KELLY G RENEY,	44 SANDWICH RD,	WAREHAM, MA	02571
134-0-F89	BARNETT PAUL A JR,	46 SANDWICH RD,	WAREHAM, MA	02571
134-0-F9.A	VARGAS PEDRO J, VARGAS KAREN J TRUSTEES	3 CHERRY ST,	WAREHAM, MA	02571
134-0-F90	SILVA JOSE LUIS, SILVA LUCIA F	48 SANDWICH RD,	WAREHAM, MA	02571
134-0-1A	TEXIERA STEVEN J, TEXIERA CARLA G	106 RIVER ST,	HUDSON, MA	01749
134-0-TB	VARGAS DANA R,	3 OAKDALE ST,	WAREHAM, MA	02571
45-0-1006	LECONTE JEFFREY G, LECONTE CAMMIE	50 SANDWICH RD,	WAREHAM, MA	02571
45-0-1007	CORNWELL CARL W, CORNWELL BARBARA L	29 INDIAN NECK RD,	WAREHAM, MA	02571
45-0-1008	ZAMORA ROBERT A JR,	25 INDIAN NECK RD,	WAREHAM, MA	02571
45-0-1011	ANDREWS KELLEY J,	17 MAYFLOWER AVE,	WAREHAM, MA	02571
45-0-1012	SCOTT MARKHAM,	14 INDIAN NECK RD,	WAREHAM, MA	02571
45-0-1013	DAMAS REALTY LLC,	16 INDIAN NECK RD OFF,	WAREHAM, MA	02571
45-0-1014	B AND N BROWN REALTY LLC,	16 SCARLET COURT,	NO EASTON, MA	02356
		1 WINDHAM CIR	CANTON, MA	02021

45-0-1015	WAREHAM HOUSING AUTHORITY,	57 SANDWICH RD APT 51,	WAREHAM, MA	02571
45-0-1016	MCCOMBE TIMOTHY M CONLON TRUSTEE, SUSAN MCCOMBE IRREV TR	26 INDIAN NECK RD,	WAREHAM, MA	02571
45-0-1017	LEONARD ELIZABETH A, C/O PRISCILLA MANN	517 FOREST ST,	DUNSTABLE, MA	01827
45-0-E151	ELLIS FRANCIS E JR,	62 SILVA ST,	CARVER, MA	02330
45-0-E152	CAMPINHA ALVINA,	75 SANDWICH RD,	WAREHAM, MA	02571
45-0-E154	MATHEWS EMMA,	79 SANDWICH RD,	WAREHAM, MA	02571
45-0-F46	DAMAS REALTY LLC,	16 SCARLET COURT,	NO EASTON, MA	02356
45-0-F47	SPROLES ANGELE M,	41 SANDWICH RD,	WAREHAM, MA	02571
45-0-F48	CARROLL WILLIAM F,	39 SANDWICH RD,	WAREHAM, MA	02571
45-0-F53	RODRIGUEZ AMANDA	8 INDIAN NECK RD,	WAREHAM, MA	02571
45-0-F54	ROY JOSEPH T, ROY PATRICIA M	10 INDIAN NECK RD,	WAREHAM, MA	02571
45-0-F55.A	COPPOLINO DEBRA A,	12 INDIAN NECK RD,	WAREHAM, MA	02571
45-0-F56.A	DAUPHINAIS LINDA J,	19 INDIAN NECK RD,	WAREHAM, MA	02571
45-0-F56.B	SILVA CAROLE J, SILVA KENNETH P	21 INDIAN NECK RD,	WAREHAM, MA	02571
45-0-F57	PETRIE CYNTHIA D,	17 INDIAN NECK RD,	WAREHAM, MA	02571
45-0-F58	FIDANZA ANDREW,	15 INDIAN NECK RD,	WAREHAM, MA	02571
45-0-F59.A	MATHEWS THEODORE F JR,	13 INDIAN NECK RD,	WAREHAM, MA	02571
45-0-F59.S1	POOLER JAMES E JR, POOLER KRISTINA	20 MAYFLOWER AVE,	WAREHAM, MA	02571
45-0-1008	ZAMORA ROBERT A JR,	17 MAYFLOWER AVE,	WAREHAM, MA	02571

CERTIFIED ABUTTERS AS THEY APPEAR
ON OUR TAX ROLLS AS OF 8/31/2023

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Rena
Aburmo
ASSESSORS OFFICE

REQUESTED BY
CHERYL SILVA
508295-2522
CHERYL@MORTONLAWLLC.COM

ArctGIS Web Map

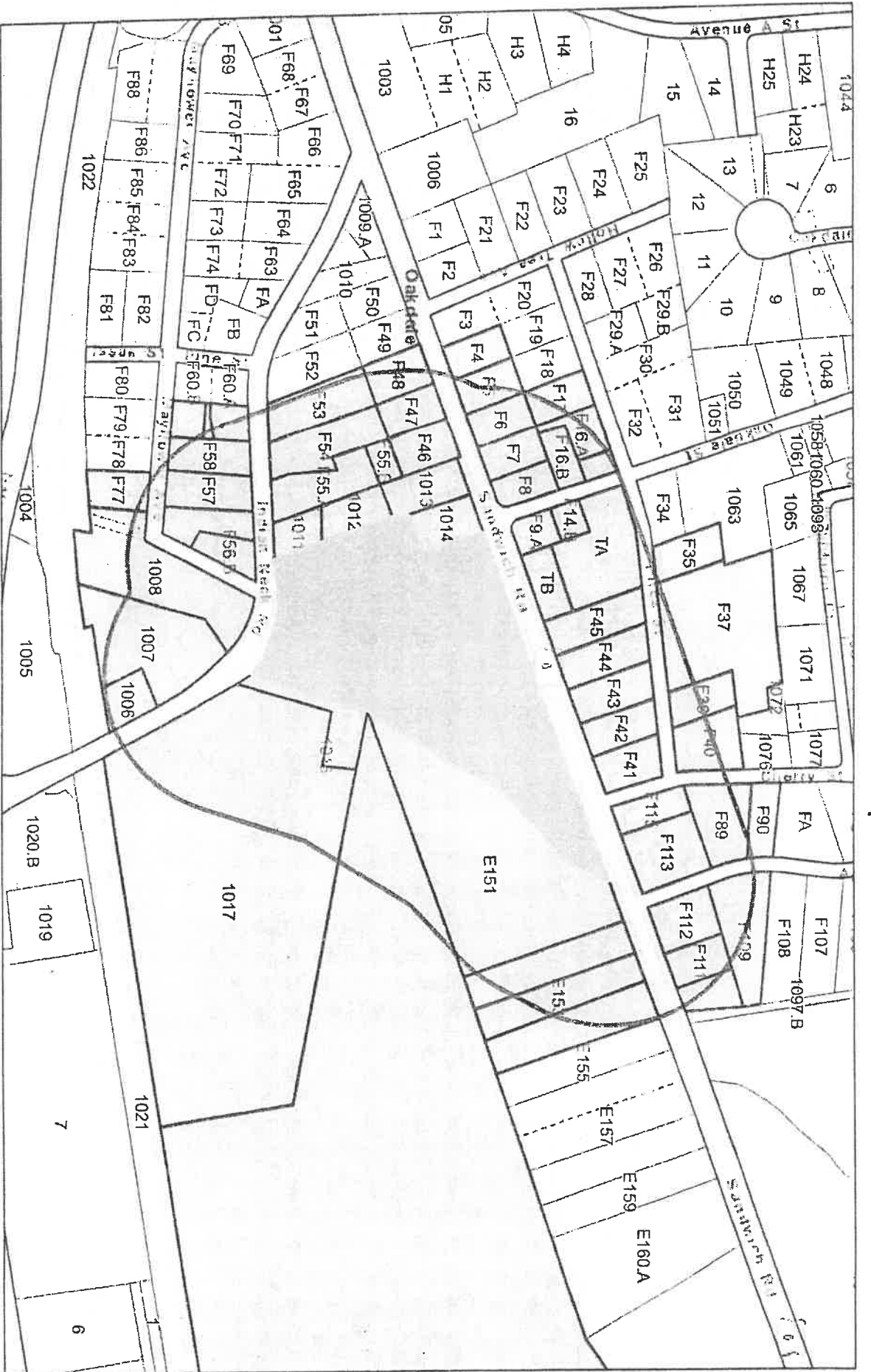
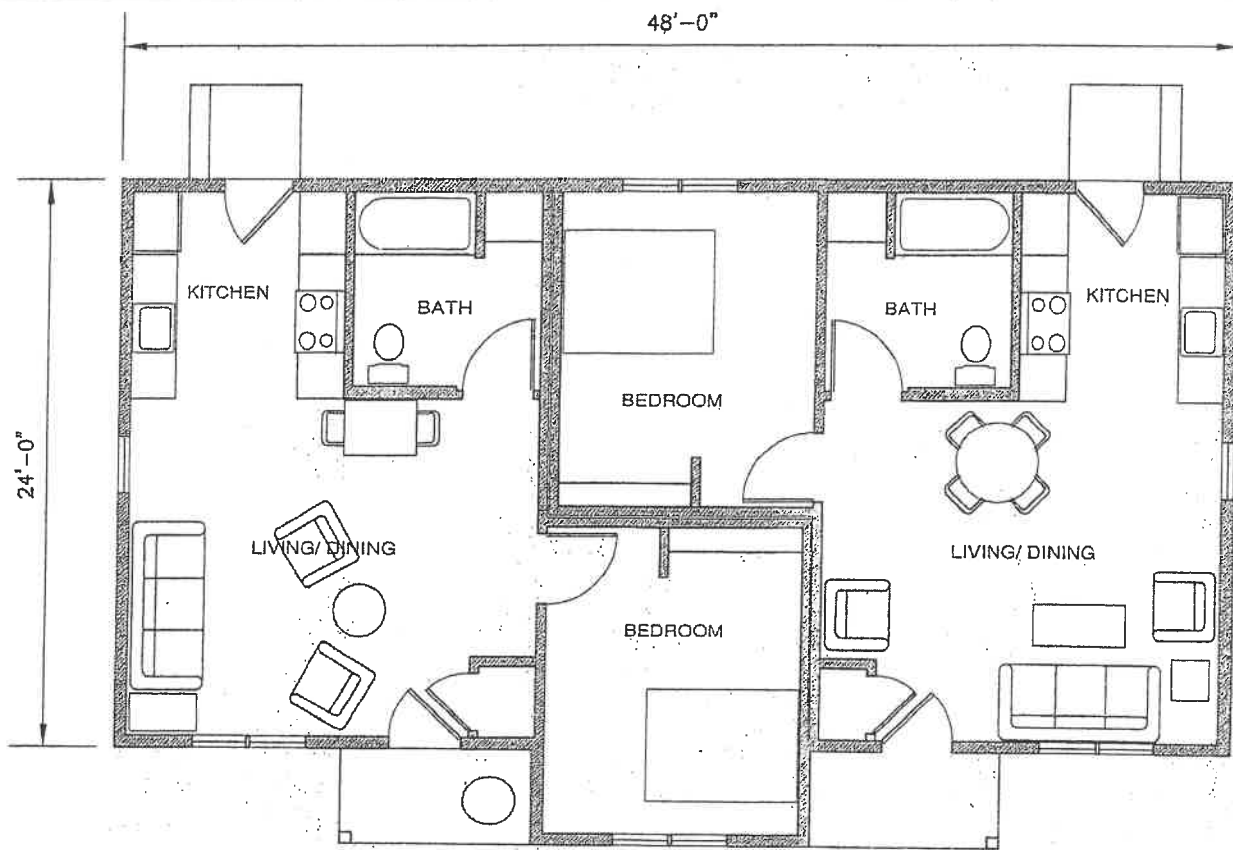
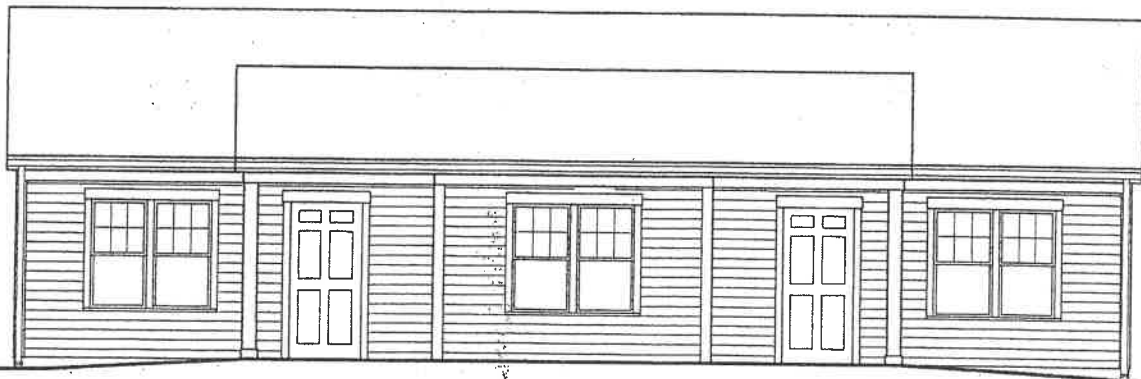


EXHIBIT D



FLOOR PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ARTICLE 10
COMMUNITY PRESERVATION
COMMITTEE

4 NEW HOUSING UNITS
FOR THE
WAREHAM HOUSING AUTHORITY
AT AGAWAM VILLAGE

4.22.19

D R A W I N G

EXHIBIT E

EXHIBIT F



TOWN OF WAREHAM
54 Marion Road
Wareham, Massachusetts 02571

Sharon Rice, Director
Wareham Council on Aging
508-291-3130

29 August 2023

To whom it may concern,

I am writing to express support for the much-needed additional units approved by voters at Town Meeting for the Wareham Housing Authority's Sandwich Road location. The severe shortage of affordable housing is one of the biggest challenges facing elders today, as the extremely lengthy waiting list for the WHA will attest. As rents continue to rise beyond what many can afford, more and more seniors face the very real risk of homelessness. Increasing the number of units available through the WHA will help both current and future Wareham seniors, and this is a very welcome initiative that will provide for Wareham seniors for decades to come.

Sincerely,

Sharon Rice
Director
Wareham Council on Aging