



This form was received on the date stamped here:

TOWN OF WAREHAM

ZONING BOARD OF APPEALS APPLICATION FOR A:

- VARIANCE
SPECIAL PERMIT
SITE PLAN REVIEW
APPEAL

Certain uses are allowed in 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. Permits may be issued only after a public hearing. To apply for a public hearing for a Permit from the Zoning Board of Appeals, please do the following:

- Complete this form.
Read information packets. (Directions attached)
Submit application form and packet of information to Town Clerk for signature.
Submit application form to Town Collector for signature.
Submit completed form, packets, and appropriate fees** to the Planning and Community Development Office.

** See Directions for fees, or ask at the Planning and Community Development Office.

I hereby apply for a [check applicable]: [X] Variance [] Special Permit [] Site Plan [] Appeal for a use at the following place:

STREET & NUMBER: 240 onset Ave MAP: 1 LOT: 532
ZONING DISTRICT: OUC 2
USE REQUESTED: Multi use
OWNER OF LAND & BUILDING: Sharon Cates
ADDRESS OF OWNER: 174 Packard St Plymouth MA 02360
PERSON(S) WHO WILL UTILIZE PERMIT: Sharon Cates
ADDRESS: 174 Packard St Plymouth MA 02360
DATE: 5-9-22 SIGNATURE: [Signature]

Town Clerk: [Signature] Date: 5/24/2022
Tax Collector: Brigitte Benoit Date: 5/24/2022
Planning/Zoning Dept.: Sonia Raposo Date: 6/8/22
Application fee paid: 300.00 Check #: 1197 Receipt:
Advertising fee paid: 100.00 Check #: 1198 Receipt:
Abutters fee paid: 155.07 Check #: 1199 Receipt:

WAREHAM TOWN CLERK
2022 JUN 9 11:45

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check Applicable: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: Sharon Cates

Applicant's Address: 174 Pachard St Plymouth MA 02360

Telephone Number: 781-706-3827

Cell Phone Number: Same

Email Address: pamperedpooch2011@gmail.com

Address of Property/Project: 240 Onset Ave

Landowner's Name: Sharon Cates

Owner's Address: 174 Pachard St Plymouth MA 02360

Telephone Number: 781-706-3827

Contact Person: Sharon Cates Telephone Number: 781-706-3827

Map 1 Lot 532 Zone OU2

Date Approved _____ Date Denied _____

Comments: _____

Address of Locus: 240 Onset Avenue, Onset, MA

*** Electronic Recording ***
Doc#: 00098304
Bk: 55563 Pg: 270 Page: 1 of 2
Recorded: 08/30/2021 02:05 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 08/30/2021 02:05 PM
Ctrl# 149472 15685
Fee: \$540.36 Cons: \$118,200.00

QUITCLAIM DEED

ONSET FIRE DISTRICT, a quasi-corporation duly organized and existing under the laws of the Commonwealth of Massachusetts and formerly known as the ONSET BY FIRE DISTRICT, and having a principal place of business at 15 Sand Pond Road, Onset, Plymouth County, Massachusetts, acting by and through its Prudential Committee Chair, duly authorized, for consideration paid in the amount of One Hundred Eighteen Thousand Two Hundred Dollars (\$118,200.00) grant to SHARON CATES of 174 Packard Street, Plymouth, Massachusetts

with quitclaim covenants

Lands with buildings thereon, within the said town of Wareham or elsewhere, a more particular description of the said real estate and interests therein being as follows:

Lot numbered five hundred thirty two (532) with buildings thereon, said lot being as shown on a plan of lands of the Onset Bay Grove Association, recorded in the Registry of Deeds for Plymouth County, Book No. 1, Folio 58, as the same is set out on said plan.

Subject to all rights, restrictions, reservations and easements of record to the extent the same are now in force and applicable.

For Grantor's title see deed of Onset Water Company to Grantor dated August 7, 1924 and recorded with Plymouth County Registry of Deeds at Book 1465, Page 88.

Witness our hands and seals this 30 day of August, 2021

**Onset Fire District,
By its Prudential Committee Chair**


PAMELA PIKE

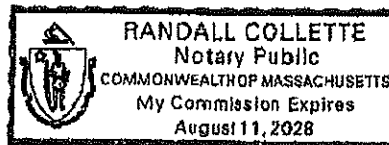
Commonwealth of Massachusetts

County of Plymouth

On this 30 day of August, 2021, before me, the undersigned notary public, personally appeared PAMELA PIKE, being the Chairman of the Prudential Committee of the Onset Fire District as aforesaid, and proved to me through satisfactory evidence of **identification**, which were *Massachusetts Driver's Licenses*, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and swore or affirmed to me under pains and penalties of perjury that the contents of the document are truthful and accurate to the best of his knowledge and belief.

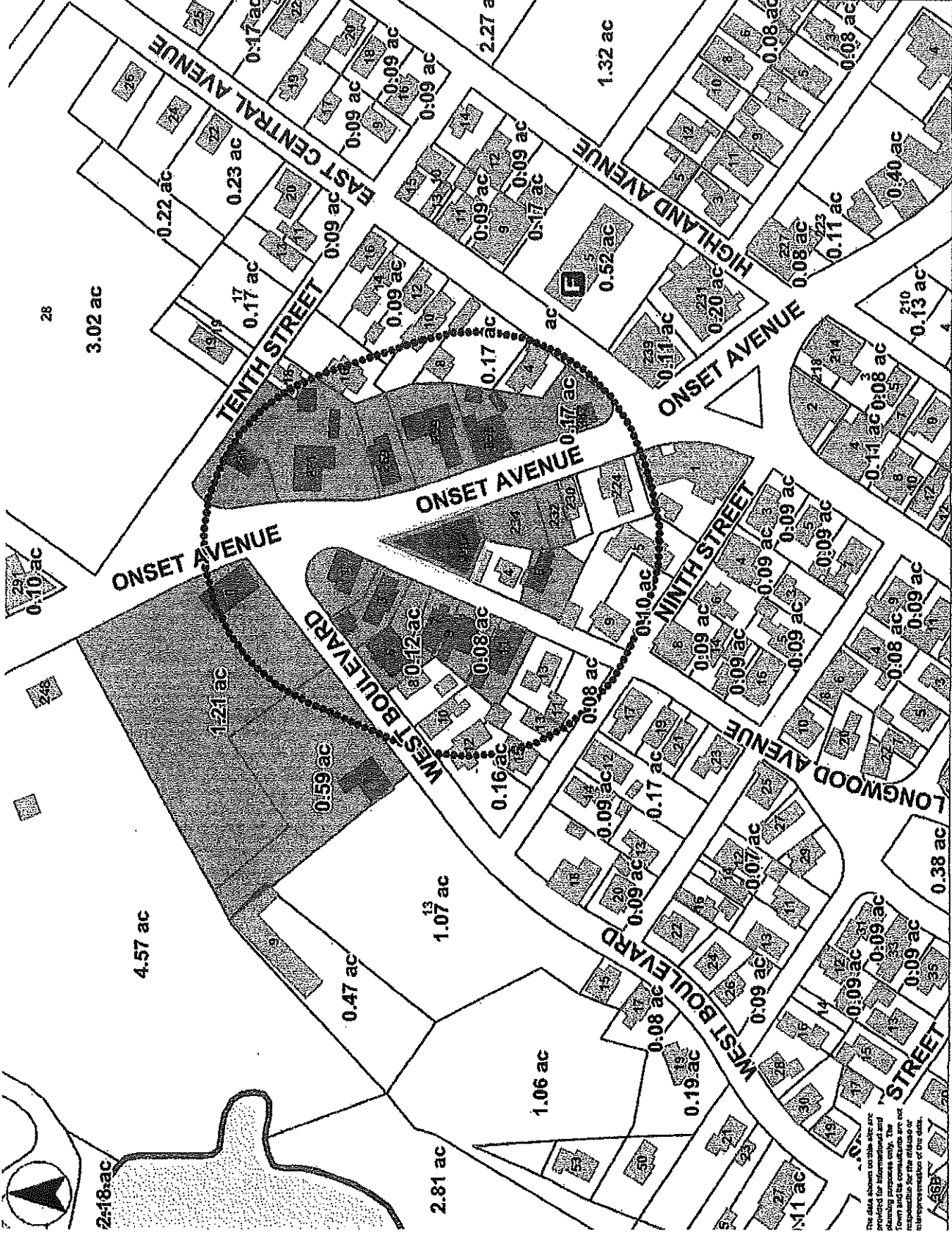


Notary Public –
My commission expires: August 11, 2028



MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
1-1033	HALL E CURTIS III	HALL PAMELA B	PO BOX 952	ONSET	MA	02558
1-1092	CHERELLA ROBERT S JR TRUSTEE	CHERELLA FAM IRREV TRUST	450 W ELM AVE	BURBANK	CA	91506
1-527	MURPHY GEORGE	MURPHY SIGNE	PO BOX 957	ONSET	MA	02558
1-519	COBB AMANDA + HALBERSTADT DAVID TRS +	HALBERSTADT DAVID TRUSTEE	PO BOX 872	ONSET	MA	02558
1-528	MONTEIRO WENDY J		PO BOX 994	ONSET	MA	02558
1-529/A	MARKSDEN JOHN F		PO BOX 291	ONSET	MA	02558
1-518/B	O'CONNELL WENDY		121 SOUTH ST	HOLDEN	MA	01520
1-543/A	COX TIMOTHY J	COX KATHERINE F	PO BOX 338	ONSET	MA	02558
1-517	BERANGER STEPHEN TRUSTEE	BERANGER REALTY TRUST II	672 COUNTY RD	W WAREHAM	MA	02576
1-532	CATES SHARON		174 PACKARD ST	PLYMOUTH	MA	02360
1-533	BUTLER WILLIAM M JR		74 OLD HEAD OF THE BAY RD	BUZZARDS BAY	MA	02532
1-135/A	GILLIGAN IAN L		P.O. BOX 476	ONSET	MA	02558
1-515/A	KIRKLAND ELEANOR M	KIRKLAND MITCHELL V III TRUSTEES	541 MAIN ST	WAREHAM	MA	02571
1-510	PETTIFORD LEON		PO BOX 1149	ONSET	MA	02558
1-512	PETTIFORD PATRICIA ANN & LYNNWOOD AUGUSTA	PETTIFORD MILDRED YVONNE & LEON	151 W CONCORD ST	BOSTON	MA	02118
1-507	TOWN OF WAREHAM		54 MARION RD	WAREHAM	MA	02571
1-506	SLS GROUP LLC	C/O LAURA DYER	64 CRESTVIEW DR	MALDEN	MA	02148
1-504	ONSET PROPERTIES LLC		PO BOX 497	ONSET	MA	02558
CERTIFIED ABUTTERS AS THEY APPEAR ON						
OUR TAX ROLLS AS OF 4/26/2022						
<i>Sharon Cates</i>						
ASSESSORS OFFICE						
REQUESTED BY						
SHARON CATES						
781 706-3827						
PAMPREP00CH2011@GMAIL.COM						

- MA Places
- Fire Station
- Police Station
- Town Hall
- Public Library
- School
- Buildings
- Parcels
- Town Boundary
- MA Highways
- Interstate
- State
- Other
- Numbered Routes
- Streets
- Bathrooms
- 5-9A
- 10-15A
- 15-20R
- 20-30R
- 30-40R
- 40-50R
- 60-70R
- 70+R
- Abutting Town Labels
- Abutting Towns



MapsOnline by PeopleGIS

Printed on 04/26/2022 at 08:47 AM

200 400 ft

The data shown on this site are provided for informational and planning purposes only. The users and consumers are not responsible for any misinterpretation of the data.



TOWN OF WAREHAM
Department of Inspectional Services

54 Marion Road
Wareham, Massachusetts 02571
(508) 291-3100, Ext. 3190

David R. Moore
Interim Building Commissioner

April 6, 2022

Wade Keene
P O Box 1095
Sagamore Beach, MA 02562

RE: 240 Onset Ave/ New dwelling unit

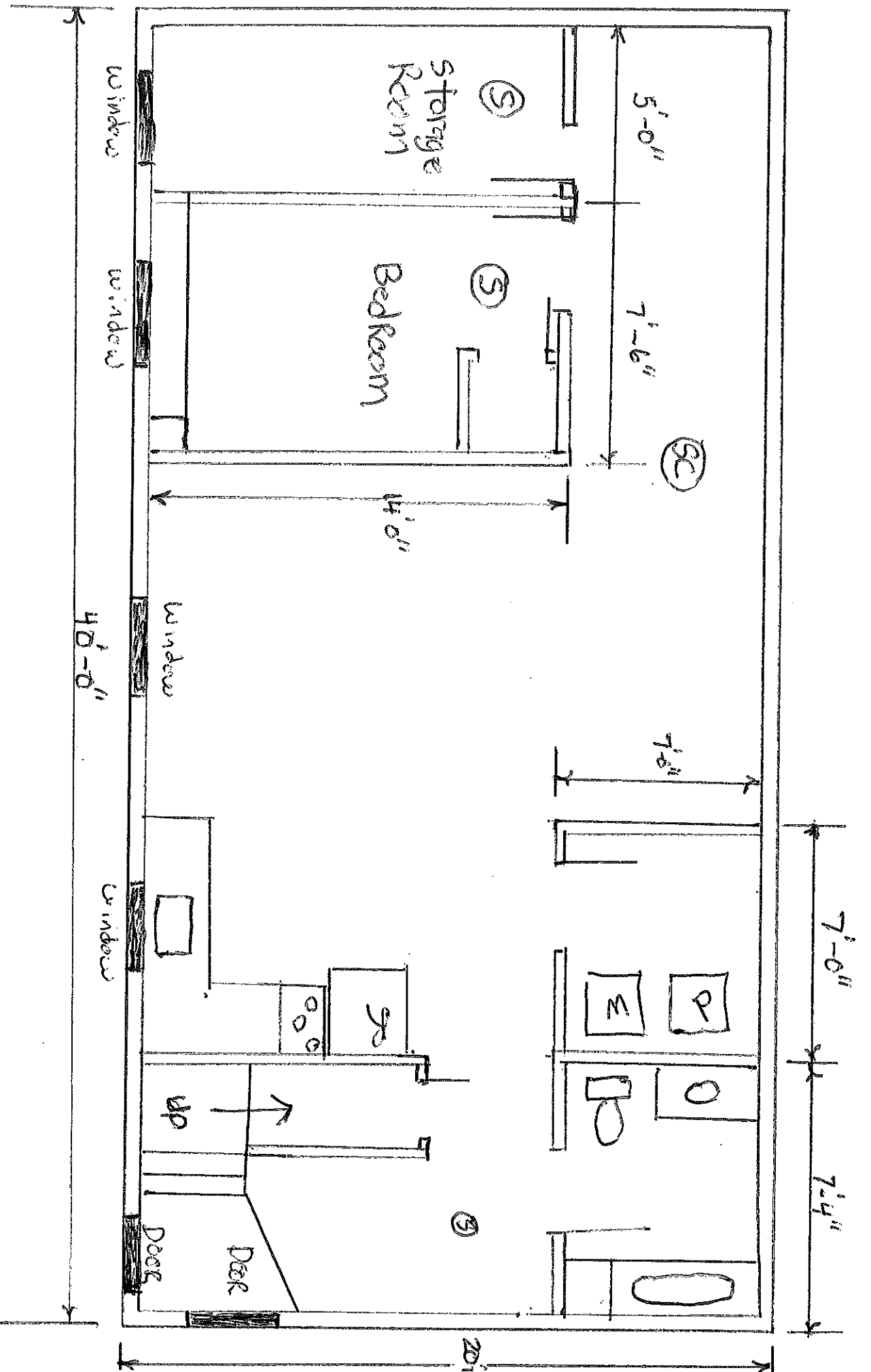
Your project at 240 Onset Avenue falls in the OV2 Zone which requires 10,000 square feet for the first dwelling unit. The present use of the building first floor is commercial and it appears that the lots size is just over 5000 sq.ft.

Therefore, you will need to apply to the Wareham Zoning Board of Appeals for a Variance under Section 622.

You have 30 days in which to appeal this decision or you may apply to the Zoning Board of Appeals for the variance. If you have any further questions please contact my office.

Sincerely,

David R. Moore



240 ONSET AVE
 Basement Floor
 Plan

Town of Wareham
Fiscal Year 2022 Real Estate

**REMITTANCE COUPON
RETURN WITH 3rd PAYMENT**

Account: 4846
Location: 240 ONSET AVE
Owner: ONSET FIRE DISTRICT
Owner2:

Parcel ID: 1-532
Land Area: 5400 Square Feet
Deed Date: 8/30/2021
Book/Page: 55563 / 270

ONSET FIRE DISTRICT
C/O CATES SHARON
174 PACKARD ST
PLYMOUTH, MA 02360

Total Charges: 0.00
Past Due: 0.00
Interest Due: 0.00
Credits: 0.00

Total Due 2/1/2022: 0.00

Town of Wareham
Fiscal Year 2022 Real Estate

**REMITTANCE COUPON
RETURN WITH 4th PAYMENT**

Account: 4846
Location: 240 ONSET AVE
Owner: ONSET FIRE DISTRICT
Owner2:

Parcel ID: 1-532
Land Area: 5400 Square Feet
Deed Date: 8/30/2021
Book/Page: 55563 / 270

ONSET FIRE DISTRICT
C/O CATES SHARON
174 PACKARD ST
PLYMOUTH, MA 02360

Total Charges: 0.00
Past Due: 0.00
Interest Due: 0.00
Credits: 0.00

Total Due 5/2/2022: 0.00

Overview of the format of your Real Estate Bill.

1

~ The bottom stub of the bill is the Taxpayer's Copy. Keep this copy for your records.

~ The top portion of the bill contains the remittance copies for both the 3rd quarter and the 4th quarter.

~ Return the 3rd quarter remittance stub with payment by the Due Date indicated in bold and make checks payable as indicated below.

~ Return the 4th quarter remittance stub with payment by the Due Date indicated in bold and make checks payable as indicated below.

Remittance Information

Town of Wareham
Treasurer/Collector
54 Marion Road
Wareham MA 02571
(508)291-3150

Assessments

Town of Wareham
Board of Assessors
54 Marion Road
Wareham, MA 02571
(508)291-3160
Abatement Applications to
Assessors Due:2/1/2022

TAX RATE PER \$1000:

	Res	OS	Com	Ind
Onset Fire	2.75	2.75	2.75	2.75
Real Estate	10.87	10.87	10.87	10.87
Wareham Fir	2.31	2.31	2.31	2.31

Hours For Walk-In Service

Mon-Thu 8:15am-6:pm

Tax Collector

John D Foster

INTEREST AT THE RATE OF 14% PER ANNUM WILL ACCRUE ON OVERDUE PAYMENTS FROM THE DUE DATE UNTIL PAYMENT IS MADE

Town of Wareham

**Fiscal Year 2022 Real Estate
Taxpayer Record**

Account: 4846
Owner: ONSET FIRE DISTRICT

Location: 240 ONSET AVE
Parcel ID: 1-532
Area: 5400 Square Feet

Deed Date: 8/30/2021
Book/Page: 55563 / 270

Assessed As of	Type	Tax Value	TOTAL ASSESSMENT				0.00	Delinquency Notice
1/1/2021	EXM	0	Due	Prelim.	2/1/2022	5/2/2022		
	Total:	0	Tax	0.00	0.00	0.00		
			SpAs	0.00	0.00	0.00		
			Int	0.00	0.00	0.00		
			Ab/Ex	0.00	0.00	0.00		
			Cred	0.00	0.00	0.00		
			Int Cr	0.00	0.00	0.00		
			Total:	0.00	0.00	0.00		

Tax Rate			
per \$1000:			
Res	10.87	Onset Fire	0.00
OS	10.87	Tax	0.00
Com	10.87	Total Assessment	0.00
Ind	10.87		