



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

November 30, 2022

Town of Wareham
Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Re: Variance/Special Permit Application
Rony's Realty LLC
3178-3180 Cranberry Highway
Map 6, Lots W19, W20, W24, W25
G.A.F. Job No. 21-9794

Dear Members of the Zoning Board of Appeals,

G.A.F. Engineering, Inc. respectfully submits on behalf of the applicant, Rony's Realty LLC, the following application for a Variance/Special Permit.

The project consists of the construction of an 1,800± square foot two-bay motor vehicle service garage. One bay will be used as a motor vehicle inspection bay. Motor vehicle service is a use allowed by Special Permit from the Zoning Board of Appeals in the Strip Commercial (CS) zoning district.

The ability to provide U-Haul rental equipment to the public at the project location is also requested.

Attached herewith you will find one (1) original and seven (7) copies of the following:

- Application for Variance/Special Permit
- Applicant/Contractor/Representative Information Sheet
- Denial letter from Paul E. Turner, Building Commissioner, dated October 31, 2022.
- Deed of the subject property
- Certified abutters list
- Tax Verification Form
- Plans entitled "Existing Conditions Plan" and "Proposed Improvements Plan" dated November 29, 2022. (sheet 1 of 2 and 2 of 2)
- Check for the Town of Wareham for \$750.00 (filing fee)
- Check for Wareham Week for \$100.00 (legal ad)
- Check for Abutter Certified mail notices for \$98.56

The property is located within the Strip Commercial district (CS). The Building Commissioner has determined that a Special Permit will need to be issued by the Zoning Board of Appeals in order to proceed with the project.

The project site is an appropriate location for the proposed use and will not adversely affect the neighborhood. It will not create a nuisance or serious hazard to vehicles or pedestrians.

We trust the foregoing is sufficient for your immediate needs. Please feel free to contact me with any questions, comments or should you require any additional information.

Very Truly Yours,
G.A.F. Engineering, Inc.



William F. Madden, P.E.
bill@gafenginc.com

WFM/rjr

Cc: Rony's Realty LLC

Town of Wareham ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

- Complete this form.
- Complete information packets.
- Submit application form and packet to Town Clerk for signature.
- Submit application form and packet to Town Collector for signature.
- Submit completed form, packets, and appropriate fees**to the Zoning Board of Appeals secretary.

**Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

**A check to cover two (2) legal advertisements for the public hearing should be made payable to the Wareham Week in the amount of \$100.00.

**The applicant will also be responsible for the cost of sending out abutter notifications by Certified Mail. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 3178 Cranberry Highway **LOT #** W19, W20, W24, W25 **MAP:** 6

ZONING DISTRICT: Strip Commercial (CS) **USE REQUESTED:** Motor Vehicle Service

OWNER OF LAND & BUILDING: Rony's Realty LLC **TEL.** #774-269-3002

ADDRESS OF OWNER: 190 Mt. Pleasant Street, New Bedford, MA 02746

PERSON(S) WHO WILL USE THE PERMIT: Rony Daou

ADDRESS: 190 Mt. Pleasant Street, New Bedford, MA 02746

DATE: 11-23-22 **SIGNATURE** 

This application was received on the date stamped here:

WAREHAM TOWN CLERK
2023 JAN 12 PM 5:57

Town Clerk: _____

Tax Collector: Hathly King

Planning/Zoning Dept.: Norma Raposo

Application fee paid: 750.00

Advertising fee paid: 100.00

Abutters fee paid: 98.56

Check#: 9064

Check#: 9066

Check#: 9065

Date: _____

Date: 1/23/23

Date: _____

Receipt: _____

Receipt: _____

Receipt: _____

Town of Wareham

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due: _____

Applicant's Name: Rony's Realty LLC

Applicant's Address: 190 Mt. Pleasant Street, New Bedford, MA 02746

Telephone Number: _____

Cell Phone Number: 774-269-3002

Address of Property/Project: 3178 Cranberry Highway

Email Address: ronydaou190@gmail.com

Landowner's Name: Rony's Realty LLC

Owner's Address: 190 Mt. Pleasant Street, New Bedford, MA 02746

Telephone Number: 774-269-3002

Contact Person: Robert Rogers (G.A.F. Engineering, Inc.) Telephone Number: 508-295-6600

Map 6 Lots W19, W20, W24, W25 Zone Strip Commercial (CS)

Date Approved _____ Date Denied _____

Comments: _____



TOWN of WAREHAM
Massachusetts
BUILDING DEPARTMENT

Paul E. Turner
Director of Inspectional Service

October 31, 2022

Mr. Brian Grady
266 Main Street
Wareham, Massachusetts, 02571

RE: 3178 Cranberry Hwy.

Map 9, Lot's W19,W20,W24,W25

I have reviewed your application for a building permit to add a two bay repair garage located at 3178 Cranberry Hwy., Wareham, Massachusetts. At this time, I must deny your request.

The proposed Use is not allowed in the Commercial Strip zoning district. Therefore, a Special Permit will need to be secured from the Zoning Board of Appeals to proceed with your request.

Your proposal is being denied under the following sections of the Wareham Zoning By-law:

- **Article 3: Use Regulations, 320 Table of Principal Use Regulations, Commercial Uses ,Motor vehicle service**

The subject dwelling is located in the CS zoning district.

Respectfully,

Paul E. Turner
Building Commissioner
Zoning Enforcement Officer

It is the owners' responsibility to check with other departments, i.e. Health, and conservation, etc. to ensure full compliance.

In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.

Prepared by and return to:
Cushing & Dolan, P.C.
Totten Pond Road Office Park
375 Totten Pond Road, Suite 200
Waltham, MA 02451

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 09/25/2019 01:17 PM
Ctrl# 128600 14471 Doc# 00079683
Fee: \$1,368.00 Cons: \$300,000.00



Bk: 51691 Pg: 73 Page: 1 of 3
Recorded: 09/25/2019 01:17 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

CANCELLED

MASSACHUSETTS QUITCLAIM DEED

I, **CHRISTIE LEE WIRSEN**, Trustee of the **EXCALIBUR REALTY TRUST** under Declaration of Trust dated July 12, 1994, and recorded in the Plymouth County Registry of Deeds in Book 13050 Page 3, see Trustee Certificate pursuant to M.G.L. c. 184, § 35 recorded herewith, having a mailing address at P.O. Box 832, Buzzards Bay, Barnstable County, Commonwealth of Massachusetts,

FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF THREE HUNDRED THOUSAND (\$300,000.00) DOLLARS,

Grant to **RONY'S REALTY LLC**, a Massachusetts limited liability company with an address at 190 Mount Pleasant Street, New Bedford, County of Bristol, Commonwealth of Massachusetts, with **QUITCLAIM COVENANTS**, the land with any buildings thereon in Wareham, Plymouth County, Commonwealth of Massachusetts, bounded and described as follows:

A certain parcel of land with the buildings thereon situated in Wareham, Plymouth County, Massachusetts, shown as Lots 19, 20, 24, and 25 on Plan entitled "Wedge Wood, Buttermilk Bay, Millers Cove, George P. Morse, Surveyor, dated August 1923", which plan is recorded in Plymouth County Registry of Deeds in Plan Book 5, Page 8. Said Lots 24 and 25 as shown on Plan hereinbefore mentioned are together bounded and described as follows:

- NORTHERLY** by Lot 23 as shown on plan hereinbefore mentioned, 67.3 feet;
- EASTERLY** by the Westerly sideline of a Way as per plan 135.0 feet;
- SOUTHERLY** by the Northerly sideline of Sawyer Road, as per plan, 112.9 feet;
- WESTERLY** by a portion of Lot 19 and a portion of Lot 20, as per plan, 72.9 feet.

Attorney Lawrence P. Mayo, PC
80 Washington Sq., Unit C20
Norwell, MA 02061

Property Address: 3178 Cranberry Highway, Wareham, Massachusetts

Said Lots 19 and 20, as shown on Plan hereinbefore mentioned are together bounded and described as follows:


- NORTHEASTERLY** by Lot 21 as shown on plan hereinbefore mentioned, 70.7 feet;
- SOUTHEASTERLY** by Lots 25, 24, and a portion of Lot 23 as per plan, 102.0 feet;
- SOUTHERLY** by the Northernly sideline of Sawyer Road, as per plan, 112.9 feet;
- NORTHWESTERLY** by a way as per plan, 100.0 feet.

Meaning and intending to convey Lots 19, 20, 24, and 25 as shown on plan hereinbefore mentioned however otherwise bounded and described.

The above described premises are conveyed together with benefit of and subject to all rights, rights of way, restrictions, easements and reservations of record if the same are in force and applicable.

For title, see deed to Charles W. Johnson, Trustee of Excalibur Realty Trust dated June 28, 1994 and recorded July 29, 1994 in the Plymouth County Registry of Deeds in Book 13050, Page 10.

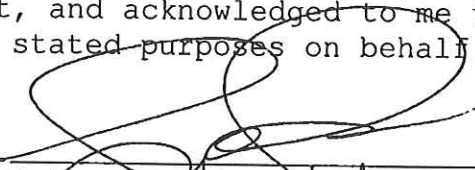
WITNESS my hand and seal this 25th day of September, 2019.


CHRISTIE LEE WIRSEN, Trustee

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

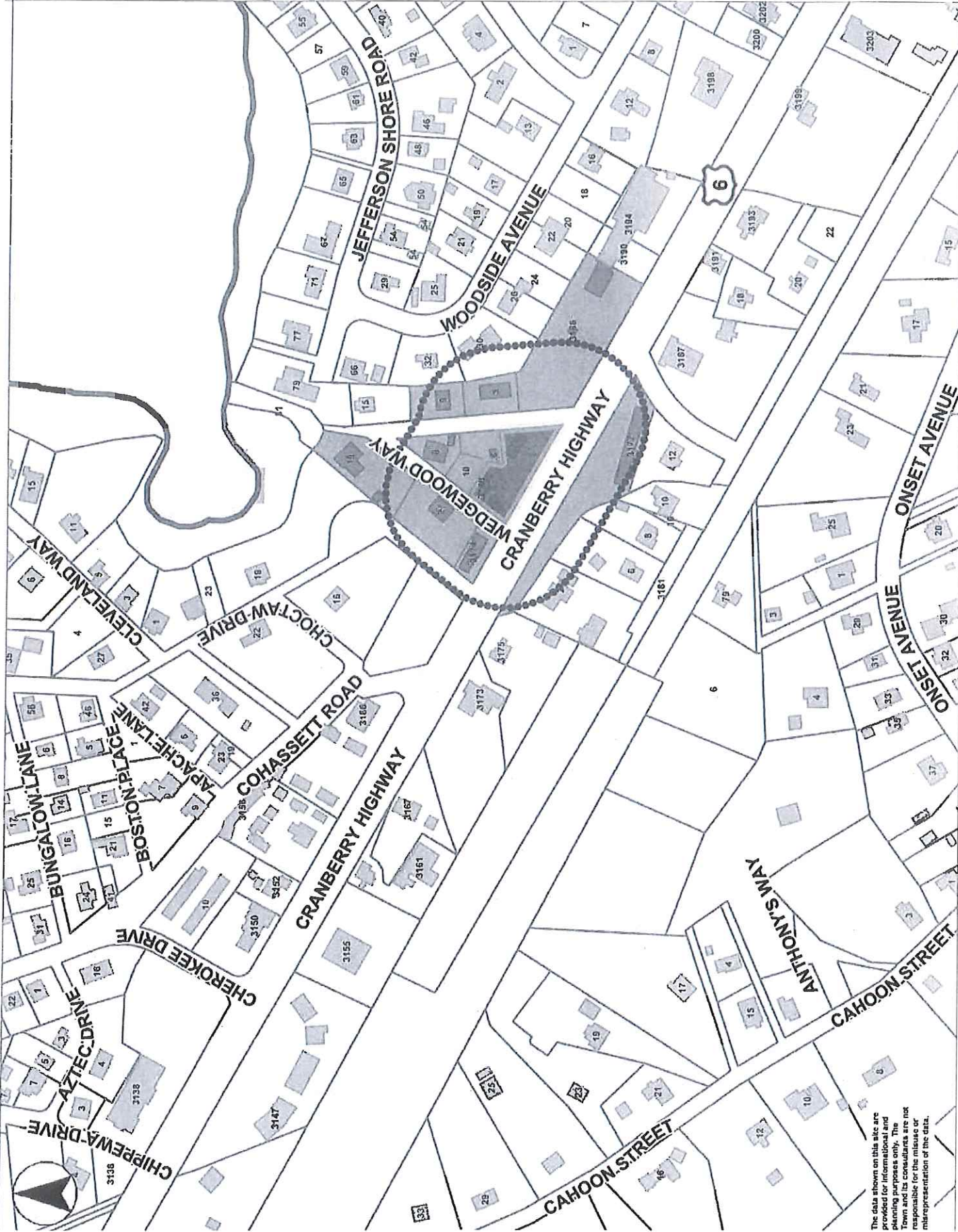
On this 25th day of September, 2019, before me, the undersigned Notary Public, personally appeared **CHRISTIE LEE WIRSEN, Trustee** as aforesaid, proved to me through satisfactory evidence of identification which was photo identification personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes on behalf of the **Excalibur Realty Trust**.


Notary Public: Theresa Santoro
My Commission Expires: 9-17-21



TOWN OF WAREHAM ABUTTERS							
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE	
6-W6	WESTON JAMES E	WESTON THOMAS A	PO BOX 1199	CARVER	MA	02330	
6-W23	ROSCOE MARK S		8 WEDGEWOOD PL	BUZZARDS BAY	MA	02532	
6-W12	SIMONE VINCENT F	SIMONE JACQUELINE M	PO BOX 331	BUZZARDS BAY	MA	02532	
6-W21	ROSCOE MARK S		8 WEDGEWOOD PL	BUZZARDS BAY	MA	02532	
6-W18	CASALE LARRY		3174 CRANBERRY HWY	E WAREHAM	MA	02538	
6-138	SILVASHOE LLC		3194 CRANBERRY HWY	E WAREHAM	MA	02538	
6-W19	RONY'S REALTY LLC		190 MOUNT PLEASANT ST	NEW BEDFORD	MA	02571	
6-W22	ROSCOE MARK S		8 WEDGEWOOD PL	BUZZARDS BAY	MA	02532	
6-1024	OLSON CLIVE VICTOR TRUSTEE	CVO NOMINEE TRUST	35 MAPLE ST	BUZZARDS BAY	MA	02532	
6-W15	GETCHELL MICHAEL S		39 MAYFLOWER ST	PLYMOUTH	MA	02360	
6-W4	SILVA JERROLD R	SILVA JO-ANNE N	3194 CRAN HWY	E WAREHAM	MA	02538	
CERTIFIED ABUTTERS AS THEY APPEAR							
ON OUR TAX ROLLS AS OF 11/21/2022							
<i>W. Rogers</i>							
ASSESSORS OFFICE							
REQUESTED BY							
BOB ROGERS							
508 295-6600							
BOB@GAFENGINC.COM							

- MA Picotas
- Fire Station
- Police Station
- Post-Office
- Public Library
- School
- Buildings
- Parcels
- Town Boundary
- MA Highways
- US Highway
- Numbered Road
- Streets
- Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Abutting Town Labels
- Abutting Towns

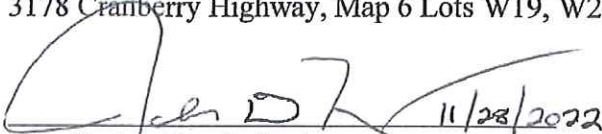


The data shown on this site are provided for informational purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Rony's Realty LLC (applicant) is up to date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner, (same), is up to date on taxes on all properties he/she owns in the Town of Wareham.

3178 Cranberry Highway, Map 6 Lots W19, W20, W24, W25


John Foster, Tax Collector

11/28/2022