

MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: June 28, 2017

I. CALL MEETING TO ORDER

The meeting was called to order at 6:35 P.M.

II. ROLL CALL

Members Present: Nazih Elkallassi, Chairman
Jim Eacobacci, Clerk
Wilma Engerman
Jan Kendrick
Jake Morrison, Associate member

Members Absent: Karl Baptiste
Ernie Alden, Associate member

Also present: Kenneth Buckland, Town Planner
Charles Rowley, Review Engineer

III. PRELIMINARY BUSINESS

A. Approve meeting minutes: June 14, 2017.

MOTION: Mr. Eacobacci moved to approve the meeting minutes of June 14, 2017. Ms. Kendrick seconded.

VOTE: Unanimous (4-0-0)

IV. PUBLIC HEARINGS

There were no public hearings scheduled.

V. CONTINUED PUBLIC HEARINGS

A. Petition #17-17 – JNJ Holdings, LLC – 2371 Cranberry Highway

NOTE: Mr. Elkallassi stated he will recuse himself from this hearing. Mr. Eacobacci will sit as Chair Pro Tem.

The applicant has requested a continuance of the hearing.

MOTION: A motion was made & seconded to continue the public hearing for Petition #17-17 – JNJ Holdings, LLC – 2371 Cranberry Highway with conditions.

VOTE: (1-3-0)

NOTE: The motion did not carry.

MOTION: A motion was made & seconded to continue the public hearing for Petition #17-17 – JNJ Holdings, LLC – 2371 Cranberry Highway to July 12, 2017.

VOTE: (3-1-0)

B. Petition #23-17 – Lisa Williams Cordeiro – 28 Old Glen Charlie Road

Present before the Board: Leonard Bello, Attorney

Attorney Bello stated the engineered plans requested are being presented this evening. He requested a continuance of the hearing until Mr. Baptiste is present.

MOTION: Ms. Kendrick moved to continue the public hearing for Petition #23-17 – Lisa Williams Cordeiro – 28 Old Glen Charlie Road July 12, 2017. Ms. Engerman seconded.

VOTE: Unanimous (4-0-0)

C. Petition #25-17 – Paul Driscoll – 63 Puritan Avenue

NOTE: Mr. Elkallassi returned as Chair at this time.

Present before the Board: Paul Driscoll

Mr. Elkallassi stated he has driven by the property and the proposed project does not appear to be a detriment to the neighborhood and the location is unique. The applicant is proposing to put a deck on the front of the house which interfered with the setbacks.

Ms. Kendrick feels this application may require a Variance in lieu of a Special Permit. Brief discussion ensued re: if this petition should be addressed as a Variance.

MOTION: A motion was made & seconded to close the public hearing for Petition #25-17 – Paul Driscoll – 63 Puritan Avenue.

VOTE: Unanimous (5-0-0)

NOTE: Associate member, Mr. Morrison voted in place of Mr. Baptiste

MOTION: Mr. Eacobacci moved & Mr. Morrison seconded to grant a Variance for Petition #25-17 – Paul Driscoll – 63 Puritan Avenue finding that due to the location of the septic system, a Variance is suitable to grant based on the hardship presented & said project is not a detriment to the neighborhood, & further, a literal enforcement of the Bylaw would create a greater hardship for the applicant, & further, a Variance is granted w/ the following conditions:

- Standard conditions apply.
- To be built per plan submitted.

VOTE: (4-1-0)

VI. ANY OTHER BUSINESS/DISCUSSIONS/UPCOMING HEARINGS

A. Correspondence

1. See correspondence sent via email and/or in packets.

B. Upcoming Hearings:

July 12, 2017	#26-17	Ossama Mohamed	307 Main Street
July 12, 2017	#27-17	Town of Wareham/Municipal Maintenance	95 Charge Pond Road

VII. NEW BUSINESS (This time is reserved for topics that the Chairman did not reasonably anticipate.)

VIII. ADJOURNMENT

MOTION: Mr. Eacobacci moved to adjourn the meeting. Ms. Kendrick seconded.

VOTE: Unanimous (5-0-0)

Date signed: _____

Attest: _____

James Eacobacci, Clerk
WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: _____