

**Town of Wareham
Zoning Board of Appeals Minutes
March 23, 2022**

- I. **CALL MEETING TO ORDER:** Clerk, Mr. Eacobacci opened the meeting at 6:33 p.m. via Zoom.
- II. **ROLL CALL:** Present: Clerk, James Eacobacci, Richard Semple, Troy Larson, and Veronica DeBonise
Absent: Mr. Elkallassi and Mr. Morrison

Assistant Planning Director, Aaron Shaheen was also in attendance.

III. **PRELIMINARY BUSINESS:**

1. **Approval of Meeting Minutes – September 8, 2021 & September 22, 2021**

Mr. Eacobacci stated the minutes have been being sent to him for review. Ms. DeBonise made a Motion to accept the minutes as presented and /or amended and was seconded by Mr. Semple. The Motion passed unanimously via roll call vote (5-0).

2. **Discussion and Possible Vote: Issuance of Settler's Glen Water Permit**

Mike O'Shaugnessy and Mr. O'Brien were present to have this discussion. Mr. O'Shaugnessy stated that the board voted to extend the water line through the development and fees were established from 2021. He said that Mr. O'Brien would like to have the plans reviewed; he said they are not making any head way with the Onset Water Department. He said they are willing to pay the fees and pay the fees to have the Board's consultant review the plans.

Mr. Eacobacci reviewed what happened at a previous meeting. He said they had approved the water line and the fees. He said they have seen the plans. Mr. Shaheen brought up the plans and discussion ensued. Mr. Eacobacci stated he would like to get the plans over to Mr. Crowley to review the plans.

Ms. DeBonise stated she has reviewed some of the correspondence between the Onset Water Department and Mr. O'Brien. She stated the Onset Water Department stated there was no water main line identified to Cranberry Highway. She asked if that is above and beyond what the ZBA can authorize.

Mr. O'Shaugnessy stated he didn't have the email in front of him. He did say that the water department is saying that the loop and connection to the other side of Cranberry Highway are what they are requiring. He said what they are asking for is 'above and beyond what is necessary.

Ms. DeBonise was in agreement with Mr. Eacobacci to forward the plans to Charlie Rowley. Mr. Eacobacci asked Mr. Shaheen to communicate with getting the plans over to Mr. Rowley.

IV. **CONTINUED PUBLIC HEARINGS:** None.

V. **PUBLIC HEARINGS:**

1. **Vote on Continuance to 4/13/22: 2-22 CNS Home Solutions – Special Permit – 459 Main Street – Map 61, Lot 1022**

Mr. Semple made a Motion to continue 2-22 CNS Home Solutions to April 13, 2022 and was seconded by Mr. Larson. The Motion passed unanimously.

2. Discussion and Possible Vote: 7-22 R.J. Motto, Inc. – Site Plan Review/Special Permit – 21 Old Glen Charlie Road – Map 129, Lot 1101/CI

Mr. Brad Bertolo was present; he said he'd rather have the full board for a vote. He said there were previous questions about the Town By-law. He said Mr. Buckland stated he would write a memo on the interpretation. They also discussed having the attorney review the interpretation as well. Mr. Bertolo stated he would want to ask for a continuance.

Mr. Larson had no questions at this time. Ms. DeBonise had no further questions at this time.

Mr. Semple went to the lot again and he said to him whether the by-law was right or wrong, he felt the project wasn't a good fit for the lot that they want to put the duplexes on. He said it wasn't fair to the neighborhood.

Mr. Bertolo interrupted and stated he didn't want to continue with hearing from the public as he wants to request a continuance with no testimony given tonight.

Mr. Eabocci gave his opinion on how he interprets the by-law. He said they do not have enough square footage to build another home.

Mr. Semple made a Motion to have the Planning Department turn this over to Town Counsel for review and it was seconded by Mr. Larson. The Motion passed unanimously via roll call vote. (4-0-0).

Mr. Semple made a Motion to continue to April 13, 2022, and was seconded by Ms. DeBonise. The Motion passed unanimously via roll call vote (4-0-0).

VI. ANY OTHER BUSINESS/DISCUSSIONS: Nothing further.

Mr. Semple made a Motion to adjourn and was seconded by Ms. DeBonise. The Motion passed unanimously via roll call vote. (4-0-0).

Respectively,
Patricia A. Pacella
Recording Secretary

Date signed: 7-13-2022

Attest: James D. Eacobacci
James Eacobacci, Clerk
WAREHAM ZONING BOARD OF APPEALS

WAREHAM TOWN CLERK
2022 JUL 14 PM 1:12

Date copy sent to Town Clerk: _____