

MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: July 26, 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: July 12, 2017.

MOTION: Mr. Eacobacci moves to approve the minutes as presented. Ms. Engerman seconds.

VOTE: (5-0-0)

IV. PUBLIC HEARINGS

A. Petition #27-17 – Town of Wareham – 95 Charge Pond Road

Present before the Board: Jeff Alberti, Wesson and Sampson

The applicant is requesting to construct a new salt storage structure on Charge Pond Road at the Municipal Maintenance facility. The existing structure is falling apart. It is used to store salt and sand that is used for the roads. There is inadequate room in the existing structure to allow for the delivery truck to deliver the salt and sand, which causes it to be stored outside. The proposed storage structure is 80'x120'. The building is proposed to be 45' in height. The height of the building is essential to allow for safe deliveries inside the structure instead of outside of the structure. Dumping the salt and sand outside damages the soil. Having the new storage facility will allow them to address the soil issues on the site, it will provide space to have adequate product on hand, it will prevent the product from clumping and damaging spreading machines. The request for relief is for the height of the building. The floor of the structure will be blacktop

with an 18' sub base with a 6" layer of hot mix asphalt. This is the preferred material as it is easy to replace and it is sloped to the interior walls to prevent any leakage.

MOTION: Mr. Eacobacci moves to close the public hearing. Ms. Kendrick seconds.

VOTE: (5-0-0)

MOTION: Mr. Eacobacci moves to grant the Variance. Ms. Engerman seconds.

VOTE: (5-0-0)

V. CONTINUED PUBLIC HEARINGS

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

Mr. Elkallassi removes himself as chair. Mr. Eacobacci will sit on as chair.

Present before the Board: No one is present at this time.

The applicant has requested a continuance due to Mr. Baptiste's absence.

MOTION: Ms. Kendrick moves to continue the public hearing until August 9, 2017. Ms. Engerman seconds.

VOTE: ^{3-1-0 98.} (4-0-1) Mr. Elkallassi abstains.

VI. ANY OTHER BUSINESS/DISCUSSIONS/UPCOMING HEARINGS

A. Correspondence

1. See correspondence sent via email and/or in packets.
2. Zoning Changes for Fall Town Meeting.

The Board discusses Zoning changes. Mr. Elkallassi asks if there is a possibility to have something in the By-Law that would allow people to build sheds or garages on their properties without having to apply for a Variance. Mr. Elkallassi also states that the landscape buffer between Commercial and Industrial districts should be 10' and not 20'. Mr. Elkallassi agrees that the buffer should be reduced. Ms. Engerman feels the By-Law could be changed. Mr. Eacobacci would like to have a change in the By-Law to strike the language that prohibits drive-thru's. Mr. Elkallassi states that previously auto repair and sales was prohibited in Wareham Village district, which is currently still allowed. Mr. Elkallassi would like to change this to be a prohibited use in that district. Mr. Elkallassi also feels that car sales and repair should be allowed in the Industrial Zone. Mr. Rowley states under Accessory Use under Accessory Building that restricts the height of an accessory structure to 20' if the lot is larger than 10,000s.f. but if the lot is under 10,000s.f. the height can be 25'.

B. Upcoming Hearings:

August 9, 2017	#28-17	Erasmo & Lisa Mitrano	54 Pleasant Street
August 23, 2017	#26-17	Ossama Mohamed	307 Main Street

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

The Board discusses associate member, Ernie Alden, and his disinterest in continuing on the Zoning Board. Mr. Eacobacci states that three continuous absences is grounds for termination from the Board, and that this would give the Board the opportunity to have another associate member.

MOTION: Mr. Eacobacci moves to remove Ernie Alden from the Zoning Board of Appeals. Ms. Kendrick seconds.

VOTE; (5-0-0)

VIII. ADJOURNMENT

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

VOTE: Unanimous (5-0-0)

Date signed: 8-9-17

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

Date copy sent to Town Clerk: _____