

**ZONING BOARD OF APPEALS
54 Marion Road
Wareham, MA 02571**

NOTICE OF PUBLIC HEARING

The Zoning Board of Appeals will hold a public hearing on **April 24, 2024, at 6:30 p.m. in Room 320 of the Wareham Multi-Service Center, 48 Marion Road, Wareham, MA 02571** to consider **Petition # 12-24** for a **Variance** from the requirements of **Article 11, Section 1172** under the **Wareham Zoning By-Laws**, to **Sign Design, Inc. of 170 Liberty Street, Brockton, MA** seeking to install a new pylon sign for **Rojo Car Wash** located at, **4 Tow Road, Wareham, MA (Assessors Map 108, Lot 3A)** in the **IND** zoning district.

Nazih Elkallassi, Chairman

First Notice: April 4, 2024

Second Notice: April 11, 2024



PROUD TO BE
100%
Employee
Owned

February 20, 2024

Town of Wareham
ZBA
54 Marion Rd
Wareham, MA 02571

To Whom it may concern:

I am submitting a variance application on behalf of my client. We are looking to go in front of the ZBA committee to seek approval of a new sign pylon/free standing sign at 4 Tow Road for a new car wash. This property is in the IND zoning district. This has been denied for the max square footage of the sign of 25 sq ft and we are looking to propose a pylon of 82.50 sq foot.

We are looking forward to meeting with the committee.

Thank you,

A handwritten signature in blue ink that reads 'Marie Mercier'.

Marie Mercier
Project Manager
Marie.mercier@signdesign.com
508-580-0094- x240

TOWN OF WAREHAM
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several 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. To apply for a Variance/Special Permit from the Zoning Board of Appeals, 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 Zoning Board of Appeals 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 \$100.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.90 per certified letter to each abutter. Please see Zoning 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: 4 Tow Rd. LOT: 3A MAP: 108
ZONING DISTRICT: INDU
USE REQUESTED: Variance
OWNER OF LAND & BUILDING: 2180 Boston Providence TEL.# 781-762-8280 x14
ADDRESS OF OWNER: PO Box 685 Norwood ma. 02062
PERSON(S) WHO WILL UTILIZE PERMIT: Raja Car Wash
ADDRESS: 4 Tow Rd
DATE: 2/14/24 SIGNATURE: Marie Mercier

This application was received on the date stamped here:

Town Clerk: _____ Date: _____
Tax Collector: [Signature] Date: 3-25-24
Planning/Zoning Dept.: ANIA Raposo Date: 3-25-24
Application fee paid: 750.00 Check #: 57071 Receipt: _____
Advertising fee paid: 150.00 Check #: 57073 Receipt: _____
Abutters fee paid: 443.36 Check #: 57072 Receipt: _____

18.56

WAREHAM TOWN CLERK
2024 MAR 25 PM 3:31

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: Marie Mercier - Sign Design Inc

Applicant's Address: 170 Liberty St. Brockton, ma 02301

Telephone Number: 508-580-0094 x240

Cell Phone Number: 774-266-3182

Email Address: Marie.Mercier@SignDesign.com

Address of Property/Project: 4 Tow Rd.

Landowner's Name: 2180 Boston - Providence Tkp.

Owner's Address: PO Box 685 Norwood, ma 02062

Telephone Number: 781-762-8280 x14

Contact Person: Marie Mercier Telephone Number: 508-580-0094 x14

Map 108 Lot 3-A Zone indu

Date Approved _____ Date Denied _____

Comments: _____

[Home](#) » [Departments](#) » [Assessors Department](#) » [Abutter Request Form - Online](#) » [Webform results](#)

Submission #275

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

Your current password appears in HIBP, an online database of previous data breaches. You should change your password.

Welcome to the website. For Help Documentation & Videos, please visit our [Municipal User Center](#) or, for schools, visit our [Schools User Center](#). **It is recommended you write down the following credentials to login to the User Center - Username: "CivicOpen" and Password: "ClientUser10!"**

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

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

Submission information

Form: [Abutter Request Form - Online](#)
Submitted by Anonymous (not verified)
January 18, 2024 - 12:04pm
74.92.15.253

Contact Information

Nicole Handricken - Sign Design Inc.

Phone Number:

508-245-7781

Email Address:

nicoleh@signdesign.com

Date of Request:

January 18, 2024

Owners Name:

2180 Boston Providence TPKE Assoc. LLC

Property Location:

4 Tow Rd

Map/Lot

108 3A

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](#)

TOWN OF WAREHAM ABUTTERS

MAP 108 LOT 3A

OWNER 2180 BOSTON PROVIDENCE TPKE

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
108-0-.A	2406 CRANBERRY HWY LLC	280 AYER RD	HARVARD, MA	01451
108-0-1002.B2	WAREHAM DEVELOPMENT LLC-JB WAREHAM LLC	670 N COMMERCIAL ST	MANCHESTER, MA	03801
108-0-1002.A	LEGACY GREAT HILLS ESTATES LLC	10810 N TATUM BLVD SUITE 102-301	PHOENIX, AZ	85028
108-0-1004.AA	TTR LLC	13 LEDGEWOOD DR	DOVER, MA	02030
108-0-1004.A1	MAYFLOWER COOPERATIVE BANK, C/O ROCKLAND TRUST/FACILITIES DEPT	288 UNION ST,	ROCKLAND, MA	02370
108-0-1004.E	FARES REALTY CORP,	156 MAIN ST,	BUZZARDS BAY, MA	02532
108-0-1004.F	UPLAND STORAGE & DEVELOPMENT, CORPORATION	PO BOX 881,	WAREHAM, MA	02576
108-0-1004.G	KESTREL PROPERTIES LLC,	9 TOW RD,	WAREHAM, MA	02571
108-0-1019	CIAFFONI TIMOTHY A,	PO BOX 483,	WAREHAM, MA	02571
87-0-2	S&H REALTY LLC,C/O WALMART ATTN: PROPERTY TAX DEPT	PO BOX 8050 MS 0555	BENTONVILLE, AR	72716
87-0-1	JPM PP LLC	39 EMERALD ST	MEDFORD, MA	02155
87-0-1000.A2	BLISS FAMILY FOUNDATION TO, C/O PETER LATHAM	PO BOX 721,	WAREHAM, MA	02571
108-0-1004.H	MERLIN PROPERTIES LLC,	9 TOW RD,	WAREHAM, MA	02571
108-0-1A	2416 CRANBERRY HWYLLC NOURIA ENERGY CORP ATTN: ACCOUNTS PAYABLE	326 CLARK ST	WORCESTER, MA	01606
108-0-2A	ALPHA REALTY HOLDINGS LLC	280 AYER RD	WORCESTER, MA	01450
108-0-3A	2180 BOSTON PROVIDENCE TPKE	PO BOX 685	NORWOOD, MA	02062

CERTIFIED ABUTTERS AS THEY APPEAR
ON OUR TAX ROLLS AS OF 1/18/2024

Y. Renai Atkins

ASSESSORS OFFICE

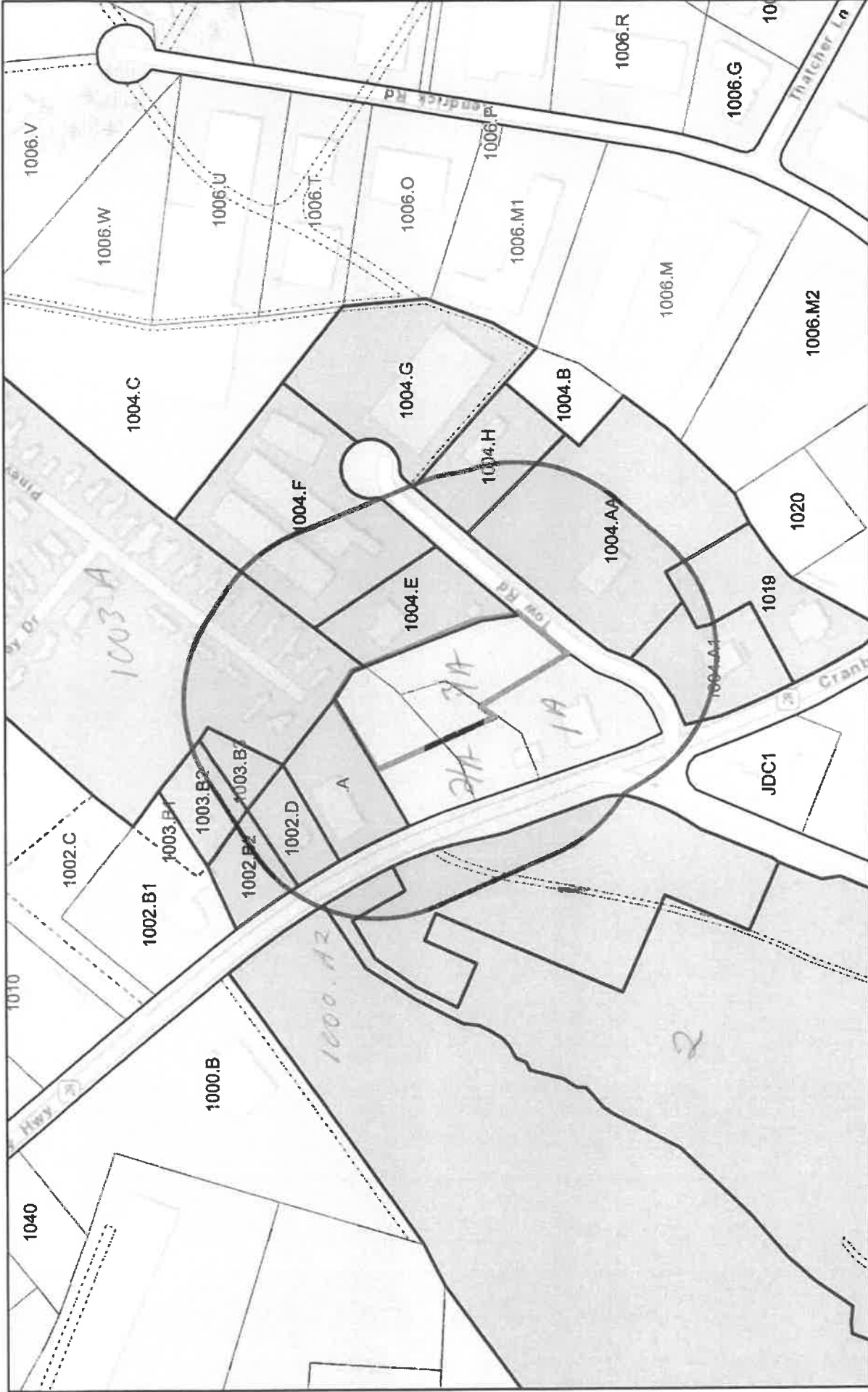
REQUESTED BY

NICOLE HANDRICKEN

508 245-7781

NICOLEH@SIGNDESIGN.COM

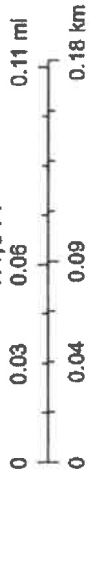
ArcGIS Web Map



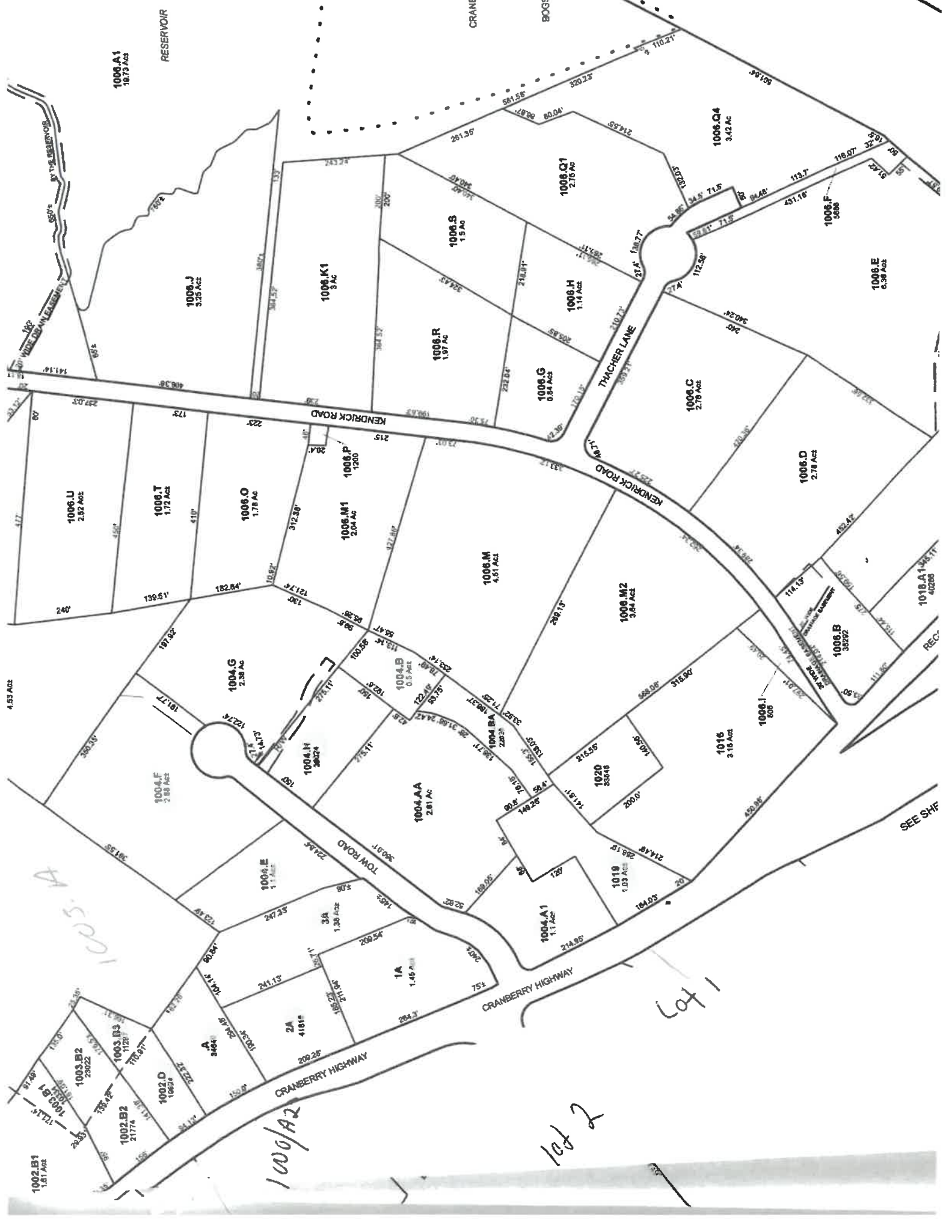
1/18/2024, 3:57:21 PM

- Parcels with CAMA Data
- Parcel Lines
- Common Line
- Property Line
- Public Road
- Private Road ROW
- Right of Way
- MiscPolys

1:4,514



Est. HERE, Garmin, INCREMENT P, NGA, USGS



1006.A1
10.73 AC

RESERVOIR

CRANBERRY

BOGGS

1006.J
3.25 AC

1006.K1
3 AC

1006.S
1.5 AC

1006.L1
2.10 AC

1006.Q4
3.42 AC

1006.F
5.66 AC

1006.E
6.38 AC

1006.R
1.97 AC

1006.H
1.14 AC

1006.G
0.84 AC

1006.C
2.78 AC

1006.D
2.78 AC

1006.P
1.28 AC

1006.M1
2.04 AC

1006.M
4.81 AC

1006.M2
3.54 AC

1006.B
3.92 AC

1018.A
4.0288 AC

4.53 AC

1006.U
2.52 AC

1006.T
1.72 AC

1006.O
1.78 AC

1006.N
1.28 AC

1004.F
2.85 AC

1004.G
2.38 AC

1004.H
3.074 AC

1004.AA
2.81 AC

1004.B
0.5 AC

1004.A
2.28 AC

1020
3.5545 AC

1016
3.16 AC

1006.I
6.05 AC

1000/2

1000/2

1000/2

SEE SHF



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

November 28, 2023

Mr. Ralph Ferrigno
170 Liberty Street
Brockton Ma, 02301

RE: 4 Tow Road / Map 108, Lot 3A

Mr. Ferrigno,

I have reviewed your Building Permit application S-23-41, submitted November 10, 2023 with a description of work stating "install a new pylon sign for Rojo Car Wash" located at 4 Tow Road, Wareham, Massachusetts. The maximum square footage allowed on this site for a free standing sign is twenty-five (25) square feet, the proposed is 82.50 square feet. At this time I must deny your request at this time.

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

Article 11: Signs

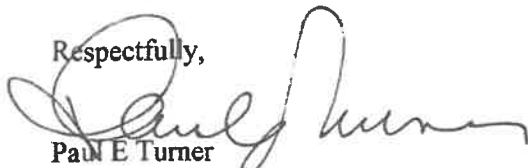
1172 Signs in Business and Commercial Districts;

Paragraph 2. Principal Signs, note 3; A free standing sign shall not exceed fifty (50) square feet of area when the establishment fronts on Route 28, or more than (25) square feet of area when the establishment fronts on a street other than Route 28. No more than one free standing sign shall be permitted on a lot. A free standing sign shall not extend over a public way.

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

The subject project is located in **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.