

Wareham Zoning Board of Appeals
Wednesday, July 26, 2023 – 6:30 p.m.
Minutes

WAREHAM TOWN CLERK
2023 AUG 22 AM 9:49

Location: Wareham Multi-Service Center, 48 Marion Road, Wareham, MA, Room 320.

The following record pertains to a meeting held by the Zoning Board of Appeals at 6:30 PM local time. A video recording of this meeting is available for viewing. The record of the proceedings includes the videotape of the meeting, the resolutions passed, and any document presented during the course of the meeting.

I. CALL MEETING TO ORDER

Chair Elkallassi called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Nazih Elkallassi, Jim Eacobacci, Richard Semple, and Troy Larson

Absent: Jake Morrison and Veronica DeBonise

Building Commissioner, Paul Turner was also present.

III. PRELIMINARY BUSINESS

1. **Approval of Meeting Minutes: 7/12/2023** – Mr. Eacobacci made a motion to approve minutes as presented and was seconded by Mr. Larson. The motion passed unanimously. (4-0-0)

IV. CONTINUED PUBLIC HEARINGS:

1. **11-23 Peter Koulouras, Trustee – Variance – 3127 Cranberry Highway, Map 8, Lot B** (asked for a cont. to August 23, 2023)

Mr. Eacobacci made a motion to continue to August 23, 2023 and to extend the decision to September 30, 2023 and was seconded by Mr. Semple. The motion passed unanimously. (4-0-0)

2. **21-23 Angela McKeown – Site Plan Review/Special Permit/Variance – 386 Main Street**

Attorney Jillian Morton was present for the applicant. Sam Iamele, from JC Engineer was also present.

She explained a new plan was before them. She said the right-of-way would be from High Street. They are proposing 3 duplexes, 6 units with ample parking and landscaping. She said no peer review as of yet and no response from the Fire Department.

From JC Engineering, Sam Iamele explained the new access and proposed units for four parking units for each unit and parking for the four-family. He said they brought the lot area down so didn't need the variance.

Mr. Eacobacci asked about the dumpster and where it would be. He also asked about the road being 18'.

Mr. Iamele said that 18' is standard.

Mr. Semple asked if they figured out who owned the driveway. Ms. Morton said the two abutters own the driveway and they own the easement and the access to the right-of way.

Mr. Elkallassi expressed concerns about the stonewall. He said he wasn't crazy about the parking lot near Main Street.

Mr. Eacobacci stated his concern with the owner who may not want to live there in the future, he wondered if they could put a deed restriction on the property.

From the public:

Bob Reed said he didn't like all the traffic that may come to the driveway.

Mr. Elkallassi asked that they be able to ask the Town attorney if this project will overburden the easement. He said the project will go to site plan review from this meeting and there are a lot of processes to move this project forward.

Via Zoom, Brenda X. asked for a condition that the property can't be subdivided and to consider them to make one of the units be affordable rent.

Mr. Eacobacci made a motion to continue to August 23, 2023 and was seconded by Mr. Larson. The motion passed unanimously. (4-0-0)

V. PUBLIC HEARINGS

1. 27-23 Raymond Young – Variance – 2406 Cranberry Highway

Mr. Eacobacci read the advertisement in for the record.

Ms. Jillian Morton was present for the applicant. She explained the rendering that was submitted for the new pylar sign that is larger than the bylaw allows as well as a digital display.

Mr. Turner explained what his letter stated as far as the size of the sign.

Mr. Eacobacci confirmed this area was in the Industrial zone. Discussion.

No public comment.

Mr. Eacobacci made a motion to close the public hearing which was seconded by Mr. Semple. The motion passed unanimously. (4-0-0).

Mr. Eacobacci made a motion to approve as presented and issued two variances as requested which was seconded by Mr. Larson. The motion passed unanimously. (4-0-0).

2. 28-23 Air National Guard – Variance – 1 Seth F. Tobey Road

Mr. Eacobacci read the advertisement in for the record.

Josh Mulvey. Ms. Roberts, of Dept of Army Engineering was also present.

Mr. Mulvey explained that the windows would be 100% covered. He said the windows are shatterproof.

Mr. Eacobacci made a motion to close the public hearing, which was seconded by Mr. Semple. The motion passed unanimously. (4-0-0).

Mr. Eacobacci made a motion to grant the variance, which was seconded by Mr. Semple. The motion passed unanimously. (4-0-0).

VI. ANY OTHER BUSINESS/DISCUSSIONS

VII. COMMENTS FROM BOARD MEMBERS

Mr. Eacobacci made a motion to adjourn which was seconded by Mr. Semple. The motion passed unanimously. (4-0-0).

Date signed: 8-9-23

Attest: James D. Eacobacci

James Eacobacci, Clerk
WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: _____

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