

WAREHAM ZONING BOARD OF APPEALS
Wednesday, January 11, 2023
6:30 P.M.

I. CALL MEETING TO ORDER

II. ROLL CALL:

Present: Nazih Elkallassi, Jim Eacobacci, Troy Larson (Associate Member) Veronica DeBonise, and Richard Semple

Absent: Mr. Morrison

Mr. Buckland was present via Zoom.

III. PRELIMINARY BUSINESS:

1. Approval of Minutes: 12/28/22

Mr. Eacobacci made a motion to accept with a few corrections which was seconded by Mr. Semple. The motion passed unanimously. (5-0-0)

IV. CONTINUED PUBLIC HEARINGS:

1. 46-22 George Gakidis – Special Permit – 31 North Water Street – Assessors Map 2, Lot 170

Engineer, Mr. Grady was present and reviewed the project for a 2-car garage. George Gakidis was also present. Mr. Gakidis said they met with the abutting neighbors to come to some sort of a conclusion on the garage. He presented revised plans.

Attorney Robert Perry was present with the abutter, Janice Lathem and they stated with the new plan that was presented to them they had no further objection.

Ms. DeBonise asked about the new structure and that she believed perhaps they should be asking for a variance. Mr. Elkallassi stated that he would agree with how the Building Commissioner wrote up the denial letter.

Mr. Eacobacci read from the building commissioner's letter for maximum lot coverage and the F.A.R. He said that the letter stated they would need a Special Permit.

Mr. Elkallassi said he believed it was a Special Permit.

Mr. Gakidis said they spoke to the Building Commissioner today who confirmed it was a Special Permit. He reviewed the changes from the original plans to the new ones.

Mr. Eacobacci made a motion to close the public hearing which was seconded by Mr. Larson. The motion passed unanimously.

Mr. Eacobacci made a motion to approve 46-22 Special Permit for 31 North Water Street with the new plans presented and that they would be granting relief for F.A.R. and lot coverage with standard conditions.

Ms. DeBonise asked for a special condition to restrict the room above the garage to storage only.

As well as the condition that the room above the garage would not be a livable space, strictly storage. The motion was seconded by Mr. Semple and was granted with a vote of 4-0-1. Ms. DeBonise abstained.

V. COMMENTS FROM BOARD MEMBERS:

Mr. Eacobacci made a motion to adjourn which was seconded by Mr. Larson. The motion passed unanimously. (5-0-0).

Date signed: _____

2-8-2023

Attest: _____

James B Eacobacci

James Eacobacci, Clerk

WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: _____

WAREHAM TOWN CLERK
2023 FEB 16 AM 8:26