



Gregory V. Sullivan, MA, NH
Kathleen C. Sullivan, MA, NH
Kerstin H. Peterson, MA
Laura J. Donahue, Legal Assistant

Founders
Ralph Warren Sullivan
Richard A. Sullivan
James Malloy
Morton Myerson

February 1, 2024

Via hand delivery

Sonia Raposo, Department Assistant
Town of Wareham
Department of Planning and Community Development
Memorial Town Hall
54 Marion Road,
Wareham, MA 02571

Re: TTR LLC/ 3 Tow Road, Wareham, Massachusetts

Dear Ms. Raposo:

We represent TTR LLC of Dover, Massachusetts, the owner of the real property located at 3 Tow Road, Wareham. An application for a Variance, Special Permit and Appeal is enclosed along with all required documentation and fees. Thank you for your assistance regarding this matter.

Respectfully,

A handwritten signature in black ink, appearing to read "G.V. Sullivan", is written over the typed name "Gregory V. Sullivan".

Gregory V. Sullivan

Enclosure



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February 1, 2024

Via hand delivery

Nazih Elkallassi, Chairman
Zoning Board of Appeals
Town of Wareham
54 Marion Rd,
Wareham, MA 02571

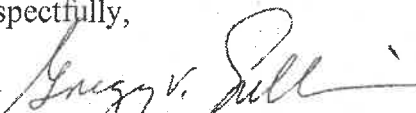
Re: TTR LLC/ 3 Tow Road, Wareham, Massachusetts

Dear Chairperson Elkallassi:

We represent TTR LLC (hereinafter "TTR") of Dover, Massachusetts, the owner of the real property located at 3 Tow Road, Wareham. Our client purchased subject property on October 16, 2023. The manager of TTR, Charles J. Morris, is also the president and principal owner of CJM Services, Inc. (hereinafter "CJM").

CJM is a general contracting and construction firm providing services to federal, state and municipal buildings, including schools, hospitals and public housing. CJM has now entered into a lease with TTR to occupy the building at subject property. CJM intends to utilize approximately twenty-five percent (25%) of the building for administrative offices and the remainder as a staging area for equipment, materials, and the maintenance of equipment and vehicles. TTR and CJM are committed to cooperation with all town officials regarding their business in Wareham and look forward to a mutually beneficial relationship with the Town of Wareham.

Respectfully,


Gregory V. Sullivan



This form was received on the date stamped here:

TOWN OF WAREHAM

ZONING BOARD OF APPEALS APPLICATION FOR A:

- VARIANCE
- SPECIAL PERMIT
- SITE PLAN REVIEW
- APPEAL

Certain uses are allowed in 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. Permits may be issued only after a public hearing. To apply for a public hearing for a Permit from the Zoning Board of Appeals, please do the following:

- Complete this form.
- Read information packets. (Directions attached)
- Submit application form and packet of information to Town Clerk for signature.
- Submit application form to Town Collector for signature.
- Submit completed form, packets, and appropriate fees** to the Planning and Community Development Office.

** See Directions for fees, or ask at the Planning and Community Development Office.

I hereby apply for a [check applicable]: Variance Special Permit Site Plan Appeal for a use at the following place:

STREET & NUMBER: 3 Tow Road, Wareham, MA MAP: 108 LOT: 1004AA

ZONING DISTRICT: IND

USE REQUESTED: _____

OWNER OF LAND & BUILDING: TTR LLC

ADDRESS OF OWNER: 13 LedgeWood Drive, Dover, MA 02030

PERSON(S) WHO WILL UTILIZE PERMIT: _____

ADDRESS: _____

DATE: 1/31/24 SIGNATURE: [Signature], atty.

Town Clerk: _____ Date: _____

Tax Collector: [Signature] Date: 1/31/24

Planning/Zoning Dept.: JONIA RAPISO Date: 2/16/24 TOWN CLERK

Application fee paid: 750.00 Check #: 13922 Receipt: 2024 FEB 6 AM 9:15

Advertising fee paid: 150.00 Check #: 13923 Receipt: _____

Abutters fee paid: 19.84 Check #: 13924 Receipt: _____

SHEET NOT TO BE POSTED
FOR OFFICE USE ONLY

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: TTR LLC

Applicant's Address: 13 Ledgewood Drive, Dover, MA 02030

Telephone Number: 781-983-2194

Cell Phone Number: _____

Email Address: _____

Address of Property/Project: 3 Tow Road, Wareham, MA

Landowner's Name: TTR LLC

Owner's Address: 13 Ledgewood Drive, Dover, MA 02030

Telephone Number: 781-983-2194

Contact Person: Gregory V. Sullivan Telephone Number: 781-749-4141

Map 108 Lot 1004AA Zone IND

Date Approved _____ Date Denied _____

Comments: _____



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul E. Turner
Director of Inspectional Services

January 4, 2024

Mr. George Morris
P.O. Box 424
Norwood, Massachusetts 02062

**CERTIFIED MAIL
REGULAR USPS**

RE: 3 Tow Road / Map 108, Lot 1004AA

Mr. Morris,

I have reviewed your Building Permit application B-23-739, submitted December 11, 2023 stating that you would be changing the current use of motor vehicle service to office space use for a general contracting business with an accessory use of warehouse storage of associated materials for the general contracting business. It is my understanding that the warehouse will be material storage only, no vehicles allowed in the warehouse located at 3 Tow 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 16 Definitions:

USE, ACCESSORY: A use incidental and subordinate to the principal use of a structure or lot, or a site, not the principal use, which is located on the same lot as the principal structure. Accessory use by area shall be interpreted not to exceed 40 percent of the area to total use of the structure and/or lot on which it is located.

The proposed warehouse accessory use is approximately 63% of the area of the total use. Therefore a **Variance from the Zoning Board of Appeals** will be required.

Article 15: Site Plan Review:

1520 Applicability.

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 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 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's 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.

The proposed principle use, office space, would require nine (9) parking spots for the approximate 2,161 square foot office based on;

**Article 9: Parking; 920 Number of Parking Spaces Required,
921 Table of Parking Regulations,**

Offices; (business, professional and administrative) 1 space per 250 SF GFA.

The proposed accessory use, Warehouse storage of associated material, would require four (4) parking spots for the approximate 3839 square feet of warehouse space based on;

Section 910 Administration; allows the Building Inspector to determine the number of parking spaces required for any use not listed in a category. I am requiring one (1) parking spot per 1000 square feet of warehouse space.

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

The subject project is located in the **IND** zoning district.

Respectfully,

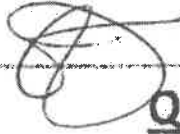

Paul E. Turner
Building Commissioner
Zoning Enforcement Officer

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.

Doc#: 00067419
Bk: 58369 Pg: 296 Page: 1 of 2
Recorded: 10/17/2023 02:50 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

CERTIFIED TO BE A TRUE &
EXACT COPY OF ORIGINAL



QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 10/17/2023 02:50 PM
Ctri# 168691 11738
Fee: \$7,524.00 Cons: \$1,650,000.00

C.J.E. & R. Co., Inc., a Massachusetts Corporation with a principal place of business at 1 Tow Road, Post Office Box 92, Wareham, Massachusetts 02571

for consideration paid, and in full consideration of One Million Six Hundred Fifty Thousand, (1,650,000.00) Dollars

grant to TTR LLC a Massachusetts Limited Liability Company with an address of 13 Ledgewood Drive, Dover, Massachusetts, 02030

with QUITCLAIM COVENANTS

the land with any buildings and improvements thereon, located in Wareham, Plymouth County, Massachusetts, more particularly bounded and described as follows:

Lot 1 on a plan entitled: "Approval Not Required Plan of Land at 3 Tow Road in Wareham, Massachusetts", Outback Engineering Incorporated, 165 East Grove Street, Middleborough, MA 02346, dated August 28, 2023 recorded in the Plymouth County Registry of Deeds as Plan Number 388 of 2023, in Plan Book 67, Page 482.


Together with Grantee's current right, and future perpetual rights to remain in effect from owner to owner, an opening and curb cut on said Tow Road as shown on the ANR Plan of 52.82' so as to use and reuse an easement on said Tow Road to allow passage to, and from and on "Tow Road" for all purposes for which streets and ways are now or may hereafter be used in the Town of Wareham, including without limitation, travel and use by foot and in motor vehicles so as to access to and from Cranberry Highway as shown on said ANR Plan, and also for installing and maintaining sewer lines and other utilities. Grantor specifically grants Grantee the right to connect or reconnect, as the case may be, to the existing sewer line or utilities at Grantee's expense.

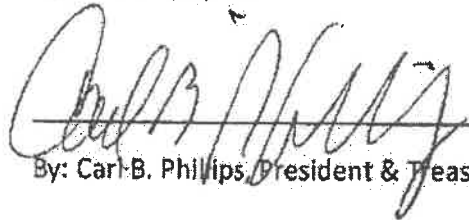
This conveyance does not constitute a sale of all or substantially all of the assets of the Grantor located within the Commonwealth of Massachusetts and is in the ordinary course of business for the same.

Meaning and intending to convey a portion of the premises conveyed to the Grantee by deed of Wareham-28 Corp. dated November 4, 1998, recorded in the Plymouth County Registry of Deeds in Book 16823, Page 156.

IN WITNESS WHEREOF, the said C.J.E. & R. Co., Inc caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in tis name and behalf of Carl. B. Phillips, President, and Treasurer this 16th day of October 2023.

C.J.E. & R. Co., Inc.


Witness



By: Carl B. Phillips, President & Treasurer

Commonwealth of Massachusetts

PLYMOUTH, ss.

On this 16th day of October, 2023, personally appeared before me Carl B. Phillips, President & Treasurer of C.J.E. & R. Co., Inc., who is personally know to me, to be the signer of the foregoing document, and acknowledged to me that said instrument was signed and sealed on behalf of said corporation and that he signed voluntarily for its stated purpose.

[SEAL]


Notary Public: Robert L. Perry

My Commission Expires: May 16, 2025

Submission #277

[View](#) | [Delete](#)

[Print](#) [Resend e-mails](#)

[Previous submission](#) [Next submission](#)

Submission information

Form: Abutter Request Form - Online
Submitted by Anonymous (not verified)
January 18, 2024 - 3:52pm
50.212.102.29

Contact Information

Gregory V. Sullivan

Phone Number:
781-749-4141

Email Address:
g.sullivan@mslpc.net

Date of Request:
January 18, 2024

Owners Name:
TTR LLC

Property Location:
3 Tow Road, Wareham, MA

Map/Lot
Map 1008/ Lot 1004AA

Distance Required
300'

Which Board are you appearing before?
Zoning Board of Appeals

RECEIVED

JAN 18 2024

TOWN OF WAREHAM
ASSESSING DEPARTMENT

[Previous submission](#) [Next submission](#)

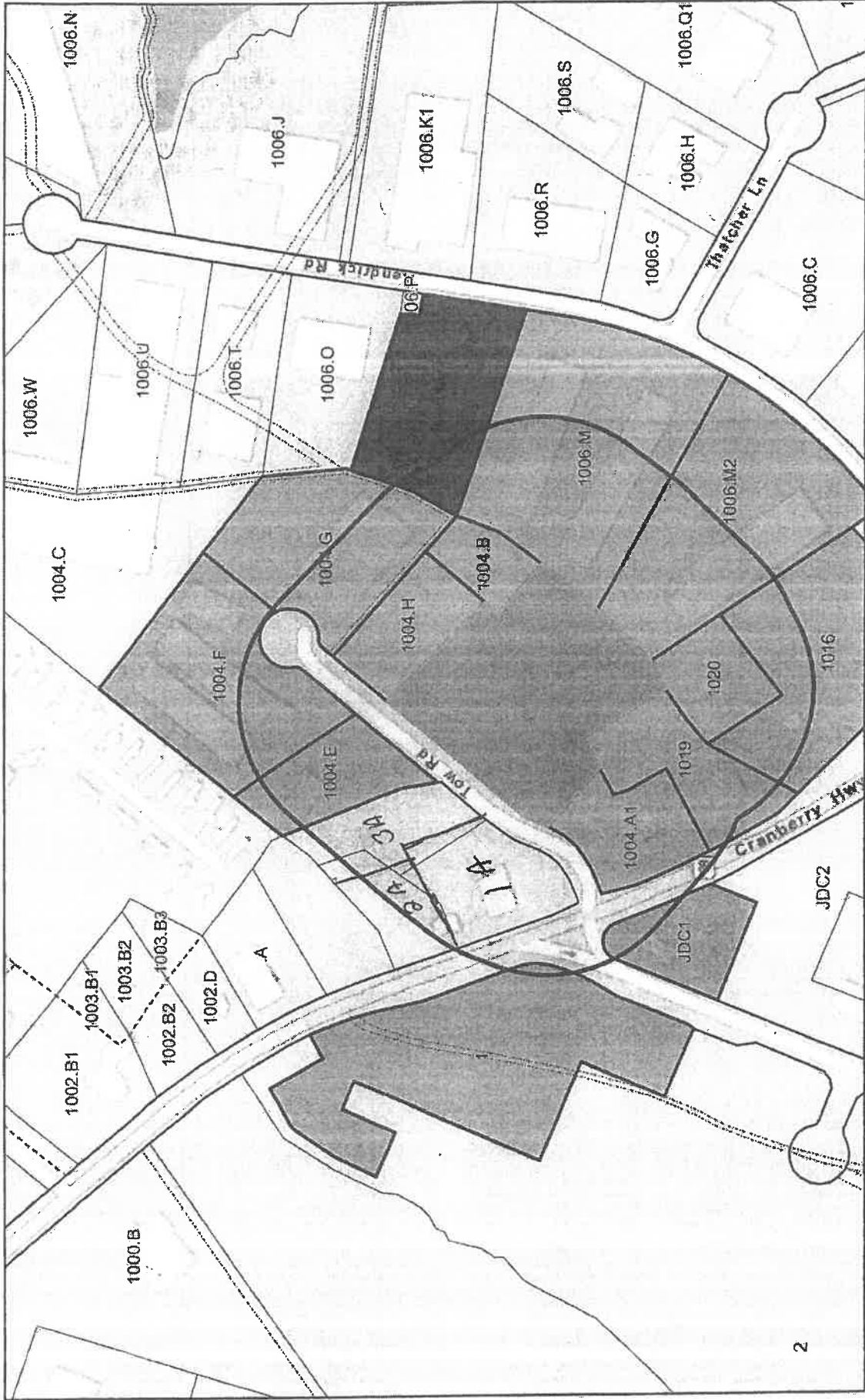
1-2-24

300'

3 Tow Rd

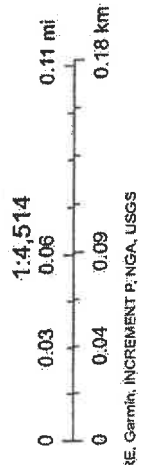
TOWN OF WAREHAM ABUTTERS						
MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE		
MAP 108 LOT 1004/AA	TTR LLC	13 LEDGWOOD DR	DOVER, MA	02030		
108-0-1004-AA	MAYFLOWER COOPERATIVE BANK, C/O ROCKLAND TRUST/FACILITIES DEPT	288 UNION ST,	ROCKLAND, MA	02370		
108-0-1004-A1	FIELDING STEVEN,	2432 CRANBERRY HWY,	WAREHAM, MA	02571		
108-0-1004-B	FARES REALTY CORP,	156 MAIN ST,	BUZZARDS BAY, MA	02552		
108-0-1004-E	UPLAND STORAGE & DEVELOPMENT, CORPORATION	PO BOX 881,	WAREHAM, MA	02576		
108-0-1004-F	KESTREL PROPERTIES LLC,	9 TOW RD,	WAREHAM, MA	02571		
108-0-1006-M	CAROL CASE 2/2/18 LLC, C/O MCCARTHY PROPERTIES	PO BOX 100,	WAREHAM, MA	02576		
108-0-1006-M1	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		
108-0-1016	FIELDING THOMAS ET ALS, HARDY PATRICIA A ET AL TRUSTEES	2432 CRANBERRY HWY,	WAREHAM, MA	02571		
108-0-1019	CIAFFONI TIMOTHY A,	PO BOX 483,	WAREHAM, MA	02571		
108-0-1020	FIELDING THOMAS ARTHUR H ET AL, HARDY PATRICIA ET AL TRUSTEES	2432 CRANBERRY HWY,	WAREHAM, MA	02571		
108-0-1A	2416 CRANBERRY HWY LLC, NOURIA ENERGY CORP ATTN: ACCOUNTS PAYABLE	326 CLARK ST	WAREHAM, MA	02571		
108-0-2A	ALPHA REALTY HOLDINGS LLC	280 AYER RD	WORCESTER, MA	01606		
108-0-3A	2180 BOSTON PROVIDENCE TPKE, ASSOCIATES LLC	PO BOX 685	HARVARD, MA	01540		
87-0-1	JPM PP LLC	39 EMERALD ST	NORWOOD, MA	02062		
108-0-1004-H	MERLIN PROPERTIES LLC,	9 TOW RD,	MEDFORD, MA	02155		
85-0-JDC1	LCR WAREHAM MARKETPLACE LLC	6 IRONWOOD RD	WAREHAM, MA	02571		
			WINDHAM, NH	03087		
CERTIFIED ABUTTERS AS THEY APPEAR						
ON OUR TAX ROLLS AS OF 1/22/2024						
<i>G. Renee Atkins</i>						
ASSESSORS OFFICE						
REQUESTED BY						
GREGORY V SULLIVAN						
781 749-4141						
G.SULLIVAN@MSLPC.NET						

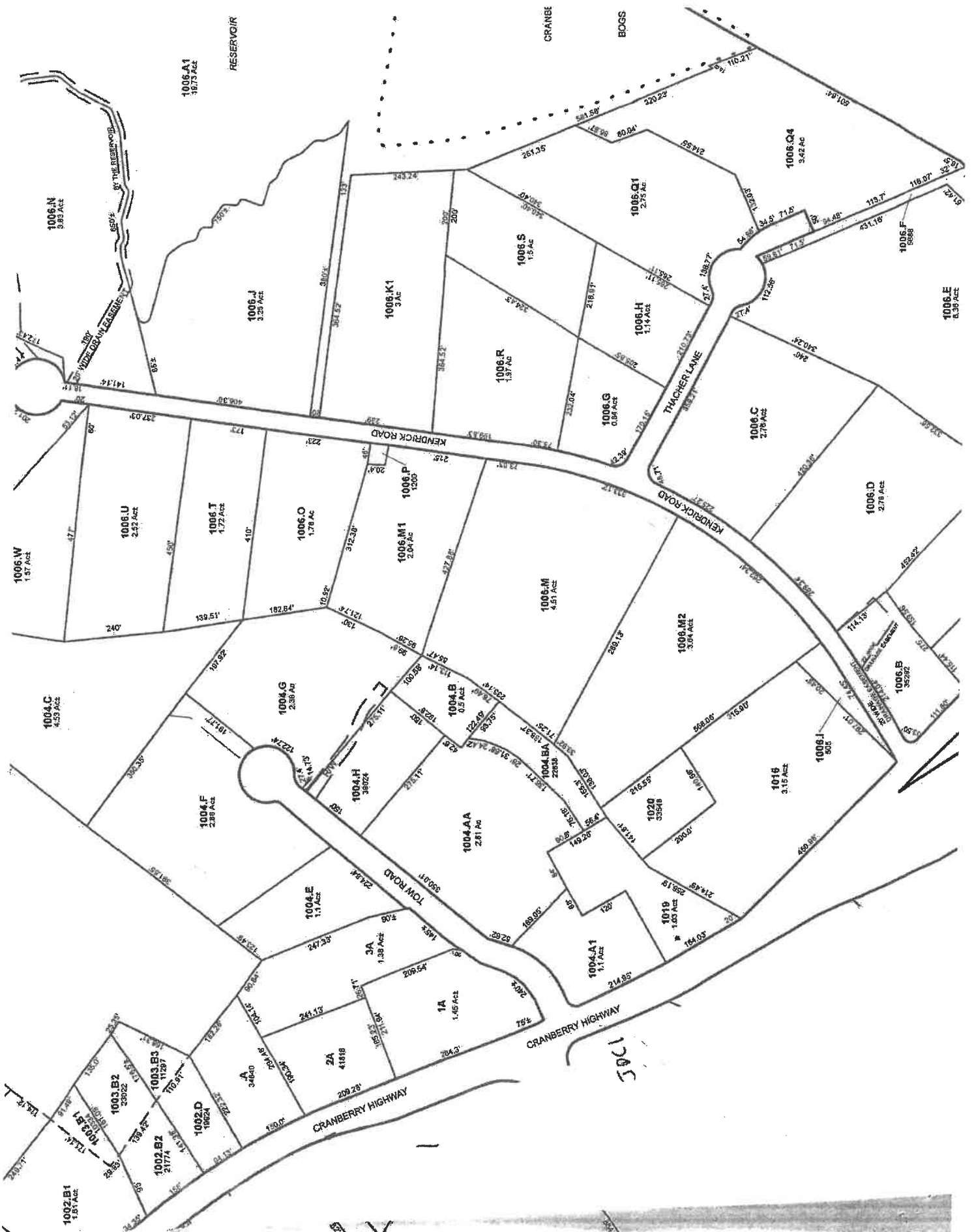
ArcGIS Web Map



1/22/2024, 8:36:29 AM

- Parcel Lines
- Common Line
- Parcel Boundary
- Property Line
- MiscPolys
- Private Road ROW
- Right of Way





1006.A1
36.75 AC

RESERVOIR

CRANBEE

BOGS

1006.N
8.83 AC

1006.J
3.25 AC

1006.K1
3 AC

1006.S
1.5 AC

1006.Q1
2.75 AC

1006.Q4
3.42 AC

1006.F
5.98 AC

1006.E
8.36 AC

1006.W
1.57 AC

1006.U
2.42 AC

1006.T
1.72 AC

1006.O
1.78 AC

1006.M1
2.04 AC

1006.P
1200

1006.G
0.84 AC

1006.H
1.14 AC

1006.C
2.78 AC

1006.D
2.78 AC

1006.B
35.92 AC

1004.C
4.25 AC

1004.F
2.59 AC

1004.G
2.38 AC

1004.H
3.80 AC

1004.AA
2.81 AC

1004.B
0.5 AC

1020
33.84 AC

1016
3.18 AC

1002.B1
1.51 AC

1002.B2
2.17 AC

1003.B3
1.28 AC

1002.D
1.86 AC

2A
4.88 AC

1A
1.05 AC

1004.A1
1.1 AC

1019
1.03 AC

CRANBERRY HIGHWAY

CRANBERRY HIGHWAY

1006

TOW ROAD

THACHER LANE

KENDRICK ROAD

KENDRICK ROAD

BY THE RESERVOIR

3 TOW RD

Location 3 TOW RD

Mblu 108 / 1004/AA /

Acct#

Owner TTR LLC

Assessment \$465,800

Appraisal \$465,800

PID 11044

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$272,400	\$193,400	\$465,800

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$272,400	\$193,400	\$465,800

Owner of Record

Owner TTR LLC

Sale Price \$1,650,000

Co-Owner

Certificate

Address 13 LEDGEWOOD DRIVE
DOVER, MA 02030

Book & Page 58369/296

Sale Date 10/17/2023

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TTR LLC	\$1,650,000		58369/296	10/17/2023
CJE & R CO INC	\$525,000		16823/0156	11/17/1998
WAREHAM 28 REALTY CORP	\$0		10783/0302	02/27/1992

Building Information

Building 1 : Section 1

Year Built: 1999
Living Area: 6,000
Replacement Cost: \$254,640
Building Percent Good: 88

Replacement Cost

Less Depreciation: \$224,100

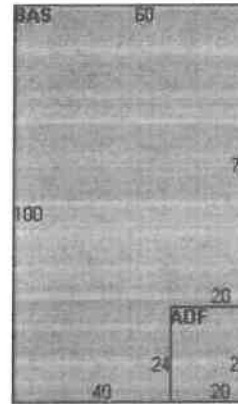
Building Attributes	
Field	Description
Style:	Pre- Eng Gar
Model	Servc Gar/Shop
Grade	Ave
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minimal
Interior Wall 2	Drywall
Interior Floor 1	Concr Abv Grad
Interior Floor 2	Vinyl Tile
Heating Fuel	Gas
Heating Type	Hot Air-No Duc
AC Type	None
Struct Class	
Bldg Use	SVC GAR/GAR M-95
Total Rooms	
Total Bedrms	00
Total Baths	2
1st Floor Use:	332S
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	LIGHT
Wall Height	16.00
% Comn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos2/WarehamMAPPhotos//00\06\26\26.jpg>)

Building Layout



(https://images.vgsi.com/photos2/WarehamMAPPhotos//Sketches/11044_11)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,520	5,520
AOF	Office, (Avg)	480	480
		6,000	6,000

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MEZ1	MEZZANINE-UNF	480.00 S.F.	\$8,400	1
A/C	AIR CONDITION	480.00 UNITS	\$1,100	1

Land**Land Use**

Use Code 332S
Description SVC GAR/GAR M-95
Zone INDU
Neighborhood 5000
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2.57
Frontage 0
Depth 0
Assessed Value \$193,400
Appraised Value \$193,400

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			29610.00 S.F.	\$37,000	1
FN3	FENCE-6' CHAIN			308.00 L.F.	\$1,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$272,400	\$193,400	\$465,800
2023	\$272,400	\$193,400	\$465,800
2022	\$272,400	\$197,300	\$469,700

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$272,400	\$193,400	\$465,800
2023	\$272,400	\$193,400	\$465,800
2022	\$272,400	\$197,300	\$469,700