

Form A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

_____, 20____

To the Planning Board of the Town of Wareham

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (Circle and fill in as appropriate.)

1. The accompanying plan is not a subdivision because the plan does not show a division of land.
2. The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Wareham Zoning By-Law under Section _____ which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
 - a. a public way or way which the Wareham Town Clerk certifies is maintained and used as a public way, namely _____, or
 - b. a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions _____; or
 - c. a private way in existence on March 5, 1951, the date when the subdivision control law became effective in the Town of Wareham having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____
3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely _____ which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the Wareham Zoning By-Laws under Section _____, which requires _____ feet.

4. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the plan prior to March 5, 1951, the date when the subdivision control law became effective in the Town of Wareham and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law is submitted as follows:

5. Other reasons or comment: (See M.G.L., Chapter 41, Section 81-L)

The owner's title to the land is derived under deed from _____, dated _____ and recorded in the Plymouth County Registry of Deeds, Book _____, Page _____ and identified as Assessor's Map _____, Lot _____.

Applicant's Name [Please Print] _____

Applicant's signature _____

Applicant's address _____

Applicant's phone # _____

Received by Town Clerk:

Date _____

Time _____

Signature _____

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

Treasurer's office: _____

Date: _____

TAX VERIFICATION FORM

This verifies that _____ (name of 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 _____ (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

John Foster, Tax Collector

Dear Applicant,

Town regulations (Article IV) state that 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 and, unless all fees and taxes are paid or a payment agreement with the Tax Collector has been established (this will be exhibited by this 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.
Wareham Planning Board

FORM A/ANR PLAN CHECKLIST

The plan shall be suitable for recording (24" x 36") in the Plymouth County Registry of Deeds (6 contact prints shall accompany the submission) and shall include at least the following:

1. _____ The title "Approval Not Required Plan drawn for **NAME OF OWNER**";
2. _____ Date, scale and North arrow;
3. _____ Zoning district, Tax Assessor's map and lot numbers, and location of any zoning district boundaries that may be within the locus of the plan (Approval Not Required (ANR) compliance is not indicative of zoning compliance);
4. _____ Any existing structures/septic systems on the land, including setback, side and rear yard designations;
5. _____ Remaining frontage of any adjoining land in the same ownership;
6. _____ Any existing structures/septic systems on any adjoining land in the same ownership;
7. _____ Names of present landowners and names of abutters from the most recent tax list;
8. _____ Location of any easement or ways, public or private, across the land with a designation as to its purpose;
9. _____ Bearings and distance of all lines of the lots shown on the plan;
10. _____ Notice of any decision by the Zoning Board of Appeals, including but not limited to variances and exceptions in regard to the land or any buildings thereon;
11. _____ A block with the statement "Approval Under the Subdivision Control Law Not Required" with sufficient space for the date and signatures of all Board members;
12. _____ A locus scale of 1" = 2,000' sufficient to identify the location of the property;

13. _____ The name, seal and signature of the Registered Professional Land Surveyor who prepared the plan.

14. _____ The following notes are on the plan:

This endorsement of the Planning Board should not be construed to be a determination of conformance with zoning regulations for all lots affected.

This endorsement of the Planning Board should not be construed to be a determination of conformance with the Wareham Town By-Laws in accordance with Division VI, Article I and its implementing wetlands protection regulations as well as Massachusetts Wetlands Protection Act, M.G.L. Ch. 131, §40 and its implementing regulations, 310 CMR 10.00 for all lots affected.

This endorsement of the Planning Board should not be construed to be a determination of conformance with the Zoning By-Law relative to Irregularly-Shaped Lots, Upland Area, Lot Width, Open Space and Lot Coverage in accordance with Article 6, §615; Article 6, §612; Article 10; Article 6, §620 for all lots affected.

This endorsement of the Planning Board should not be construed to be a determination of conformance with the Earth Removal Regulations in accordance with Division IV, Article III of the Town By-Laws for all lots affected.

15. _____ A check made out to the "Town of Wareham" for the Filing Fee

FILING FEE FOR APPROVAL NOT REQUIRED PLANS*

\$150.00 per plan sheet, plus \$50.00 for each newly-created lot

*[Effective as of January 26, 2010]