

MINUTES OF MEETING OF WAREHAM ZONING BOARD OF APPEALS

Date of Meeting: Wednesday, November 13, 2019

I. CALL MEETING TO ORDER

The meeting was called to order at 6:30 P.M.

II. ROLL CALL

Members Present: Nazih Elkallassi, Chairman
Jim Eacobacci, Clerk
Veronica Debonise
Walter Cruz, Jr., Associate Member
Jake Morrison
Jan Kendrick

Also Present: Ken Buckland, Town Planner

III. PRELIMINARY BUSINESS

A. Approve meeting minutes: October 9, 2019 & October 23, 2019

Mr. Elkallassi moves to table the meeting minutes from October 9, 2019 and October 23, 2019 until the end of the meeting.

MOTION: Mr. Eacobacci moves to approve the minutes for both dates as presented. Mr. Cruz seconds.

VOTE: (5-0-0)

I. PUBLIC HEARINGS

A. 44-19 Albert & Laurie Lawrence – 56 W. Central Ave./4 Second Street – Special Permit or Variance

Present before the Board: Dennis J. Conry Esq., in behalf of petitioners (Mr. & Mrs. Lawrence)
Architect on project (George, unknown last name)

Mr. Conry mentions that Mr. and Mrs. Lawrence are the current owners of two adjacent houses located at the corner of 56 W. Central Avenue & 4 Second Street in Onset. The Lawrence's are requesting a Special Permit to allow them to demolish two existing dwellings and construct a one single family home that will better accommodate themselves, their children and grandchildren. Attorney Conry mentions that the two adjacent lots together contain 3,515 sq. ft. The two existing houses on the site total 1,834 sq. ft., which amounts to approximately 52% building coverage. The proposed new single-family home would measure 1,680 sq. ft. amounting to building coverage of 47% which would be an improvement of approximately 5%.

Mr. Conrey adds that the two existing homes are dimensionally non-conforming with respect to minimum lot size, side setback, rear setback, building coverage, and impervious surface.

Mr. Conry hands the Board photographs of the area. He mentions that the first house on photograph 1, is the house at 56 W. Central which is being proposed to be torn down. The second picture is the house at 4 Second Street, which is also owned by the Lawrence's and is also being proposed to be torn down. The third picture, is another picture from a different angle from the two houses. The fourth picture shows, the street view. Picture number 5, also shows, the two houses from a different angle. Picture number 6, the houses from the bottom of the hill. He states that the houses don't match esthetically very well with each other, and picture number 7 also from the beach view. Mr. Conry mentions that the last three photos are from other homes in the neighborhood that are very large structures.

Mr. George (Architect) mentions that one of the first things they did, was to take the existing footprint on W. Central and moved the new house back 4ft. He mentions that this property is in the velocity zone. Mr. George states that besides moving the house back on W. Central, he also moved it away from Second Street. Conversation ensued regarding the configuration of the plans to reconstruct a new single family home.

Ms. Debonise states that all her questions have been answered with the submittal of photos that were presented to the Board. Mr. Elkallassi asks the other board members if they have any questions, and they all answer, no. Mr. Elkallassi asks if there is anyone in the audience that is in favor of the project.

Present before the Board: Peter Russell – 43 South Blvd.
 Lou Ferretti – 41 South Blvd.

Mr. Russell expresses that he is concerned with the height and distance of the new structure. His house borders the property in question. Attorney Conry goes over the Site Plan with Mr. Russell and answers his questions. He is not thrilled that it is higher but the setback is an improvement and will not obstruct his view.

Present before the Board: Denise Hixon - 20 Second Street, Onset

Ms. Hixon is not an immediate butter but states she has a question regarding the setbacks on the side between 56 W. Central and the left side. The Architect states that would be better answered by the Civil Engineer whom is not present but it is calculated by the existing structures that are there.

MOTION: Mr. Eacobacci moves to close the Public Hearing. Ms. Debonise seconds.

VOTE: (5-0-0)

MOTION: Mr. Eacobacci moves to submit as a Special Permit as it is not detrimental to the neighborhood per the Plans. Mr. Cruz seconds.

VOTE: (5-0-0)

MOTION: Mr. Eacobacci moves to grant as proposed per plans presented and standard conditions to apply. Mr. Cruz seconds.

VOTE: (5-0-0)

II. CONTINUED PUBLIC HEARINGS

B. 20-19 Coastal Cultivars – 0 Patterson Brook Road – Special Permit

Continuance to December 11, 2019

MOTION: Mr. Eacobacci moves to continue on December 11, 2019. Mr. Cruz seconds.

VOTE: (5-0-0)

IV. ANY OTHER BUSINESS/DISCUSSIONS

1. **Application fees in Rules & Regulations** – Mr. Buckland discuss the changes regarding fees with the Board. The Board discussed their opinion and thoughts amongst each other. Mr. Elkallassi believes that the changes should not apply to commercial applications and the fees should remain the same and remain \$750.00.

MOTION: Mr. Eacobacci moves to schedule a public Hearing to further discuss.

VOTE: (5-0-0)

V. STAFF REPORT

Present before the Board: Richard Swenson

Mr. Swenson introduces himself as a member of the Redevelopment Authority and an Associate member of the Planning Board in the Town of Wareham. He states he would like to share and present an idea with the Town. He presents to the board, the Wareham Congress, to the board. He explains that it is a forum for all Wareham Agencies and the mission is an agency alignment to the Master Plan. Conversation ensued regarding the topic and the Board expresses their opinion. The Board agrees to meet to discuss in further detail at the next meeting on December 11, 2019.

VI. ADJOURNMENT

MOTION: Mr. Eacobacci moves to adjourn. seconded.

VOTE: (5-0-0)

Date signed: 1-8-2020

Attest: James B Eacobacci
James Eacobacci, Clerk
WAREHAM ZONING BOARD OF APPEALS

Date copy sent to Town Clerk: _____

WAREHAM TOWN CLERK
2020 JAN 9 AM 9:05

