



ENGINEERING,  
INC.

ENGINEERS  
SURVEYORS

266 MAIN ST.  
WAREHAM, MA 02571

TEL 508.295.6600  
FAX 508.295.6634

February 9, 2023

Town of Wareham  
Zoning Board of Appeals  
54 Marion Road  
Wareham, MA 02571

Re: Variance/Special Permit Application  
Chester O. & Debra M. Rusinoski  
11 Weaver Street  
Map 102, Lot 1005.B  
**G.A.F. Job No. 22-9929**

Dear Members of the Zoning Board of Appeals,

G.A.F. Engineering, Inc. respectfully submits on behalf of the applicants, Chester O. & Debra M. Rusinoski, the following application for a Variance/Special Permit.

The project consists of the construction of a 28'x 36' detached garage with an apartment above. The garage is proposed to be located at the end of the existing driveway ten feet off the south property line. The garage is offset from all property lines as required by the Zoning By-Laws for the Multiple Residence 30 District (MR-30).

Attached herewith you will find one (1) original and seven (7) copies of the following:

- Application for Variance/Special Permit
- Applicant/Contractor/Representative Information Sheet
- Letter from Paul E. Turner, Building Commissioner, dated January 11, 2023
- Deed of the subject property
- Certified abutters list
- Tax Verification Form
- G.A.F. Engineering, Inc. plan entitled "Plan to Accompany Special Permit Application" dated February 8, 2023
- DesignWorks Solutions, Inc. architectural floor plan dated August 30, 2022
- Check for the Town of Wareham for \$300.00 (filing fee)
- Check for Wareham Week for \$150.00 (legal ad)
- Check for Abutter Certified mail notices for \$171.90

The property is located within the MR-30 district. The Building Commissioner has determined that relief is required from Article 6 Section 613 which allows only one principle residential building per lot.

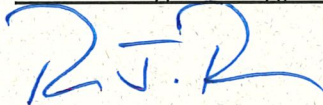
The subject property has one single family dwelling on a lot that contains 1.71 acres of land. This is more than twice the area required in the MR-30 district. The Zoning By-Laws describe the MR-30 district as "...intended to promote residential development at moderate to high densities."

The property has access to town water and the soils are suitable for the installation of a Title 5 compliant subsurface sewage disposal system. The addition of a single apartment unit at this location will be in harmony with the surrounding properties. In our opinion this project as designed complies with the following conditions necessary for issuance of the Special Permit.

- The Use as developed will not adversely affect the neighborhood.
- The specific site is an appropriate location for such a Use, structure, or condition.
- There will be no nuisance or serious hazard to vehicles or pedestrians.
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use.
- The Use or structure as proposed does not pose a substantial detriment to the neighborhood in which it is proposed.
- The proposal, as approved, conforms to all other applicable provisions of the Wareham Zoning By-law.

We trust the foregoing is sufficient for your immediate needs. Please feel free to contact me with any questions, comments or should you require any additional information.

Very Truly Yours,  
**G.A.F. Engineering, Inc.**



Robert J. Rogers  
Project Manager

bob@gafenginc.com  
RJR/rjr

Cc: Chet & Debra Rusinoski

# 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:

- Complete this form.
- Complete information packets.
- Submit application form and packet to Town Clerk for signature.
- Submit application form and packet to Town Collector for signature.
- 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 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 the Wareham Week in the amount of \$150.00.

\*\*The applicant will also be responsible for the cost of sending out abutter notifications by Certified Mail. 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:** 11 Weaver Street **LOT #** 1005.B **MAP:** 102

**ZONING DISTRICT:** Multiple Residence 30 (MR-30) **USE REQUESTED:** Residential

**OWNER OF LAND & BUILDING:** Chester O. & Debra M. Rusinoski **TEL.** #508-295-5944

**ADDRESS OF OWNER:** 11 Weaver Street, W. Wareham, MA 02576

**PERSON(S) WHO WILL USE THE PERMIT:** Chester O. & Debra M. Rusinoski

**ADDRESS:** 11 Weaver Street, W. Wareham, MA 02576

**DATE:** 2/8/23 **SIGNATURE** Chester O. & Debra M. Rusinoski

**This application was received on the date stamped here:**

<b>Town Clerk:</b> _____	<b>Date:</b> _____
<b>Tax Collector:</b> _____	<b>Date:</b> _____
<b>Planning/Zoning Dept.:</b> _____	<b>Date:</b> _____
<b>Application fee paid:</b> _____	<b>Check#:</b> _____
<b>Advertising fee paid:</b> _____	<b>Check#:</b> _____
<b>Abutters fee paid:</b> _____	<b>Check#:</b> _____
	<b>Receipt:</b> _____
	<b>Receipt:</b> _____
	<b>Receipt:</b> _____

**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: Chester O. & Debra M. Rusinoski

Applicant's Address: 11 Weaver Street, W. Wareham, MA 02576

Telephone Number: 508-295-5944

Cell Phone Number: 508-728-4798

Address of Property/Project: 11 Weaver Street, W. Wareham

Email Address: drusinoski@msn.com

Landowner's Name: Chester O. & Debra M. Rusinoski

Owner's Address: 11 Weaver Street, W. Wareham, MA 02576

Telephone Number: 508-295-5944

Contact Person: Robert Rogers (G.A.F. Engineering, Inc.) Telephone Number: 508-295-6600

Map 102                      Lots 1005.B                      Zone Multiple Residence 30 (MR-30)

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

Paul Turner  
Director of Inspectional Services

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January 11, 2023

Mr. Brian Grady  
266 Main Street  
Wareham, Massachusetts 02571

**RE: 11 Weaver Street / Map # 102, Lot 1005.B**

I have reviewed your building application B-22-791 proposing a 36' x 28' detached garage with office/apartment above located at 11 Weaver Street Wareham, Massachusetts. At this time I must deny your request.

The proposed structure will create a second principal residential building on the lot.

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

**Article 6: Density and Dimensional Regulations, 613 One Principle residential Building Per Lot.**

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

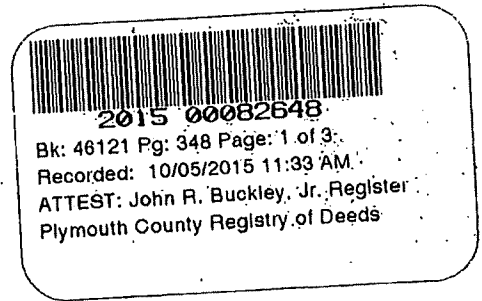
The subject dwelling is located in MR-30 Zoning district.

Respectfully,

Paul E Turner  
Building Commissioner  
Zoning Enforcement Officer

It is the owners' responsibility to check with other departments, i.e. Health, and conservation, etc. 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.



Property address: 11 Weaver Street  
West Wareham, MA

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT WE CHESTER O. RUSINOSKI and DEBRA M. RUSINOSKI, FKA DEBRA M. FLORINDO, husband and wife, both of 11 Weaver Street, West Wareham, County of Plymouth, Commonwealth of Massachusetts,

For consideration paid, and in full consideration of one dollar (\$1.00),

grant a fifty percent (50%) interest to CHESTER O. RUSINOSKI and DEBRA MARIE RUSINOSKI, TRUSTEES of the CHESTER O. RUSINOSKI REVOCABLE TRUST, u/a/d January 21, 2015 and a fifty percent (50%) interest to DEBRA MARIE RUSINOSKI and CHESTER O. RUSINOSKI, Trustees of the DEBRA MARIE RUSINOSKI REVOCABLE TRUST, u/a/d January 21, 2015, both of 11 Weaver Street, West Wareham, Massachusetts 02576. See Certificate of Trustees recorded of even date herewith. The mailing address of both Trusts is 11 Weaver Street, West Wareham, Massachusetts 02576,

With QUITCLAIM COVENANTS

That certain parcel of land together with the buildings thereon situated in West Wareham, Plymouth County, Massachusetts, more particularly described in Exhibit A attached hereto.

The Grantors reserve a life estate in the above-described property to themselves, or the survivor of them, without the right to partition.

For title see deed of Chester Rusinoski and Debra M. Rusinoski dated November 17, 2005, and recorded on November 22, 2005 in Book 13976, Page 147 with the Plymouth County Registry of Deeds.

WITNESS our hand and seal this 23rd day of July, 2015.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness Signature  
Print Name: Debra Maschio

[Signature]  
CHESTER O. RUSINOSKI

[Signature]  
Witness Signature  
Print Name: Carolanne

[Signature]  
Witness Signature  
Print Name: Debra Maschio

[Signature]  
DEBRA M. RUSINOSKI,  
FKA DEBRA M. FLORINDO

[Signature]  
Witness Signature  
Print Name: Carolanne

STATE OF Massachusetts

COUNTY OF Plymouth

SUBSCRIBED AND SWORN TO before me by CHESTER O. RUSINOSKI and DEBRA M. RUSINOSKI, FKA DEBRA M. FLORINDO and subscribed and sworn to before me by Debra Psichopaidas and Steven Mansfield, the witnesses, on the 23rd day of July, 2015. CHESTER RUSINOSKI, DEBRA M. RUSINOSKI and the two (2) witnesses

are personally known to me.

produced identification as follows: [Signature]

(Notarial Seal)

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 8/14/2020

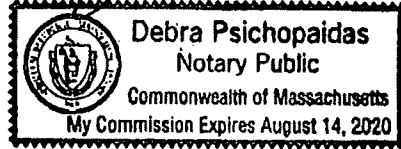


EXHIBIT "A"

The land in West Wareham, Mass., containing 1.71 acres, more or less, situated on the easterly side of Weaver Street, as laid out by the Town of Wareham in 1965, and being the westerly portion of Parcel 2, as shown on a plan entitled "Plan of Land surveyed for Jose Florindo, West Wareham, Mass., scale 1"=60', dated June 13, 1961, Walter E. Rowley & Associates, West Wareham, Mass.", recorded in the Plymouth County Registry of Deeds, Book 2872, page 137, and being more particularly bounded and described as follows:

Beginning at a concrete bound in the southwesterly corner of the parcel to be described, said concrete bound being situated in the easterly sideline of said Weaver Street;

thence in line of other land of Frances P. Florindo, S 72°-10'-10" E, a distance of 293.79 feet to a point;

thence in line of remaining land of Frances P. Florindo, N 12°-55'-00" E, a distance of 269.09 feet to a point in line of land formerly of Bass River Land Company;

thence by said land formerly of Bass River Land Company and land now or formerly of Janet G. Lopes, N 77°-48'-40" W, a distance of 293.67 feet to a stone bound in easterly sideline of said Weaver Street;

thence along said easterly sideline of Weaver Street, S 12°-41'-40" W, a distance of 240.20 feet to the point of beginning.

Property address (for reference purposes only):  
11 Weaver Street  
West Wareham, MA



TOWN OF WAREHAM ABUTTERS

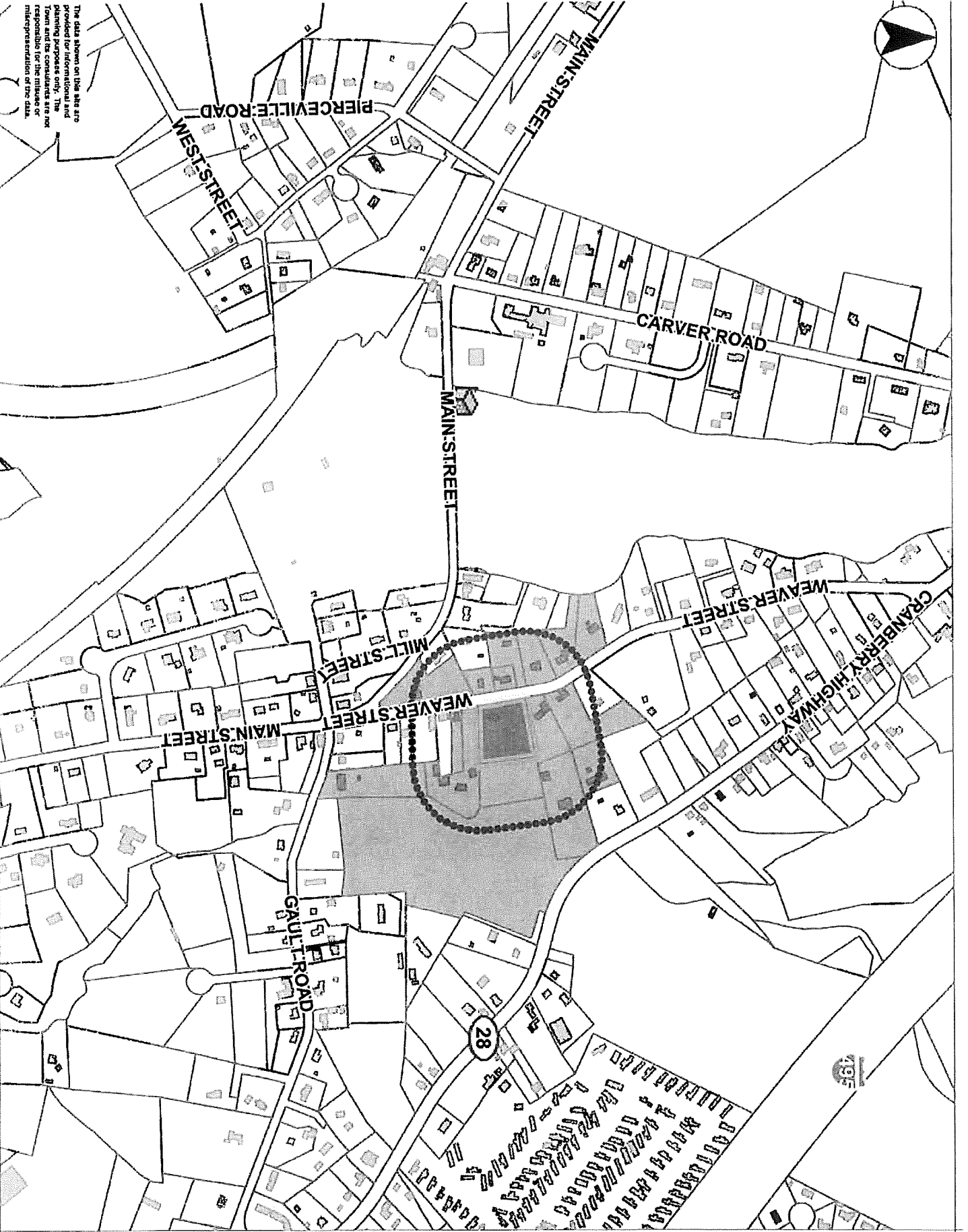
MAP 102 LOT 1005/B 300'  
OWNER CHESTER O + DEBRA M RUSINOSKI LIFE ESTATE

MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
100-1038/B	VEIGA SHAWN E		18 WEAVER ST	W WAREHAM	MA	02576
100-1037/B	IERONIMO NICHOLAS F		16 WEAVER ST	W WAREHAM	MA	02576
100-M3	NARDI MELANIE	JENSEN KEITH	12 WEAVER ST	W WAREHAM	MA	02576
100-M2	LABOSSIERE WILLIAM R JR		10 WEAVER ST	W WAREHAM	MA	02576
100-M1	MCCARTHY CORINNE M		8 WEAVER ST	W WAREHAM	MA	02576
100-1035	HEALEY RYAN G		2 WEAVER ST	W WAREHAM	MA	02576
100-1037/A	BARBER DOUGLAS C	BARBER MERRILEE L	14 WEAVER ST	W WAREHAM	MA	02576
102-1000/B	MONTEIRO DOREEN M	C/O DOREEN M PULLER	252 WEST ST	MANSFIELD	MA	02048
102-1001/A	MCCARTHY KEVIN	PREVETT-MCCARTHY LOIS	17 WEAVER ST	W WAREHAM	MA	02576
102-1005/B	RUSINOSKI CHESTER O	RUSINOSKI DEBRA M LIFE ESTATE	11 WEAVER ST	W WAREHAM	MA	02576
102-1018/A	TELLER MICHAEL	ELDREDGE NICHOLE BETH	7B WEAVER ST	W WAREHAM	MA	02576
102-1003/B	LEE VERONICA		PO BOX 212	W WAREHAM	MA	02576
102-1026	LESTER PHYLCIA		17 FOSTER ST UNIT 7	BROCKTON	MA	02301
102-1017	FLORINDO FRANCES P		9 WEAVER ST	W WAREHAM	MA	02576
102-1004	CRUZ WALTER B		PO BOX 53	W WAREHAM	MA	02576
102-1007/C	FLORINDO GARY F	FLORINDO CYNTHIA B	333 COUNTY RD	W WAREHAM	MA	02576
102-1005/A	RUSINOSKI CHESTER O & DEBRA MARIE TRS	RUSINOSKI DEBRA MARIE & CHESTER O TRS	11 WEAVER ST	W WAREHAM	MA	02576

CERTIFIED ABUTTERS AS THEY APPEAR  
ON OUR TAX BOLLS AS OF 1/26/2023

*By: Renee Clarke*  
ASSESSORS OFFICE

REQUESTED BY  
BOB ROGERS  
508 295-6600  
BOB@GAFENGINC.COM



The data shown on this site are provided for informational and planning purposes only. The user assumes all responsibility for the misuse or misrepresentation of the data.

800

1800 ft

Printed on 01/26/2023 at 08:28 AM

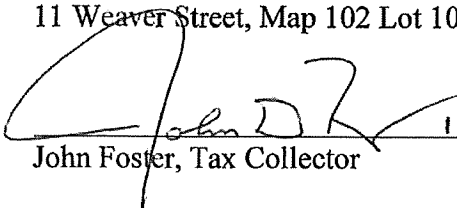
MapOnline by PeopleGIS

- MA Places
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
- Buildings
- Parks
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Road
- Streets
- Bathymetry
  - 0-5 ft
  - 5-10 ft
  - 10-15 ft
  - 15-20 ft
  - 20-30 ft
  - 30-40 ft
  - 40-50 ft
  - 50-60 ft
  - 60-70 ft
  - 70+ ft
- Abutting Town Labels
- Abutting Towns

**PLANNING BOARD**  
**TAX VERIFICATION FORM**

This verifies that Chester O. & Debra M. Rusinoski (applicant) is up to date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner, same, is up to date on taxes on all properties he/she owns in the Town of Wareham.

11 Weaver Street, Map 102 Lot 1005.B

 1/27/2023  
John Foster, Tax Collector