

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 \$80.00.

\*\*The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.11 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: 10 Bog Iron Rd LOT: 101 MAP: 13  
ZONING DISTRICT: West Wareham  
USE REQUESTED: Mother - In - Law - Addition  
OWNER OF LAND & BUILDING: Josh + Angela Howard TEL.# 508-941-4211  
ADDRESS OF OWNER: 10 Bog Iron Rd  
PERSON(S) WHO WILL UTILIZE PERMIT: Benjamin Thomas - Coastal Life Companies Inc.  
ADDRESS: 93 Dover Rd Mashpee Ma 02649  
DATE: 12/29/2020 SIGNATURE: [Signature]  
This application was received on the date stamped here:

WAREHAM TOWN CLERK  
2020 DEC 22 AM 11:29

|                        |                      |          |                   |          |  |
|------------------------|----------------------|----------|-------------------|----------|--|
| Town Clerk:            | <u>[Signature]</u>   | Date:    | <u>12-10-20</u>   |          |  |
| Tax Collector:         | <u>Maureen Hatch</u> | Date:    | <u>101-13</u>     |          |  |
| Planning/Zoning Dept.: | <u>Donna Raposo</u>  | Date:    | <u>12/22/2020</u> |          |  |
| Application fee paid:  | <u>300.00</u>        | Check #: | <u>1170</u>       | Receipt: |  |
| Advertising fee paid:  | <u>80.00</u>         | Check #: | <u>1171</u>       | Receipt: |  |
| Abutters fee paid:     | <u>92.00</u>         | Check #: | <u>1172</u>       | 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: ~~Josh + Angela Howard~~ Benjamin Thomas Coastal Life Companies Inc.

Applicant's Address: 93 Dover Rd Mashpee Ma 02649

Telephone Number: 774 313 0166

Cell Phone Number: " " " "

Email Address: BThomas @ coastallife companies .com

Address of Property/Project: 10 Bog Iron Rd

Landowner's Name: Josh + Angela Howard

Owner's Address: 10 Bog Iron Rd

Telephone Number: 508-941-4211

Contact Person: Benjamin Thomas Telephone Number: 774 313 0166

Map 101 Lot 13 Zone SC

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

Comments: Adding Mother in Law for Handicap mother Daughter is helping to care for mother who is completely wheel chair bound. Entire unit will Be built to ADA SPEC.

Property Address: 10 Bog Iron Road, Wareham, MA 02576

QUITCLAIM DEED

We, KENNETH J. GELORAN and CLAIRE A. GELORAN, being married, of Wareham, Massachusetts,

for consideration paid and in full consideration of FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$400,000.00)

grant to JOSHUA J. HOWARD and ANGELA C. HOWARD of 10 Bog Iron Road, Wareham, Massachusetts 02576, as Tenants by the Entirety,

with QUITCLAIM COVENANTS

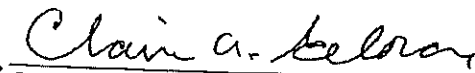
A certain parcel of land with the buildings and improvements thereon situated in Wareham, Plymouth County, Massachusetts and being shown as Lot 13 on a plan entitled "Subdivision Plan of Old Mill Estates - Phase 2 West Wareham, Mass." dated April 5, 1994 by Bannister Consultants, Inc. and recorded with Plymouth County Registry of Deeds as Plan No. 708 of 1994 in Plan Book 37, Page 220, reference being here made to said plan for a more particular description of said Lot 13.

Being the same premises conveyed to Grantors by Deed of William D. Kelley, Jr., Trustee of the Bella Terra Realty Trust, dated May 29, 1997 and recorded in said Registry of Deeds in Book 15208, Page 313.

Under the pains and penalties of perjury, we, the Grantors named herein, do hereby voluntarily release all our rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other person or persons entitled to any Homestead rights other than those executing this deed.

Witness our hands and common seal this 10<sup>th</sup> day of September 2020.

  
KENNETH J. GELORAN

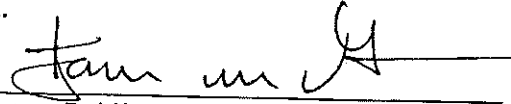
  
CLAIRE A. GELORAN

COMMONWEALTH OF MASSACHUSETTS

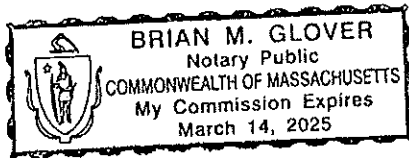
BRISTOL, ss.

September 10, 2020

On this day before me, the undersigned Notary Public, personally appeared KENNETH J. GELORAN and CLAIRE A. GELORAN and proved to me through satisfactory evidence of identification, which was a  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person(s) whose name(s) is/are signed above, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and it was his/her/their free act and deed.



Notary Public: Brian M. Glover  
My Commission Expires: 3/14/25







Benjamin Thomas  
Coastal Life Companies Inc.  
93 Dover Rd Masphee Ma, 02649

Wareham Zoning Board of Appeals  
Wareham Ma

RE: 10 Bog Iron Rd West Wareham – Mother in law Addition

Zoning Board,

My name is Benjamin Thomas from Coastal Life Companies Inc. I am the representative for Josh and Angela Howard of 10 Bog Iron Road in West Wareham. I have met with the Howard Family multiple times to go over this project and its multitude of needs. Angela's mother is fully wheelchair bound and as they are getting older, they both believe it's wise to have her on-site so that Angela can help her mother and father with her mother's needs. Josh and Angela also have a young son who adores his grandparents and loves having them around!

The current home is a 3/3 bed/bath respectively. The home is in a nice neighborhood, situated on a moderately flat parcel, butting up to a wood line. We already have conservation approval.

The proposed addition would be built to all ADA specs, a ramp leading inside the home, all appliances, sinks, shower etc. will be built with a wheelchair in mind. Making it as easy as possible for her mom to complete daily tasks by herself for as long as she can, at the same time making it easy for others to help as needed.

This addition is not intended for in any manor a "for profit" addition, the sole use is to make family life for everyone easy and comfortable. Giving both Josh and Angela, and her parents their own personal space, while still being close enough to provide help whenever needed.

We seek approval for this project as it would make the home a great asset to both Josh and Angela having family so close; and to Angela's mother and father with having them so close when help is needed it will be steps away!

~~Thank you for your~~ consideration.



Benjamin Thomas

President

Coastal Life Companies Inc.  
CS-112685 HIC-191594



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

David L Riquinha  
Director of Inspectional Services

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Ben Thomas  
8 Quaker Meeting House Rd  
Forestdale, MA 02644

November 17, 2020

**RE:** 10 Bog Iron Rd. (Accessory Apartment)

Map #101, Lot #13

I have reviewed your application to create an accessory apartment at 10 Bog Iron Rd, in Wareham, MA. The "Accessory Apartment" use is not permitted in the MR-30 zoning district and must be denied at this time. A Use Variance must be applied for and secured from the Wareham Zoning Board of Appeals in order to proceed with your proposal.

Your application to create a new accessory apartment in the MR-30 Zoning district is being denied under the following sections of the Wareham Zoning By-Law:

- **Article 3, Section 330, Table of Accessory Use Regulations;** The accessory apartment use is not permitted in the MR-30 zoning district and requires a Use Variance from the Zoning Board of Appeals.
- **Article 14, Section 1471, Use Variances;** "The Board of Appeals is specifically empowered to grant variances from the restrictions imposed by this By-law as to Use".

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

Respectfully,

David Riquinha  
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.



TOWN OF WAREHAM  
 ABUTTERS LIST  
 MAP 101 LOT 13  
 HOWARD JOSHLIA & ANGELA  
 10 BOG IRON RD

| abutters_id_field | abutters_owner1             | abutters_owner2                       | abutters_address      | abutters_address2     | abutters_town | abutters_state | abutters_zip | abutters_bookpage | abutters_location     |
|-------------------|-----------------------------|---------------------------------------|-----------------------|-----------------------|---------------|----------------|--------------|-------------------|-----------------------|
| 96-1005           | BARTHOLOMEW FAMILY BOGS LLC | C/O CHRISTOPHER M & LAURA S WADSWORTH | 48 COVE CIRCLE        | 10 PARK PLAZA RM 3170 | MARION        | MA             | 02738        | 40049/105         | 0 MAIN ST OFF         |
| 101-1003          | CONAM OF MASS               | EXEC OFFICE OF TRANS & CONST          | MULTI-MODEL RAIL UNIT |                       | BOSTON        | MA             | 02116        | 5160/244          | 0 MAIN ST             |
| 101-11            | KELLY WILLIAM D JR TRUSTEE  | BELLA TERRA REALTY TRUST              | 55 VAUGHN ST          |                       | MIDDLEBORO    | MA             | 02346        | 13184/007         | 0 BOG IRON ROAD (OFF) |
| 101-15            | CORREIA DARRELL M           | CORREIA KAREN A                       | 14 BOG IRON ROAD      |                       | WAREHAM       | MA             | 02576        | 14713/168         | 14 BOG IRON ROAD      |
| 101-14            | MEARS THOMAS P              | COWART JUDITH L                       | 12 BOG IRON ROAD      |                       | WAREHAM       | MA             | 02576        | 17077/99          | 12 BOG IRON ROAD      |
| 101-12            | FLANIGAN KEVIN P            | FLANIGAN KIMBERLY J                   | 8 BOG IRON RD         |                       | WAREHAM       | MA             | 02576        | 16613/95          | 8 BOG IRON ROAD       |
| 101-11            | WOODFALL ROSS C             | RAY LISA K                            | 6 BOG IRON ROAD       |                       | WAREHAM       | MA             | 02576        | 34600/103         | 6 BOG IRON ROAD       |
| 101-19            | RAMOS PETER                 | RAMOS MARYANN                         | 9 BOG IRON ROAD       |                       | WAREHAM       | MA             | 02576        | 28968/258         | 9 BOG IRON ROAD       |
| 101-18            | FLUEGEL NATHAN              | FLUEGEL JESSICA                       | 5 BOG IRON ROAD       |                       | WAREHAM       | MA             | 02576        | 47059/125         | 5 BOG IRON ROAD       |
| 101-17            | LYNCH BRIAN L               | BAPTISTE BRITTANY A                   | 3 BOG IRON ROAD       |                       | WAREHAM       | MA             | 02576        | 47812/317         | 3 BOG IRON ROAD       |

CERTIFIED LIST OF ABUTTERS AS  
 THEY APPEAR ON OUR TAX ROLLS  
 AS OF 11-30-2020

*DE Marinoni*  
 ASSESSORS OFFICE