

THE COMMONWEALTH OF MASSACHUSETTS

Town of Wareham

BOARD OF APPEALS

Petition No. : 4-24  
Book: 39767 Page: 0220  
Date: February 15, 2024

WAREHAM TOWN CLERK  
2024 FEB 20 AM 9:37

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: James A. and Colleen M. Dube

Address: 16 Worrall Avenue

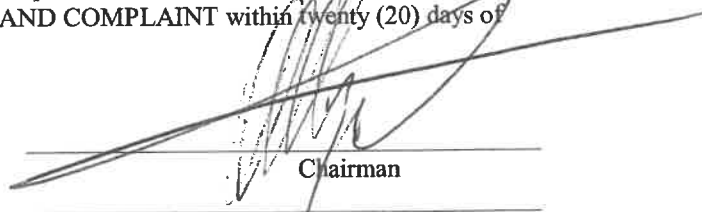
City or Town: Wareham, MA 02571

Affecting the rights of the owner with respect to land or buildings at 16 Worrall Avenue, Wareham, MA  
Assessor's Map 50F Lot 116

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

WAREHAM TOWN CLERK  
2024 FEB 20 AM 9:37

No. 4-24

Petition of: James & Colleen Dube

Location of Property: 16 Worrall Avenue, Wareham, MA

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

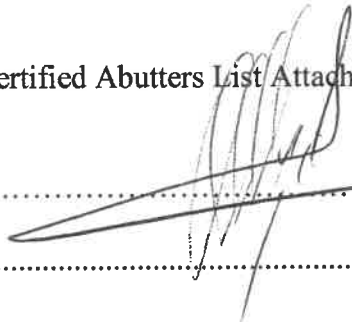
Date of Hearing: February 14, 2024

Date of Notification of Decision: February 15, 2024

DECISION: See attached

REASON:

Name and Address of Abutting Owners: Certified Abutters List Attached

A handwritten signature in black ink, appearing to be 'J. Dube', is written over a series of horizontal dotted lines. The signature is somewhat stylized and overlaps the lines.

Board of Appeals

**NOTICE OF DECISION OF THE WAREHAM ZONING BOARD OF APPEALS**

**Petition: #4-24**

**Applicant: James A. & Colleen M Dube**

**Owner: same**

**Owner: 16 Worrall Avenue, Wareham, MA**

**Subject Property Address: 16 Worrall Avenue**

**Subject Property Parcel ID: Map 50F Lot 116**

**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 demolish the existing structure and replace it with a single-family home currently situated in the R-30 district.

The Board found that the structure fits into the site and neighborhood and found that:

1. The replacement structure will not be substantially more detrimental to the neighborhood,
2. The replacement will not cause any undue nuisance, hazard, or congestion,
3. The replacement will not intensify any non-conformities or create any new non-conformities.

The Board also found that this met the standard as a Special Permit and voted to approve the Special Permit with Conditions.

**Conditions:**

1. The addition to the dwelling is to be constructed per the architectural plans submitted with the application, prepared for James & Colleen Dube, by G.A.F. Engineering and dated March 23, 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 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**

**ZONING BOARD OF APPEALS DECISION SHEET**

**Petition Number: 4-24**

**Petitioner Name: James & Colleen Dube**

**Map: 50F**

**Lot: 116**

**Address: 16 Worrall Avenue, Wareham, MA**

**Project: Proposing to demolish the existing structure and replace with a single-family home**

**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. \_\_\_\_\_

TOWN OF WAREHAM ABUTTERS

MAP 50F LOT 116

OWNERS JAMES A & COLLEEN M DUBE

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
50F-0-10	CLOUD DAVID F, CLOUD PAULA	11 AUGUST RD,	SIMBURY, CT	06070
50F-0-102	APPUGLIESE DAVID A, APPUGLIESE DANIELLE P	5 PIERCE WAY,	N EASTON, MA	02356
50F-0-103	ROMANOWSKI JOHN B, ROMANOWSKI LOIS A TRUSTEES	20 MARIANNE RD,	WALTHAM, MA	02454
50F-0-1049	HAMILTON BEACH ASSOC INC,	PO BOX 365,	WAREHAM, MA	02571
50F-0-113	BARRETT EDWARD J SR, BARRETT CAROLE F TRUSTORS	2351 TRADITION CT,	NAPLES, FL	34105
50F-0-115	ROMANOWSKI MARK B, ROMANOWSKI KAREN M	152 NORTH MAIN ST,	MIDDLETON, MA	01949
50F-0-116	DUBE JAMES A, DUBE COLLEEN M	16 WORRALL AVE	WAREHAM, MA	02571
50F-0-117	RAPPOLI LAUREN M, RAPPOLI RYAN R TRUSTEE	12 WORRALL AVE,	WAREHAM, MA	02571
50F-0-119	DEAGLE EARLS JR, DEAGLE SHEILA M CO-TRS	6 SURF AVE,	WAREHAM, MA	02571
50F-0-12	DONELAN THOMAS F, DONELAN BARBARA J TRUSTEES	15 WORRALL AVE,	WAREHAM, MA	02571
50F-0-120	MCMAMARA JOSEPH T JR+DENNIS J, CLEVELAND JOELITA+MCMAMARA ROSANNE M	265 RIVERLIN ST,	MILLBURY, MA	01527
50F-0-129	REARDON WILLIAM F JR, REARDON DIANE H	28 OAKLAND ST,	MEDWAY, MA	02053
50F-0-13	BRADY KEVIN,	13 WORRALL AVE	WAREHAM, MA	02571
50F-0-130	MCCARTHY DONALD J TRUSTEE, MCCARTHY MARY J TRUSTEE	22 STERLING RD,	NEEDHAM, MA	02492
50F-0-131	AMATO JOSEPH N TRUSTEE OF THE, JOSEPH N AMATO REV TRUST	32 TANGLEWOOD DR,	MILFORD, MA	01757
50F-0-7	FOSTER HEIDEMARIE TRUSTEE OF, HMF REALTY TRUST	50 SHADY REST RD,	N EASTON, MA	02356
50F-0-8	DONOVAN JAMES B JR TRUSTEE OF, THE 23 WORRALL AVENUE REALTY TR	144 BOARDMAN ST,	NORFOLK, MA	02056
50F-0-80	WASHBURN JEANNE P LIFE ESTATE	24 WORRALL AVE,	WAREHAM, MA	02571
50F-0-81	DILIBERTO PAUL F & PATRICIA A TRS, DILIBERTO PANTELINA TRUST	11 PANTELINA TERR,	WATERTOWN, MA	02172
50F-0-82	FORTE ROBERT J JR,	109 THAYER DR,	HANSON, MA	02341
50F-0-9	REARDON WILLIAM F, REARDON BETTYE C TRUSTEES	PO BOX 98,	MEDWAY, MA	02053
50F-0-96	AMBROSE PETER J, AMBROSE DEBORAH M TRUSTEES	7 TURNER AVE,	WAREHAM, MA	02571
50F-0-97	REARDON ROSE C	5 TURNER AVE	WAREHAM, MA	02571
50F-0-98	CANNIFF EDWARD J,	165 ROCKLAND ST,	CANTON, MA	02021
50F-0-99	CORCORAN THOMAS A, CORCORAN MARJORIE F	70 CENTRAL AVE,	BRAINTREE, MA	02184

CERTIFIED ABUTTERS AS THEY APPEAR  
ON OUR TAX ROLLS AS OF 1/8/2023

*99. Renee O'Brien*

ASSESSORS OFFICE

REQUESTED BY  
COLLEEN DUBE

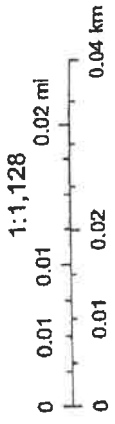
CNEWTRN@COMCAST.NET

# ArcGIS Web Map



11/21/2023, 11:46:32 AM

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



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