
THE LAW OFFICES OF BELLO & MORTON, LLC

184 Main Street Wareham, Massachusetts 02571 · 508-295-2522

February 10, 2023

Wareham Zoning Board of Appeals
54 Maron Road
Wareham, MA 02571

Re: Application for Special Permit/Variance Assessors Map 8, Lot "B" formally part of
1022A - 3127 Cranberry Highway, Wareham, MA 02571

Dear Members of the Board of Appeals:

Please find enclosed the following information and exhibits:

1. Petitioner and Recorded Owner:

Peter Koulouras, Trustee of the Koulouras Family Trust
P.O. Box 961
N. Falmouth, 02556

2. Current Deed:

Plymouth County Registry of Deeds Book 57310, Page 58. Copies attached as
Exhibit A.

3. Certified Abutters List:

Copy Attached as Exhibit B.

4. Building Inspector's Denial Letter:

Denial Letter attached here as Exhibit C from the Building Commissioner
referencing Appeal to Zoning Board of Appeal is necessary.

5. Proposed Site Plan:

Attached as Exhibit D is a copy of the Approval Not Required Plan of Land and
Proposed Improvements Site Plan.

6. Letter of Support:

Dear Chairman and Board Members,

I represent Mr. Peter Koulouras. Mr. Koulouras is a local Wareham businessman who owns and operates the Master Muffler and Brake located at 3125 Cranberry Hwy, East Wareham, MA. We are presenting this case for a variance from the lot size and frontage on Parcel B in hopes the ZBA will allow the construction of this modest commercial building on the lot he has purchased from the abutter. His business has expanded, and it is of value for him and the surrounding business to have thoughtful development of valuable commercial space on Cranberry Highway.

Relevant By Law for Relief: Variances

1470 VARIANCES

The Board of Appeals shall have the power to hear and decide applications for Variances from the provisions of the Zoning By-Laws, including the power to grant a Variance authorizing a Use or activity not otherwise permitted in the district in which the land or structure is located. A Variance may be granted when factors relating to soil conditions, lot shape, or topography of such land creates an impracticality or limits the location or positioning of a new structure or addition on a site or location that previously conformed to zoning requirements. An applicant must demonstrate that a literal enforcement of the By-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

Legal Standard as Applied to our case:

As for the statutory requirements, this lot was created through the Planning Board process. Initially the client was not looking to build on the lot. Now we are in a position that we have lot lacking frontage on Cranberry highway and is undersized. The lot itself is unique as it is situated with a major highway on side and the railway behind it. It meets other requirements on the zoning table.

There would be a substantial hardship to my client if these Variances were not granted in the way that he would not be able to build on this parcel and it would remain a parking lot. The


existing footprint is not conducive to this. There is already a curb cut there that the state approved for separate access. The 30 X 40 building is small in comparison and is a modest ask. The disapproval would limit any development on this parcel.

It is our hope that the Board views the granting of these Variances as keeping with the nature of the Cranberry Highway in this commercial district. We as a town want to encourage thoughtful development to our business owners who have contributed back to our residents. Mr. Koulouras has an excellent reputation in Town and has serviced many of our Police and Fire officials. Allowing additional space for his business would be ideal for him and the community alike.

Lastly, granting the Petitioner the relief being requested does not derogate from the intent of the zoning by-laws as the lot is zoned for commercial uses and development. The build keeps with the nature of the similar small existing lots in the district many of which have less frontage and lot size than his own lot. The build meets setback requirements and all other zoning and is reducing the impervious cover on the lot.

All things considered allowing these Variances would not be detrimental to the neighborhood and would not derogate from the intent of the Zoning By Law.

Respectfully submitted,

By 
Jilian A. Morton, Esq.

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. (Directions attached)
- 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 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: 3127 Cranberry Hwy LOT: 8 MAP: B
ZONING DISTRICT: SC

USE REQUESTED: 30'x40' Commercial Building

OWNER OF LAND & BUILDING: Peter Koulouras, Jr TEL.# 508-295-2522

ADDRESS OF OWNER: PO Box 961 N. Falmouth, MA 02556

PERSON(S) WHO WILL UTILIZE PERMIT: Trustee of the Koulouras Family Trust

ADDRESS: 3127 Cranberry Highway, Wareham, MA

DATE: 2/10/2013 SIGNATURE: [Signature]

This application was received on the date stamped here:

Town Clerk: _____ Date: _____

Tax Collector: _____ Date: _____

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 One: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: Peter Koulouras, Trustee

Applicant's Address: c/o Attorney Jilian Morton
10 184 Main St., Wareham, MA 02571

Telephone Number: 508-295-2522

Cell Phone Number: N/A

Email Address: jam@mortonlawllc.com

Address of Property/Project: 3127 Cranberry Hwy., Wareham, MA

Landowner's Name: Peter Koulouras, Tr of the Koulouras Family Trust

Owner's Address: PO Box 961, N. Falmouth, MA 02556

Telephone Number: 508-295-2522

Contact Person: Jilian Morton, Esq. Telephone Number: 508-295-2522

Map 8 Lot B Zone SC

Date Approved _____ Date Denied _____

Comments: _____

EXHIBIT A

Map 8 / Parcel B, 3127 Cranberry Highway, Wareham, MA

*** Electronic Recording ***
Doc#: 00082229
Bk: 57310 Pg: 58 Page: 1 of 2
Recorded: 10/07/2022 02:22 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 10/07/2022 02:22 PM
Ctrl# 160709 23732
Fee: \$456.00 Cons: \$100,000.00

MASSACHUSETTS QUITCLAIM DEED

ANDERSON-FERREIRA, LLC, a Massachusetts limited liability company, of 3127 Cranberry Highway, East Wareham, (Plymouth County) Massachusetts 02538

for consideration paid and in full consideration of **ONE HUNDRED THOUSAND and 00/100 (\$100,000.00)** Dollars

grants to **PETER KOULOURAS, TRUSTEE** of the **KOULOURAS FAMILY TRUST**, u/d/t dated March 15, 1984 and recorded with the Plymouth County Registry of Deeds in Book 15497, Page 282, of 3127 Cranberry Highway, East Wareham, (Plymouth County) Massachusetts 02538

with QUITCLAIM COVENANTS:

The land and any structures thereon situated on Cranberry Highway in East Wareham, Plymouth County, Commonwealth of Massachusetts, shown as **Map 8 / Parcel B** on a plan of land entitled: "Approval Not Required Plan of Land, which plan is dated June 3, 2022, Prepared for Peter Koulouras, drawn by G.A.F. Engineering, Inc.", and which plan is recorded in the Plymouth County Registry of Deeds as Plan No. 287 of 2022 in Plan Book 66, Page 398.


Said Map 8 / Parcel B contains 15,881 square feet, 0.36 acres according to said Plan.

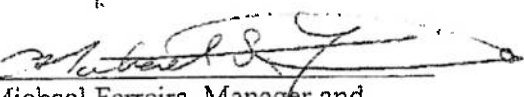
The above-described premise is not the homestead property of the grantor or any other person.

Being a portion of the premises conveyed to the grantor by deed of Mayflower Cooperative Bank dated October 29, 2010 and recorded at the Plymouth County Registry of Deeds in Book 39195, Page 333.

Witness our hands and seals this ^{4th} day of October, 2022.

Anderson- Ferreira, LLC

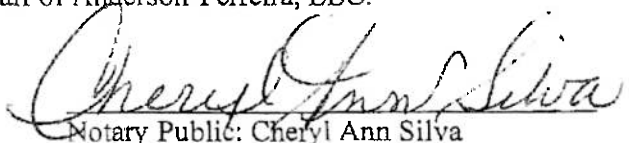
By: 
Thomas Anderson, Manager and
Authorized Real Estate Signatory

By: 
Michael Ferreira, Manager and
Authorized Real Estate Signatory

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS.

On this 4th day of October, 2022, before me, the undersigned notary public, personally appeared **Thomas Anderson**, Manager and **Michael Ferreira**, Manager, and proved to me through satisfactory evidence of identifications, which were Massachusetts State Driver's Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and swore or affirmed to me that the statements contained herein are true and accurate to the best of their knowledge and belief and as their free act and deed on behalf of Anderson-Ferreira, LLC.


Notary Public: Cheryl Ann Silva
My Commission Expires: 07/12/2024

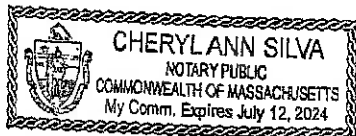


EXHIBIT B

TOWN OF WAREHAM ABUTTERS
 MAP 8 LOT 1022/A 300'
 OWNER ANDERSON-FERRERA LLC

MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
8-1019/A	MOUZITHRAS EMMANUEL TRUSTEE	E M REALTY TRUST	3119 CRAN HWY ST 5A	E WAREHAM	MA	02538
8-1004	MARINO GUY TRUSTEE OF THE LPY	REALTY TRUST	44 CANTERBURY DR	PLYMOUTH	MA	02360
8-1029-6	SAPETA EDMUND		6 OAKMONT DR	BUZZARDS BAY	MA	02532
8-1029-35	COLLINS NEIL F		35 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-15	MORRISSEY TAMMY M		15 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-30	SCHUMACHER EUGENE F		30 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-3	INGALA ROBERT J		3 TAPPAN WAY	LYNNFIELD	MA	01940
8-1029-34	ROGERS STEPHEN P		34 BAY POINTE DR EXT	BUZZ BAY	MA	02532
8-1029-22	TOURIGNY ROBERT J		22 BAYPOINT DR EXT	BUZZARDS BAY	MA	02532
8-1029-26	HASTINGS GRIFFITH R		26 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-12	HOBBS BARBARA R		12 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-31	BLACK ROBERT E		31 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-1	FLAHERTY STEPHEN		1 OAKMONT DRIVE	BUZZARDS BAY	MA	02532
8-1029-27	KAWA STEVEN		7665 SPANISH BAY DR	LOS VEGAS	NV	89113
8-1029-14	FLEMING DOUGLAS J		14 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-28	FRANKS ANN		28 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-9	MORRISSEY ARTHUR		9 OAKMONT DRIVE	BUZZARDS BAY	MA	02532
8-1029-29	COUGHLAN JOHN F & JUDITH A TRUSTEES		29 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-24	MCLEOD CHAD		24 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-40	PURRIER JEAN C TRUSTEE		40 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029/P	BAY POINTE TRUST		1275 WAMPANOAG TRAIL STE 14	E PROVIDENCE	RI	02915
8-1029-66	SKIESGELAS SAUNDRA S		261 E HARTFOR ST U4A	HERMANDO	FL	34442
8-1029-11	FOLEY ANN-MARIE		11 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-63	SALEM GEORGE		63 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-23	BOCK JOSEPH J		23 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-54	QUELLETTE BRIAN L		54 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-8	BARNES LAUREN BETH		8 OAKMONT DRIVE	BUZZARDS BAY	MA	02532
8-1029-69	MCINTOSH DAVIS C		69 BAY POINTE DR EXT	BUZZ BAY	MA	02532
8-1029-7	RIST JOHN R		192 SO MAMMOTH RD	MANCHESTER	NH	03109
8-1029-57	TILGHMAN MICHELLE M TRUSTEE		57 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-4	WISEMAN JOHN		4 OAKMONT DR #1	BUZZARDS BAY	MA	02532
8-1029-60	KILROY JOHN R		60 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532

8-1029-25	PARADISE EDWARD J JR	PARADISE MARYANNE	25 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-39	MILNER PETER C	MILNER CAROL A TRUSTEES	39 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-17	WILLIAND WILLIAM L		17 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-65	CARDIN JULES J JR	CARDIN LAUREN M	PO BOX 467	ONSET	MA	02558
8-1029-21	CONTI JUSTINE C LIFE ESTATE		21 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-53	MCSAAC GAIL		53 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-20	MEHTALA DEBORAH CLARKE		20 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-37	MACDONALD KAREN A		37 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-16	GAY SHARON J		16 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-64	RODERIQUES ARTHUR P	RODERIQUES DONNA M	64 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-19	MULLER MELINDA TRUSTEE	MULLER CHRISTOPHER TRUSTEE	19 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-43	RUSCETTA RICHARD G	RUSCETTA MARION E	43 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-18	GRANDY JOHN	GRANDY JOYCE	18 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-44	BOWKER ROBERT E	BOWKER VERONICA	44 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-5	MORIARTY ROBERT TRUSTEE	MORIARTY FAMILY REV TRUST	5 OAKMONT DRIVE	BUZZARDS BAY	MA	02532
8-1029-45	LETOURNEAU LOIS S LIFE ESTATE		45 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-10	MULLEN RICHARD A	MULLEN BEVERLY E	10 BAY POINTE DR EXT	BUZZ BAY	MA	02532
8-1029-50	CODERRE CLAUDETTE		50 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-2	LABA CYNTHIA M TRUSTEE	LABA FAMILY IRREV TRUST	2 OAKMONT DRIVE	BUZZARDS BAY	MA	02532
8-1029-38	LLOYD ANDREW H	LLOYD KATHLEEN ANNA	38 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-13	LANGLAIS DENNIS J	LANGLAIS BRENDA L	6 KIOWA RD	SALEM	NH	03079
8-1029-62	MCCLURG KEVIN J	MCCLURG JANICE F	62 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-68	YANKOPOULOS JUDITH A TRUSTEE	68 BAY POINT DRIVE REAL ESTATE TR	68 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-36	MCGONNELL JOHN A	MCGONNELL DEBORAH	36 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-33	CHAPUT STEVEN + LORI A TRS	2022 CHAPUT FAMILY TRUST	33 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-41	TURNER STEPHEN J		PO BOX 123	LINCOLN	NH	03251
8-1029-42	OLIVEIRA WILLIAM M	OLIVEIRA DARLENE M	42 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-32	MCCARTHY CYNTHIA A		32 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-67	HORTON E WAYNE & DOROTHY W TR	HORTON E WAYNE & DOROTHY W TR	67 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-58	HENSON-BROSILER DENISE	BROSILER ERIC	1057 HILLSBORO MILE APT #514	HILLSBORO BEACH	FL	33062
8-1029-59	PICKETT ALEXANDER L	PICKETT SANDRA	59 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1029-61	CIACCIO PHILIP M	CIACCIO KATHLEEN L TRUSTEES	61 BAY POINTE DR EXT	BUZZARDS BAY	MA	02532
8-1020	KOULOURAS PETER TRUSTEE	OF THE KOULOURAS FAMILY TRUST	PO BOX 961	N FALMOUTH	MA	02556
8-1006/A	MARINO GUY J TRUSTEE OF LPX	REALTY TRUST	44 CANTERBURY DR	PLYMOUTH	MA	02360
8-1022/A	ANDERSON-FERREIRA LLC		3127 CRANBERRY HWY	E WAREHAM	MA	02538
8-1007/B	AKKAWI MUSTAPHA A TRUSTEE	AKKAWI FAMILY REALTY TRUST	403 CAIRN RIDGE RD	E FALMOUTH	MA	02536
8-LC1	GIANCOLO PROPERTIES LLC		PO BOX 3	POCASSET	MA	02559
8-1007/A	AKKAWI FAMILY TRUST LLC THE		403 CAIRN RIDGE RD	E FALMOUTH	MA	02536

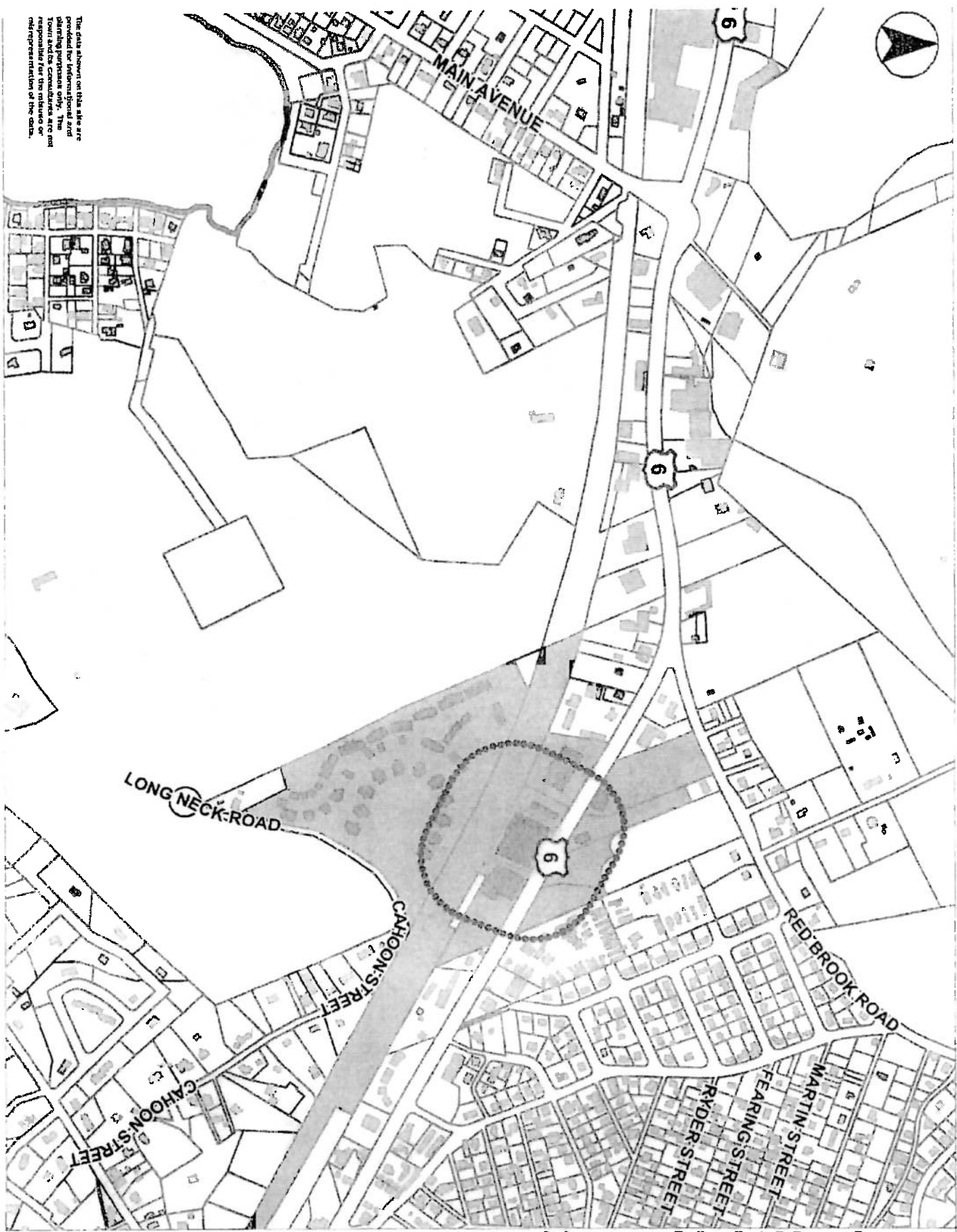
8-1069 COMM OF MASS EXEC OFFICE OF TRANS & CONSTRUCT 10 PARK PLAZA RM 3170 BOSTON MA 02116

CERTIFIED ABUTTERS AS THEY APPEAR
ON OUR TAX ROLLS AS OF 1/24/2023

by Renee Abino
ASSESSORS OFFICE

REQUESTED BY CHERYL SILVA
508 295-2522

CHERYL@MORTONLAWLLC.COM



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

800
1600 ft

Printed on 01/24/2023 at 09:17 AM

MapOnline by PeopleGIS

- MA Places
- Fire Station
- Police Station
- Town Hall
- Public Library
- School
- Buildings
- Panels
- Long Boundary
- MA Highway
- 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
- 50-70 ft
- 70+ ft
- Abutting Town Labels
- Abutting Towns

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)	VISION
ANDERSON-FERREIRA LLC	1 Level	1 All Public	1 Paved	4 Bus. District	COMMERC. COM LAND COMMERC.	Code 3160 Assessed 147,200 Appraised 194,700 3160 39,500	Code 3160 Assessed 147,200 Appraised 194,700 3160 39,500	WAREHAM, MA
3127 CRANBERRY HWY	Alt Pct ID	Total Ac 1.07	Plan # 29-2011	Assoc. 1023C	3160	381,400	381,400	VISION
E WAREHAM MA 02538	District S.C.E.	23 UNQUAL	Assoc Pct#					
	GIS ID	M_271599_834127						

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
ANDERSON-FERREIRA LLC	39195	0333	U	I	335,000	1S	2023	3160	147,200	2022	3160	147,200
MAYFLOWER COOPERATIVE BANK	38438	0210	U	I	1,350,000	1L	2023	3160	194,700	2021	3160	194,700
ROBERTSON'S REAL ESTATE	34665	0011	U	I	996,667	1O	2023	3160	39,500	2021	3160	39,500
WERNER PAUL J	18872	0181	U	I	460,000	1N	2023	3160			3160	
HASCO ASSOCIATES	5942	0129	Q		1 UNK							
Total										381,400	381,400	381,400

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm Int
		0.00					
Total							

OTHER ASSESSMENTS	Description	Number	Amount	Comm Int
	ASSESSING NEIGHBORHOOD	B		
	Tracing			
	Batch			
NOTES				
SDA = THOMAS MICHAEL KITCHENS				
SDA RENOVATION 2011				

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	B22-680	10-25-2022	AL	Alterations	25,000	02-06-2012	0		2ND FL STORAGE TO BAS
	C110346	11-17-2011	MS	Misc.	50,000	07-01-2003	100		TNT SETUP-WLS+BT
	03950	05-28-2003	CU	Change Use	0	07-01-2003	100		CRAN XWAY COLLISION
	03948	05-27-2003	SN	Sign	2,000	07-01-2003	100		COLLISION
	01148	08-18-2000	DE	Demolish	500	01-01-2001	100		SHED
	97091	07-01-1996	CU	Change Use	25	01-01-1997	100		USE/OCC
	96883	06-01-1996	IDE	Demolish	1,000	01-01-1997	100		INT BLD

LAND LINE VALUATION SECTION	B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	f Factor	S.A.	Acres	Cfact	Stlck	Adj.	Notes	Special Pricing	S. AdjF	Adj Unit	Land Value
	1	3161	COM WHS MDL-	SC	2	0	0	43,560	3.86	1.00000	C	1.000	1.00	6000	1.15	SITE EXCS	0	1.0000		193,400
	1	3161	COM WHS MDL-	SC	2	0	0	0,070	16,000.00	1.00000	C	1.000	1.00	6000	1.15	EXCS	0	1.0000		1,300
Total Card Land Units 1.07 AC Parcel Total Land Area 1.07 Total Land Value 194,700																				

VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	08-20-2019	BL			50	Vision Review
	07-19-2019	MCFP			00	Measur+Listed
	02-06-2012	GMM			20	Build Permit-MFL
	01-01-2001	PD			06	Building Permit
	08-16-1996	RT			00	Measur+Listed

APPRAISED VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised X1 (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
	139,100	8,100	39,500	194,700	0	381,400	C
Total Appraised Parcel Value							381,400

EXHIBIT C

9890



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

January 11, 2023

Mr. Brian Grady
266 Main Street
Wareham, Massachusetts 02571

RE: 3127 Cranberry Hwy. / Map # 8, Parcel "B" Formally Part of Lot 1022.A

I have reviewed your building application B-22-790 proposing a 30 x 40' commercial building located at 3127 Cranberry Hwy. Wareham, Massachusetts. At this time I must deny your request.

The proposed structure is lacking minimum lot area and frontage.

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

Article 6: Density and Dimensional Regulations, 623 Commercial Districts.

**Minimum lot area,
Minimum Frontage.**

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

The subject dwelling is located in CS 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.

EXHIBIT D