

Dear Applicant,

It is the Town's policy that any permits and approvals shall not be granted unless the applicant and/or property owner(s) taxes are paid. As a result, you should ascertain the status of your property tax, auto excise, and all other fees prior to submitting any application to the Zoning Board of Appeals, Planning Board, and/or Conservation Commission. Unless all fees and taxes are paid or a payment agreement with the Tax Collector has been established (this should be exhibited by a signed statement from the Tax Collector), no approvals shall be issued. In addition, approval by the Zoning Board of Appeals, Planning Board or Conservation Commission does not constitute an approval for permitting or licensing as required from the Local Licensing Authority, that is, the Board of Selectmen. The applicant should ascertain the availability of any necessary permits from the Board of Selectmen, prior to appearing before any Board or Commission for their respective approval.

Thank you for your cooperation.

FORM B

Town of Wareham
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

_____ , 20____

To The Planning Board of the City/Town of _____

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: _____

By _____ dated _____ , _____
and described as follows: _____

located _____ , number of
lots proposed _____ total acreage of tract _____ , said applicant hereby submits
said plan as a *Preliminary* subdivision plan in accordance with the Rules and Regulations of the
_____ Planning Board and makes application to the Board for approval of
said plan.

The undersigned's title to said land is derived from _____

by deed dated _____ and recorded in the _____
District Registry of Deeds Book _____ , Page _____ , registered in the _____
_____ Registry District of the Land Court,

Certificate of Title No. _____

Received by City/Town Clerk:

Date _____

Time _____

Signature _____

Received by Board of Health:

Date _____

Time _____

Signature _____

Applicant's signature _____

Applicant's address _____

Applicant's phone # _____

Owner's signature and address if not the
applicant or applicant's authorization
if not the owner

FORM B/PRELIMINARY PLAN CHECKLIST

The Preliminary Plan shall be drawn on appropriate, reducible paper and should exhibit the following information by which to form a clear basis for discussion and for the preparation of a Definitive Plan:

1. _____ The title, "Preliminary Plan of (name of subdivision)";
2. _____ Date, scale, North arrow, Assessor's Map(s) and Lot(s) number(s) and a legend to explain any graphic representation or symbols on the plan;
3. _____ The names, addresses and telephone numbers of the owner(s) of record and applicant(s);
4. _____ The names of the designer, engineer and/or surveyor who prepared the plan;
5. _____ The names of all abutters, as determined from the most recent local tax list;
6. _____ The existing and proposed lines of streets, ways, easements and any public areas within the subdivision;
7. _____ The proposed drainage system, including adjacent existing natural waterways;
8. _____ The approximate boundary lines, dimensions, and areas of proposed lots;
9. _____ The names, locations, and widths of adjacent streets;
10. _____ The general topography of the land;
11. _____ Location and distance to nearest public water and sewer utility services;
12. _____ A locus map at 1"=2000' and an aerial map exhibiting the general area surrounding the subject property (approximately ½ mile surrounding the site).

This application constitutes the applicant's willingness to work under the Town of Wareham's Subdivision Rules and Regulations. Any errors or omissions from this checklist or the Subdivision Regulations may result in the application not being placed on a Planning Board agenda or a denial of this Form B/Preliminary Plan.

**TOWN OF WAREHAM
ANR/SUBDIVISION/SITE PLAN REVIEW FORM**

Check one: ANR _____ Form B _____ Form C _____ Site Plan Review _____

Date stamped in _____ Date decision is due _____

Applicant's name(s) _____

Applicant's address _____

Telephone number _____

Address of property _____

Landowner's name _____

Owner's Address _____

Telephone number _____

Contact person _____ Telephone _____

Map # _____ Lot # _____ Zone _____

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

RECORD OF PLANNING BOARD PROCEEDINGS AND DECISIONS

Name of Subdivision or Project:

APPLICATION: FORM A _____ FORM B _____ FORM C _____

SITE PLAN REVIEW _____ OTHER _____

DATE SUBMITTED:

DATE DECISION IS DUE:

DATE OF PUBLIC HEARING(S):

DECISION DATE:

DATE DECISION SENT TO TOWN CLERK:

DATE APPEALS PERIOD BEGINS _____ ENDS _____

PLANNING BOARD DECISIONS: (yes or no or abstention) if abstaining, appropriate
recusal form should accompany decision

Form A:

M. Baptiste _____ G. Barrett _____ Mary Davey Morley _____ Charles Klueber _____
A. Slavin _____

Form B:

M. Baptiste _____ G. Barrett _____ Mary Davey Morley _____ Charles Klueber _____
A. Slavin _____

Form C:

M. Baptiste _____ G. Barrett _____ Mary Davey Morley _____ Charles Klueber _____
A. Slavin _____

Site Plan:

M. Baptiste _____ G. Barrett _____ Mary Davey Morley _____ Charles Klueber _____
A. Slavin _____

COMMENTS OR STIPULATIONS ON
DECISION:

STREET NAME PROPOSED AND ACCEPTED:

Conditions
for:

TOWN OF WAREHAM
PLANNING BOARD
54 Marion Road
Wareham, Massachusetts 02571

NOTICE OF PUBLIC HEARING

In accordance with the provisions of Chapter 40-A, Section 5, Massachusetts General Laws, the Planning Board will hold a public hearing on January 25, 2010, at 7:00 p.m. in the Lower Level Cafeteria of Wareham Town Hall, 54 Marion Road, Wareham, MA to consider the following proposed revisions to the Subdivision Rules and Regulations;

SECTION VII FILING FEES – effective 01/26/10

A. APPROVAL NOT REQUIRED PLANS

Filing fee: \$150.00 per plan sheet + \$50.00 each newly-created lot

B. PRELIMINARY PLAN

Filing fee: \$500.00 + \$100 per lot + \$75.00 advertising fee

C. DEFINITIVE PLAN

Filing fee:

\$750.00+ \$75.00 per lot if Form B has been submitted, plus \$1.00 per linear foot of road + \$75.00 advertising fee.

\$1,500 + \$50.00 per lot if Form B has not been submitted, plus \$1.00 per linear foot of road + \$75.00 advertising fee.

COVENANT RELEASE/BOND RELEASE

Filing fee: \$100.00 per request

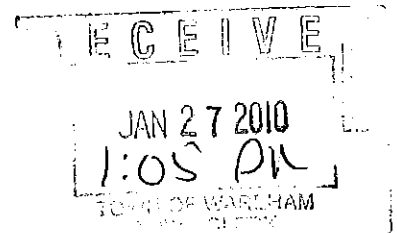
Subdivision Modifications

Filing fees for subdivision modifications shall be the same as listed above for an original application. Review Fees shall also be the same.

D. REVIEW FEES REQUIRED

Where specific conditions arising from the land or the nature of the proposal necessitates the assistance of planning, engineering, legal, traffic, soils, hydrologic or other consultants, the Planning Board may engage such consultant services to assist the Board in analyzing the project to ensure compliance with all relevant laws, by-laws, regulations, good design principles and best available practices. In these instances the board will require the applicant to pay a review fee consisting of the reasonable costs to be incurred by the Board for these services(The provisions for this language, MGL Ch.44, Sec. 53G, were adopted at the October 21, 2002 Town Meeting).

Funds received by the Board pursuant to this section shall be deposited with the Town Treasurer who shall establish a special individual account for this purpose. Expenditures from this special account may be made at the direction of the Board. Expenditures from this account shall be made only in connection with the review of a specific project or projects for which a review fee has been, or will be collected from the applicant. Failure of an applicant to pay all review fees shall be grounds for denial of the application or permit.



Review fees may only be spent for services rendered in connection with the specific project for which they were collected. Accrued interest may also be spent for this purpose. At the completion of a Board's review of a project, any excess amount of funds in the account, including any interest, attributable to a specific project, shall be repaid to the applicant or the applicant's successor in interest. The applicant must submit a written request for these funds. Upon request, a final report for said account shall be made available to the applicant, or the applicant's successor in interest. For the purpose of this regulation, any person or entity claiming to be an applicant's successor in interest shall provide the Board with the documentation establishing such succession in interest.

Any applicant may take an administrative appeal from the selection of the outside consultant to the Board of Selectmen, providing that such appeal is taken Within 14 days of notification of the Board's appointment of the consultant. The grounds for such an appeal shall be limited to the claims that the selected consultant has a conflict of interest or does not possess the minimum required qualifications as may be set by the Board. The minimum qualifications shall consist of a licensed professional in a related field. The required time limit for action upon an application by the Board shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Board of Selectmen within one month following the filing of the appeal, the selection made by the Board shall stand.

***Amended 01/25/10 by majority vote; The Board may waive fees if deemed modification to be minor. The Board, in its discretion, may waive or adjust the fees if it deems the modification to be a minor modification.**

OTHER COSTS AND EXPENSES

All expenses for professional services, ancillary report reviews, supplemental studies, advertising, publication of notices, postage and mailings and all other expenses in connection with the proposed subdivision, including, without limitation sampling and/or testing, shall be borne by the applicant. Re-inspection fees shall be the reasonable costs to be incurred to observe and inspect the construction of the proposed improvements and shall be based on an estimate provided by the Town's engineer. The Planning Board shall not accept an application or schedule a public hearing for any application without receipt of a dollar deposit as listed in the Consulting Fee Schedule to be used only for payment of engineering, legal and other consulting services related to the proposed project.

The Planning Board may request supplemental payments, as needed, which shall be due and payable within fourteen (14) days of the request. Failure to pay the deposit amount or any supplemental payment shall be grounds for denial of the application. Any person interested or wishing to be heard on the proposed revisions to the Subdivision Rules & Regulations should appear at the time and place designated.

George T. Barrett
Chairman

NOTICE PUBLICATION DATES:

First Notice: January 7, 2010
Second Notice: January 14, 2010