

THE COMMONWEALTH OF MASSACHUSETTS

Town of Wareham

BOARD OF APPEALS

Petition No. : 53-23
Book: 58298 Page: 266
Date: December 28, 2023

Certificate of Granting of Special Permit and/or Variance
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Wareham hereby certifies that a Special Permit and/or Variance has been granted:

To: Constitution Properties, LLC

Address: 967 North Main Street

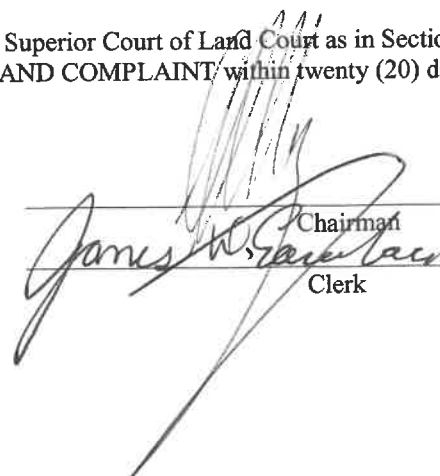
City or Town: Randolph, MA 02368

Affecting the rights of the owner with respect to land or buildings at 26 Blissful Lane, Assessor's Map 119 Lot 95

The Board of Appeals certifies that the decision attached hereto is a true and correct copy of its decision to grant a Special Permit and/or Variance and that copies of said decision, and of all plans referred to in the decision, have been filed with the ZBA, Conservation Commission, and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 provides that no special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the Registry of Deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The owner or applicant shall pay the fee for such recording or registering. A copy of the registered decision shall be returned to the Board of Appeals as proof of filing.

Any person aggrieved by this decision may appeal to the Superior Court of Land Court as in Section 17 of Chapter 40A, M.G.L. by filing a NOTICE OF ACTION AND COMPLAINT within twenty (20) days of the date of filing of this decision.


Chairman
Clerk

TOWN OF WAREHAM
Board of Appeals
CLERK'S RECORD OF NOTIFICATION

No. 53-23

Petition of: JBGC, Inc.

Location of Property: 26 Blissful Lane, Wareham, MA

Date of Notification of Hearing: December 7, 2023 & December 14, 2023

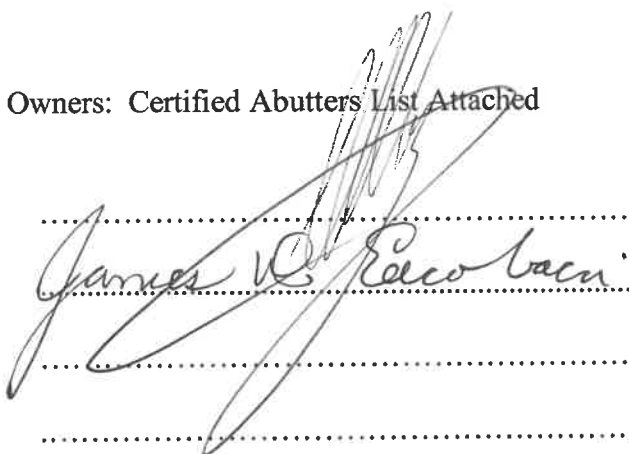
Date of Hearing: December 27, 2023

Date of Notification of Decision: December 28, 2023

DECISION: See attached

REASON:

Name and Address of Abutting Owners: Certified Abutters List Attached


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Board of Appeals

NOTICE OF DECISION OF THE WAREHAM ZONING BOARD OF APPEALS

Petition: 53-23

Applicant: JBGC, Inc.

Owner: Constitution Properties LLC

Owner Address: 967 N. Main St, Randolph, MA 02368

Subject Property Address: 26 Blissful Lane

Subject Property Parcel ID: Map 119 Lot 95

Date of Public Hearing: December 27, 2023

Date of Notice: December 28, 2023

Decision/Reason:

The Board held a public hearing on December 27, 2023, and heard testimony regarding the applicant's proposal to construct a replacement and expansion of the existing deck at the existing home, on the subject property located in an R-130 zoning district.

The Board found that granting relief for this project will not be a detriment to the neighborhood. Consequently, the Board finds this proposal acceptable as a Special Permit, and hereby grants the Special Permit by unanimous vote [5-0-0].

Conditions:

1. The dwelling is to be constructed per the plans submitted with the application, entitled "Plot Plan of Land in Wareham, Mass.," prepared for Constitution Properties LLC, by Webby Engineering Associates, Inc. and dated October 25, 2023.
2. Upon completion, an "As Built" plan is to be submitted to the Building Department with a copy provided to the Board of Appeals.
3. Any relief not expressly granted hereunder is hereby denied.
4. For this decision to become effective, a copy of said decision and notice thereof must be filed at the Plymouth County Registry of Deeds and must bear the certification of the Town Clerk that twenty (20) days have elapsed and no appeals have been filed, or that if such appeal has been filed, that it has been dismissed or denied. A certified copy of said recording must be thereafter filed with the Board of Appeals.
5. If substantial use or construction permitted by this Special Permit has not commenced within two years from the date of which a copy of this decision is filed with the Town Clerk, excluding the amount of time required for an appeal period to expire and the amount of time required to pursue and await the determination of any such appeal, then this Special Permit/Variance shall expire in so far as the foregoing statement is modified by Chapter 195 of the Acts of 1984. Any person exercising rights under a duly appealed Special Permit/Variance does so at the risk that a court may reverse the permit and any construction performed under the permit may be ordered undone.
6. Any person aggrieved by this decision of the Zoning Board of Appeals may file an appeal pursuant to the provisions of M.G.L. Chapter 40A, section 17 within twenty (20) days of the filing of this decision in the office of the Town Clerk. If no appeal is taken within the allotted time, the Clerk will so certify.
7. If the applicant wishes to modify the approved Record Plans, it shall submit proposed modifications in accordance with the provisions of this paragraph. Where such modification is deemed substantial, the same standards and procedures applicable to an original application for approval shall apply to such modification and a public hearing shall be required by the ZBA; provided, however, that the ZBA may determine that a proposed modification is insubstantial and approve the same without the need for any further ZBA approval.

VOTE: (5-0-0) By the Wareham Zoning Board of Appeals

ZONING BOARD OF APPEALS DECISION SHEET

Petition Number: 53-23

Petitioner Name: JBGC, Inc.

Map: 119

Lot: 95

Address: 26 Blissful Lane, Wareham, MA

Project: Proposing to replace the existing and add new to existing deck

Special Permit and/or **Variance** **Both (Circle one)**

Reason for granting/denying the application:

Conditions:

1.

2.

3.

4.

5.

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7.

8.

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10.

TOWN OF WAREHAM ABUTTERS

MAP 119 LOT 95

OWNER CONSTITUTION PROPERTIES LLC

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
119-0-1013	EARLEY WILLIAM, EARLEY AUDRENE T	24 LEISURE LN,	E WAREHAM, MA	02538
119-0-133	VASQUEZ FRANCISCO JR, VASQUEZ DIANE M	27 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-135	HIGGINS THEODORE H, HIGGINS CATHERINE M TRUSTEES	25 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-137	WHITE JAMES A, SHORT KELLI J	21 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-139	CURTIN NANCY E,	17 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-140	WILKINSON DANIEL,	13 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-156	UMBRELO SHERRIE L,	18 LEISURE LN,	E WAREHAM, MA	02538
119-0-157	STEPHENS NICHOLAS D,	20 LEISURE LN,	E WAREHAM, MA	02538
119-0-91	COLAMETA MICHAEL J, COLAMETA THERESA M	86 FAIRWAY DR,	TEWKSBURY, MA	01876
119-0-92	MATTUCHIO MICHAEL A, MATTUCHIO ELAINE M	103 LOWELL RD APT 113	N READING, MA	01864
119-0-93	SILVEIRA JOSE L,	22 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-95	CONSTITUTION PROPERTIES LLC	967 NORTH MAIN ST	RANDOLPH, MA	02368
119-0-97	HIGGINS THEODORE H, HIGGINS CATHERINE M TRUSTEES	25 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-98	LOERCHER ELLEN H, C/O DIANA PAZICKY	30 CROWN TERR,	YARDLEY, PA	19067

CERTIFIED ABUTTERS AS THEY APPEAR ON

OUR TAX ROLLS AS OF 11/14/2023

A. Renee Owens
 ASSESSORS OFFICE

REQUESTED BY

ASHLEY OWEN

781 963-2274

ASHLEY.OWEN@HOMEVESTORS.COM

ArcGIS Web Map

