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THE LAW OFFICES OF BELLO & MORTON, LLC

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

March 10, 2023

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

Re: 7 Mattos Avenue – Assessor's Map 110, Lot 9B  
Francis Ellis, Jr., Petitioner; Petition 42-22

Dear Members of the Board of Appeals:

I would ask the Board to reconsider its denial for a Variance to construct a single-family home in connection with the above Petition. Please see letters in support from the abutters as well as photographs of the area.

At one time there was a single family home on this parcel, which was torn down and is now a small, 11,380 sq. ft. vacant lot.

The area consists of single-family dwellings on a quiet, side road. A single-family home would fit in nicely with the area, whereas a commercial building would be out of character and detrimental. A business would bring extra traffic on an already narrow road, which barely allows 2 vehicles to pass. This is the quiet, family neighborhood and the traffic a business would create would jeopardize the safety of the many children in the area. This parcel should remain as it was originally, a single-family home in a residential area.

I ask the Board to reopen the Petition and to allow the people living in this area to have a voice and state their concerns about their neighborhood.

Thank you for your consideration.

Very truly yours,



Jilian A. Morton

JAM/cas

January 30, 2023

Denise McDowell  
6 Mattos Avenue  
Wareham, MA 02571

To the Town of Wareham Committee:

I am writing this letter in regards to 7 Mattos Avenue Variance.

I was at the last meeting and surprised at the outcome.

My great grandparents owned all of the land on Monteiro Street and Mattos Avenue. It was all occupied by family members and later sold outside the family. The area in question is part of a small development with one road that can barely pass with two cars going the opposite way. I have always known it to be residential and commercial zone being on the side of Cranberry highway. Which is the backside of my property.

The address in question, 7 Mattos Ave, belonged to my grandfather. And that is not a big enough area to house a business. Another house residential should go there. There are children in the neighborhood running freely because it's that kind of street. I would urge the members to take a look

at the area and see it for themselves so they know what they are talking about.

I oppose putting a business there and will be at the meeting to voice my concerns. And my other neighbors will join me. There are many other places in Warrham to start a business. Why choose a family neighborhood?

Sincerely,

Denise M. McDowell

Dear Wareham Zoning Board of Appeals,

I am an abutter to the parcel of land located at 7 Mattos Avenue.

I have signed this letter in support of Mr. Francis Ellis' project to build a single family home at the property located at 7 Mattos Avenue. I have reviewed the plans and renderings for the site and the build looks in character with the surrounding homes. The new construction is not a detrimental to the neighborhood but is a welcomed addition that will add a lot of value to the Town. In contrast, a commercial building there would not work for the neighborhood and would increase commercial traffic to this quiet street.

Currently as vacant land, this parcel generates very little tax revenue for the Town. Once built this project will give the Town a lot more real estate tax income from this underutilized piece of land. It will also provide additional residential housing for our community.

We sign this letter willingly and with full support of the project.

1. Denise M. McDowell Date: 2/15/23

Printed Name: Denise M. McDowell Address: 6 Mattos Ave.

2. Joaquina M. Nunes Date: 2/15/23

Printed Name: Joaquina M. Nunes Address: 5 Mattos Ave

3. Nelson E. Jorge Date: 16 FEB 23

Printed Name: NELSON E. JORGE Address: 8 MONTERO

4. Cecelia Alves Date: 7-16 2023

Printed Name: Cecelia ALVES Address: 15 Mattos Ave.

5. Ronald G Perkins Date: 2/20/23

Printed Name: Ronald G Perkins Address: 13 Mattos ave

6. Wayne Payzan Date: 2/20/23

Printed Name: WAYNE PAYZAN Address: 17 MATTOS AVE

7. Renee Serrano Date: 2/20/23

Printed Name: Renee Serrano Address: 11 Mattos Ave

8. \_\_\_\_\_ Date: \_\_\_\_\_

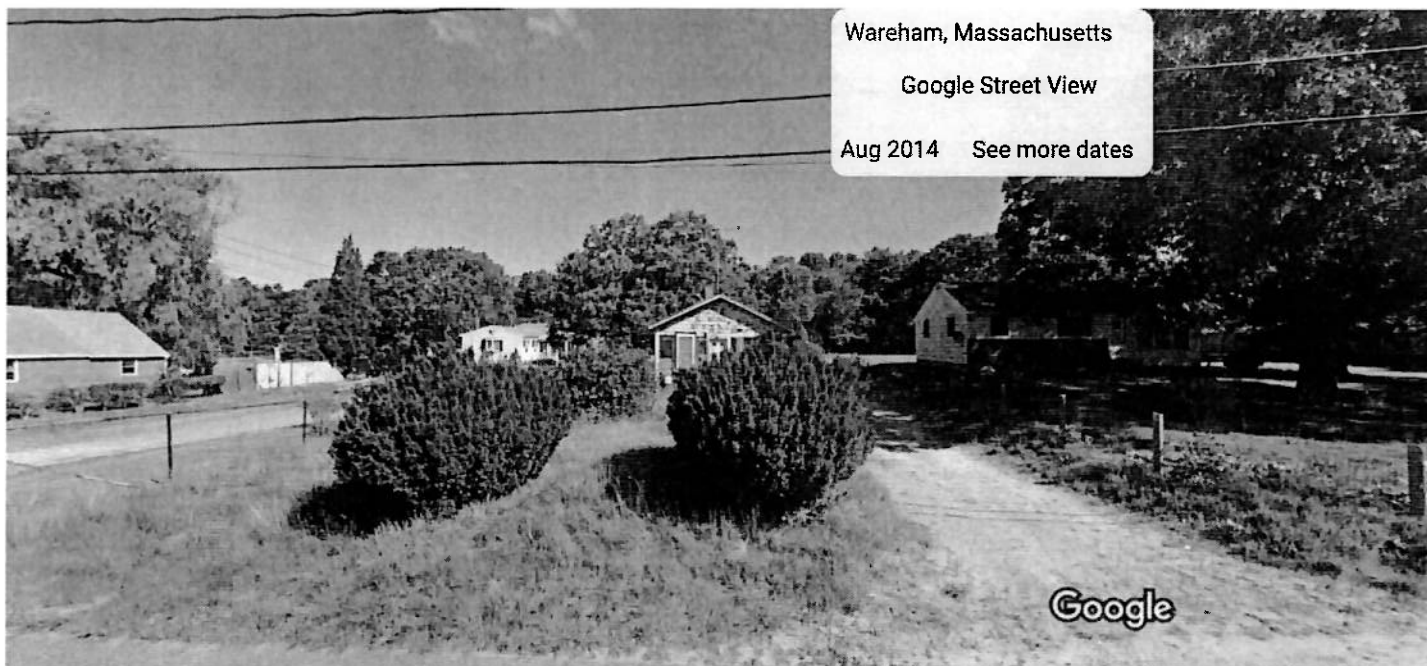
Printed Name: \_\_\_\_\_ Address: \_\_\_\_\_

9. \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Address: \_\_\_\_\_

10. \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Address: \_\_\_\_\_



Wareham, Massachusetts  
Google Street View  
Aug 2014 See more dates

Image capture: Aug 2014 © 2023 Google



7 Mattos Ave

All

Street View & 360°



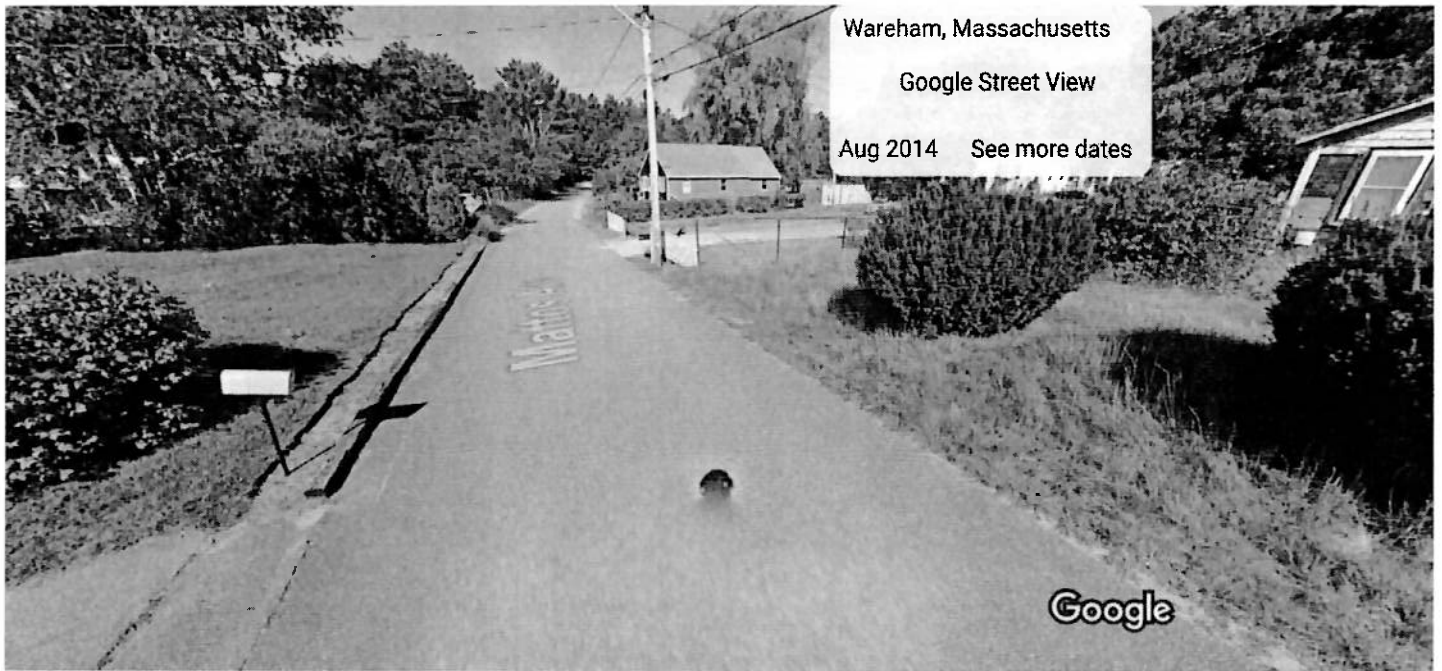


Image capture: Aug 2014 © 2023 Google



7 Mattos Ave

All

Street View & 360°





Image capture: Aug 2014 © 2023 Google



7 Mattos Ave

All

Street View & 360°

