

Wareham Zoning Board of Appeals  
Wednesday, May 10, 2023 – 6:30 p.m.  
Minutes

WAREHAM TOWN CLERK  
2023 MAY 30 PM3:07

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

ZBA J.E.

The following record pertains to a meeting held by the Wareham Conservation Commission at 6:00 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**

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

**II. ROLL CALL**

**Present:** Nazih Elkallassi, Jim Eacobacci, Richard Semple, Veronica DeBonise (arrived at 6:33p.m.) and Troy Larson

**Absent:** Mr. Morrison

Assistant Town Planner, Jonathan Dickinson was also present.

**III. PRELIMINARY BUSINESS**

**1. Approval of Meeting Minutes: 4/26/2023**

**Motion to Approve:** Mr. Eacobacci made a motion to approve the minutes for April 26, 2023, and was seconded by Mr. Semple. The motion passed unanimously. (5-0-0)

**1. 5-23 6 Chapel Lane, LLC – Comprehensive Permit/40B – 6 Chapel Lane – Map 43, Lot 1036, 1037A, 1039, 1040A & 1041A**

**Present before the Board:** Stephen Beauchemin, Ms. Sweet on Zoom

Ms. Sweet said they have provided a draft decision and a waiver list.

Mr. Elkallassi asked if a deed ryder was completed. Ms. Sweet said that she has never done one for a housing development.

Local initial program deed ryder, 530-16.

Ms. Sweet said that is used when you sell an affordable home to the buyer. She said they will have a regulatory agreement for rental units

Mr. Eacobacci said that there is an agreement that will be signed with the Town and Mr. Beachemin. He said he thinks they should move on.

Mr. Semple asked about the waivers.

Ms. Sweet reviewed the waivers they were asking for. She said waivers included the density, 6-12 units, applications that were no longer part of the zoning by-laws; lot coverage under the groundwater protection, and earth removal (she said is more of a procedural regulation), among a few others.

Ms. DeBonise asked about the particular waivers and stated she was in agreement.

Mr. Beachemin asked if he was able to take the extra fill to his own property. Mr. Elkallassi said he was able.

**Motion to close the Public Hearing:** Mr. Eacobacci made a motion to close the public hearing and was seconded by Mr. Semple. The motion passed unanimously. (5-0-0).

**Motion to approve the waivers:** Mr. Eacobacci made a motion to accept the waivers as presented, including the \$6,000 waiver on the sewer fee on the two affordable units and was seconded by Mr. Larson. The motion passed with Mr. Elkallassi in opposition. (4-1-0).

**Motion to approve project:** Mr. Eacobacci made a motion to approve 5-23 Comprehensive Permit/40B for 6 Chapel Lane, Map 43 Lot 1036, 1037A, 1039, 1040A & 1041A and was seconded by Mr. Semple. The motion passed unanimously. (5-0-0)

In other business, Mr. Eacobacci stated there was a recommendation from Town Counsel in an email regarding a project they reviewed regarding the water fees issued to the party for \$160,000. Town Counsel had advised the board to sign.

Mr. Elkallassi stated he wouldn't be present for the next meeting.

**Motion to Adjourn:** Mr. Eacobacci made a motion to adjourn and was seconded by Mr. Semple. The motion passed unanimously. (5-0-0).

Date signed: 5-24-2023

Attest: James D. Eacobacci

James Eacobacci, Clerk

WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: \_\_\_\_\_

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