

TOWN OF WAREHAM  
PLANNING BOARD

APPLICATION FOR A PUBLIC HEARING FOR A SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Special Permit from the Planning Board. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Special Permit from the Planning Board, 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 Planning Board 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 \$ 150.00.

\*\*The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$8.53 per certified letter to each abutter. Please see Planning 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: 11 Kenwood Road MAP: 108 LOT: 1006/J  
ZONING DISTRICT: Industrial 1  
USE REQUESTED: Barbecue  
OWNER OF LAND & BUILDING: SPM Kenwood LLC TEL.# 508-667-5215  
ADDRESS OF OWNER: 11 Kenwood Road, Wareham, MA 02521  
PERSON(S) WHO WILL UTILIZE PERMIT: Mark S. Stan  
ADDRESS: 17 South Woods Way, Falmouth, MA 02540  
DATE: 12-10-23 SIGNATURE: [Signature]

This application was received on the date stamped here:

WAREHAM TOWN CLERK  
2023 DEC 21 PM 1:23

Town Clerk:	_____	Date:	_____		
Tax Collector:	<u>[Signature]</u>	Date:	<u>12-19-23</u>		
Planning/Zoning Dept.:	<u>JUMA Raposa</u>	Date:	<u>12-20-23</u>		
Application fee paid:	<u>750.00</u>	Check #:	<u>127</u>	Receipt:	_____
Advertising fee paid:	<u>150.00</u>	Check #:	<u>129</u>	Receipt:	_____
Abutters fee paid:	<u>17.64</u>	Check #:	<u>128</u>	Receipt:	_____

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check Applicable: \_\_\_\_\_ Special Permit \_\_\_\_\_ Site Plan  Appeal

Date stamped in: \_\_\_\_\_ Date decision is due \_\_\_\_\_

Applicant's Name: MARK ST. JUAN - MATTHEW DESSEAT

Applicant's Address: 17 Salt Works Way, Falmouth, MA 02540

Telephone Number: 508-667-5215

Cell Phone Number: 508-667-5215

Email Address: MARK.STJUAN@STONEPATHMAH.COM

Address of Property/Project: 11 KENORICK ROAD, WAREHAM, MA 02540

Landowner's Name: SJM KENORICK LLC

Owner's Address: 11 KENORICK ROAD, WAREHAM, MA 02521

Telephone Number: 508-667-5215

Contact Person: MARK ST. JUAN Telephone Number: 508-667-5215

Map 108 Lot 1066 JT Zone INDUSTRIAL

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address: 11 Kendrick Road, Wareham, MA 02571

QUITCLAIM DEED

JSR PROPERTIES MICHIGAN, LLC, a Michigan limited liability company, having an address of 5305 Distriplex Farms Drive, Memphis, Tennessee 38141-8231 ("Grantor"), for consideration paid and in full consideration of ONE MILLION FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$1,575,000.00), hereby grants to SPM KENDRICK LLC, a Massachusetts limited liability company, having an address of 11 Kendrick Road, Wareham, Plymouth County, Massachusetts, with QUITCLAIM COVENANTS, those certain parcels of land in the Town of Wareham, County of Plymouth, Commonwealth of Massachusetts, more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

This conveyance is made subject to and with the benefit of all rights, easements, covenants, restrictions and reservations of record, if any, real estate taxes for the current fiscal year which are not yet due and payable, zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, to the extent that the same are in force and applicable.

For title see Deed recorded with the Plymouth County Registry of Deeds in Book 45395, Page 177.

Grantor has elected not to be taxed as a corporation for federal tax purposes.

\*\*\* Electronic Recording \*\*\*

Doc#: 00084429

Bk: 48982 Pg: 1 Page: 1 of 3

Recorded: 09/28/2017 02:36 PM

ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

\*\*\*\*\*

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 09/28/2017 02:36 PM

Ctrl# 107000 06605 Doc# Plymouth County Registry of Deeds

Fee: \$7,182.00 Cons: \$1,575,000.00

\*\*\*\*\*

Executed under Seal as of this 28th day of September, 2017.

JSR PROPERTIES MICHIGAN, LLC, a  
Michigan limited liability company

By [Signature]  
Name: Mike S. Tutor  
Title: Chief Manager  
of JSR Properties Michigan LLC  
Sole Member

STATE OF TENNESSEE  
COUNTY OF SHELBY

September 21, 2017

On this 21st day of September 2017, before me, the undersigned notary public, personally appeared Michael S. Tutor, Chief Manager, authorized signatory of JSR Properties LLC, the sole Member of JSR Properties Michigan, LLC proved to me through satisfactory evidence of identification, to wit: TN Driver License, to be the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, in such capacity.

[Signature], NOTARY PUBLIC

MY COMMISSION EXPIRES: 9.4.19

Angela G York  
TYPE OR PRINT NAME

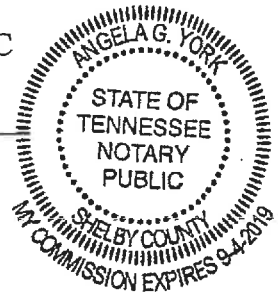


EXHIBIT A

Legal Description

A certain parcel of land situated on the easterly side of Kendrick Road, in the Town of Wareham, in the County of Plymouth and the Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a concrete bound on the easterly sideline of Kendrick Road, said bound being at the northwest corner of an existing right of way; thence

N 8° 46' 50" E, a distance of one hundred fifty and no hundredths feet (150.00') along the easterly sideline of Kendrick Road to a concrete bound; thence

N 8° 46' 50" E, a distance of two hundred fifty-five and thirty-six hundredths feet (255.36') along the easterly sideline of Kendrick Road to a concrete bound; thence

N 85° 25' 51" E, a distance of sixty-five feet more or less (65'±) to a point; thence

SOUTHEASTERLY a distance of seven hundred fifty feet, more or less (750'±) along a fifty foot (50'±) Shore Buffer to a point at the sideline of said Right of Way; thence

N 82° 25' 47" W a distance of five hundred eighty feet more or less (580'±) along the sideline of said Right of Way to a concrete bound at the point of beginning.

The above described parcel of land contains 3.25 acres more or less and is more particularly shown as Lot 9 on a Plan entitled "Plan of Lot 9, prepared for Economic Development and Industrial Corporation and B&D Realty Trust, Kendrick Road, Wareham, Massachusetts, scale 100 feet to an inch, December 7, 1983, by Braman Engineering Company, Civil Engineers & Surveyors, 444 Main Street, Wareham, Massachusetts," recorded Plan No. 106 of 1984.

- LIST OF USABLE ENCUMBRANCES:**
- ① - CHINA RIVER CROSSING BOUNDARY LINE
  - ② - BOUNDARY CONCRETE DITCHES AND PART OF W.D.
  - ③ - BOUNDARY CONCRETE BEAM CROSSING THE BOUNDARY LINE
  - ④ - CHINA RIVER CROSSING THE BOUNDARY LINE

**STATE ENCUMBRANCES:**

PLANNING BOARD ORDER NO. 177 (2002)

PLANNING BOARD ORDER NO. 178 (2003)

PLANNING BOARD ORDER NO. 179 (2004)

PLANNING BOARD ORDER NO. 180 (2005)

PLANNING BOARD ORDER NO. 181 (2006)

PLANNING BOARD ORDER NO. 182 (2007)

**ENCUMBRANCES:**

PLANNING BOARD ORDER NO. 177 (2002)

PLANNING BOARD ORDER NO. 178 (2003)

PLANNING BOARD ORDER NO. 179 (2004)

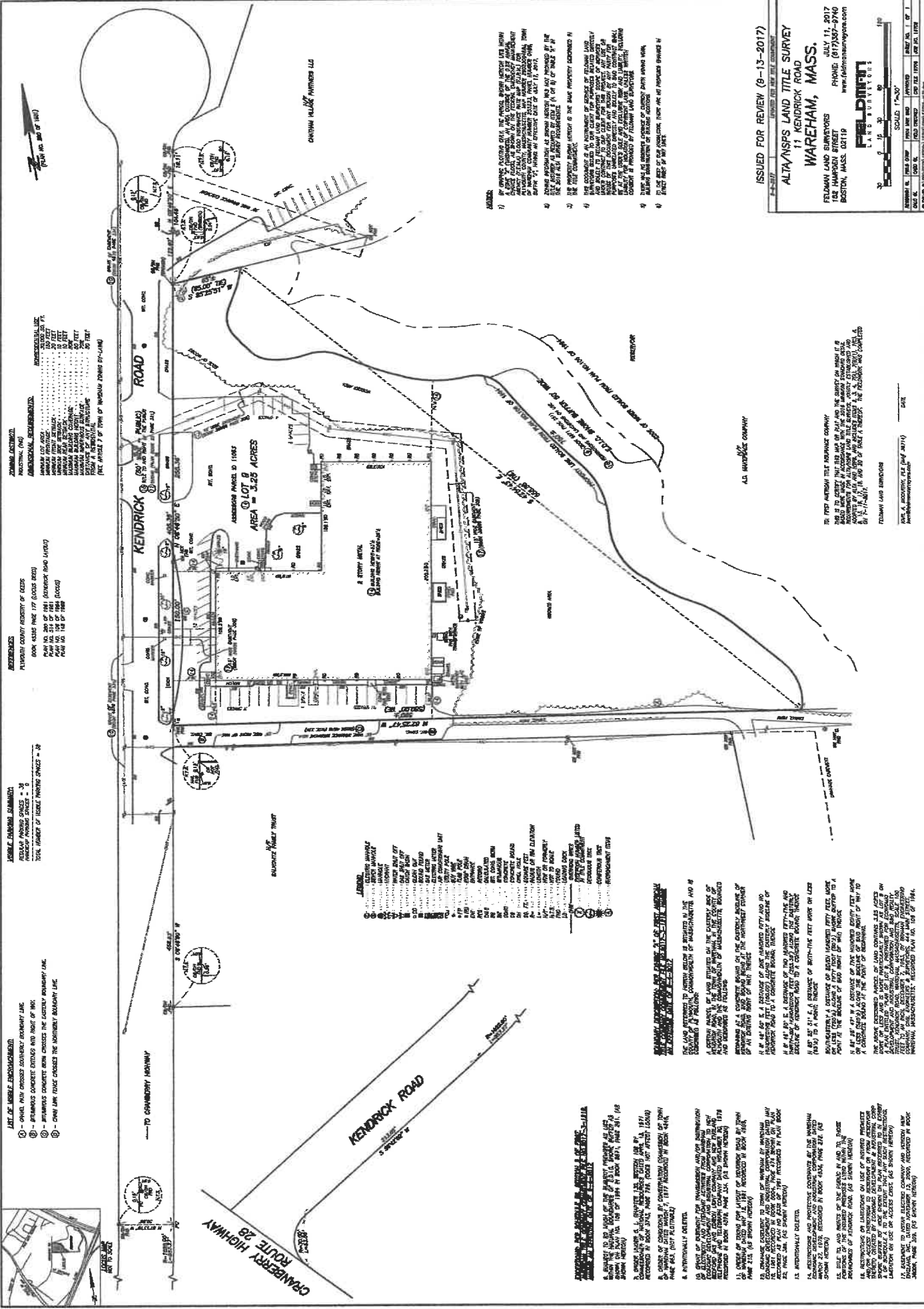
PLANNING BOARD ORDER NO. 180 (2005)

PLANNING BOARD ORDER NO. 181 (2006)

PLANNING BOARD ORDER NO. 182 (2007)

**ZONING REGULATIONS:**

ACTIVITY (FUT.)	MINIMUM LOT AREA	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK
RESIDENTIAL (R-1)	10,000	15	10	10	10	10	10
RESIDENTIAL (R-2)	12,000	20	15	15	15	15	15
RESIDENTIAL (R-3)	15,000	25	20	20	20	20	20
RESIDENTIAL (R-4)	20,000	30	25	25	25	25	25
RESIDENTIAL (R-5)	25,000	35	30	30	30	30	30
RESIDENTIAL (R-6)	30,000	40	35	35	35	35	35
RESIDENTIAL (R-7)	40,000	45	40	40	40	40	40
RESIDENTIAL (R-8)	50,000	50	45	45	45	45	45
RESIDENTIAL (R-9)	60,000	55	50	50	50	50	50
RESIDENTIAL (R-10)	75,000	60	55	55	55	55	55



### ENCUMBRANCES

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### NOTES

- THIS IS TO CERTIFY THAT THIS MAP WAS MADE BY ME AND THE SURVEYOR ON JULY 11, 2017 AND I AM A LICENSED SURVEYOR IN THE STATE OF MASSACHUSETTS. I HAVE CONDUCTED A VISUAL CHECK OF THIS SURVEY AND I HAVE FOUND IT TO BE ACCURATE AND CORRECT. I HAVE MADE THIS SURVEY ACCORDING TO THE STANDARDS OF PRACTICE AND I HAVE OBSERVED THE PROPERTY AND THE LANDS THEREON AND I HAVE FOUND THE PROPERTY TO BE AS SHOWN ON THIS MAP AND I HAVE FOUND NO ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS MAP.
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**ALTA/NSPS LAND TITLE SURVEY**

11 KENDRICK ROAD  
WAREHAM, MASS.

FRANCO LAND SURVEYORS  
126 HAMPDEN STREET  
BOSTON, MASS. 02119  
PHONE: (617)357-9740  
WWW.FRANCOLANDSURVEYORS.COM

**ISSUED FOR REVIEW (9-13-2017)**

SCALE: 1"=50'

DATE: 9/13/17

PROJECT NO.: 17080

DRAWN BY: R. FRANCO

CHECKED BY: R. FRANCO

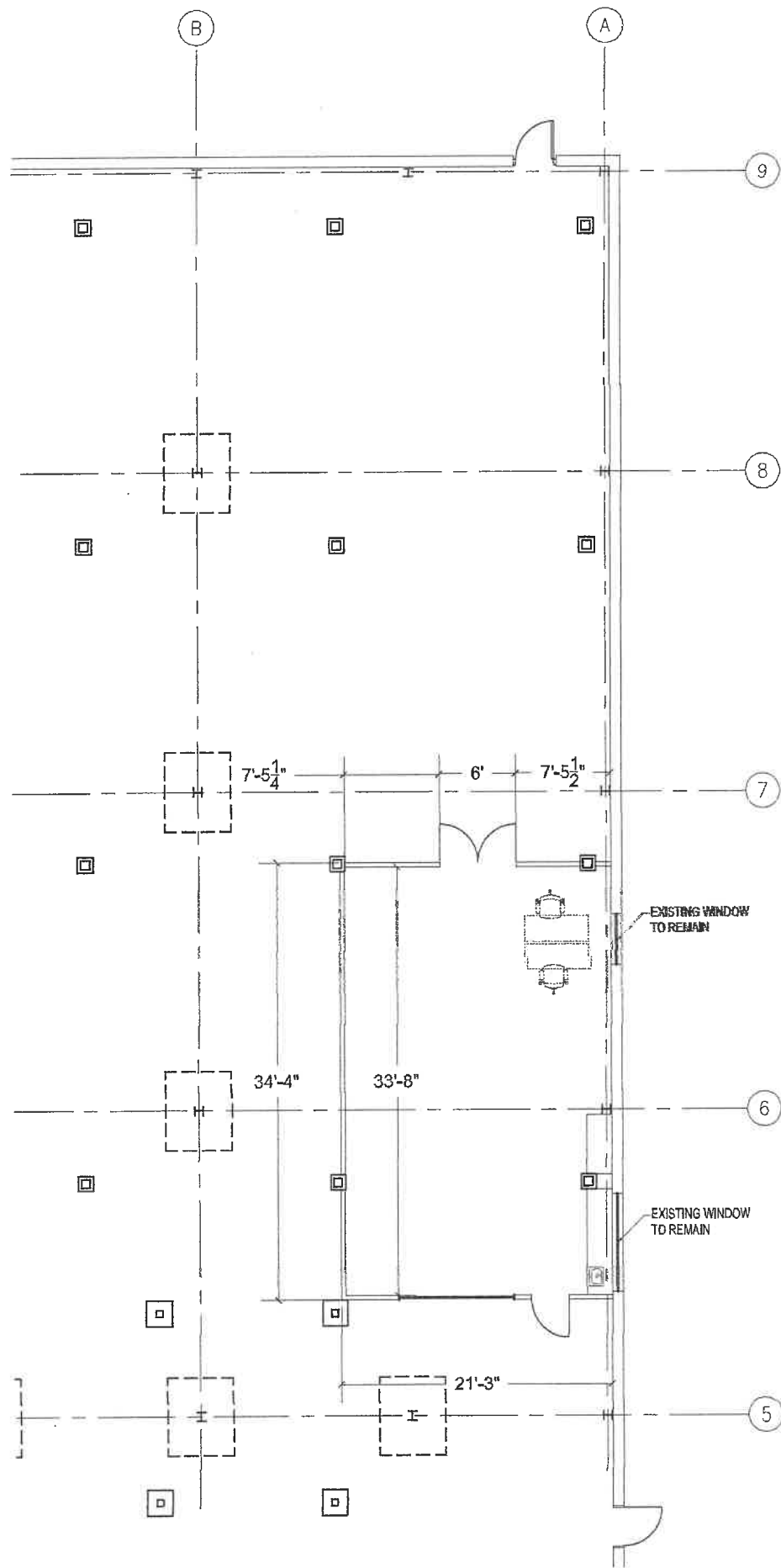
DATE: 9/13/17

## **ZONING BOARD OF APPEALS**


### **WRITTEN STATEMENT**

Stone Path Malt LLC (the "Company") is located at 11 Kendrick Road, Wareham, MA, a 30,000 square foot building situated on 3.25 acres of land. The Company is operating three separate lines of business; a manufacturer of local malts and an importer of craft malt from our partner in Germany. The Company is also operating a tap room where we serve our customer's beer brewed with Stone Path Malt.

SPM Brewco LLC (the "Company") is a newly formed company seeking to obtain a farmers brewer's license. The purpose of the Company will be to manufacture beer on a research and development basis utilizing malts produced and imported by Stone Path Malt LLC, primarily in collaboration with local craft brewers. The Company will not be pouring beer on the Premises. The Company will sell beer to Stone Path Malt LLC to pour in its tap room. SPM Kendrick LLC, the owner of 11 Kendrick Road, will subdivide approximately seven hundred square feet and lease the space to the Company.



**R&D BREWERY - BUILDING C**

	Store: Path Mill 11 Kendrick Road Wareham, MA 02571	DRAWN BY: J.A.J. SCALE: 1/8" = 1'-0" JOB NO: 5742026 DATE: 10/18/2025	A1.01
	STORE: Path Mill		
	11 Kendrick Road		
	Wareham, MA 02571		



TOWN OF WAREHAM ABUTTERS

MAP 108 LOT:1006/I

OWNERS SPM KENDRIK LLC,

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
108-0-1006.A1	MAKEPEACE COMPANY A D,	158 TIHONET RD,	WAREHAM, MA	02571
108-0-1006.J	SPM KENDRICK LLC,	11 KENDRICK RD,	WAREHAM, MA	02571
108-0-1006.K1	SALKOVITZ FAMILY TRUST LLC,	9 ENDRICK RD	WAREHAM, MA	02571
108-0-1006.L	KENDRICK REALTY PARTNERS LLC,	169 MAIN ST,	STONEHAM, MA	02180
108-0-1006.M1.1	STUHLAK RUSSELL, STUHLAK LEONA J	3196 HANGING MOSS CIRCLE,	KISSIMMEE, FL	34741
108-0-1006.M1.2	MMDDISAK LLC,	PO BOX 100,	WAREHAM, MA	02576
108-0-1006.N	CHATHAM VILLAGE PARTNERS LLC, C/O LENI J PALAZESI	PO BOX 2144,	SANDWICH, MA	02563
108-0-1006.O.1	WARM WINDS INC,	18 KENDRICK RD,	WAREHAM, MA	02571
108-0-1006.O..7	L & S FINANCIAL SERVICES LTD,	16 KENDRICK RD,	WAREHAM, MA	02571
108-0-1006.Q1	BTE 6 THATCHER LLC,	7830 W. ALAMEDA AVE, SUITE 103-225	LAKEWOOD, CO	80226
108-0-1006.R.1	VON EHRENREICH FAMILY KENDRICK, LLC	PO BOX 639,	WAREHAM, MA	02576
108-0-1006.5	WOODEN BOAT CENTER INC,	3 THACHER LN,	WAREHAM, MA	02571
108-0-1006.T	WARM WINDS INC,	18 KENDRICK RD,	WAREHAM, MA	02571
108-0-1006.U	AUCELLO JOHN TRUSTEE, MALDEN FRAME REALTY TRUST	10 GRANGE PARK,	BRIDGEWATER, MA	02324
108-0-1006.V	GALLANT DAVID J,	1 WREN TERRACE,	WAREHAM, MA	02571

CERTIFIED ABUTTERS AS THEY APPEAR

ON OUR TAX ROLLS AS OF 12//6/2023

*M. Renee Atkins*

ASSESSORS OFFICE

REQUESTED BY

MARK STJEAN

508 667-5215

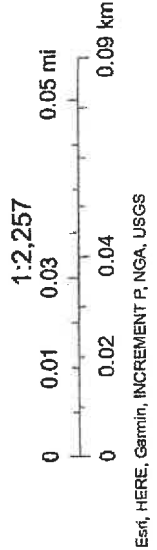
MARK.STJEAN@STONEPATHMALT.COM

# ArcGIS Web Map



12/6/2023, 12:15:49 PM

- Parcels with CAMA Data
- Parcel Lines
- Miscellaneous Lines
- MiscPolys
- Property Line
- Public Road
- Wetland
- Right of Way



Esri, HERE, Garmin, INCREMENT P, NGA, USGS



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

Paul Turner  
Director of Inspectional Services

November 28, 2023

Mr. Matthew Dessert  
145 County Road  
Marion Massachusetts, 02738

**RE: 11 Kendrick Road / Map 108, Lot 1006 J**

Mr. Dessert,

I have reviewed your Building Permit application B-23-705, submitted November 15, 2023 with a description of work stating " SMP Brewco LLC (the "company") is a newly formed company seeking to obtain a farmers brewers license. The purpose of the company will be to manufacture beer on a research and development basis utilizing malts produced and imported by Stone Path Malt LLC, primarily in collaboration with local craft brewers. The company will not be pouring beer on Premises. The company will sell beer to Stone Path Malt LLC to pour in its tap room. SPM Kendrick LLC, the owner of 11 Kendrick Road, will subdivide and build out approximately 700 square feet and lease the space to the company" located at 11 Kendrick Road, Wareham Massachusetts. At this time I must deny your request.

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

**Article 3: Use Regulations,  
320 Table of Principle Use Regulations, Principle Uses, Commercial Uses,  
"Brewery and Tap room, Distillery", Industrial Zoning District; NOT ALLOWED.**

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

The subject project is located in **IND** 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.**

# 11 KENDRICK RD

**Location** 11 KENDRICK RD

**Mblu** 108 / / 1006/J /

**Acct#**

**Owner** SPM KENDRICK LLC

**Assessment** \$1,968,600

**Appraisal** \$1,968,600

**PID** 11053

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$1,519,300	\$449,300	\$1,968,600

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,519,300	\$449,300	\$1,968,600

## Owner of Record

**Owner** SPM KENDRICK LLC  
**Co-Owner**  
**Address** 11 KENDRICK RD  
WAREHAM, MA 02571

**Sale Price** \$1,575,000  
**Certificate**  
**Book & Page** 48982/0001  
**Sale Date** 09/28/2017  
**Instrument** 10

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SPM KENDRICK LLC	\$1,575,000		48982/0001	10	09/28/2017
JSR PROPERTIES MICHIGAN LLC	\$1,600,000		45395/0177	UNKQ	04/01/2015
VISIONAID INC	\$1		41824/0052	1B	08/21/2012
BOUTON H L COMPANY INC	\$1,350,000		30121/0328	1B	03/09/2005
KMBF PROPERTIES LLC	\$1,150,000		19569/0071	00	03/28/2001

## Building Information

### Building 1 : Section 1

**Year Built:** 1984

**Living Area:** 30,850  
**Replacement Cost:** \$1,316,127  
**Building Percent Good:** 85  
**Replacement Cost Less Depreciation:** \$1,118,700

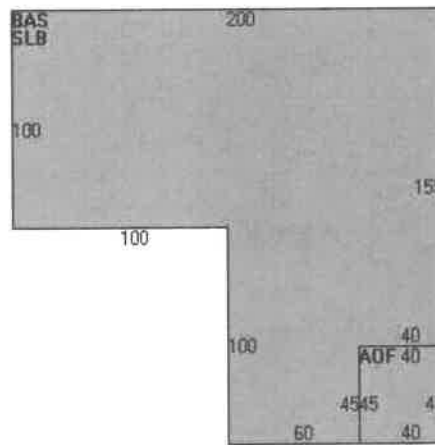
**Building Photo**



(<https://images.vgsi.com/photos2/WarehamMAPPhotos/100106126150.jpg>)

Building Attributes	
Field	Description
Style:	Pre-Eng Mfg
Model	Ind/Lg Com
Grade	Ave
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minimal
Interior Wall 2	Drywall
Interior Floor 1	Concr-Finished
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Air-No Duc
AC Type	None
Struct Class	
Bldg Use	INDUSTRIAL
Total Rooms	
Total Bedrms	00
Total Baths	4
1st Floor Use:	4010
Heat/AC	HEAT/AC SPLIT
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	20.00
% Comn Wall	0.00

**Building Layout**



([https://images.vgsi.com/photos2/WarehamMAPPhotos/Sketches/11053\\_11](https://images.vgsi.com/photos2/WarehamMAPPhotos/Sketches/11053_11))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	28,200	28,200	
AOF	Office, (Avg)	1,800	1,800	
SPA	Service Production Area	850	850	
SLB	Slab Fndtn	28,200	0	
		59,050	30,850	

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS-WET	32900.00 S.F.	\$28,000	1

MEZ3	W/PARTITIONS	2900.00 S.F.	\$74,000	1
A/C	AIR CONDITION	4700.00 UNITS	\$10,000	1
LDL2	W/MAN FLIP OUT	2.00 UNITS	\$2,600	1
MEZ1	MEZZANINE-UNF	13600.00 S.F.	\$231,200	1
LDL1	LOAD LEVELERS	2.00 UNITS	\$6,000	1
		0.00		1

## Land

### Land Use

**Use Code** 4000  
**Description** INDUSTRIAL  
**Zone** INDU  
**Neighborhood** 6000  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 3  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$449,300  
**Appraised Value** \$449,300

## Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			15000.00 S.F.	\$18,800	1
PAT2	PATIO			2500.00 S.F.	\$30,000	1

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$1,519,300	\$449,300	\$1,968,600
2023	\$1,489,300	\$449,300	\$1,938,600
2022	\$396,180	\$314,900	\$711,080

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,519,300	\$449,300	\$1,968,600
2023	\$1,489,300	\$449,300	\$1,938,600
2022	\$396,180	\$314,900	\$711,080