

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One:  Variance  Special Permit  Site Plan  Appeal

Date stamped in: 02/12/2021 Date decision is due \_\_\_\_\_

Applicant's Name: Greg Brenner / do Brenner Signs

Applicant's Address: 116 Federal Furnace Rd, Plymouth, Ma 02360

Telephone Number: 508-747-3465

Cell Phone Number: /

Email Address: greg@brennersigns.com

Address of Property/Project: ~~190 Main St~~ 9 Sand Pond Rd, Wareham, MA

Landowner's Name: Phyllis P. Godwin / Godwin Properties <sup>02532</sup>

Owner's Address: 19 Quinny Ave Quinny Ma 02169

Telephone Number: 617-472-6500

Contact Person: Greg Brenner Telephone Number: 508-747-3465

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

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

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: 9 Sand Pond Rd LOT: \_\_\_\_\_ MAP: \_\_\_\_\_

ZONING DISTRICT: commercial

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

OWNER OF LAND & BUILDING: Phyllis Gadmin TEL.# 617-472-6500

ADDRESS OF OWNER: 19 Quincy Ave, Quincy, Ma 02169

PERSON(S) WHO WILL UTILIZE PERMIT: Greg Brenner / Brenner Signs

ADDRESS: 16 Federal Furnace Rd Plymouth, Ma 02360

DATE: 02/05/2007 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: \_\_\_\_\_

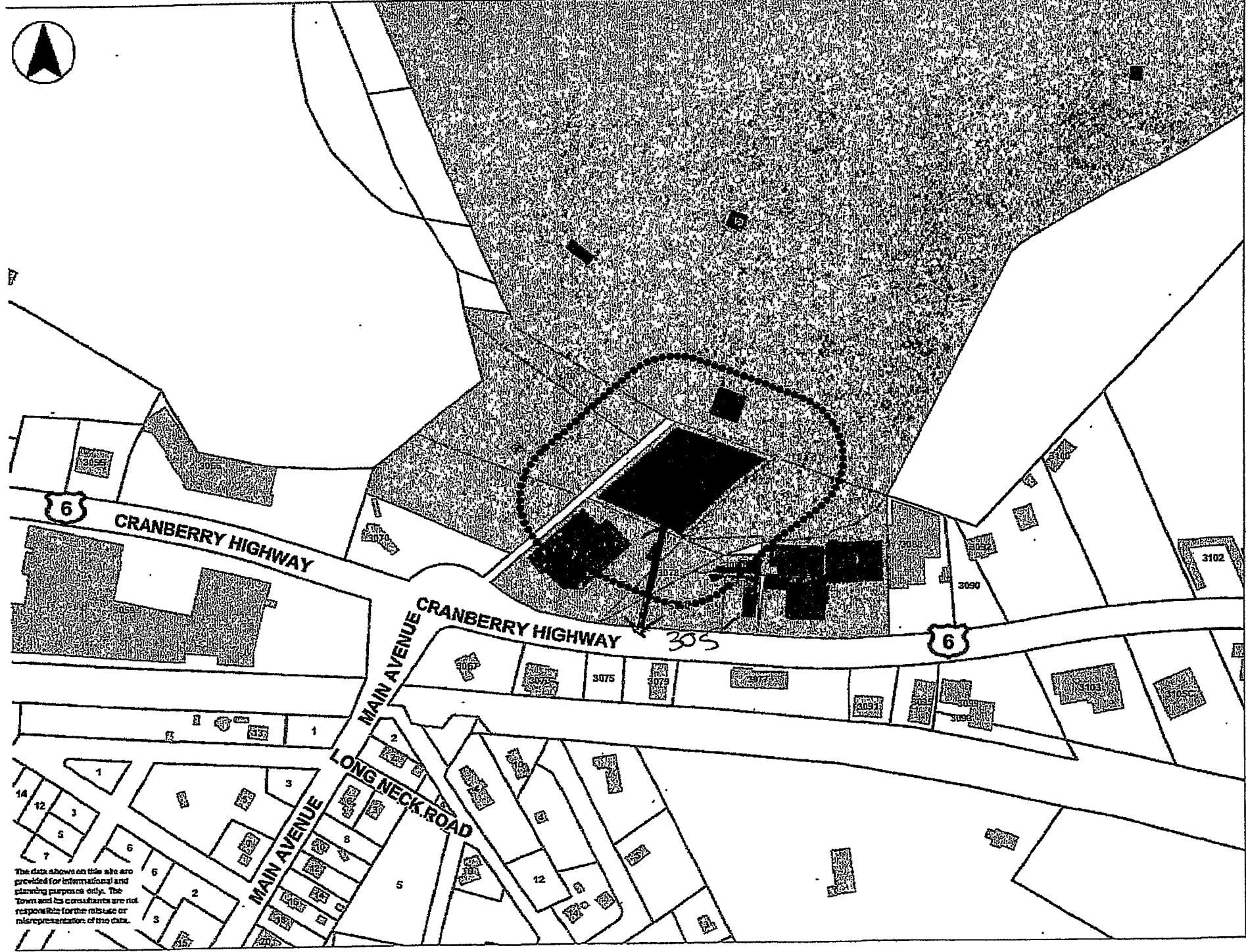
Advertising fee paid: \_\_\_\_\_ Check # \_\_\_\_\_ Receipt: \_\_\_\_\_

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

TOWN OF WAREHAM ABUTTERS						
MAP 131-1027						
OWNER BILLERICA 4 EXECUTIVE PARK LLC						
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
131-1022	ONSET FIRE DISTRICT		PO BOX 44	ONSET	MA	02558
131-1025	SALVATION ARMY OF MA INC THE	C/O ARC	281 NORTH MAIN ST	BROCKTON	MA	02301
131-1028	3082 CRANBERRY HIGHWAY LLC		PO BOX 1135	MARION	MA	02738
131-1027	BILLERICA 4 EXECUTIVE PARK DR LLC		19 QUINCY AVE	QUINCY	MA	02169
131-1045/A	PALAZESI LENI J TRUSTEE OF	CRANBERRY NOMINEE TRUST	P O BOX 2144	SANDWICH	MA	02563
CERTIFIED ABUTTERS AS THEY						
APPEAR ON OUR TAX ROLLS						
AS OF F12/30/2020						
<i>M. Renee Akers</i>						
ASSESSORS OFFICE						
REQUESTED BY						
KERI GAROFALO						
BRENNER SIGNS & AWNINGS						
KERI@BRENNERSIGNS.COM						



- MA Places
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
- Buildings
- Parks
- Town Boundary
- MA Highways
  - Interstate
  - US Highway
  - Numbered Route
- 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



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.



Sign area: 134.4x80 (74.6 sq ft)

Internally lit Led aluminum cabinet  
Digital translucent print  
applied to lexan face

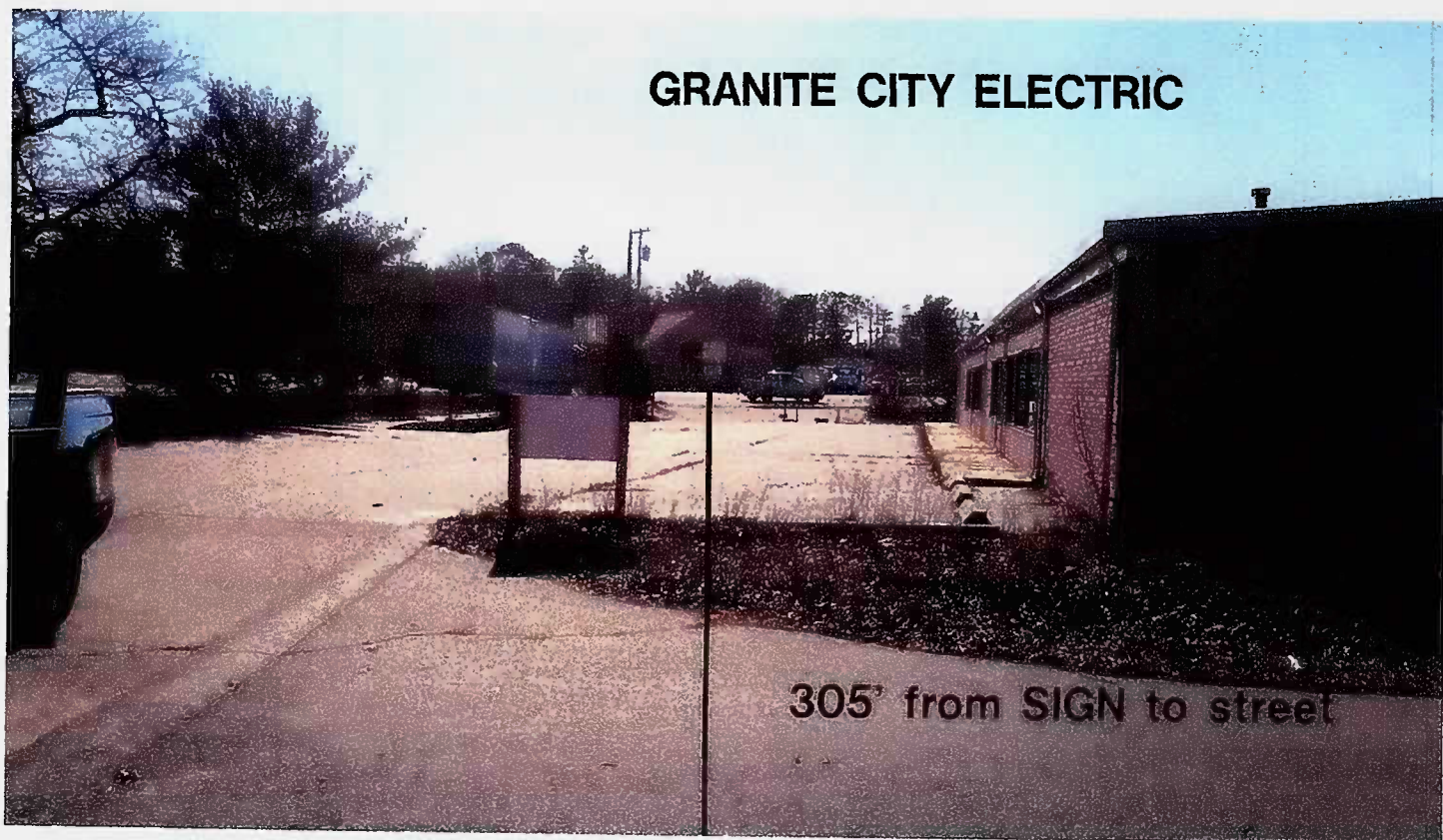


Granite City Electric  
9 Sand Pond Rd  
Wareham, MA



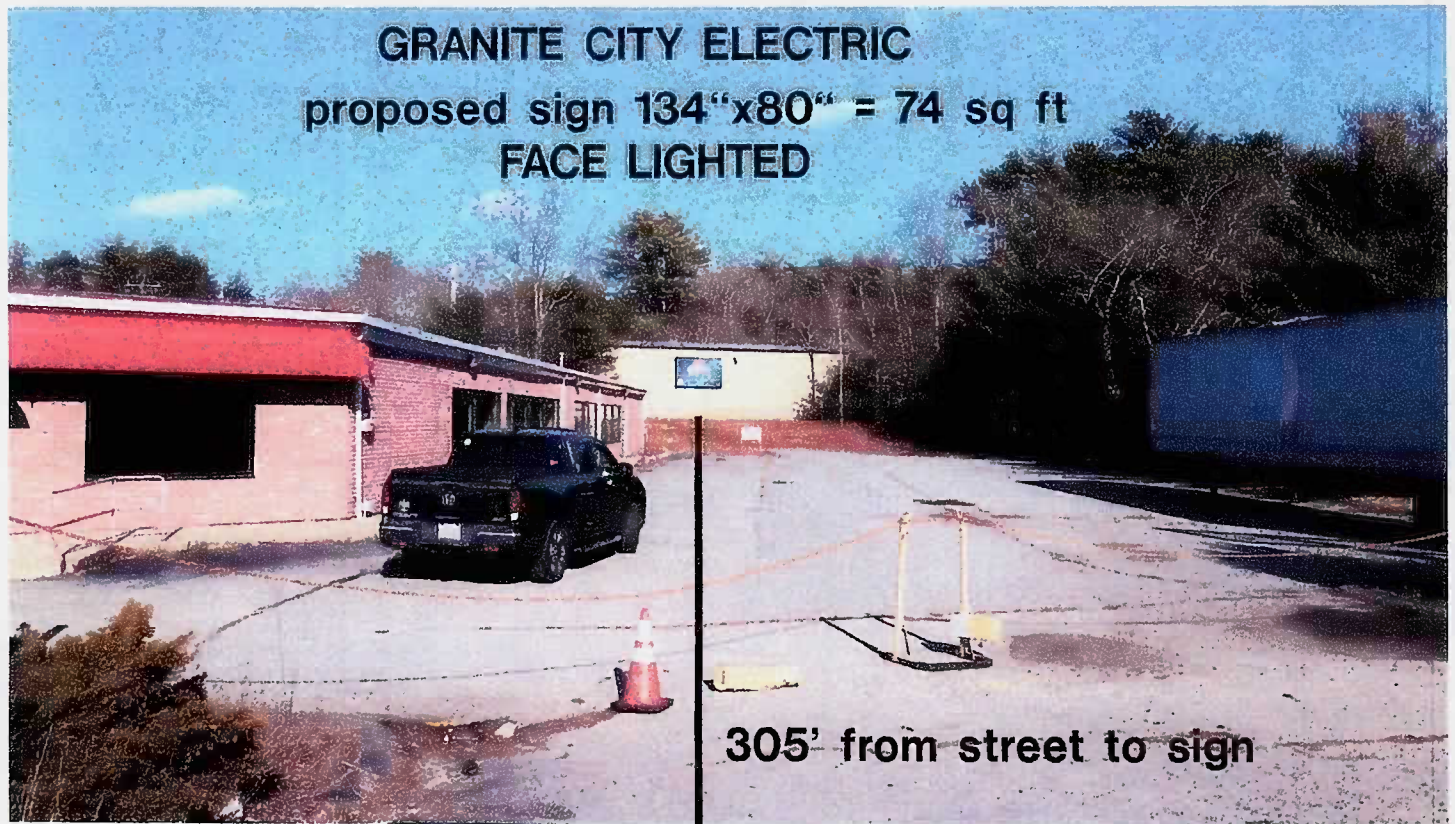
508-747-3465  
Brennersigns.com  
66 Federal Furnace Rd  
Plymouth, MA 02360





**GRANITE CITY ELECTRIC**

**305' from SIGN to street**



## **GRANITE CITY ELECTRIC Building Signage – frontage 120'**

The sign by-laws allow for a 40 sq ft Illuminated sign on the building. The distance from the highway to the sign is 305'. Because of the distance from the street we are proposing a 75 sq ft sign internally illuminated letter that will allow better visibility.



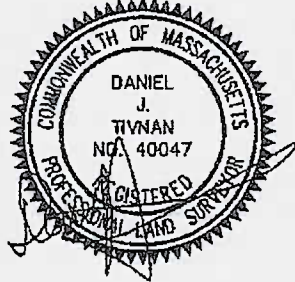
**RENEY, MORAN, & TIVNAN**  
 REGISTERED LAND SURVEYORS  
 75 HAMMOND STREET - FLOOR 2  
 WORCESTER, MA 01610-1723  
 PHONE: 508-752-8885  
 FAX: 508-752-8895  
 RMT@HSTGROUP.NET  
 A Division of H. S. & T. Group, Inc.

**MORTGAGE INSPECTION PLAN**  
 NAME BILLERICA 4 EXECUTIVE PARK DRIVE, LLC.  
 LOCATION 9 SANDY POND ROAD  
WAREHAM, MA  
 SCALE 1" = 60' DATE 09-02-20

JOB # 08-1854-20

**REGISTRY PLYMOUTH**

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINES (UNLESS OTHERWISE NOTED IN DRAWING BELOW).  
 NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



DEED BOOK/PAGE 49914/310

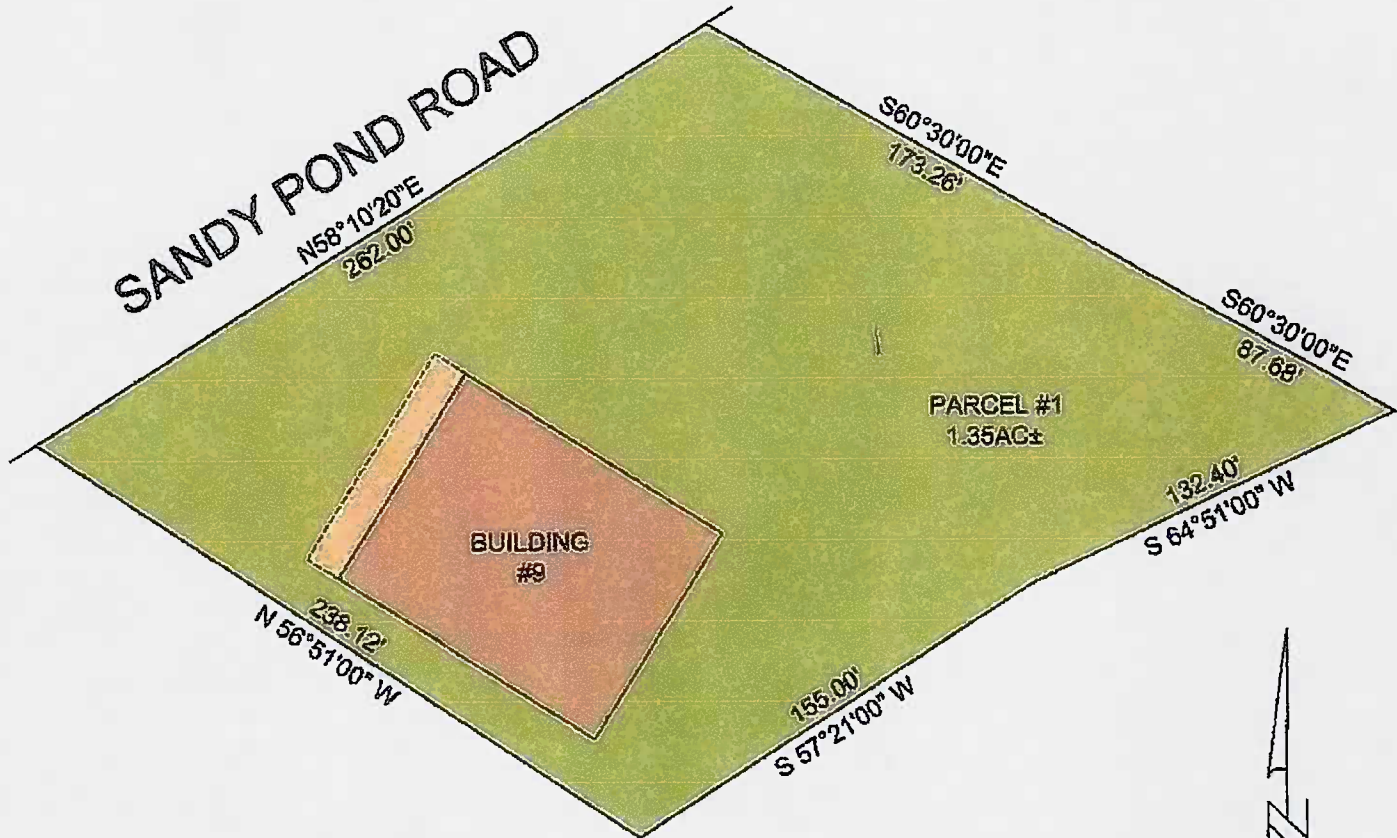
PLAN BOOK/PLAN 3902/345

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

494J DTD 07/17/2012

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.

CERTIFY TO:  
 THOMAS E. BEHENNA, ESQ.



REQUESTING OFFICE: BEHENNA LAW OFFICES  
 REQUESTED BY:

DRAWN BY: JG  
 CHECKED BY:



**OLD REPUBLIC**  
NATIONAL TITLE INSURANCE COMPANY

**Title Insurance Affidavit Form**

TO: Old Republic National Title Insurance Company ("Title Insurance Company")

PROPERTY ADDRESS: 3075 Cranberry Highway (a/k/a/ 9 Sand Pond Road, Wareham, MA 02538

The undersigned owner of the above property does under oath depose and say that:

1. There is no person to whom a debt is due for labor or materials furnished in the erection, alteration, repair or removal of a building or structure upon said property or improvement or alteration to said property by virtue of an agreement with, or by the consent of the undersigned, or of a person having authority from or rightfully acting for the undersigned in procuring or furnishing such labor or materials for work actually performed during the past 93 days, including the date hereof.
2. At the date hereof there are no tenants or other parties who are in possession or who have the right to be in possession of said property (except as shown below):  
  
Granite City Electric Supply CO.
3. To the best of the undersigned's knowledge and belief, neither the property nor any use thereof is in violation of restrictive covenants, if any, affecting the property.
4. All bills for municipal light plant service charges, which could become liens, have been paid.
5. No security interest which secures payment or the performance of any obligation has been given by the undersigned, or to the knowledge of the undersigned, in any personal property or fixtures placed upon or installed in said property.

This affidavit is made for the purpose of inducing the Title Insurance Company to insure the mortgage on said property and the undersigned agrees to indemnify and hold harmless the Title Insurance Company from any loss resulting from reliance upon the truth and accuracy of the statements contained herein.

Signed under the penalties of perjury this 29<sup>th</sup> day of September 2020

Bayson Capital LLC

By: 

Thaddeus Jackson-Member-Manager

PROPERTY ADDRESS: 9 Sand Pond Road, Wareham, MA

### QUITCLAIM DEED

**BAYSON CAPITAL, LLC**, a Massachusetts limited liability company having a business address of 321 Manley Street, West Bridgewater, Massachusetts

For consideration paid of **Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00)**

Grants to **BILLERICA 4 EXECUTIVE PARK DRIVE LLC.**, a Massachusetts limited liability company, having a business address of 19 Quincy Ave, Quincy, Massachusetts 02169

With QUITCLAIM COVENANTS

The certain parcel of land, with all the improvements thereon situated in Wareham, Plymouth County, Commonwealth of Massachusetts, more particularly described as follows:

The land with the buildings thereon situated on the southeasterly side of the roadway leading from Cranberry Highway to the Onset Fire District, shown on "Plan of Land prepared for Joseph Todesco off Cranberry Highway East Wareham, Mass." dated May 25, 1973, recorded with Plymouth County Registry of Deeds in Book 3902, Page 345, bounded and described as follows:

NORTHWESTERLY	by said roadway, as shown on said plan, 262 feet;
NORTHEASTERLY	by Onset Fire District in two courses, as shown on said plan, 173.26 feet and 87.68 feet respectively;
SOUTHEASTERLY	in two courses by owner unknown, as shown on said plan, 132.40 feet; and 155 feet respectively; and
SOUTHWESTERLY	by Ocean Spray Cranberries, Inc., as shown on said plan, 238.12 feet.

Said premises are further conveyed subject to and with the benefit of all other rights, easements, covenants and restrictions of record, if any, all insofar as now in force and applicable.

This conveyance does not constitute all or substantially all of the assets of Bayson Capital, LLC located within the Commonwealth of Massachusetts.

Meaning and intending to convey those premises conveyed to the Grantor herein by Deed dated June 11, 2018 and recorded with the Plymouth County Registry of Deeds in Book 49914, Page 310.

*[Signature and acknowledgement appear on the following page]*



WITNESS my hand and seal this 1<sup>st</sup> day of October, 2020.


**BAYSON CAPITAL, LLC**

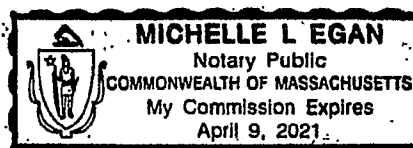
  
\_\_\_\_\_  
**THADDEUS JACKSON, Manager**

**COMMONWEALTH OF MASSACHUSETTS**

County of Plymouth

On this 1<sup>st</sup> day of October, 2020, before me, the undersigned notary public, personally appeared **THADDEUS JACKSON**,  personally known or  proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, 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, in his capacity as **Manager**.

  
\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_





# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

David L Riquinha  
Director of Inspectional Services

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Greg Brenner  
Brenner Signs  
66 Federal Furnace Rd.  
Plymouth, MA 02360

February 9, 2021

**RE:** 9 Sand Pond Road

Map # 131, Lot # 1027

I have performed a review of your building permit application for the construction and installation of a wall sign for "Granite City Electric" at 9 Sand Pond Road in East Wareham, MA. The proposal requires additional review and or zoning relief from the Zoning Board of Appeals and must be denied at this time.

The following review and or relief must be secured prior to re-application for a building permit:

CODE SECTION	DESCRIPTION	RELIEF
1127.2 ILLUMINATION	Internal Illumination over 40 square feet.	Variance, Zoning Board

The above information was compiled based on the plans and drawings provided to me along with the application. If there is any new information, or changes to this plan, please provide them to me and I will amend my findings accordingly.

The subject structure is located in the CS 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.

**BRENNER SIGNS & AWNINGS, LLC**

66 FEDERAL FURNACE RD  
PLYMOUTH, MA 02360  
508-747-2688

53-447/113

6115

**PAY**  
TO THE  
ORDER OF

DATE 2/22/21

Town of Wareham

\$ 750.<sup>00</sup>

Seven hundred fifty

00  
100

DOLLARS

ROCKLAND TRUST  
ROCKLAND, MA 02370

MEMO

GC



[Handwritten Signature]

AUTHORIZED SIGNATURE

MP

⑈006115⑈ ⑆011304478⑆ 2977011796⑈

Security features included. Details on back.

# Taxes

**Complete.** This step was completed on Jan 20, 2021 at 10:42

Your Submission

Attachments

✔ Building Department Review

✔ Permit Fee Review

✔ **Taxes**

✔ Inspector Review



✔ Collector

Approved