

THE COMMONWEALTH OF MASSACHUSETTS

Town of Wareham

BOARD OF APPEALS

Petition No. : 1-24
Book: 9933 Page: 0100
Date: February 15, 2024

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: Richard C. & Christine L. Wiggin

Address: 16 Turner Avenue

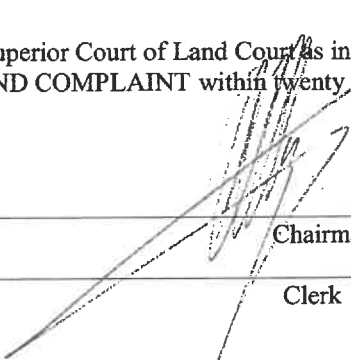
City or Town: Wareham, MA 02571

Affecting the rights of the owner with respect to land or buildings at 16 Turner Avenue, Wareham, MA
Assessor's Map 50F Lot 107

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. 1-24

Petition of: Richard & Christine Wiggin

Location of Property: 16 Turner Avenue, Wareham, MA

Date of Notification of Hearing: January 25, 2024 & February 1, 2024

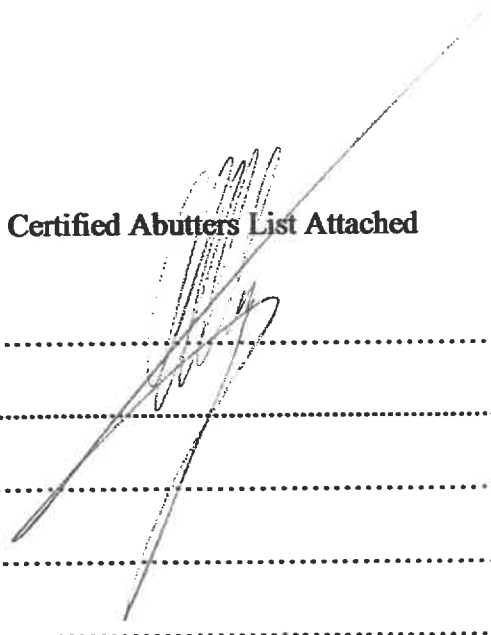
Date of Hearing: February 14, 2024

Date of Notification of Decision: February 15, 2024

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: #1-24

Applicant: Richard & Christine Wiggin

Owner: same

Owner Address: 16 Turner Avenue, Wareham, Ma 02571

Subject Property Address: 16 Turner Ave., Wareham

Subject Property Parcel ID: Map 50F Lot 107

Date of Public Hearing: February 14, 2024

Date of Notice: February 15, 2024

Decision/Reason:

The Zoning Board of Appeals held a hearing on February 14, 2024 to hear from the applicant and to take testimony regarding the applicant's proposal to add a second story to the existing accessory dwelling unit and attach it to the main building with unconditioned space as it is currently situated in the R-30 district in the Hamilton Beach neighborhood. Since the addition encroaches on the required side and rear setbacks, and the total square footage exceeds the allowed FAR, this requires a Special Permit if it is not substantially more detrimental to the neighborhood.

The Board found that the proposed construction was in keeping with the criteria for issuing a Special Permit, and was not more detrimental to the neighborhood and so granted the relief as a Special Permit, with the following conditions.

Conditions:

1. The addition to the dwelling is to be constructed per the architectural plans submitted with the application, prepared for Richard & Christine Wiggin, by 8TFive Studio. and dated February 16, 2022.
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 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 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

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	PETTERSEN 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

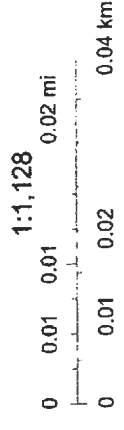
774 222-0141

JIMCRAFTSMAN.COMCAST.NET

ArcGIS Web Map



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



- Parcel Lines
- Property Line
- Common Line
- Public Road

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

ZONING BOARD OF APPEALS DECISION SHEET

Petition Number: 1-24

Petitioner Name: Richard & Christine Wiggin

Map: 50F

Lot: 107

Address: 16 Turner Avenue, Wareham, MA

Project: Proposing to add a second floor to the existing home with unconditioned patio/mudroom space

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

Reason for granting/denying the application:

Conditions:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____