



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

September 26, 2022

Attn: Mr. Kenneth Buckland, Director of Planning and Economic Development
Town of Wareham Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Re: **Special Permit/Variance Request/Site Plan Review**
434 Main Street
Nazih B. Elkallassi
Map 61 Lot 1057
G.A.F. Job No.: 21-9751

Dear Zoning Board Members,

G.A.F. Engineering, Inc., on behalf of our client, Nazih B. Elkallassi, hereby submits the following materials which comprise our application for a joint Special Permit/Variance and Site Plan Review application.

- Site Development Plans dated September 8, 2022. (14 sets)
- Site Plan Review Application (14 copies).
- Variance/Special Permit application (14 copies).
- Building Commissioner denial letter.
- Project Narrative and Impact Assessment Report.
- Storm water Report dated September 8, 2022 (2 copies).
- Copy of deed.
- Building elevations typical.
- 300' Certified Abutters list.
- Tax verification form.
- Site Plan Review Checklist.
- Information sheet.
- Site plan application fee of six hundred eighty dollars (\$680.00).
- Variance/Special Permit application fee of three hundred dollars (\$300.00)
- Joint advertising fee of one hundred dollars (\$100.00).
- Joint abutter notification fee two hundred seven dollars and 63 cents (\$207.63)

The project consists of the construction of a building containing nine (9) residential townhomes with associated parking, access drive, utilities, and storm water management system. Each unit will have a one (1) car garage and parking for one additional vehicle in the driveway in front of the garage. This project includes two site access drives onto Main Street. The project has convenient access to downtown Wareham, located to the south and to Routes 28 and 195 located less than one mile to the north of the site. The project will be important in

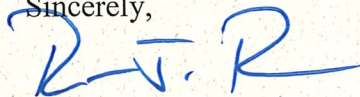
adding a diversified housing option for families within the Village District which has a mix of single family homes and multi-family dwellings.

The following is the relief requested from the Wareham Zoning Bylaw as cited in the attached letter from the Building Commissioner:

- **Article 6, Table 622, Village Districts;** The proposed residential dwelling does not comply with the building coverage and impervious coverage requirements of the WV-2 zoning district. These are new nonconformities which require a variance from the Zoning Board of Appeals.
- **Article 3 Table 321, Table of Principal Use Regulations;** An existing structure with more than five + units is permitted in the WV-2 zoning district. A Special permit is required from the Zoning Board of Appeals. Additionally, a second Special permit from the Zoning Board of Appeals is required to raze the existing structure and rebuild per the proposed plans.
- **Article 15 Section 1520, Applicability;** The new structure requires more than ten parking spaces under the current parking schedule and must undergo a site plan review from the Zoning Board of Appeals.

Please contact me directly if you have any questions about this project.

Sincerely,



Robert J. Rogers
bob@gafenginc.com

Enclosures

cc: Nazih B. Elkallassi
Town Clerk

APPLICATION FOR SITE PLAN REVIEW

Applicant: Name: Nazih B. Elkallassi
Mailing Address: 20 Tower Terrace, Wareham MA 02571

Telephone: 508-294-5103

Project: Street & Number: 434 Main Street

Assessor's Map: 61 Lot(s): 1057

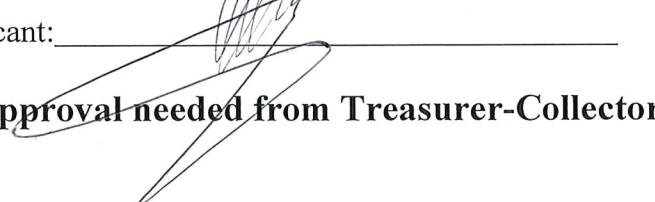
Dwelling Units #: 9

Parking Spaces #: 19

Acres: 0.73± 31,768s.f. Square feet commercial space: N/A

Briefly describe project: The project consists of the construction of nine (9) three (3) bedroom townhomes with associated parking, access drives, utilities, and stormwater management system. The building will be served by municipal sewer and water.

Date: 9/6/2022

Signature of Applicant: 

***Signature of approval needed from Treasurer-Collector prior to processing application**

Treasurer-Collector: Brigitte Benoit Date: 8/31/2022

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: 434 Main Street LOT: 1057 MAP: 61
ZONING DISTRICT: Wareham Village 2-WV2
USE REQUESTED: 9-three bedroom townhome units
OWNER OF LAND & BUILDING: Nazih B. Elkallassi TEL.# 508-294-5103
ADDRESS OF OWNER: 20 Tower Terrace, Wareham, MA 02571
PERSON(S) WHO WILL UTILIZE PERMIT: Nazih B. Elkallassi
ADDRESS: 20 Tower Terrace, Wareham, MA 02571
DATE: 7/6/2022 SIGNATURE: 
This application was received on the date stamped here:

Town Clerk: _____ Date: _____
Tax Collector: Brigitte Benoit Date: 8/31/22
Planning/Zoning Dept.: _____ Date: _____
Application fee paid: _____ Check #: _____ Receipt: _____
Advertising fee paid: _____ Check #: _____ Receipt: _____
Abutters fee paid: _____ Check #: _____ Receipt: _____



TOWN OF WAREHAM
Department of Inspectional Services

54 Marion Road
Wareham, Massachusetts 02571
(508) 291-3100, Ext. 3190

May 25, 2022

Brian R. Grady, R.S.
G.A.F Engineering, Inc.
266 Main Street
Wareham, MA 02571

RE: 434 Main Street

I have reviewed your application to construct a new 9 unit, attached townhouse building where a single family dwelling currently exists.

Your application is to raze an existing single-family dwelling in order to construct a new nine unit attached townhouse building in a dimensionally compliant location. The new structure is in compliance with current height and setback requirements; however, it fails to comply with building coverage, and impervious coverage requirements alike. They are both currently in compliance and the new structure would be creating new nonconformities, thus requiring a variance from the Zoning Board of Appeals. Within the Wareham Village-2 District the Zoning By-law allows 20% Maximum Building Coverage, 35.6% is proposed. Allowable Maximum Impervious Surface is 50%, 63.0% is proposed.

Additionally, the new structure requires more than 10 parking spaces under the current parking schedule and will require a site plan review, performed by the Zoning Board.

The submitted permit application is being denied under the following sections of the Wareham Zoning By-law:

- **Article 6, Table 622, Village Districts;** The proposed residential dwelling does not comply with the building coverage and impervious coverage requirements of the WV-2 zoning district. These are new nonconformities which require a variance from the Zoning Board of Appeals.
- **Article 3 Table 321, Table of Principal Use Regulations;** An existing structure with more than five + units is permitted in the WV-2 zoning district. A Special permit is required from the Zoning Board of Appeals. Additionally, a second Special permit from the Zoning Board of Appeals is required to raze the existing structure and rebuild per the proposed plans.
- **Article 15 Section 1520, Applicability;** The new structure requires more than ten parking spaces under the current parking schedule and must undergo a site plan review from the Zoning Board of Appeals.

* The existing permit application has been denied and will not be reopened to perform the requested work until you are granted the necessary variances and special permit by the Zoning Board of Appeals.

You have 30 days in which to appeal this decision to the Wareham Zoning Board of Appeals or you may go forward and seek the required variances and special permits.

Respectfully,

A handwritten signature in cursive script that reads "David R. Moore". The signature is written in black ink and is positioned above the printed name and title.

David R. Moore
Building Commissioner
Zoning Enforcement Officer

Project Narrative & Impact Assessment Report

For

“Village Townhouses”

434 Main Street
Wareham, MA

Prepared for

Nazih B. Elkallassi

20 Tower Terrace
Wareham, MA 02571

Prepared by

G.A.F. Engineering, Inc.

266 Main Street
Wareham, MA 02571

September 8, 2022

G.A.F. Job No.: 21-9751

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Project Site

The project site is a 0.73 acre (31,768 s.f.) parcel of land on the north side of Main Street. A revised ANR Plan will be submitted to the Wareham Planning Board upon approval of the project, creating the lot in the configuration as shown on the development plans. The property is developed with a single family dwelling constructed in 1860 (Assessors Field Card). The applicant has applied for and received demolition authorization from the Wareham Historical Commission for this building. Utilities consisting of municipal water, sewer, electric, gas, cable, and phone are accessible in Main Street.

Site topography is uniformly sloped from west to east with a high point at the rear of the property around elevation 33 and an elevation of 26 at Main Street. There is a 2.5' stone wall constructed along the property line at Main Street.

There are no wetland resources on the property. It is not located within areas mapped as significant to rare wildlife by the Natural Heritage and Endangered Species Program and is not located within a coastal flood zone according to FEMA-FIRM 250230C488K dated July 6, 2021.

Three duplex dwellings are currently under construction directly behind this property. They are located at 219, 221 and 223 High Street. Abutting properties to the south consist of a single family dwelling and to the north is a former service garage.

The project site is located within the Wareham Village 2 (WV2) Zoning District. The purpose of this district is to “promote moderate density residential development and compatible uses outside the center of Wareham Village.”

Project Description

The project consists of the construction of a building containing nine (9) residential townhomes with associated parking, access drive, utilities, and storm water management system. Each unit will have a one (1) car garage and parking for one additional vehicle in the driveway in front of the garage. This project includes two site access drives onto Main Street. The project has convenient access to downtown Wareham, located to the south and to Routes 28 and 195 located less than one mile to the north of the site.

The project will be beneficial to the Town by adding a diversified housing option within the Village District which has a mix of single family homes and multi-family dwellings.

Environmental Impact Statement - Impacts and Mitigation

Town Services

The proposed townhomes will connect to municipal sewer and water. The project is approved for municipal sewer connection with a projected flow of 3,850 gpd. The Wareham Water Department will provide municipal water for the proposed dwellings. The project will provide a unique housing option for families that want to live within the Village District in an attractive new building. The project will create construction phase employment, increase long-term employment, and increase tax revenue to the Town of Wareham.

Mitigation: None required.

Water System

The proposed townhomes will be served by fire sprinkler protection with a 6 inch water main connected to the 16 water main located in Main Street. A new fire hydrant will be provided at the rear of the townhomes as shown on the plan.

Mitigation: None required.

Sanitary Sewer System

The project is approved for municipal sewer connection with a projected flow of 3,850 gpd. A gravity sewer service is proposed to be connected to an existing sewer lateral at Main Street.

Mitigation: None required.

Parks and Recreation

The project does not take away lands currently used as parks or for recreation. It will not create a need for additional recreation space or impact the Town's inventory of parks and recreation areas.

Mitigation: None required.

Police Protection

The Town of Wareham Police Department and Massachusetts State Police currently patrol Main Street periodically and in response to specific calls. Access to the site is provided from two access drives off Main Street. The parking areas and access drives will be illuminated with building mounted light fixtures. Each unit will have three lights, one on each side of the garage door and one for the front door. The proposed use of the facility does not create an increased risk of crime. No increase in the frequency of patrols is anticipated.

Mitigation: None required.

Fire Protection

The Wareham Fire Department is located approximately one-half mile south of the project site on Main Street. The building is also proposed to be provided with fire sprinkler protection. There is an existing fire hydrant located directly in front of the property and a new fire hydrant is proposed at the rear of the project site.

Mitigation: None required.

Schools

The proposed use will not generate significant additional demands on the school department. On average there is less than one child for every three households in the Town of Wareham.

Mitigation: None required.

Traffic

The projected traffic volumes for the project are expected to be less than 10 vehicle trips per day for each unit. Given the low number of trips and with the distribution of traffic in both directions in Main Street, it is anticipated that the development of the site will have no negative impacts to the traffic capacity or level of service on any of the surrounding roadways and intersections.

Mitigation: None required.

Ecology of the Site

Land

The project site is a 0.73 acre (31,768 s.f.) parcel of land on the north side of Main Street. The property is developed with a single family dwelling constructed in 1860 (Assessors Field Card). The remainder of the property is developed with a paved access drive and open lawn area. The property consists of upland soils and vegetation with no wetland resource areas located on-site or within 100 feet of the property. The property is bounded by Main Street to the east and developed lots to the north, south and west.

Mitigation: None required.

Surface Water

There are no surface waters on or adjacent to the proposed site. The topography of the land directs surface water from the west (rear) of the site to the east (front) of the site along Main Street. A stormwater management system has been designed to collect and treat surface runoff prior to infiltration to groundwater. The flow of surface runoff to adjacent properties and Main Street is reduced as a result of the project.

Mitigation: No additional mitigation required.

Groundwater

The estimated depth to seasonal high groundwater at the project location is expected to be greater than ten feet. Soil mapping for the site classifies the area as Canton-Urban Land Complex comprised of upper layers of sandy loams changing to gravelly-loamy coarse sands below. This was confirmed with on-site test holes performed by G.A.F. Engineering. Stormwater will be directed to deep-sump, hooded catch basins and drain manholes which discharge to infiltration chambers. Recharge to groundwater will be significantly enhanced by development of the project. A more detailed analysis of the project's compliance with the applicable standards is included in the drainage report.

Mitigation: No additional mitigation required.

Air Quality

Minimal impact due to construction phase vehicle emissions and potential dust from excavation and site grading. The contractor and owner will be responsible to perform dust control measures during construction. No long-term air quality impacts will result from this project.

Mitigation: None required.

Noise

There will be short term noise from the construction phase of the project which will be limited to the hours stipulated by Town approvals. Beyond that ambient noise levels associated a residential development can be expected.

Mitigation: No additional mitigation required.

Wetlands

There are no jurisdictional wetland areas on the property or in the immediate area. A Request for Determination of Applicability will be filed with the Wareham Conservation Commission for confirmation as required by the Site Plan Review approval process.

Mitigation: No mitigation required.

Wildlife

There will be no appreciable impact to wildlife, since the project is situated on a developed lot within a developed neighborhood just outside of the village center.

Mitigation: No mitigation required.

Rare Species

The site is not located within a mapped Estimated Habitat or Priority Habitat of Rare Species as determined by the Natural Heritage Endangered Species Program.

Mitigation: None required.

*** Electronic Recording ***
Doc#: 00108524
Bk: 55716 Pg: 321 Page: 1 of 2
Recorded: 09/24/2021 09:51 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 09/24/2021 09:51 AM
Ctrl# 150308 04870
Fee: \$3,192.00 Cons: \$700,000.00

Quitclaim Deed

I, **Marie S. Cooney**, Trustee of the Marie S. Cooney Revocable Trust, u/d/t dated 08/09/2017, of 1 Lemore Avenue, Lakeville, Massachusetts, in full consideration paid in the amount of **Seven Hundred Thousand and 00/100 Dollars (\$700,000.00)**, grant to, **Nazih B. Elkallassi**, Individually, of 20 Tower Terrace, Wareham, Massachusetts, with **Quitclaim Covenants**,

Property Address: 434 Main Street, Wareham, MA 02571

A certain parcel of land situated in Wareham, Plymouth County, Massachusetts, lying between Wareham Centre and the Narrows Village together with the buildings thereon, bounded and bounded as follows:

Beginning at the Southwesterly corner of land, now or formerly of Charles R. Dunham on the Back Street, so-called, and running North 65 ½ degrees East in line of land now or formerly of Charles R. Dunham and a lot, now or formerly owned by Anid Dunham, Three hundred and no/100 (300.0) feet to Main Street;

Thence by said Main Street North about 29 degrees West Two hundred and fifty-four and no/100 (254.0) feet to a lot formerly owned or occupied by Hiram Barrows;

Thence South 65 degrees West in line of land, now or formerly of Hiram Barrows, Three hundred twelve and no/100 (312.0) feet to said Back Street;

Thence in line of the Back Street South 27 degrees East two hundred fifty-four and no/100 (254.0) feet to the point of beginning.

Containing one and three quarter acres, more or less.

Together with all rights, privileges and easements connected therewith and subject to restrictions and easements of record and are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable.

The Grantor hereby releases any and all rights of Homestead in the parcel being conveyed and certify under oath that there are no other persons entitled to any rights of Homestead under M.G.L. c. 188 in the premises conveyed herein, apart from those joined in this deed. I/We hereby state under the penalties of perjury that the property conveyed herein was not the owner occupied principal residence of the grantor/s or the grantor/s spouse or former spouse.

For Grantor's title see deed from Marie S. Cooney, dated 08/09/2017 and recorded in Book 48971, Page 72, on 09/26/2017, at the Plymouth County Registry of Deeds.

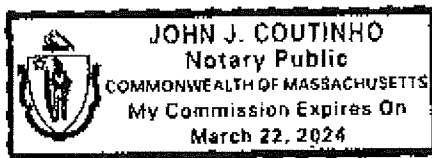
WITNESS my hand and seal this 8th day of September, 2021.

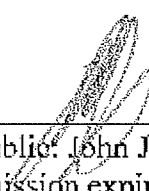

Marie S. Cooney, Trustee of the Marie S. Cooney Revocable Trust

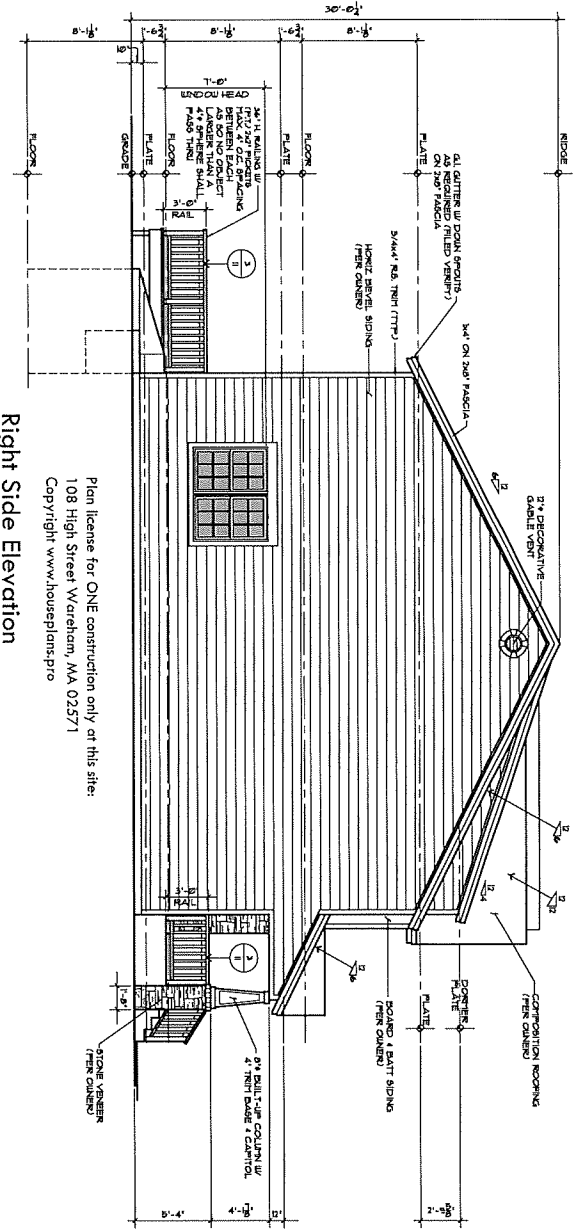
COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS.

On this 8th day of September, 2021 before me, the undersigned notary public, personally appeared Marie S. Cooney, Trustee of the Marie S. Cooney Revocable Trust, and proved to me through satisfactory evidence of identification, which was Commonwealth of Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the documents are truthful and accurate to the best of her knowledge and belief.



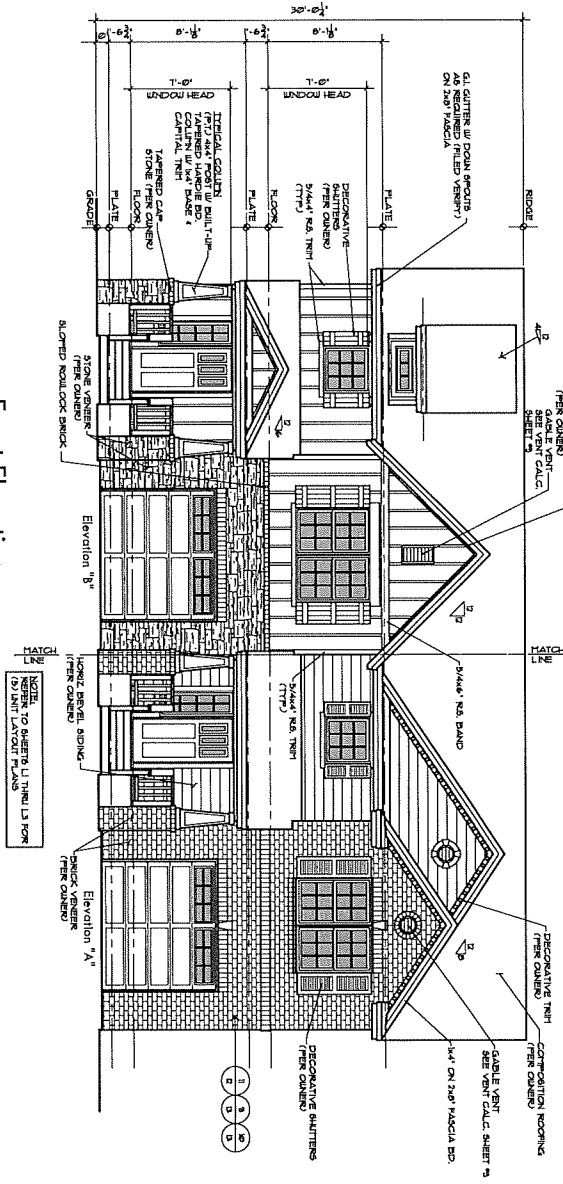

Notary Public: John J. Coutinho
My commission expires: March 22, 2024



Right Side Elevation

© www.houseplans.pro
 SCALE: 1/4"=1'-0"

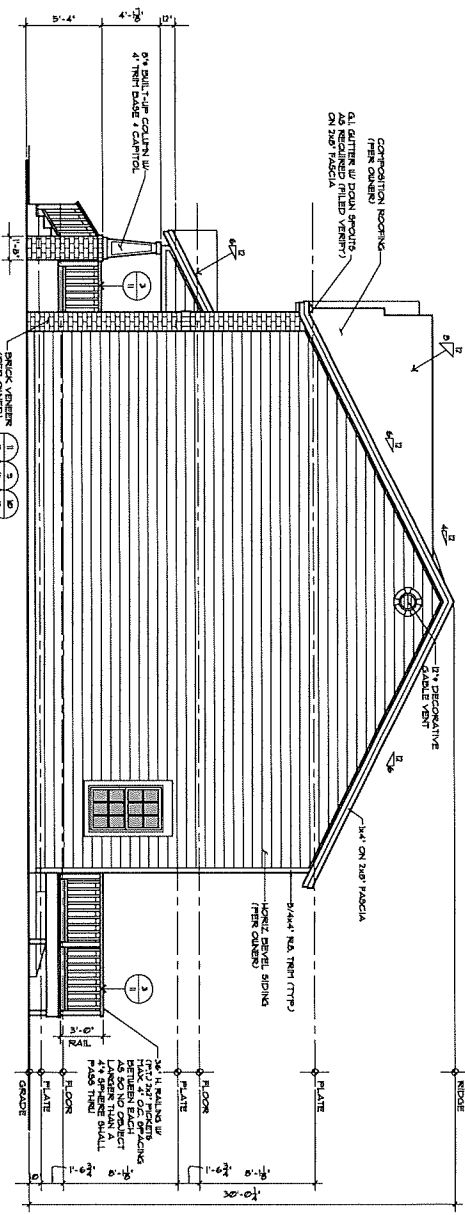
Plan license for ONE construction only at this site:
 108 High Street Wareham, MA 02571
 Copyright www.houseplans.pro



Front Elevation

© www.houseplans.pro
 SCALE: 1/4"=1'-0"

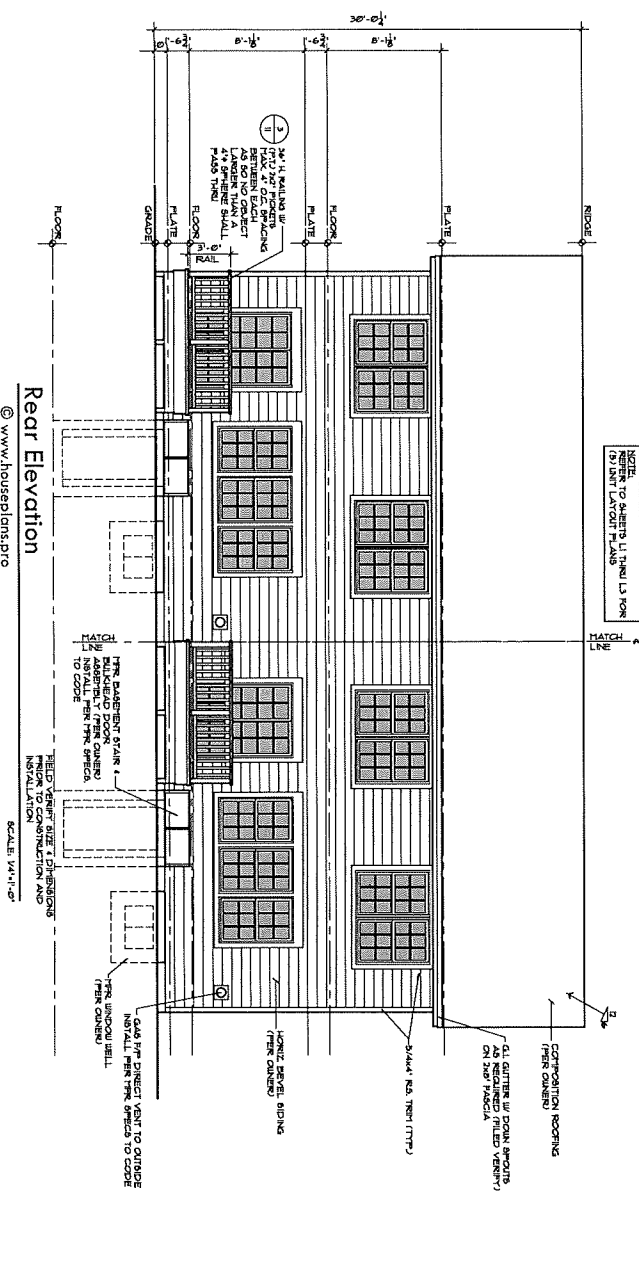
| | | | | |
|--------------------------------------|--|--|---|---|
| SHEET 1 OF 13 | U336 BRUNIER & ASSOCIATES, INC. 1304 SW BERTHA BLVD. PORTLAND OREGON 97201 | houseplans.pro by Brunier & associates, inc. building designers 503-246-3022 | Plan license for ONE construction only at this site: 108 High Street Wareham, MA 02571 Copyright www.houseplans.pro | THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE CONTRACT. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. |
| | 10/2021 | D-110 F-604 PV-609 | | WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS SHALL BE TAKEN FROM THE DIMENSION LINES UNLESS OTHERWISE NOTED. |
| | 13 | | | COPYRIGHT ACT TITLE 17C, § 117 |
| | 13 | | | COPYRIGHT ACT TITLE 17C, § 117 |



Left Side Elevation

SCALE: 1/4"=1'-0"

Plan license for ONE construction only at this site:
108 High Street Wareham, MA 02571
Copyright www.houseplans.pro



Rear Elevation

SCALE: 1/4"=1'-0"

NOTE: REFER TO SHEET L1 THRU L3 FOR
TO BE
BY THE
LAYOUT PLANS

| | | | | |
|---|--|--|---|---|
| SHEET 2 OF 13 PLAN P-13-03 | U356 CPB D-110 F-404 50-9-05 | houseplans.pro by Brunier & associates, inc. building designers 503-246-3022 1304 SW BERRY BLVD. PORTLAND OREGON 97239 | Plan license for ONE construction only at this site: 108 High Street Wareham, MA 02571 Copyright www.houseplans.pro | These plans are issued to our construction only by the purchaser. The resale, or reproduction, by any means of these plans, blueprints, or other forms, without the express written permission of the designer is prohibited. In any event, the purchaser shall be responsible for all drawings and conditions on the job and the designer shall not be held responsible for any violations from the drawings and conditions shown on the drawings. |
| | DATE: 08/27/21 DRAWN BY: DAD CHECKED BY: JTB | © 2024 D-110 F-404 50-9-05 | 1304 SW BERRY BLVD. PORTLAND OREGON 97239 | WRITTEN EXPANSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SEALED ENDORSEMENTS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DRAWINGS AND CONDITIONS ON THE JOB AND THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR ANY VIOLATIONS FROM THE DRAWINGS AND CONDITIONS SHOWN ON THE DRAWINGS. |

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Submission #68

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[Print](#)

[Resend e-mails](#)

Submission information

Form: [Abutter Request Form - Online](#)
Submitted by Anonymous (not verified)
August 18, 2022 - 8:41am
2603:3005:261c:0:1d61:a833:a543:1157

Contact Information

Brian Grady

Phone Number:

5082956600

Email Address:

brian@gafenginc.com

Date of Request:

August 18, 2022

Owners Name:

NAZIH ELKALLASSI

Property Location:

434 MAIN STREET

Map/Lot

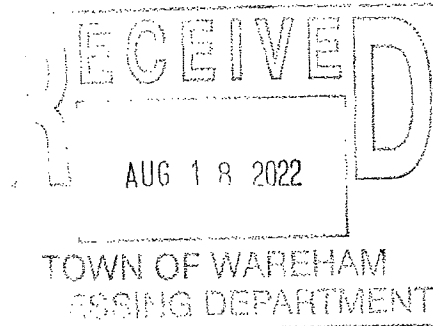
61/1057

Distance Required

300'

Which Board are you appearing before?

ZONING BOARD OF APPEALS

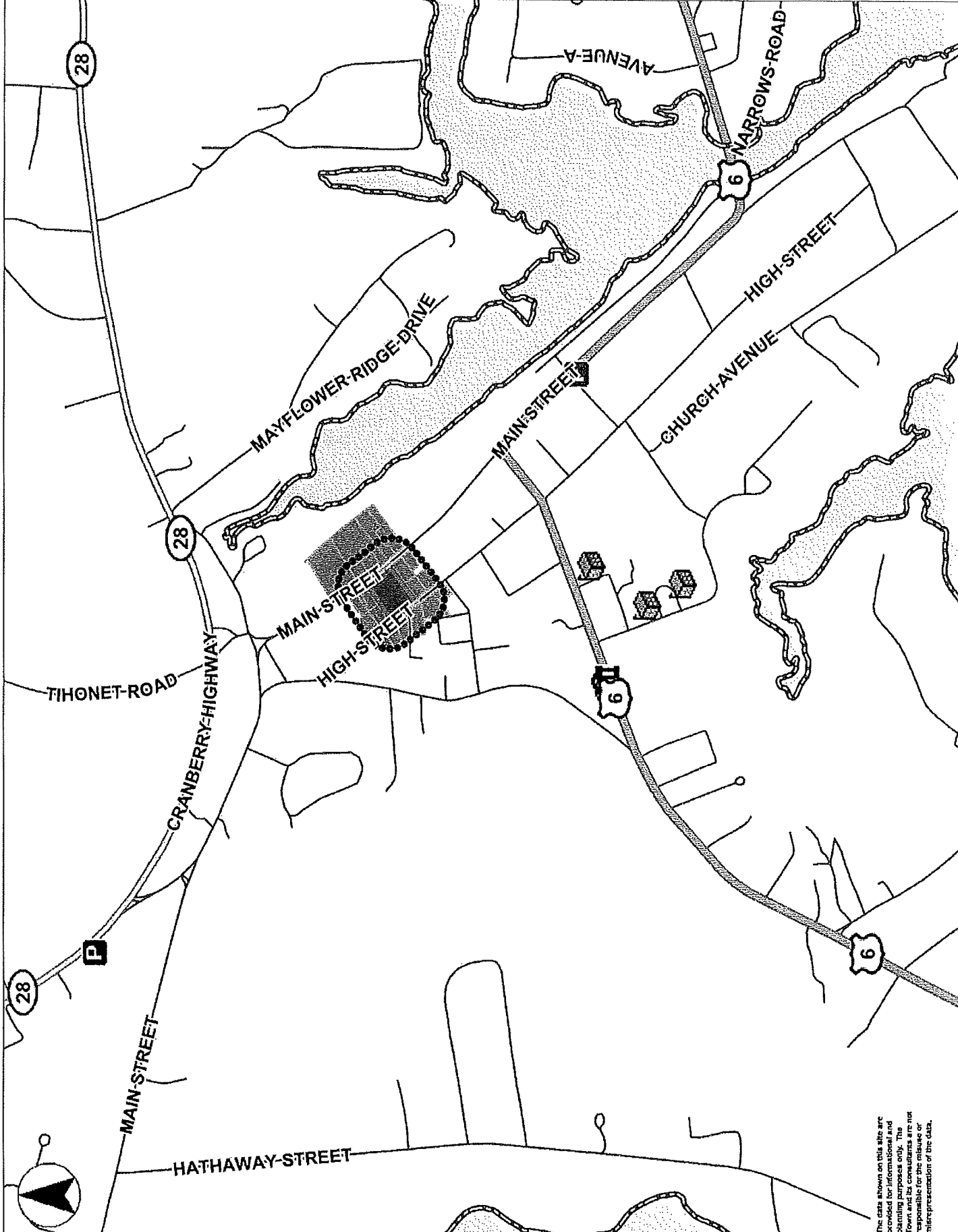


[Previous submission](#)

[Next submission](#)

| MAP & LOT | OWNER | CO-OWNER | STREET ADDRESS | TOWN | STATE | ZIP CODE |
|-----------------------------------|--------------------------|-------------------------------|------------------------|--------------|-------|----------|
| TOWN OF WAREHAM ABUTTERS | | | | | | |
| MAP 61 LOT 1057 300' | | | | | | |
| OWNER NAZIH B ELKALLASSI | | | | | | |
| 61-1095 | DUNPHY MICHAEL F | DUNPHY JOANNE M | 236 HIGH ST | WAREHAM | MA | 02571 |
| 61-1096 | ZOPATTI RICHARD C JR | ZOPATTI KAREN L | 230 HIGH ST | WAREHAM | MA | 02571 |
| 61-1097 | CRABB RAY S + CAROL A | CRABB TYLER W | 228 HIGH ST | WAREHAM | MA | 02571 |
| 61-1053 | QUINN RYAN | | 237 HIGH ST | WAREHAM | MA | 02571 |
| 61-1099 | WHITE LAURIE J | | 220 HIGH ST | WAREHAM | MA | 02571 |
| 61-1056 | CAROL CASE 2/2/18 LLC | C/O MCCARTHY PROPERTIES | PO BOX 100 | WAREHAM | MA | 02576 |
| 61-1103 | JUDD FRANCIS H III | CONTOIS KERRY A | 212 HIGH ST | WAREHAM | MA | 02571 |
| 61-1052 | MORLEY JEFFREY N | MORLEY MARY DAVEY | 137 HATHAWAY ST | WAREHAM | MA | 02571 |
| 61-1055 | FELTMATE ALAN B | | 26924 OVERSEAS HWY | RAMROD KEY | FL | 33042 |
| 61-1054 | DARZENTA NICHOLAS | DARZENTA CONSTANTIN TRUSTEE | 6 WOOD SPRING FARM LN | SANDWICH | MA | 02563 |
| 61-1057 | ELKALLASSI NAZIH B | | 434 MAIN ST | WAREHAM | MA | 02571 |
| 61-1104 | NOLAN ENIS B | C/O JAMES E RICH ADMIN | PO BOX 182 | SANDWICH | MA | 02563 |
| 61-1059 | RICHARDSON MARY ELLEN | | 215 HIGH ST | WAREHAM | MA | 02571 |
| 61-1062 | CINCOITTA MARIA C | | 211 HIGH ST | WAREHAM | MA | 02571 |
| 61-1022 | CNS HOME SOLUTIONS LLC | | 128 UNION ST SUITE LLS | NEW BEDFORD | MA | 02740 |
| 61-1019 | MAKEPEACE CO A D | | 158 THONET RD | WAREHAM | MA | 02571 |
| 61-1058 | COUGHLIN JOHN W III | | 7 FISHERMAN'S COVE RD | BUZZARDS BAY | MA | 02532 |
| 61-1023 | MORRIS GREGORY T | | 451 MAIN ST #1 | WAREHAM | MA | 02571 |
| 61-1060 | COUGHLIN DIANE M TRUSTEE | COUGHLIN STEPHEN P SR TRUSTEE | 7 FISHERMANS COVE RD | BUZZARDS BAY | MA | 02532 |
| 61-1061 | FARIA RAYMOND I | | P O BOX 621 | WAREHAM | MA | 02571 |
| 61-1024 | SYLVIA MARTHA | | 447-449 MAIN ST | WAREHAM | MA | 02571 |
| 61-1027 | CHEN XIN KENG | | 441 MAIN ST | WAREHAM | MA | 02571 |
| 61-1026 | GOLDVIT MAIN ST LLC | | 10 ROCKVIEW WAY UNIT 5 | ROCKLAND | MA | 02370 |
| CERTIFIED ABUTTERS AS THEY APPEAR | | | | | | |
| ON OUR TAX ROLLS AS OF 8/17/2022 | | | | | | |
| <i>W. J. P. Jones Atkins</i> | | | | | | |
| ASSESSORS OFFICE | | | | | | |
| REQUESTED BY | | | | | | |
| BRIAN GRADY | | | | | | |
| 508 295-6600 | | | | | | |
| BRAIN@GAENGINC.COM | | | | | | |

- MA Place
- MA Section
- MA Station
- MA Station
- Town Hall
- Public Library
- School
- Buildings
- Parcels
- Town Boundary
- MA Highways
- MA 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



The data shown on this site are provided for informational purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of this data.



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PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Nazih B. Elkallassi (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.

434 Main Street; Map 61 Lot 1057

Bridgette Benoit 8/31/2022
John Foster, Tax Collector

Town of Wareham Site Plan Review
Application Checklist

Applicability: All new commercial and/or industrial structures or developments, multiple Family dwellings, apartment houses, changes in use, reconstruction, alteration, or extension of Existing uses, structures and/or developments. All developments of any type (i.e. subdivision) on 30 acres or greater.

Name of Site: 434 Main Street **Date:** September 8, 2022

Owner(s): Nazih B. Elkallassi

Address: 20 Tower Terrace, Wareham, MA 02571

Telephone Number: 508-294-5103

Developer(s): Nazih B. Elkallassi

Address: 20 Tower Terrace, Wareham, MA 02571

Telephone Number: 508-294-5103

Relationship between Developer & Property Owner: Owner is developer

Surveyor: G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571

Engineer: G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571

Architect: Brunier & Assoc., Inc., 1304 SW Bertha Blvd., Portland, OR 97219

Landscape Architect: _____

| ITEM | COMPLETED |
|---|-----------|
| Application filed with Planning Board and Zoning Board (in case of Special Permit) | X |
| Copy filed with Town Clerk | X |
| Preliminary plan and supplementary materials (14 copies) | |
| Filing fee | X |
| GENERAL INFORMATION | |
| Developer Name, address, telephone number | X |
| Property Owner Name, address, telephone number | X |
| Date of Application | X |
| Statement briefly describing project | X |
| Locus Map (1" = 2000') | X |
| Location of property to surrounding area (scale should be no less than 1" = 100') and general characteristics of all lands within 200' of the proposed site including | X |
| Structures, parking areas, driveways, pedestrian ways, and natural characteristics | X |
| Zoning district (sq. feet within each district if more than one) | X |

| | |
|---|-----|
| Total area of project to include wetland and 100 year floodplain (both in sq. feet) | N/A |
| All contiguous land owned by the applicant or by owner of property | X |
| Photographs of site (8" by 10") – at discretion of Permitting Authority | |
| EXISTING FEATURES | |
| (Scale 1"=20', 1"=40', or 1"=100' where practical and appropriate to the size of the proposal) Must include at minimum the following: | |
| 1. Existing Natural Features | |
| a. Tree line of natural area; | X |
| b. Individual trees 18" dbh or over; | |
| c. Bogs or agricultural areas; | N/A |
| d. All wetlands protected under 310 CMR 10.02 (1) (a-d); floodplain (100 year) with base flood elevation data; | N/A |
| e. Contour lines (2' intervals); | X |
| f. General soil types. | X |
| 2. Existing Man-Made Features | |
| a. Vehicle accommodation areas; streets, roads, private ways, walkways; | X |
| b. Curbs, gutters, curb cuts, drainage grates; | X |
| c. Storm drainage facilities including manholes; | X |
| d. Utility lines including water, sewer, electric, telephone, gas, cable TV; | X |
| e. Fire hydrants and location of dumpsters; | X |
| f. Buildings, structures, and signs (free standing) including dimensions of each; | X |
| g. Exterior lighting features. | X |
| 3. Existing Legal Features | |
| a. Zoning of property (district lines); | X |
| b. Property lines (with dimensions identified); | X |
| c. Street right-of-way lines; | X |
| d. Utility or other easement lines; | X |
| e. Monuments. | X |
| DEVELOPMENT PLAN | |
| Proposed changes to existing natural features, existing man-made features, and existing legal features including the following: | |
| • Area of each new lot in square feet; | N/A |
| • Lot dimensions; | X |
| • Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street; | X |
| • Location, dimension, and designated use for all recreation areas; | N/A |
| • Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or to remain private); | N/A |
| • Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land; | N/A |
| • Curbs and gutters, curb cuts, drainage grates; | X |
| • Drainage facilities including manholes, pipes, drainage ditches, and retention ponds; | X |
| • Sidewalks and walkways showing widths and materials; | X |

| | |
|---|-----|
| <ul style="list-style-type: none"> • Outdoor illumination with lighting fixture size and type identified; | N/A |
| <ul style="list-style-type: none"> • Utilities- water, sewer, electric, telephone, gas, cable TV; | X |
| <ul style="list-style-type: none"> • Fire hydrant locations; | X |
| <ul style="list-style-type: none"> • Dumpster (trash collection facilities); | N/A |
| <ul style="list-style-type: none"> • New contour lines resulting from earth movement (2' intervals) and indication of types of ground cover and other precautions to stabilize slopes; | X |
| <ul style="list-style-type: none"> • Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways; | X |
| <ul style="list-style-type: none"> • Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements. | N/A |
| IMPACT STATEMENT | |
| <p>Part One: Description of impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection; roads in the immediate vicinity of proposed development (include estimate of both peak and average daily traffic count); and the ecology of the area within the site and any significant off-site impacts.</p> | X |
| <p>Part Two: Description of actions that have been taken to mitigate the impacts described in part one.</p> | X |

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: Nazih B. Elkallassi

Applicant's Address: 20 Tower Terrace, Wareham, MA 02571

Telephone Number: _____

Cell Phone Number: 508-294-5103

Email Address: massliving@aol.com

Address of Property/Project: 434 Main Street, Wareham, MA 02571

Landowner's Name: Nazih B. Elkallassi

Owner's Address: 20 Tower Terrace, Wareham, MA 02571

Telephone Number: 508-294-5103

Contact Person: Nazih Elkallassi Telephone Number: Same

Map 61 Lot 1057 Zone Wareham Village 2

Date Approved _____ Date Denied _____

Comments: _____

