

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: 16 Turner Ave. MAP: 50F LOT: 207  
ZONING DISTRICT: \_\_\_\_\_  
USE REQUESTED: single family - residential  
OWNER OF LAND & BUILDING: Rich Wiggins TEL.# (508) 523-0443  
ADDRESS OF OWNER: 16 Turner Ave. Wareham MA  
PERSON(S) WHO WILL UTILIZE PERMIT: Joe Mado / JMCraftsmanship  
ADDRESS: 1090 Walnut Plain Rd. Rochester, MA 02770  
DATE: 12/12/23 SIGNATURE: [Signature]

This application was received on the date stamped here:

WAREHAM TOWN CLERK  
2024 JAN 3 PM 12:29

Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_  
Tax Collector: Tracy Donovan-Lynch Date: 12-14-23  
Planning/Zoning Dept.: Sonia Raposo Date: 1-3-24  
Application fee paid: 300.- Check #: 2251 Receipt: \_\_\_\_\_  
Advertising fee paid: 150.- Check #: 2254 Receipt: \_\_\_\_\_  
Abutters fee paid: 24.57 Check #: \_\_\_\_\_ 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: Richard C. + Christine L. Wiggin

Applicant's Address: 16 Turner Ave.

Telephone Number: 508 - 843 - 3985

Cell Phone Number: 774 - 222 - 0141

Email Address: jmcraftsman@comcast.net

Address of Property/Project: 16 Turner Ave

Landowner's Name: Rich Wiggin

Owner's Address: 16 Turner Ave. Wareham

Telephone Number: (508) 523-0443

Contact Person: Joseph Mardo Telephone Number: \_\_\_\_\_

Map 50F Lot 107 Zone \_\_\_\_\_

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

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



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

Paul Turner  
Director of Inspectional Services

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October 30, 2023

Mr. Joseph Mardo  
1090 Walnut Plain Road  
Rochester, Massachusetts 02770

**RE: 16 Turner Avenue / Map 50F, Lot 107**

Mr. Mardo,

I have reviewed your Building Permit application B-23-629, submitted October 10, 2023 with a description of work stating "phase two of proposed project on plans- add second floor to existing accessory home dwelling and connect to existing home with unconditioned patio/mudroom space" located at 16 Turner Avenue, Wareham, Massachusetts. It is my understanding that this is phase two of this project due to budget limitations imposed by FEMA regulations. The existing Floor Area Ratio is approximately 46% and the proposed Floor Area Ratio is approximately 55%. The second story addition will be encroaching in the rear and side setbacks.

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

**Article 6: Density and Dimensional Regulations,**

**Section 628**

**Existing Small Lots, Category 1, Lawfully existing lots in the Residential Districts;**

**Side and rear setback; 10 feet**

**Floor Area Ratio; 30%**

**Article 13: Zoning Protection,**

**Section 1352**

If the Building Official determines that a proposed addition, alteration, or extension to a lawfully non-conforming single or two family residential structure increases the non-conformity nature of the structure, a denial letter will be issued and the applicant must make application to the Board of Appeals for a new determination in order to proceed. If the Board of Appeals affirms the Building Official's decision, no such alteration or extension may occur unless the Board of Appeals issues a **Special Permit** for alteration or extension after finding that the alteration or extension will not be substantially more detrimental to the neighborhood

than the existing non-conformity. An addition, alteration, or extension that increases the non-conformity nature would include but not be limited to:

1. **A non-conforming structure built in the same footprint to an increased building height.**

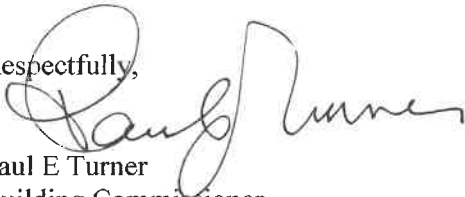
### **Section 1353**

An addition, alteration, extension, or structural change that is found to increase the non-conforming nature of the structure and is found by the Zoning Board of Appeals to be substantially more detrimental to the neighborhood will require a **Variance**.

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

The subject dwelling is located in **R-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.**

We, Anthony R. Cota and Maria J. Cota

of North Reading, Middlesex

County, Massachusetts

in consideration of ONE HUNDRED EIGHT THOUSAND (\$108,000.00) DOLLARS

grant to Richard C. Wiggin and Christine L. Wiggin, husband and wife as tenants by the entirety

of 16 Turner Avenue, Wareham, MA

with quitclaim covenants

the land together with the buildings thereon, situated in that part of Wareham, Plymouth County, Massachusetts, formerly called Quasnet Island and now called Hamilton Beach, at the corner of Pearl Avenue and Algelo Avenue at said Beach and shown on Lot No. 107, on a Plan of said Island drawn by Hayward & Hayward, C.E.'s in 1915 recorded in Plymouth County Registry of Deeds, and bounded and described as follows:

Beginning at a bound at the corner of Algelo Avenue and Pearl Avenue, it being the Northeasterly corner of the conveyed premises;

thence running Westerly by Algelo Avenue 50.47 feet to Lot No. 108, as shown on said plan;

thence turning and running Southerly by Lot No. 108, 78.6 feet to lot No. 106 as shown on said plan;

thence turning and running Easterly by Lot No. 106, 50 feet to Pearl Avenue;

thence turning and running Northerly by Pearl Avenue 86.09 feet to the bound first mentioned and point of beginning.

Said premises are conveyed subject to the reservations and restrictions contained in the deed of Charles E. Conrod, et ux to Madeline M. Basse, dated June 5, 1941 and recorded with Plymouth County Registry of Deeds, Book 1808, Page 158, insofar as the same are now in force and applicable.

Being the same premises conveyed to Grantors by deed of A. Adeline Cota, dated May 12, 1987 and recorded with Plymouth County Registry of Deeds at Book 7729, Page 309.

Executed as a sealed instrument this 6th day of September, 1990

Anthony R. Cota

Maria J. Cota

RECEIVED  
PLUMHOUGH  
357/25/90  
TAX 492.48  
CHECK 497.48  
9933000 100  
EXCISE 18

The Commonwealth of Massachusetts

Plymouth

ss.

September 6, 1990

Then personally appeared the above named Anthony R. Cota and Maria J. Cota

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

James W. Agoritsas

Notary Public

My commission expires

10/28

19 94

REC'D SEP 6 1990 AT 12 13 PM AND RECORDED

property address: 16 Turner Avenue, Wareham, MA

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 04		Cape Cod			
Model: 01		Residential			
Grade: 03		Below Ave			
Stories: 1.5		1 1/2 Stories			
Occupancy 1		Vinyl Siding			
Exterior Wall 1 25					
Exterior Wall 2					
Roof Structure: 03		Gable/Hip			
Roof Cover: 03		Asphalt Shing			
Interior Wall 1 03		Plastered			
Interior Wall 2 07		K Pine/Bead Bd			
Interior Fir 1 09		Pine/Soft Wood			
Interior Fir 2					
Heat Fuel: 03		Gas			
Heat Type: 04		Forced Hot Air			
AC Type: 03		Central			
Total Bedrooms: 03		3 Bedrooms			
Total Bathrms: 2					
Total Half Baths: 0					
Total Xtra Fixtrs: 0					
Total Rooms: 5		5 Rooms			
Bath Style: 02		Average			
Kitchen Style: 02		Average			
# of Fireplaces: 1					
Fireplace Type: 01		Wood			
Finish Bsmt SF					
Fin Bsmt Qual					

CONDO DATA			
Parcel Id	C	B	IS
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	318,161
Year Built	1930
Effective Year Built	2000
Depreciation Code	VG
Remodel Rating	
Year Remodeled	20
Depreciation %	2
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Percent Good	78
RCLND	248,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

**OB - OUTBUILDING & YARD ITEMS/L / XF - BUILDING EXTRA FEATURES/B**

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Efr Area	Unit Cost	Undeprec Value
BAS	First Floor	644	644	644	0	
CRL	Crawl Space	0	644	0	0	
F.9	.90 Story Fin	580	644	0	0	
FEP	Enclosed Porch	0	196	0	0	
FHS	Fin Half Story	98	196	0	0	
Ttl Gross Liv / Lease Area		1,322	2,324			

F.9	BAS	CRL	FHS	FEP
23	23	23	23	23
23	23	23	23	23
23	23	23	23	23
23	23	23	23	23



**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 36	01	Cottage			
Model: 03	03	Residential			
Grade: 03		Below Ave			
Stories: 1	1	1 Story			
Occupancy: 1					
Exterior Wall 1: 25		Vinyl Siding			
Exterior Wall 2: 03		Gable/Hip			
Roof Structure: 03		Asphalt Shing			
Roof Cover: 03		Plastered			
Interior Wall 1: 05		Vinyl Tile			
Interior Wall 2: 01		None			
Interior Fir 1: 01		None			
Interior Fir 2: 01		None			
Heat Fuel: 01		None			
Heat Type: 01		None			
AC Type: 00		None			
Total Bedrooms: 1					
Total Bathms: 0					
Total Half Baths: 1					
Total Xtra Fixtrs: 1					
Total Rooms: 1		1 Room			
Bath Style: 02		Average			
Kitchen Style: 02		Average			
# of Fireplaces: 0					
Fireplace Type: 02					
Finish Bsmt SF: 0					
Fin Bsmt Qual: 0					

CONDO DATA			
Parcel Id	C	B	IS
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			

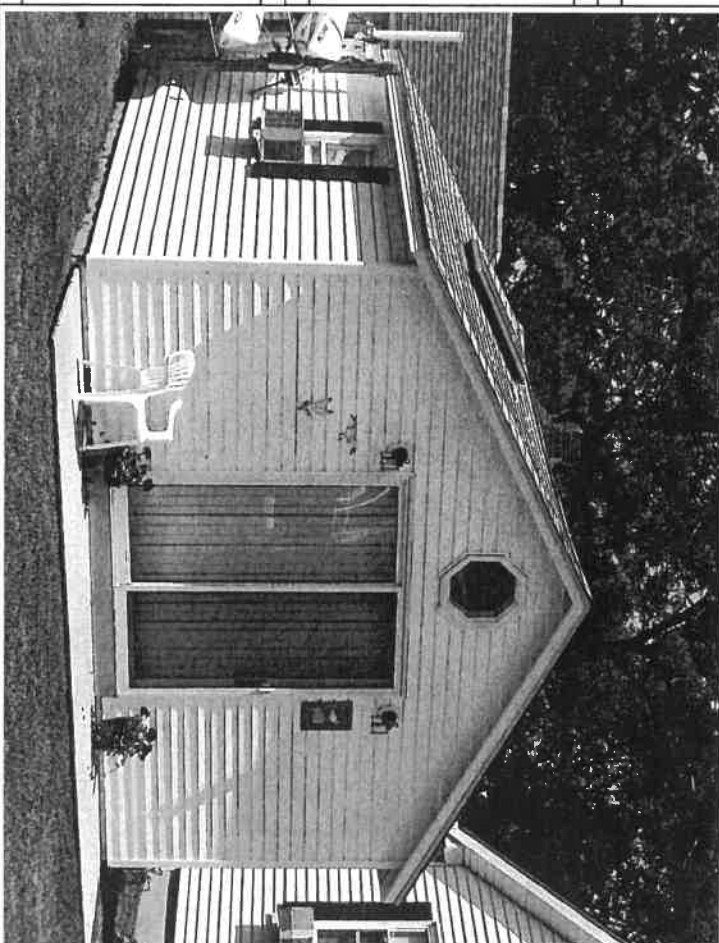
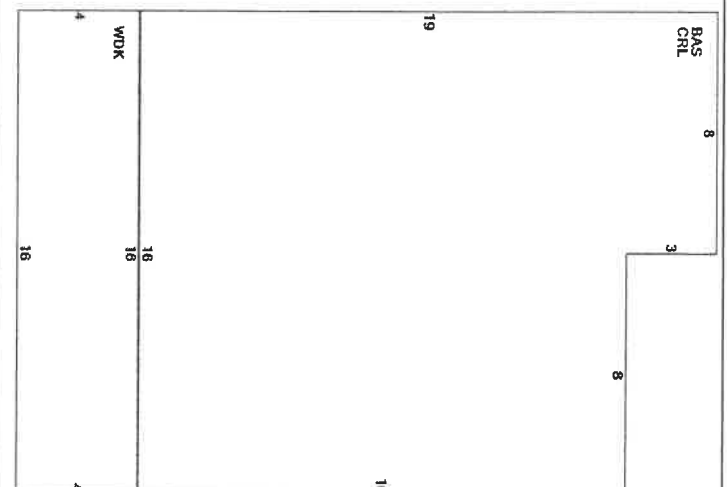
COST / MARKET VALUATION	
Building Value New	35,676
Year Built	
Effective Year Built	1930
Depreciation Code	1980
Remodel Rating	
Year Remodeled	40
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	60
RCNLD	21,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

**OB - OUTBUILDING & YARD ITEMS(L) / XE - BUILDING EXTRA FEATURES(B)**

Code	Description	L/B	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Ad.	Appr. Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	280	280		0	
CRL	Crawl Space	0	280		0	
WDK	Deck, Wood	0	64		0	
Ttl Gross Liv / Lease Area		280	624			



TOWN OF WAREHAM ABUTTERS

MAP 50F LOT 107

OWNERS RICHARD C & KAREN L OCONNELL

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
50F-0-104	SHEERIN TIMOTHY L, SHEERIN MICHAEL W	10 TURER AVE	WAREHAM, MA	02571
50F-0-105	MALONEY PATRICIA M,	100 WEBSTER ST,	WESTWOOD, MA	02090
50F-0-1051	GATZ-BENNETT JANET K TRUSTEE, COOK GEORGE N TRUSTEE	127 W 10TH STE 208,	KANSAS CITY, MO	64080
50F-0-106	OCONNELL MICHAEL E, OCONNELL KAREN L	572 PLEASANT ST	HANSON, MA	02341
50F-0-107	WIGGIN RICHARD C & CHRISTINE L,	16 TURNER AVE	WAREHAM, MA	02571
50F-0-108	CAPOBIANCO ERASMO A & MARY L,	28 GRIFFIN DR,	WAKEFIELD, MA	01880
50F-0-111	REARDON WILLIAM F & MATTHEW E, REARDON DANIELLE TRUSTEES	49 CAUSEWAY ST	MILLIS, MA	02054
50F-0-112	PACHECO JOHN, PACHECO JANE	15 BEACH ST	ASSONET, MA	02702
50F-0-122	FARDY DAVID, FARDY LILLIAN	14 SURF AVE,	WAREHAM, MA	02571
50F-0-124	TURNQUIST HENRY V III,	22 CORCORAN RD,	BURLINGTON, MA	01803
50F-0-29	DEANGELO RICHARD B, DEANGELO ROBERT E	59 CENTURY ST,	MEDFORD, MA	02155
50F-0-31	ARNO PRISCILLA,	10 ALGEO AVE,	WAREHAM, MA	02571
50F-0-32	RICCIATO DONALD + CONWAY KAREN, RICKS DORIS + BRIAN A TRUSTEES	28 FOREST ST,	MEDFIELD, MA	02052
50F-0-33	PETERSEN FRAN TRUSTEE OF, ALGEO AVE REALTY TRUST	14 ALGEO AVE,	WAREHAM, MA	02571
50F-0-35	LARACY MATTHEW, LARACY SUSAN MAGLIOZZI TRS	104 BALLARDVALE RD,	ANDOVER, MA	01810
50F-0-84	MCGOVERN WALTER T SR TRUSTEE, OF 10 GLEN AVENUE REALTY TRUST	PO BOX 49,	WAREHAM, MA	02571
50F-0-85	GLASER SUSAN A	12 GLEN AVE,	WAREHAM, MA	02571
50F-0-86	KING THOMAS M, KING REBECCA L TRUSTEES	231 NORTH RD,	SUDBURY, MA	01776-1109
50F-0-87	MILLIGAN CLAIRE F TRUSTEE,	16 GLEN AVE,	WAREHAM, MA	02571
50F-0-88	MILLIGAN CLAIRE F,	PO BOX 510,	WAREHAM, MA	02571
50F-0-89	DWYER DEIRDRE M TRUSTEE	230 GREEN ST	ABINGTON, MA	02351
50F-0-91	IANNACCI MICHAEL A,	15 ALGEO AVE,	WAREHAM, MA	02571
50F-0-92	WIGGIN CHRISTINE L,	16 TURNER AVE	WAREHAM, MA	02571
50F-0-93	BLACKWELL DAVID B, BLACKWELL RUTH A	13 TURNER AVE,	WAREHAM, MA	02571
50F-0-94	MCCUSKER ELIZABETH A M	170 BEACH RD UNIT 52	SALISBURY, MA	01952
50F-0-95	MCCARRICK THOMAS H JR & ANN L,	28 BASILE ST,	ROSLINDALE, MA	02131

CERTIFIED ABUTTERS AS THEY APPEAR  
ON OUR TAX ROLLS AS OF 12/7/2023

ASSESSORS OFFICE

REQUESTED BY

JOE MARDO

774 222-0141

JIMCRAFTSMAN@COMCAST.NET



# ArcGIS Web Map



12/6/2023, 5:18:13 PM

1:1,128  
0 0.01 0.01 0.02 mi  
0 0.01 0.02 0.04 km

Parcels with CAMA Data  
Town Line  
Parcel Lines  
Common Line  
Property Line  
Public Road

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

Web AppBuilder for ArcGIS  
Esri, HERE, Garmin, INCREMENT P, NGA, USGS | FEMA, MassGIS | MassDEP |

To: Wareham Zoning Board of Appeals

Date: 12/12/2023.

Re: 16 Turner Ave. Renovation Phase 2

To Whom it may concern:

The Permit Application for Phase 2 of purposed renovation of 16 Turner Ave. was denied due to the existing condition of excessive lot coverage. The purposed project would only cover an additional 98sqft. (approx. 7'x14' space) between the existing home and existing accessory structure.

The owners wish to create a first-floor bedroom within the existing space. As they age, stairs are becoming more difficult as Rich(owner) has already had a knee replacement. The purposed space, which caused the permit denial, will simply be an unconditioned breezeway between the 2 existing structures.

The second reason for denial was side and rear setbacks. These are existing conditions – and the new work does not encroach on the set back any further.

The purposed work for this project is in no way detrimental to the property or surrounding area. If anything, it increases the property value greatly, and helps to improve the surround neighborhood.