

THE COMMONWEALTH OF MASSACHUSETTS

Town of Wareham

BOARD OF APPEALS

Petition No. : 11-24
Book:34912 Page: 0237
Date: 4/11/2024

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

The Board of Appeals of the Town of Wareham hereby certifies that a Variance has been granted:

To: TRT Wareham LLC.

Address: 1 Van de Graaff Dr

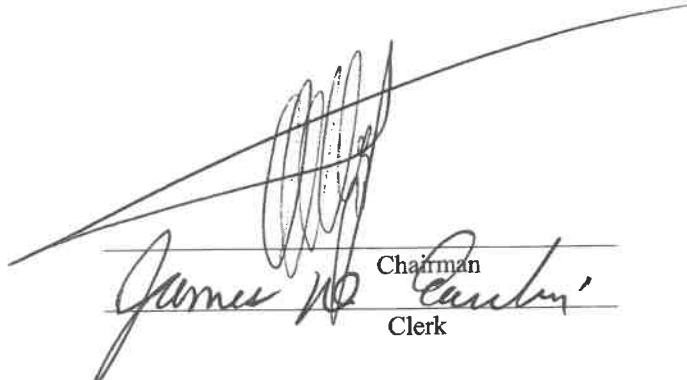
City or Town: Burlington, MA 01803

Affecting the rights of the owner with respect to land or buildings at Assessor's Map 15, Lot C

The Board of Appeals certifies that the decision attached hereto is a true and correct copy of its decision to grant a 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. 11-24

Petition of: Bank of America

Location of Property: 2991 Cranberry Highway

Date of Notification of Hearing: March 21, 2024 and March 28, 2024

Date of Hearing: April 10, 2024

Date of Notification of Decision: April 11, 2024

DECISION: See attached

REASON:

Name and Address of Abutting Owners: Certified Abutters List Attached


.....
James W. Fairbairn
.....
Veronica DeBorja
.....
.....
.....
Board of Appeals

NOTICE OF DECISION OF THE WAREHAM ZONING BOARD OF APPEALS

Petition: 11-24

Applicant: Bank of America

Owner: TRT Wareham, LLC

Owner Address: 1 Van de Graaff Dr, Suite 402, Burlington, MA 01803

Subject Property Address: 2991 Cranberry Highway, Wareham, MA

Subject Property Parcel ID: Map 15, Lot C

Date of Public Hearing: April 10, 2024

Date of Notice: April 11, 2024

Decision/Reason:

The petitioner was before the Zoning Board of Appeals on April 11, 2024, and pursuant to a Denial Letter dated November 15, 2023, issued by the Building Commissioner who determined that the petitioner's design would be in direct conflict with Article 11 signs; 1128 Alteration of Existing Signs, and 1172 Signs in Business and Commercial Districts; Part 1 Total Sign Area; and Part 2 Principal Signs; Accordingly, the petitioner brought the appeal to the Board of Appeals who granted the Variance on April 11, 2024.

Variance:

The Board reviewed the submittals by the petitioner who described the project and why it met the standards under the Wareham Bylaws and M.G.L. Chapter 40A section 10 for granting a variance.

Based upon the above The Zoning Board is granting relief on Article 11 Signs; 1128 and 1172 Part 1 and Part 2. To construct the signs at 2991 Cranberry Highway as designed by Stratus in a plan set dated 08/29/2023.

Conditions:

1. Any relief not expressly granted hereunder is hereby denied.
2. 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.
3. If substantial use or construction permitted by this Variance has not commenced within one 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 & 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 & any construction performed under the permit may be ordered undone.
4. 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.
5. 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: 11-24

Petitioner Name: Bank of America

Map: 15

Lot: C

Address: 2991 Cranberry Hwy

Project: seeking to replace the existing sign band cabinets with a new logo on the front, rear, and side elevations of ATM building

Special Permit Variance Appeal Both (Circle one)

Reason for granting/denying the application:

Conditions:

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10.

TOWN OF WAREHAM ABUTTERS

MAP 15 LOT .C

TRT WAREHAM LLC, C/O MARVIN F POER & COMPANY

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
12-0-B	OSJ OF WAREHAM LLC, C/O PAT ROSE	375 COMMERCE PARK RD	N KINGSTOWN, RI	02852
12-0-1	SARAO JOSEPH, C/O KATHERIN SARAO	162 HOLWORTHY ST,	CAMBRIDGE, MA	02138-4508
12-0-1000	NSTAR ELECTRIC COMPANY, PROPERTY TAX DEPT	PO BOX 2915,	HARTFORD, CT	06104
12-0-1011	COMMONWEALTH OF MASS, EXEC OFFICE OF TRANS & CONST	MULTI-MODEL RAIL UNIT, 10 PARK PLAZA RM 3170	BOSTON, MA	02116
12-0-24	BOUSQUET DOROTHY O & HALL ROGER, L JR & BUCKLEY CARMEN L ET AL	C/O MARCIA MCINTYRE, 846 MAIN ST	W WAREHAM, MA	02576
12-0-25	BEACH WILLIE, C/O NANCY S ANGUS & NANCY C ANGUS TRS	PO BOX 270,	BUZZARDS BAY, MA	02532
12-0-26	BENTO JAMES J & FLORA S, C/O WESLEY FRIES	7 TOMAHAWK DR,	CENTERVILLE, MA	02362
12-0-27	PETRUSEWICZ JOSEPH P, C/O CHRISTINA LUZAITIS	3 WARD ST,	SO BOSTON, MA	02127
12-0-28	ANDRADE WILLIAM P TRUSTEE, ANDRADE LIVING TRUST	PO BOX 255,	ONSET, MA	02558
12-0-29	JOHNSON JOAN S TRUSTEE, MUDDY COVE REALTY TRUST	PO BOX 2259,	SARASOTA, FL	34230
129-0-1133	G TRADE INC, C/O PAMELA REEVES	535 BANYAN RD,	VERO BEACH, FL	32963
129-0-1134	USSEF ENTERPRISES LLC,	2889 CRANBERRY HWY,	E WAREHAM, MA	02538
129-0-1135	LEGACY REDWING LLC C/O KAYLA VAWTER	10710 N TATUM BLVD SUITE 102-301	PHOENIX, AZ	85028
129-0-1136	2900 CRANBERRY REALTY LLC, C/O MOBILE CIRK	2900 CRANBERRY HWY,	E WAREHAM, MA	02538
129-0-1137	JULIEN & MONA MA LLC, C/O CVS #1247-02/OCC EXP DEPT	1 CVS DRIVE,	WOONSOCKET, RI	02895
129-0-1138	HD DEVELOPMENT OF, MARYLAND INC	HOME DEPOT PROP TAX DEPT #2613, PO BOX 105842	ATLANTA, GA	30348-5842
130-0-1	CEI REAL ESTATE TRUST LLC, JAKUBOWSKI CHESTER S	C/O CEJ REAL ESTATE, 41 CONVERSE AVE	NEWTON, MA	02458
130-0-1001	LEGACY MOGANS LLC C/O KAYLA VAWTER	10810 N TATUM BLVD SUITE 102-301	PHOENIX, AZ	85028
14-0-1007	AMADO WILHELMINA,	PO BOX 762,	E WAREHAM, MA	02538
15-0-C	TRT WAREHAM LLC, C/O MARVIN F POER & COMPANY	3520 PIEDMONT RD NE SUITE 410,	ATLANTA, GA	30305
15-0-1046	STROSCIO CARMEN,	88 LONGMEADOW RD,	NORWOOD, MA	02062
15-0-1049.B	GAUVIN DARRYL J, GAUVIN DAWNA M	18 TYLER AVE,	E WAREHAM, MA	02538
15-0-1050	TRT WAREHAM LLC, C/O KEYPOINT PARTNERS	174 COLONY PLACE,	PLYMOUTH, MA	02360
15-0-1053	GIANA CORP,	2889 CRANBERRY HWY,	E WAREHAM, MA	02538
15-0-1063	BANFILL ELVIRA F, C/O HELTERMAN	28 FRANKLIN ST,	MORRISTOWN, NJ	07960

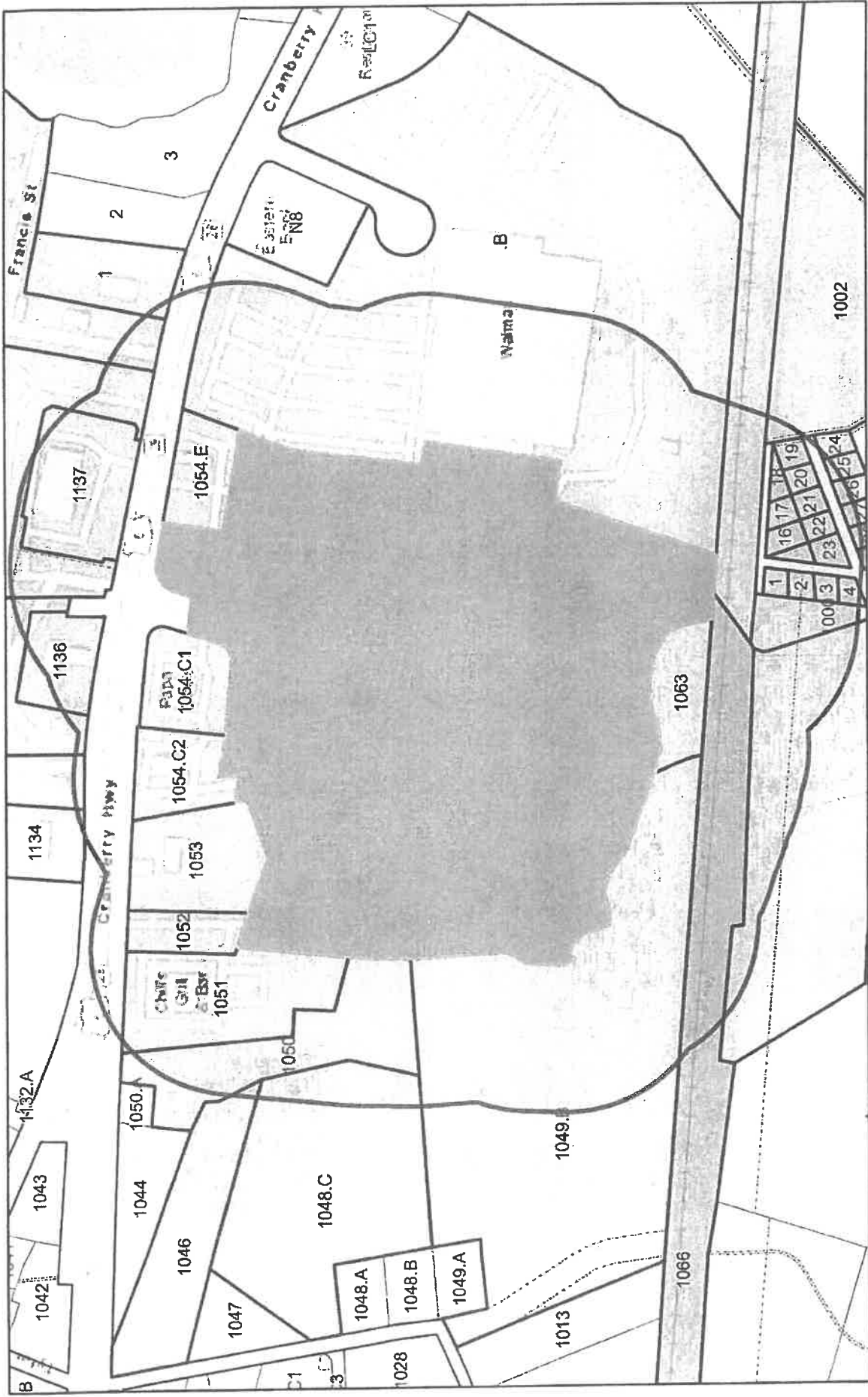
CERTIFIED ABUTTERS AS THEY APPEAR
ON OUR TAX ROLLS AS OF 1/8/2024

My Renee Atkins
ASSESSORS OFFICE

REQUESTED BY
ANNA HALUCH
910 553-6814

ANNA@PROSIGNGRAPHICS.COM

ArcGIS Web Map



1/8/2024, 8:55:50 AM

Parcels with CAMA Data Private Road Railroad Miscellaneous Lines
Parcel Lines Property Line MiscPolys Trail
Common Line Public Road Private Road ROW Wetland
PWater Right of Way

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

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