



This form was received on the date  
stamped here:

### TOWN OF WAREHAM

#### ZONING BOARD OF APPEALS APPLICATION FOR A:

- VARIANCE
- SPECIAL PERMIT
- SITE PLAN REVIEW
- APPEAL

Certain uses are allowed in 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. Permits may be issued only after a public hearing. To apply for a public hearing for a Permit from the Zoning Board of Appeals, please do the following:

- Complete this form.
- Read information packets. (Directions attached)
- Submit application form and packet of information to Town Clerk for signature.
- Submit application form to Town Collector for signature.
- Submit completed form, packets, and appropriate fees\*\* to the Planning and Community Development Office.

\*\* See Directions for fees, or ask at the Planning and Community Development Office.

I hereby apply for a [check applicable]: \_\_\_\_\_ Variance  Special Permit \_\_\_\_\_ Site Plan Appeal for a use at the following place: \_\_\_\_\_

STREET & NUMBER: 22810 Cranbury MAP: \_\_\_\_\_ LOT: \_\_\_\_\_

ZONING DISTRICT: \_\_\_\_\_

USE REQUESTED: \_\_\_\_\_

OWNER OF LAND & BUILDING: Barber Investments LLC

ADDRESS OF OWNER: 3111 Cranbury

PERSON(S) WHO WILL UTILIZE PERMIT: Julia Barber

ADDRESS: 3111 Cranbury, Wareham 02531

DATE: 2/10/23 SIGNATURE: [Signature]

Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Collector: Danella Cambria Date: 2-10-23

Planning/Zoning Dept.: \_\_\_\_\_ Date: \_\_\_\_\_

Application fee paid: \_\_\_\_\_ Check #: \_\_\_\_\_ Receipt: \_\_\_\_\_

Advertising fee paid: \_\_\_\_\_ Check # \_\_\_\_\_ Receipt: \_\_\_\_\_

Abutters fee paid: \_\_\_\_\_ Check # \_\_\_\_\_ Receipt: \_\_\_\_\_

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check Applicable:  Variance  Special Permit  Site Plan  Appeal

Date stamped in: \_\_\_\_\_ Date decision is due \_\_\_\_\_

Applicant's Name: Barber Investments LLC

Applicant's Address: 3161 Cran Hwy, Wareham 02534

Telephone Number: 508-815-6204

Cell Phone Number: \_\_\_\_\_

Email Address: jakeajacks@ymail.com

Address of Property/Project: 22810 Cran Hwy

Landowner's Name: Barber Investments LLC

Owner's Address: 3161 Cran Hwy, Wareham 02534

Telephone Number: 508-815-6204

Contact Person: Shirra Barber Telephone Number: \_\_\_\_\_

Map \_\_\_\_\_ Lot \_\_\_\_\_ Zone \_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TOWN OF WAREHAM ABUTTERS

MAP 104 LOT 1029/A 300'

OWNER BARBER INVESTMENTS LLC

MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
100-T5	BAPTISTE THEODORE A JR & SUZANNE		2277 CRANBERRY HWY	WAREHAM	MA	02576
100-T6	BAPTISTE JOAN M		2281 CRANBERRY HWY	WAREHAM	MA	02576
100-T7	BARBOZA TODD		634 COUNTY RD	WAREHAM	MA	02576
100-T8	ZARAGOZA ROSALINDA		PO BOX 51	WAREHAM	MA	02576
100-T9	FERNANDES PETER D		2290 CRANBERRY HWY	WAREHAM	MA	02576
104-1028	FERNANDES CORINNE D	C/O CORINNE FERNANDES	2290 CRANBERRY HWY	WAREHAM	MA	02576
104-1027	JAMES SUZANNE M		2 AUNT MARYVILLE WY	WAREHAM	MA	02576
100-T10	REIS DEREK		PO BOX 80047	DARTMOUTH	MA	02748
104-1029/C	GOMES TAYLOR B		57 WENHAM RD	CARVER	MA	02330
104-1029/A	BARBER INVESTMENTS LLC		3161 CRANBERRY HWY	E WAREHAM	MA	02538
104-1030	LEGER MELISSA ANN		2292B CRANBERRY HWY	WAREHAM	MA	02576
104-1014	HALPIN MARK W		1 AUNT MARYVILLE WY	WAREHAM	MA	02576
104-1031	ALMEIDA VALERIE M		2294 CRANBERRY HWY	WAREHAM	MA	02576-1208
104-1032	RUSHMORE LOAN MANAGEMENT +	SERVICES LLC	15480 LAGUNA CANYON RD STE 100	IRVINE	CA	92618
104-1039	SLOCUM-GIBBS CRANBERRY CO		PO BOX 6	S CARVER	MA	02366
104-1033	COOPERATIVE PRODUCTION INC		P.O. BOX 506	N DIGHTON	MA	02764
104-1035	FILKINS WILLIAM B	FILKINS JANET I	2306 CRANBERRY HWY	WAREHAM	MA	02576
104-1029/B	DUARTE EDWARD J	DUARTE BARBARA M	41 BROOKSIDE DR	BORDENTOWN	NJ	08505

CERTIFIED ABUTTERS AS THEY APPEAR

ON OUR TAX ROLLS AS OF 1/31/2023

*W. Renee Atkins*  
ASSESSORS OFFICE

REQUESTED BY

JAKIRA BARBER

508 815-6204

JAKIRAJACKSON@YAHOO.COM

\$180.00

\*\*\* Electronic Recording \*\*\*

Doc#: 00095446

Bk: 57467 Pg: 197 Page: 1 of 2

Recorded: 11/30/2022 03:59 PM

ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 11/30/2022 03:59 PM  
Ctri# 161956 24687  
Fee: \$957.60 Cons: \$210,000.00  
\*\*\*\*\*  
**DEED**

**I, Carolyn Fernandes**, a married woman, with a mailing address of 1267 Avondale Avenue SE, Atlanta, Georgia.

**In Consideration of Two Hundred Ten Thousand dollars and Zero cents (\$210,000.00) receipt of which is hereby acknowledged**

**Grant to Barber Investments, LLC**, a Massachusetts Limited Liability Company of 3161 Cranberry Highway, East Wareham, Massachusetts 02538.

**With Quitclaim Covenants**

The land, together with the buildings thereon, situated on the Eastern side of Cranberry Highway, West Wareham, being Lot No. 1029A as shown on a plan entitled "Plan of Land Prepared for Peter D. Fernandes, Cranberry Highway, West Wareham, MA., Scale: 1" = 30', Dated June 2, 2009, Drawn By JH, Acad File; 'bartie', Plan Number R-749, Folio Number F-2018, Charles L. Rowley & Associates Civil Engineers & Surveyors, 2229 Cranberry Highway, West Wareham, MA, Phone 508-295-0545, Fax 508-295-1192", recorded with said Registry in Plan Book 55, Page 325.

The above-described premises are conveyed together with the benefit of and subject to all rights, rights of way, restrictions, easements and reservations of record if the same are in force and applicable.

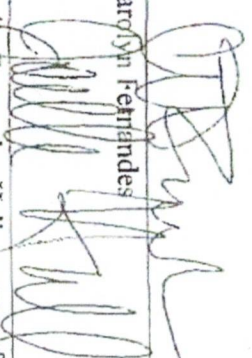
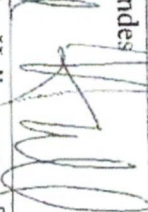
Subject to a Sewer Easement recorded herewith.

For the Grantor's title, see the deed recorded on 9/26/2013 in the Plymouth County Registry of Deeds in Book 43644 Page 63.

We, Carolyn Fernandes and Joelle Fernandes Hall do hereby voluntarily release and relinquish all of my/our rights, if any, as set forth in Massachusetts General Laws, Chapter 188, and state under the pains and penalties of perjury that I/we waive any and all homestead rights and further state that no other person or entity is entitled to an estate of homestead in the property.

**Property Address: 2286 Cranberry Highway, W. Wareham, MA 02576**

Witness our hands and seals on this Quitclaim Deed on this 7<sup>th</sup> day of November 2022.

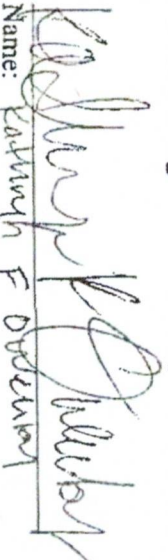
  
\_\_\_\_\_  
Carolyn Fernandes  
  
\_\_\_\_\_  
Joelle Fernandes Hall, spouse of Carolyn Fernandes

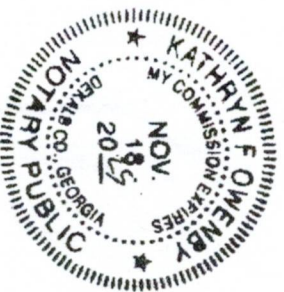
STATE OF GEORGIA

County of FULTON

On this 7<sup>th</sup> day of November 2022, before me, the undersigned notary public, personally appeared Carolyn Fernandes and Joelle Fernandes Hall proved to me through satisfactory evidence of identification, which were  photographic identification with signature issued by a federal or state governmental agency,  personal knowledge of the undersigned,  oath or affirmation of a credible witness, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that she/he signed it voluntarily for its stated purpose.

(SEAL)

  
\_\_\_\_\_  
Name: Kathryn F Owenby  
Notary Public  
My Commission Exp: 11/18/2025



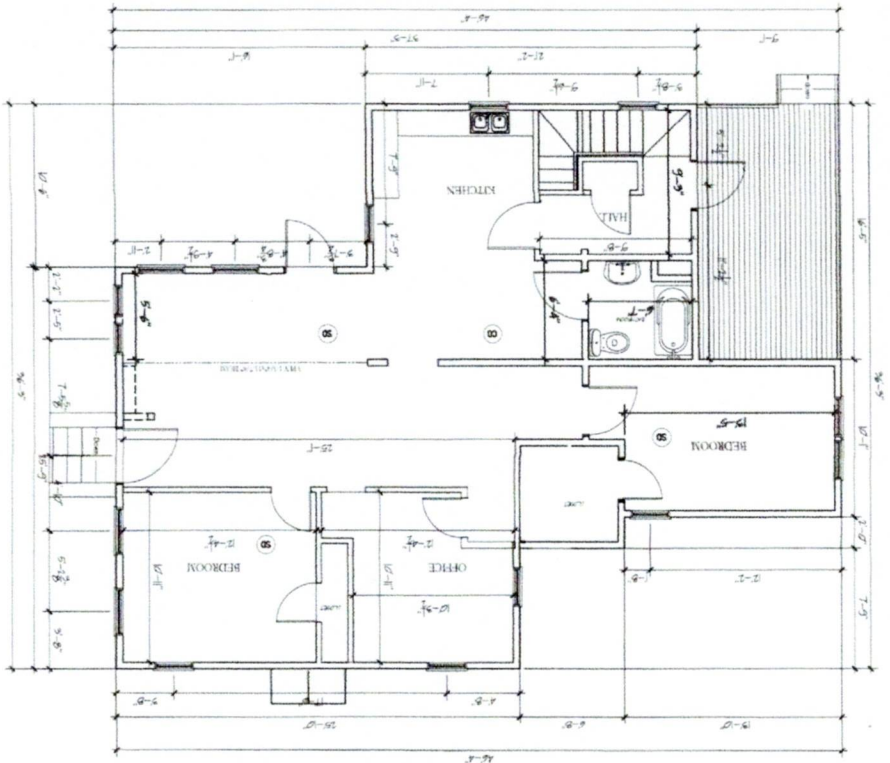






*Thomas M. Callery*

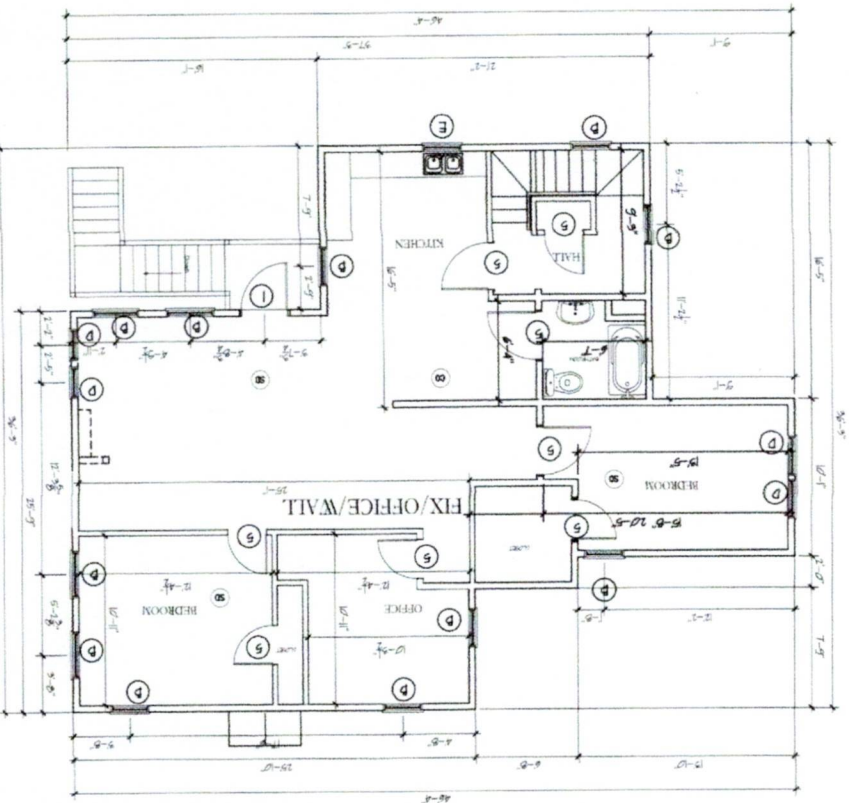
1 Proposed First Floor Plan 1/4"=1'-0"



LEGEND:

- SMOKE DETECTOR
  - CARBON MONOXIDE DETECTOR
  - ◇ HAND DETECTOR
- NOTE:  
 1. 1 HOUR FIRE RATED WALL: 2x4 STUDS, 2x6 @ 24" o.c., 1/2" GYPSUM BOARD, 1/2" AIR SPACE, 1/2" GYPSUM BOARD.  
 2. 1 HOUR FIRE RATED FLOOR: 2x8 JOISTS, 2x6 @ 24" o.c., 1/2" GYPSUM BOARD, 1/2" AIR SPACE, 1/2" GYPSUM BOARD.  
 3. 1 HOUR FIRE RATED CEILING: 2x4 STUDS, 2x6 @ 24" o.c., 1/2" GYPSUM BOARD.

2 Proposed 2nd Floor Plan 1/4"=1'-0"



**A10**

NO.	DATE	DESCRIPTION OF ISSUE	BY
1	1/1/2018	FOR PERMIT SET	AT

**JOB ADDRESS**  
 2286 CRANBERRY HWY  
 WAREHAM, MA

**CONTACT**  
 ENGINEER: ROBERT MIRONA  
 PHONE: 774-966-2500  
 FAX: N/A







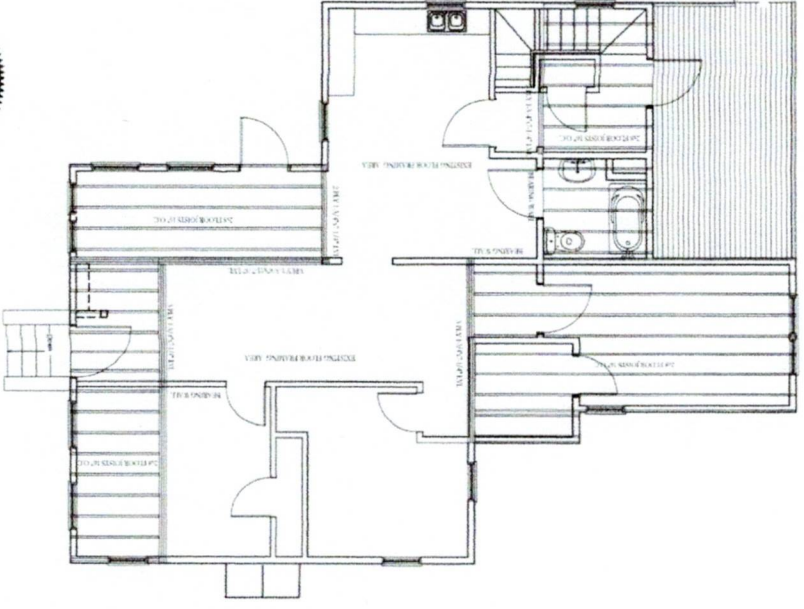
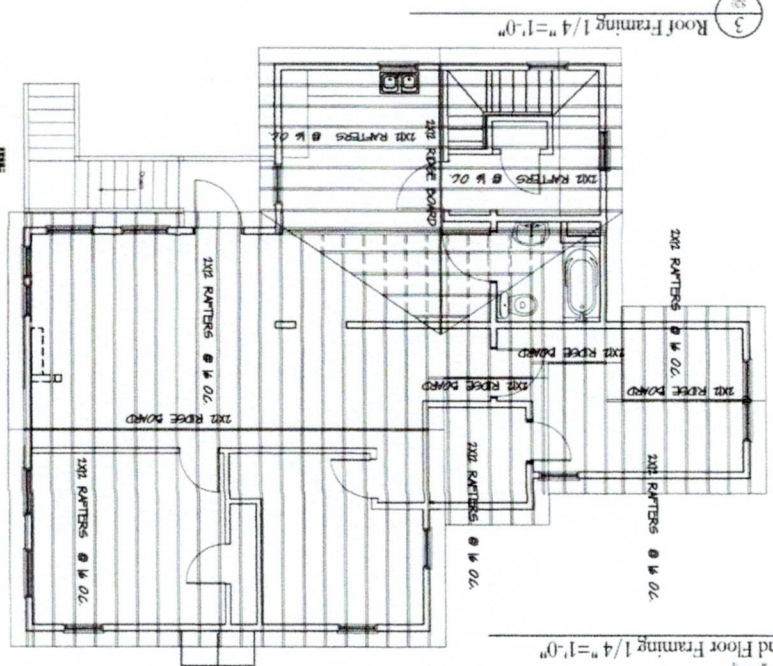
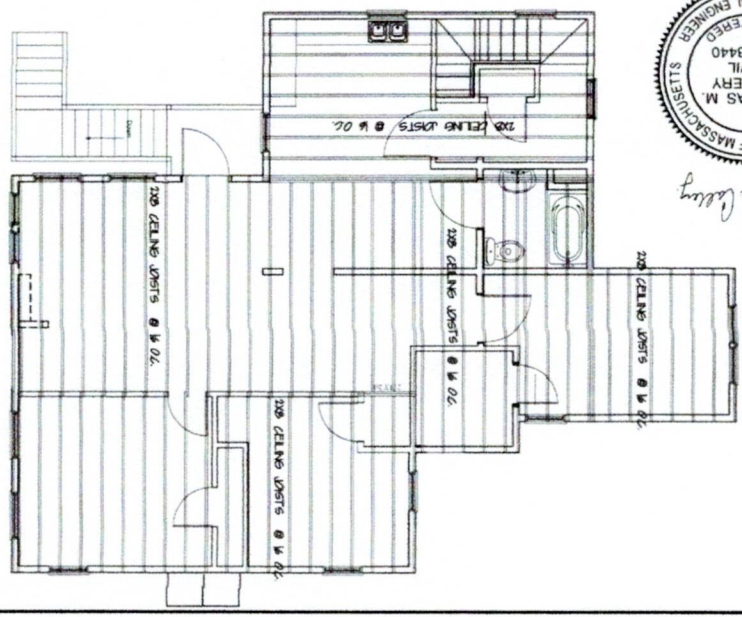
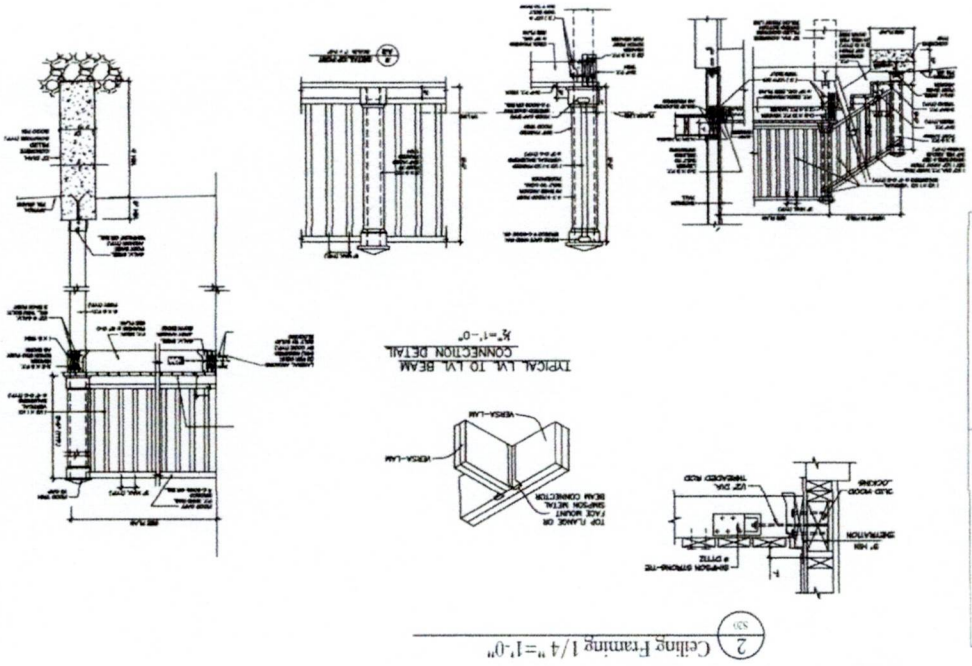
# S20

REV	DATE	DESCRIPTION OF ISSUE	BY
A	5/14/18	FOR PRINT	SM

**2286 CRANBERRY HWY  
WAREHAM, MA**

**CONTACT**  
 PRESENCE: ROBERT@S20.COM  
 PHONE: 781-548-2255  
 FOR: N/A

**JOB ADDRESS**



3

Roof Framing 1/4"=1'-0"

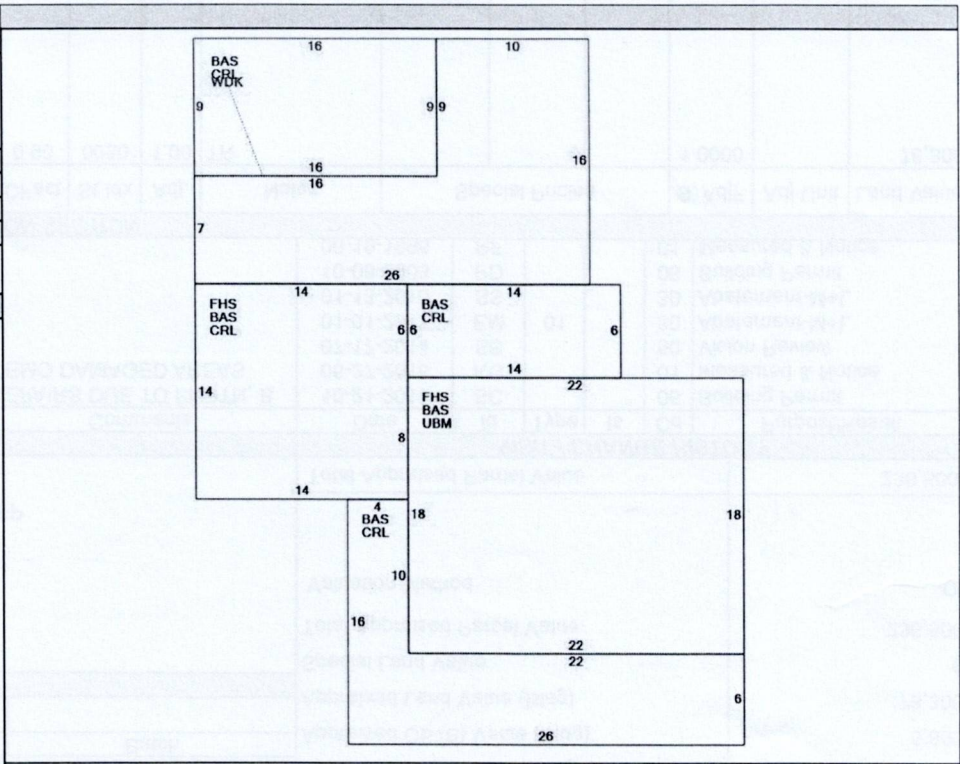
1

2nd Floor Framing 1/4"=1'-0"

2

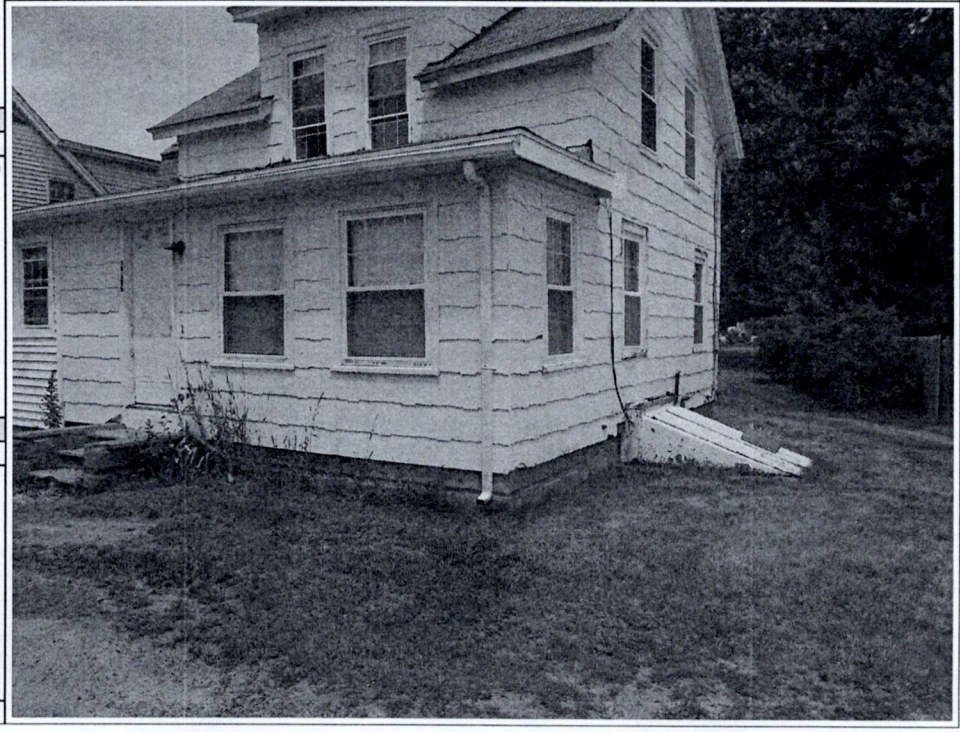
Ceiling Framing 1/4"=1'-0"

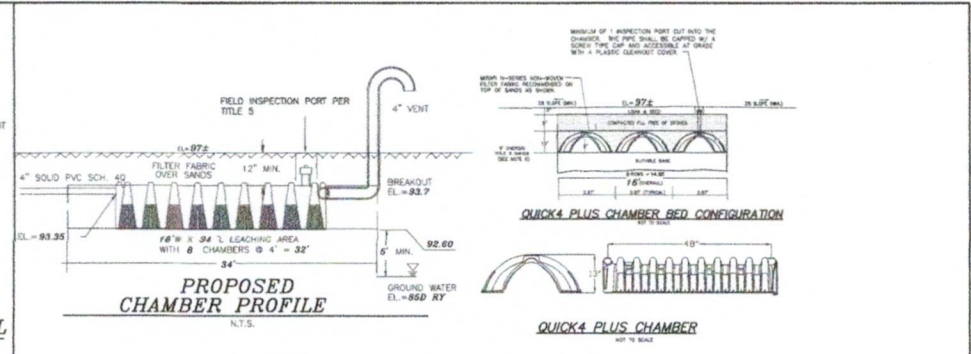
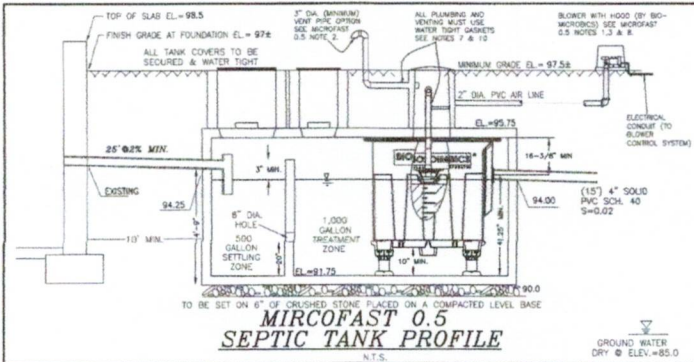
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional			
Model:	01	Residential			
Grade:	03	Below Ave			
Stories:	1.5				
Occupancy	1				
Exterior Wall 1	07	Asbest Shingle			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asphalt Shing			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	06	Linoleum			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
# of Fireplaces					
Fireplace Type					
Finish Bsmt SF					
Fin Bsmt Qual					
			<b>CONDO DATA</b>		
Parcel Id			C	Owne	0.0
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
			<b>COST / MARKET VALUATION</b>		
Building Value New			277,127		
Year Built			1900		
Effective Year Built			1990		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			30		
Functional Obsol			10		
External Obsol			5		
Trend Factor			1		
Condition					
Condition %					
Percent Good			55		
RCNLD			152,400		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BOT1	BOAT HSE-AV	L	1,152	25.00	1995		20		0.00	5,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144		0	
CRL	Crawl Space	0	748		0	
FHS	Fin Half Story	296	592		0	
UBM	Basement Unfin	0	396		0	
WDK	Deck, Wood	0	144		0	
Ttl Gross Liv / Lease Area		1,440	3,024			





**GENERAL NOTES**

- THIS SEWAGE DISPOSAL SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REGULATIONS OF TITLE 5 OF THE STATE ENVIRONMENTAL CODE AND THE REGULATIONS OF THE LOCAL BOARD OF HEALTH.
- THE LOCAL BOARD OF HEALTH AND THIS FIRM ARE TO BE NOTIFIED:
  - PRIOR TO BEGINNING CONSTRUCTION IN THE EXCAVATION FOR THE PURPOSE OF SOIL EXAMINATION TO INSURE CONTINUITY OF PERMEABLE MATERIAL.
  - PRIOR TO BACKFILLING THE COMPLETED SYSTEM FOR THE PURPOSE OF PERFORMING AN AS-BUILT INSPECTION.
  - PRIOR TO CONSTRUCTING THE SYSTEM IN A MANNER OTHER THAN SHOWN ON THIS DESIGN.
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH DIG SAFE AND OTHER APPROPRIATE AGENCIES. REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ALL SEPTIC SYSTEM COMPONENTS SHALL WITHSTAND H-10 OR H-20 LOADING AS NOTED ON PLAN.
- WHERE REQUIRED CONTRACTOR WILL REMOVE ALL LOAM, SUBSID, AND OTHER UNSUITABLE MATERIAL IN THE AREA BENEATH AND FOR 5 FEET ON ALL SIDES OF THE LEACHING FACILITY. THE CONTRACTOR SHALL REPLACE ALL UNSUITABLE MATERIAL WITH CLEAN COARSE SAND FREE FROM CLAY, FINES OR OTHER UNSUITABLE MATERIAL. REPLACEMENT MATERIAL TO HAVE AN REPLACE PERC RATE OF TWO MINUTES.
- 4" SCHEDULE 40 PVC PIPE WITH TIGHT JOINTS TO BE USED IN DISPOSAL SYSTEM UNLESS OTHERWISE NOTED.
- THIS SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE DISPOSAL OR WATER CONDITIONERS. WATER CONDITIONERS SHALL DISCHARGE TO A DRYWELL.
- CONTRACTOR IS TO VERIFY BENCH MARK, EXISTING INVERTS, AND TOP OF FOUNDATION PRIOR TO ANY EXCAVATION AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER.
- CONTRACTOR IS MARK ALL ELBOWS AND INSPECTION POKE WITH MAGNETIC TAPE.
- ALL COVERS TO GRADE ARE TO BE WATER TIGHT AND SECURABLE.
- THE EFFLUENT FILTER INSTALLED REQUIRES ROUTINE MAINTENANCE TO PREVENT BACKUP.
- THE CONTRACTOR IS TO DECOMMISSION THE EXISTING SEPTIC SYSTEM IN ACCORDANCE WITH 310CMR 15.354.

**SOIL DATA**

INSPECTOR: PATRICK MacDONALD, BOH  
DATE: 12/1/22  
PERFORMED BY: DARREN MICHELIS CSE

TEST PIT #	DEPTH	SOIL TYPE	PERC RATE
TEST PIT # A	0" - 10"	A SANDY LOAM 10% S, 2 L	NO TEST
	10" - 24"	B LOAMY SANDS 10% S, 4 L	NO TEST
	24" - 144"	C1 MED. SANDS 2.3% S, 6/3	NO TEST
	144" - 144"	NO MOTTLING	NO TEST
TEST PIT # B	0" - 10"	A SANDY LOAM 10% S, 2 L	NO TEST
	10" - 24"	B LOAMY SANDS 10% S, 4 L	NO TEST
	24" - 144"	C1 MED. SANDS 2.3% S, 6/3	NO TEST
	144" - 144"	NO MOTTLING	NO TEST

**ZONING:** CG  
**MIN. AREA:** 40,000 SF  
**FRONTAGE:** 150'  
**SETBACKS:**  
**FRONT:** 20'  
**SIDE/REAR:** 15'

**WELL NOTE:**  
THERE ARE NO SURFACE WATER SUPPLIES OR GRAVEL PACKED PUBLIC WATER SUPPLIES WITHIN 400 FT OF PROPOSED SYSTEM.  
THERE ARE NO TUBULAR PUBLIC WATER SUPPLIES WITHIN 250 FT OF THE PROPOSED SYSTEM.  
THERE ARE NO PRIVATE WATER SUPPLIES WITHIN 150 FT OF PROPOSED SYSTEM OTHER THAN ONES SHOWN ON PLAN.

NO.	DATE	DESCRIPTION	BY
1	1/23/23	EXISTING SETBACKS, PROPOSED ADDITION	DJM

**DESIGN CAPACITY REQUIRED**  
4 BEDROOMS\* AT 110 GAL./DAY/BEDRM = 440  
\*SEE DEFINITION OF BEDROOM PER 310CMR 15.002

**SEPTIC TANK VOLUME**  
440 GALS X 200% = 880 GALS. DESIGN CAPACITY  
MIRCOFAST 0.5 INTERNAL H2O TANK REQUIRED

**SYSTEM CAPACITY PROVIDED**  
QUICK4 PLUS CAPACITY = 4.73 S.F./L.F.  
CAPACITY REQUIRED = 440 GPD / 0.74 GPD/SF = 595 S.F.  
595 S.F. / 4.73 S.F./L.F. = 126 L.F.  
126 L.F. / 8 BEDROOMS \* 28' = 5 ROWS OF (8) 4' CHAMBERS + (2) 2' ENDCAPS/ROW  
PROPOSED LEACH FIELD = 12'D x 16'W x 34'L = 644 SF  
CAPACITY PROVIDED = (40) 4' CHAMBERS + (10) 2' ENDCAPS = 162 L.F.  
162 L.F. (4.73 S.F./L.F.) = 767 S.F. @ 0.74 GPD/S.F. = 567 GPD

**PROPERTY INFORMATION**  
DEED BOOK/PAGE: 43876/276  
ASSESSORS MAP/LOT: 45/05/12  
PLAN BOOK/PAGE: 66/325  
DATE OF PLAN: 2009

**SEWAGE DISPOSAL SYSTEM UPGRADE DESIGN**  
MIRCOFAST 0.5 TREATMENT SYSTEM #32381 TRANSFERENTIAL NUMBER

PREPARED FOR: **BARBER INVESTMENTS LLC**  
2181 CRANBERRY HIGHWAY  
WEST WARHAM, MA 02576

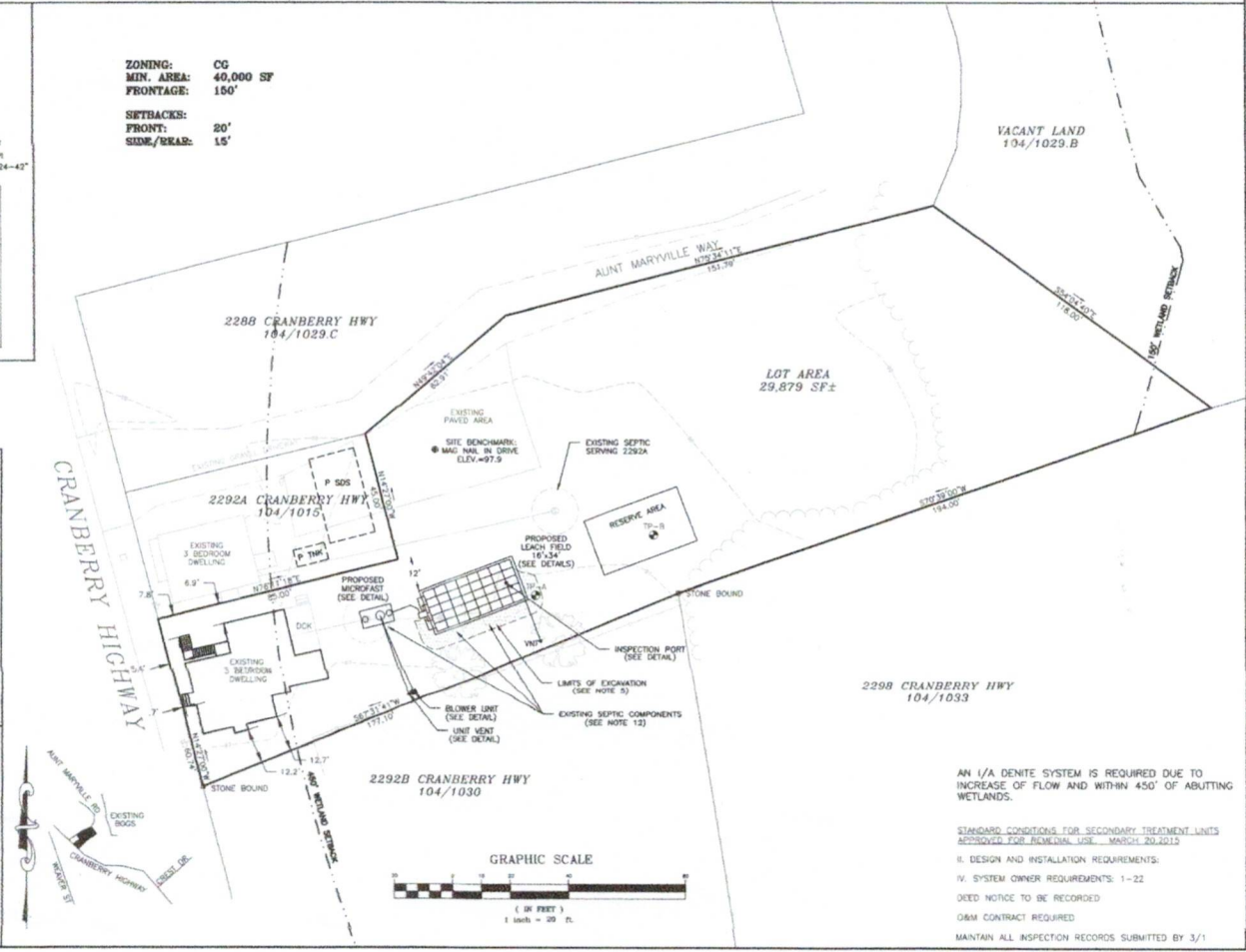
LOCATED AT: **2286 CRANBERRY HIGHWAY**  
WAREHAM, MASSACHUSETTS

DATE: 12/19/22  
SCALE: 1" = 20'  
DWM  
K.W. F222-136 F222-136SDSR1

**LEGEND**

- EXISTING CONTOUR
- TEST PIT
- MIRCO FAST
- BLOWER UNIT
- LIMIT OF WETLAND
- WATER LINE
- OVERHEAD WIRES

**FORESIGHT ENGINEERING INC.**  
610 COUNTY ROAD WESTHAM MA 02576  
TEL: (508) 862-2148  
foresight\_engineering.com



AN I/A DENISE SYSTEM IS REQUIRED DUE TO INCREASE OF FLOW AND WITHIN 450' OF ABUTTING WETLANDS.

STANDARD CONDITIONS FOR SECONDARY TREATMENT UNITS APPROVED FOR PERMANENT USE - MARCH 20, 2015

I. DESIGN AND INSTALLATION REQUIREMENTS.

IV. SYSTEM OWNER REQUIREMENTS: 1-22

DEED NOTICE TO BE RECORDED

O&M CONTRACT REQUIRED

MAINTAIN ALL INSPECTION RECORDS SUBMITTED BY 3/1