

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: 45 Webster St. LOT: #133 MAP: 3

ZONING DISTRICT: _____

USE REQUESTED: _____

OWNER OF LAND & BUILDING: Craig Churchill TEL.# 603.755.1323

ADDRESS OF OWNER: 34 Dr. Childs rd. New Hampton, NH 03256

PERSON(S) WHO WILL UTILIZE PERMIT: Craig + Jen Churchill

ADDRESS: 34 Dr. Childs Rd. New Hampton, NH 03256

DATE: 9/11/21 SIGNATURE: [Signature]

This application was received on the date stamped here:

Town Clerk: _____ Date: _____

Tax Collector: Bobby King Date: 8/9/21

Planning/Zoning Dept.: Diana Raposo Date: 10/21/21

Application fee paid: 300.00 Check #: 406 Receipt: _____

Advertising fee paid: 100.00 Check #: 408 Receipt: _____

Abutters fee paid: 84.33 Check #: 407 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: Craig Churchill

Applicant's Address: 34 Dr. Childs Rd., New Hampton, NH 0328

Telephone Number: 603.755.1323

Cell Phone Number: _____

Email Address: cchurchill@Newhampton.org

Address of Property/Project: 45 Webster st., Wareham, MA

Landowner's Name: Craig + Jen Churchill

Owner's Address: 34 Dr. Childs rd., New Hampton, NH 0325

Telephone Number: 603.755.1323

Contact Person: Doug Churchill Telephone Number: 603.969.3518

Map 3 Lot 133 Zone _____

Date Approved _____ Date Denied _____

E. Comments: THIS IS A SINGLE FAMILY HOUSE WITH A BLOCK FOUNDATION, WE INTEND TO CHANGE THE EXISTING CAPE ROOF TO A FULL SECOND STORY BY RAISING THE ROOF USING THE EXISTING FOOTPRINT, IT WILL REMAIN SINGLE FAMILY



TOWN of WAREHAM

Massachusetts

FILE COPY

BUILDING DEPARTMENT

David L Riquinha
Building Commissioner

Craig E. & Jennifer H. Churchill
34 Doctor Childs Drive
New Hampton, NH 03824

July 20, 2021

RE: 45 Webster Street, renovation

Map # 3, Lot # 133

I have reviewed your application to **alter your existing dwelling** at 45 Webster Street, in Wareham, MA. Your proposal is not in compliance with current zoning regulations, and must be denied at this time.

After careful review of your proposal, it is my understanding that you would like to remove the roof from the current structure, in order to construct a new second floor addition comprising four bedrooms, two bathrooms, and one office. The dwelling is nonconforming on the front, and west side boundary line, and the proposed renovation would increase the height of the building within the nonconforming footprint. This is considered an intensification and/or aggravation of an existing nonconformity, and requires relief from the Zoning Board of Appeals.

The added second floor will double the current living area which increases the floor area ratio from 14.61% to 28.69% where 25% is permitted as of right. This is considered a new nonconformity and will also require relief from the Zoning Board of Appeals.

Your permit application is being denied, based on the following sections of the Wareham Zoning By-law:

- **Article 6 Table 628 Dimensional Standards for Small Lots in Residential Districts:**
Small lots in residential districts that are between 5,000 and 10,000 square feet are permitted to have a maximum floor area ratio of 25%. Your proposal would create a new nonconformity which requires a Variance from the Zoning Board of Appeals.

Craig E. & Jennifer H.
Churchill
45 Webster St.
Wareham, MA 02532

August 9, 2021

To Whom It May Concern:

I/We, the undersigned, have spoken to Craig E. and/or Jennifer H. Churchill regarding their proposed 2nd floor renovation project to be completed at the following address: 45 Webster St., Wareham, Massachusetts. We have reviewed the plans for a new 2nd floor and our support for the project is noted through our signature below.

Francis & Cynthia Callahan: 36 Prospect St. Wareham, MA

Francis W. Callahan Date 8/10/21

Margaret E. Atkins: 40 Webster St. Wareham, MA

Margaret E. Atkins Date 8/10/21

George & Eileen Malouf: 14 Eddy St. Wareham, MA

George & Eileen Malouf Date

Michael & Virginia Medeiros: 12 Eddy St. Wareham, MA

Michael & Virginia Medeiros 8/10/21 Date

Paul Larue: 39 Webster St. Wareham, MA

Paul H. Larue Date

Paul H. Larue 10 Aug 21

Joseph & Matthew Connelly: 40 Webster St. Wareham, MA

Joseph & Matthew Connelly 40 Webster St. Date 8/12/21

With Appreciation,

C. Churchill

PETER J Walsh & ANN E. NICCOLI:

Ann E. Niccoli DATE: 8/11/2021

QUITCLAIM DEED

I, GERALD E. RODMAN, Trustee of 45 WEBSTER STREET REALTY TRUST, under a Declaration of Trust dated February 27, 2006, recorded with the Plymouth County Registry of Deeds in Book 32466, Page 289, of Natick, Middlesex County, Massachusetts

for consideration paid, and in full consideration of TWO HUNDRED SIXTY THOUSAND (\$260,000.00) DOLLARS

grant to CRAIG E. CHURCHILL and JENNIFER H. CHURCHILL, husband and wife, as tenants by the entirety, both of 34 Doctor Childs Drive, New Hampton, New Hampshire,

with QUITCLAIM COVENANTS

Parcel I

One certain parcel of land situated in Wareham, Plymouth County, Massachusetts, together with the buildings thereon, situated at Point Independence and shown as Lot No. One Hundred Thirty-Three (133) on a Plan of Nanumet Heights drawn by T.A. Churbuck, C.E., recorded in Plan Book No. 1 at Page 132 in Plymouth County Registry of Deeds, said lot being bounded and described as set forth on said plan, and being the same property described in the deed of Preston S. Lincoln to Frederick M. Ramsdell dated July 16, 1938 and recorded in Plymouth County Registry of Deeds in Book 1752, Page 391.

Parcel II

The land in Wareham, Plymouth County, Massachusetts, in that part known as Long Neck, in East Wareham and being the Westerly half of Lot #132 shown on plan entitled "Plan of Lots 131, 132 and 133, Nanumet Heights-Wareham, Mass., Scale 1" = 30', July 7, 1953, Walter E. Rowley, Surveyor, West Wareham, Mass., bounded and described as follows:

- Beginning at a stake in the Northeasterly line of Webster Avenue, it being the Southwesterly corner of the within described premises and the Southeasterly corner of Lot #133;
- Thence turning and running North 27° 25' 50" West by Lot #133, 75.00 feet, to a stake at the corner of four lots;
- Thence turning and running North 54° 27' 40" East by Lot #141, 25.00 feet, to a point for a corner;
- Thence turning and running South 27° 25' 50" East in a line parallel to the first described line and 25 feet distant therefrom by the remaining portion of Lot #132, 75.00 feet, to Webster Avenue;

Thence turning and running South 54° 27' 40" West by the Northeasterly line of Webster Avenue, 25.00 feet, to the stake first mentioned and point of beginning.

*** Electronic Recording ***

Doc#: 00069314

Bk: 45961 Pg: 316 Page: 1 of 2

Recorded: 08/25/2015 09:48 AM

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

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 08/25/2015 09:48 AM

Ctrl# 084399 26456 Doc# Plymouth County Re

Fee: \$1,185.60 Cons: \$260,000.00

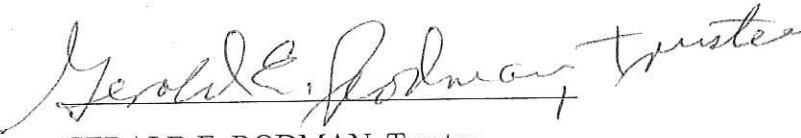
Property Address: 45 Webster Street, Wareham, Plymouth County, Massachusetts 02571

Meaning and intending to convey the property described in Deed of GERALD E. RODMAN recorded with said Deeds in Book 32466, Page 300.

I, the Grantor named herein, do hereby voluntarily release all of my 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.

The property address is: 45 Webster Street, Wareham, MA 02571

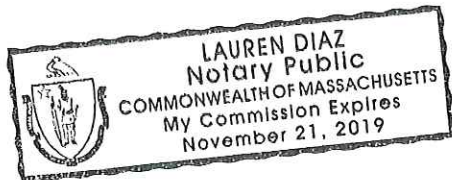
Witness my hand and seal this 20 day of August, 2015.


GERALD E. RODMAN, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 20th day of August, 2015, before me, the undersigned notary public, personally appeared GERALD E. RODMAN, Trustee, proved to me through satisfactory evidence of identification, which were Mass DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.





Notary Public

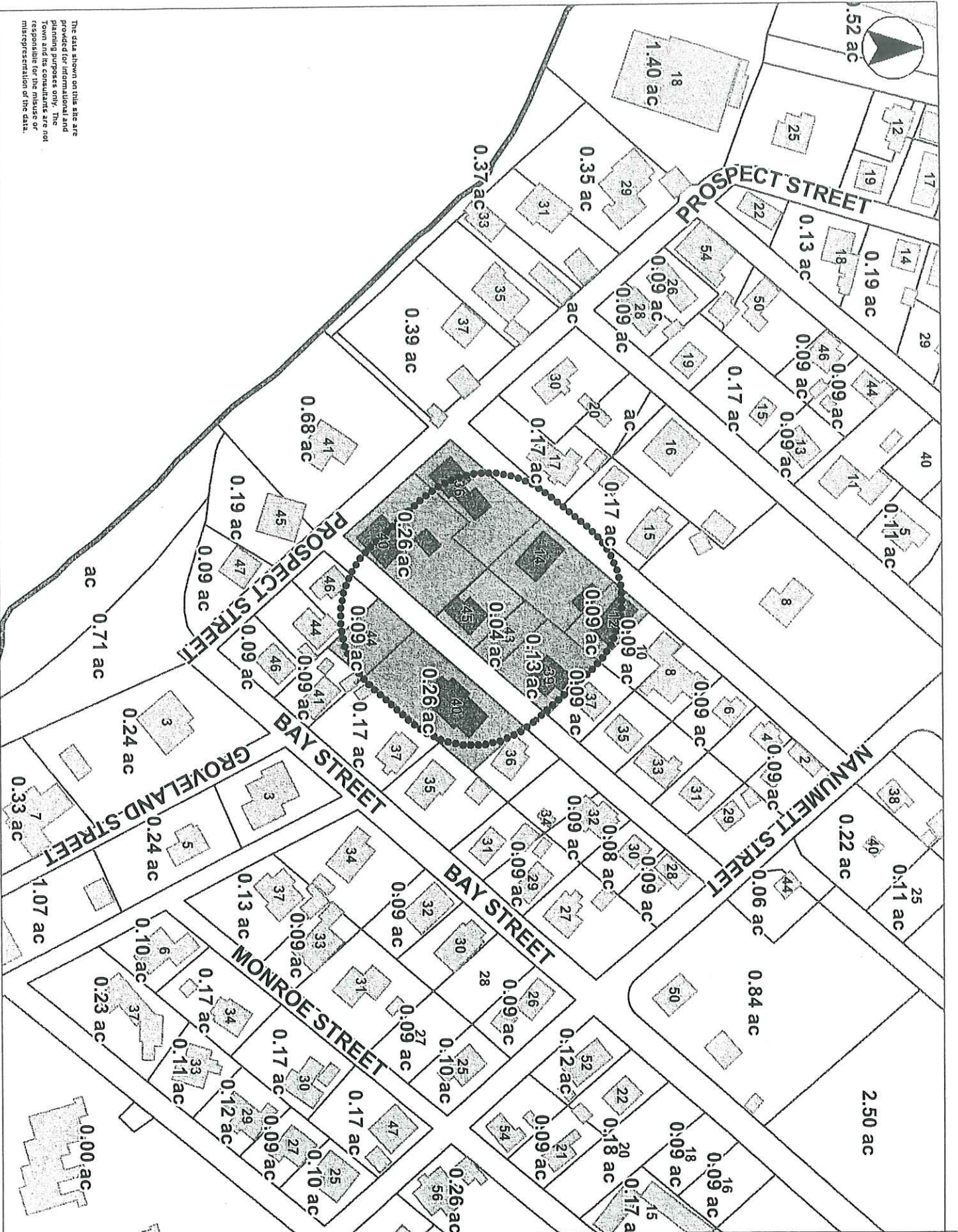
My commission expires: 11-21-19

MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
TOWN OF WAREHAM ABUTTERS						
MAP 3 LOT 133						
OWNER CRAIG E & JENNIFER H CHURCHILL						
3-143	CALLAHAN FRANCIS W JR	CALLAHAN CYNTHIA A	36 PROSPECT ST	BUZZARDS BAY	MA	02532
3-150	SLAMIN JUDITH		35 WASHBURN ST	NEWTON	MA	02158
3-134	ATKINS MARGARET E	ATKINS KATHRYN L TRUSTEES	92 SCHOOL ST EXTENSION	MIDDLEBORO	MA	02346
3-141	MALOUF GEORGE J	MALOUF EILEEN C	302 LINDEN PONDS WAY #417	HINGHAM	MA	02043
3-133	CHURCHILL CRAIG E	CHURCHILL JENNIFER H	34 DOCTOR CHILDS DR	NEW HAMPTON	NH	03256
3-140	MEDEIROS MICHAEL F	MEDEIROS VIRGINIA	12 EDDY ST	BUZZARDS BAY	MA	02532
3-125	WALSH PETER JOHN	NICCOLI ANN E	15 LEDGEWOOD DR	BRIDGEWATER	MA	02324
3-131	LARUE PAUL H LIFE ESTATE	LARUE JAMES M & JUSTIN B	476 DULUDE AVE	WOONSOCKET	RI	02895
3-122	CONNELLY JOSEPH J & MATTHEW J	CONNELLY JAY F CO-TRUSTEES	23 VINE ST	READING	MA	01867
CERTIFIED ABUTTERS AS THEY						
APPEAR ON OUR TAX ROLLS						
AS OF 8/9/2021						
<i>W. Rose Atkins</i>						
ASSESSORS OFFICE						
REQUESTED BY						
CRAIG CHURCHILL						
603 755-1323						
CCHURCHILL@NEWHAMPTON.ORG						

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that CRAIG CHURCHILL (name of 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 MAP 3 LOTS 132B + 133 (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Biggie Benoit 9/13/2021
John Foster, Tax Collector



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



Printed on 08/09/2021 at 10:28 AM

- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
- US Highway
- Numbered Routes
- 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

