



FRANGIADIS ASSOCIATES
ARCHITECTURE ▪ INTERIORS ▪ PLANNING

March 25, 2024

Nazih Elkallassi, Chairman
Wareham Zoning Board of Appeals
54 Marion Rd.
Wareham, MA 02571

RE: 2 Arbutus Ave, Wareham Assessor's Map 11, Parcel K-20

Dear Mr. Chairman and Members of the Board`

Enclosed please find an application for a Special Permit for the subject property. The proposed project involves razing the existing single-family dwelling and replacing with in-kind new construction on a pre-existing non-conforming lot located at Assessor's Map 11, Lot K-20 in the R-30 zoning district. The following information about the parcel is summarized below:

- 1) **Lot Size:** The pre-existing non-conforming lot size is **5,000 SF**. An existing conditions site plan and a proposed site plan prepared by GAF Engineering are included with this application.
- 2) **Building Area:** The existing single-family dwelling has a footprint of **897 SF**.
- 3) **Building Coverage:** The existing building coverage is **17.94%**.
- 4) **Impervious Coverage:** The R-30 zoning district does not restrict impervious coverage.
- 5) **Building Setbacks:** The pre-existing-non conforming setbacks are **2.5' to the South, 14.6' to the North, and 5.7'-7.6' to the West**.

The proposed project improves the pre-existing non-conforming setbacks by moving the new structure 4.4' to the North yielding **7.5' to the South, 10.2' to the North, and 5.8'-8.0' to the West**. The reconstructed dwelling maintains building coverage of 17.94% as the proposed structure does not increase the building footprint.

It is our belief that the replacement structure is not substantially more detrimental to the neighborhood than the existing structure. Further, the replacement structure will not cause or contribute to any undue nuisance, hazard, or congestion in the neighborhood and will not intensify or create any new non-conformities. Overall, we believe this is an enhancement to the neighborhood replacing the existing derelict structure. We trust that the information provided is adequate for the Board to find the same and look forward to discussing the proposed project in further detail with you at the public hearing.

Very truly yours,

Anthi Frangiadis RA

Encl: ZBA Application & Documentation
C: GAF Engineering; File

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One: _____ Variance **X** **Special Permit** _____ Site Plan _____ Appeal

Date Stamped in: _____ Date decision is due: _____

Applicant's Name: Anthi Frangiadis

Applicant's Address: 16 Barrett Way, PO Box 709, Onset, MA 02558

Telephone Number: 508-273-7806

Cell Phone Number: 508-245-3724

Address of Property/Project: 2 Arbutus Ave. Reconstruction

Landowner's Name: Anthi Frangiadis

Owner's Address: 16 Barrett Way, PO Box 709, Onset, MA 02558

Telephone Number: 508-245-3724

Contact Person: Anthi Frangiadis Telephone Number: 508.992.3494

Map 11 Lot K-20 Zone R-30

Date Approved _____ Date Denied _____

Comments:

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. (Directions attached)
- 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 a 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 Wareham Week in the amount of \$100.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.90 per certified letter to each abutter. 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: 2 ARBUTUS AVE LOT: K-20 MAP: 11
ZONING DISTRICT: R30
USE REQUESTED: SINGLE FAMILY DWELLING
OWNER OF LAND & BUILDING: ANTHI FRANGIAPOSTEL # 5082453724
ADDRESS OF OWNER: 16 BARRETT WAY, PO BOX 709, ONSET MA
PERSON(S) WHO WILL UTILIZE PERMIT: OWNER
ADDRESS: Same as above
DATE: 3/15/24 SIGNATURE: [Signature]
This application was received on the date stamped here:

Town Clerk: _____ Date: _____
Tax Collector: _____ Date: _____
Planning/Zoning Dept.: _____ Date: _____
Application fee paid: _____ Check #: _____ Receipt: _____
Advertising fee paid: _____ Check #: _____ Receipt: _____
Abutters fee paid: _____ Check #: _____ Receipt: _____

Written Statement to Accompany ZBA Special Permit Application – 2 Arbutus Ave.

The subject lot, Map 11, Lot K20, is within the R-30 zoning district with 50 feet of frontage on Arbutus Ave and 100 feet along Barrett Way. The lot contains 5,000 sf and an existing single story wood structure, a single-family dwelling. Furthermore, the lot is serviced by town water and town sewer. The lot does not conform to the area requirements of R-30 zoning district and it pre-dates adoption of the zoning by-law therefore rendering it a pre-existing non-conforming lot. The structure does not conform to setback requirements of R-30 zoning district and it predates adoption of the zoning by-law having been constructed in 1910 (See Assessor's Field Card) therefore rendering it a pre-existing non-conforming structure. The existing use (single family dwelling) is an allowed use in this zoning district.

The proposal is to raze the existing structure and construct a replacement structure that is the same building footprint. The replacement structure will not be substantially more detrimental to the neighborhood. In fact, it is an improvement over the existing structure to my neighborhood that I have lived in since 2004.

The replacement of the structure will not cause or contribute to any undue nuisance, hazard, or congestion in the neighborhood, zoning district, or Town. Over the years, the existing structure has fallen into disrepair and has attracted vandalism to the neighborhood. The proposed reconstruction removes this nuisance which benefits the neighborhood and the Town.

The replacement structure will not intensify building coverage, impervious coverage or setback encroachment. While the existing structure is non-conforming to the zoning district, the proposal includes shifting the proposed reconstruction 4.4' to the North, which in turn bring the new structure more in conformance with the current setback requirements of the zoning district. Furthermore, the reconstruction of this dwelling will increase property values benefiting the Town by increasing the residential tax base.

The replacement structure will not create any new non-conformities.

2 ARBUTUS AVE

Location 2 ARBUTUS AVE

Mblu 11 / / K20 / /

Acct#

Owner FRANGIADIS ANTHI

Assessment \$104,600

Appraisal \$104,600

PID 3191

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$21,500	\$83,100	\$104,600

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$21,500	\$83,100	\$104,600

Owner of Record

Owner FRANGIADIS ANTHI
Co-Owner
Address PO BOX 709
ONSET, MA 02558

Sale Price \$68,000
Certificate
Book & Page 48673/0332
Sale Date 07/17/2017
Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FRANGIADIS ANTHI	\$68,000		48673/0332	UNKQ	07/17/2017
MULLIGAN STEPHEN LEE TRUSTEE	\$0		17018/0032		01/05/1999
MULLIGAN PHYLLIS G	\$1		3214/0222	UNKQ	06/16/1965

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 930
Replacement Cost: \$107,266
Building Percent Good: 20
Replacement Cost
Less Depreciation: \$21,500

Building Attributes	
Field	Description
Style:	Cottage
Model	Residential

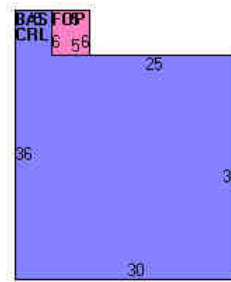
Grade:	Ave
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shing
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	None
Heat Type:	None
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Old Style
Kitchen Style:	Average
# of Fireplaces	
Fireplace Type	
Finish Bsmt SF	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos2/WarehamMAPPhotos/\00\02\08\86.jpg>)

Building Layout



(https://images.vgsi.com/photos2/WarehamMAPPhotos//Sketches/3191_319)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	930	930
CRL	Crawl Space	930	0
FOP	Open Porch	30	0
		1,890	930

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAMILY
Zone R30
Neighborhood 0050
Alt Land Appr No

Land Line Valuation

Size (Acres) 0.11
Frontage 0
Depth 0
Assessed Value \$83,100
Appraised Value \$83,100

Category

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$21,500	\$83,100	\$104,600
2023	\$19,500	\$75,600	\$95,100
2022	\$12,500	\$75,600	\$88,100

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$21,500	\$83,100	\$104,600
2023	\$19,500	\$75,600	\$95,100
2022	\$12,500	\$75,600	\$88,100

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 07/17/2017 01:48 PM
Ctrl# 104319 12086 Doc# 00059108
Fee: \$296.40 Cons: \$65,000.00



2017 00059108

Bk: 48673 Pg: 332 Page: 1 of 2
Recorded: 07/17/2017 01:48 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

CANCELLED

MASSACHUSETTS QUITCLAIM DEED (INDIVIDUAL)

I, **STEPHEN LEE MULLIGAN, TRUSTEE** of the **TWO ARBUTUS AVENUE REALTY TRUST**, u/d/t dated November 18, 1998, recorded in the Plymouth County Registry of Deeds in Book 17018, Page 27, a Trustee's Certificate for which is recorded herewith,

of Charlottesville, Virginia,

for consideration paid and in full consideration of Sixty Five Thousand and 00/100 (\$65,000.00)

Dollars,

grant to **ANTHI FRANGIADIS** of P.O. Box 709, Onset, MA 02558,

with quitclaim covenants

The land in Wareham, Plymouth County, Massachusetts, with the buildings thereon bounded and described as follows:

Being Lot #20 on a Plan of Pinehurst recorded in said Registry in Plan Book 2, Page 511, said lot being bounded on the north by Myrtle Avenue, 100 feet; on the east by Lot #18, 50 feet; on the south by Lot #19, 100 feet; and on the west by Arbutus Avenue, 50 feet.

There is also granted herewith the right of way over the roads as shown on said Plan to the water.

Subject also to the conditions and restrictions as set out in the deed of Carrie E. Small, recorded in said Registry in Book 1198, Page 87.

Property Address: 2 Arbutus Avenue, Wareham, MA 02571

*Anthi Frangiadis
PO Box 709
Onset MA 02558*

The Grantor hereby releases all homestead rights in the property conveyed herein and warrants that there are no other persons entitled to the benefit of homestead protection pursuant to M.G.L. Chapter 188.

For Grantor's title see deed of Phyllis G. Mulligan to Stephen Lee Mulligan, Trustee, dated November 18, 1998, recorded in said Registry in Book 17018, Page 32.

WITNESS my hand and seal this 11th day of July, 2017.


Stephen Lee Mulligan, Trustee

COMMONWEALTH OF VIRGINIA
County of Albemarle

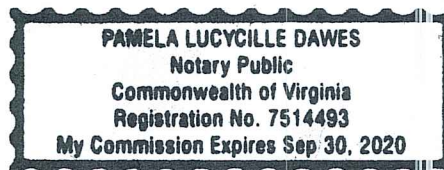
On this 11th day of July, 2017, before me, the undersigned notary public, personally appeared **Stephen Lee Mulligan** as **Trustee of Two Arbutus Avenue Realty Trust**, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, personal knowledge of the undersigned, oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

(SEAL)




_____, Notary Public

My commission expires:



9-30-20



TOWN of WAREHAM
Massachusetts
BUILDING DEPARTMENT

Paul E. Turner
Director of Inspectional Services

March 5, 2024

Anthi Frangiadis
22 Williams Street
New Bedford, Massachusetts 02740

RE: 2 Arbutus Avenue/ Map 11, Lot K-20

Ms. Frangiadis,

I have reviewed your building permit application, B-24-81, submitted February 15, 2024 with a scope of work stating: "raze and reconstruct existing non-conforming dwelling on property" located at 2 Arbutus Avenue, Wareham Massachusetts. At this time I must deny your request based on the following:

ARTICLE 13; ZONING PROTECTION

1355 A lawfully pre-existing non-conforming single or two family residential structure may, by **Special Permit**, be demolished and replaced with a new structure on the same site provided that the Zoning Board of Appeals determines:

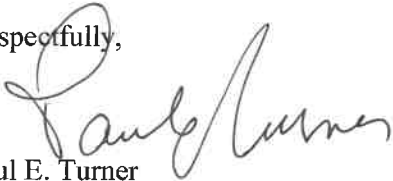
1. The replacement structure will not be substantially more detrimental to the neighborhood than the existing structure.
2. The replacement of the structure will not cause or contribute to any undue nuisance, hazard, or congestion in the neighborhood, zoning district, or town.
3. The replacement structure will not intensify any of the following existing non-conformities:
building coverage, impervious coverage, or setback encroachment.
4. The replacement structure will not create any new non-conformities.

1356 A proposal to demolish and replace a single or two family residential structure that is found to be substantially more detrimental to the neighborhood will require a **Variance** from the Zoning Board of Appeals pursuant to M.G.L. c 40A §10.

Therefore, a **Special Permit** or a **Variance** must be secured from the **Zoning Board of Appeals** in order to proceed with your project.

The subject project is located in the **R-30** zoning district.

Respectfully,


Paul E. Turner
Building Commissioner
Zoning Enforcement Officer

It is the owners' responsibility to check with other departments 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.

[Home](#) » [Departments](#) » [Assessors Department](#) » [Abutter Request Form - Online](#) » [Webform results](#)

Submission #302

[View](#)

[Delete](#)

Your current password appears in [HIBP](#), an online database of previous data breaches. You should change your password.

Welcome to the website. For Help Documentation & Videos, please visit our [Municipal User Center](#) or, for schools, visit our [Schools User Center](#). **It is recommended you write down the following credentials to login to the User Center - Username: "CivicOpen" and Password: "ClientUser10!"**

[Previous submission](#)

[Next submission](#)

[Print](#) [Resend e-mails](#)

Submission information

Form: [Abutter Request Form - Online](#)
Submitted by Anonymous (not verified)
March 11, 2024 - 11:26am
172.68.54.199

RECEIVED

MAR 11 2024

TOWN OF WAREHAM
ASSESSING DEPARTMENT

Contact Information

Bob Rogers

Phone Number:

508-295-6600

Email Address:

bob@gafenginc.com

Date of Request:

March 11, 2024

Owners Name:

Anthi Frangiadis

Property Location:

2 Arbutus Avenue

Map/Lot

11 / K20

Distance Required

300'

Which Board are you appearing before?

Zoning Board of Appeals

[Previous submission](#)

[Next submission](#)

TOWN OF WAREHAM ABUTTERS

MAP 11 LOT K20

OWNER ANTHI FRANGIADIS

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
11-0-34.A	GLEASON PROPERTIES LLC,	1 SEAHORSE LN,	WAREHAM, MA	02571
11-0-K2	HURLEY STEPHEN T, HURLEY KATHERINE A	PO BOX 1830	ONSET, MA	02558
11-0-K20	FRANGIADIS ANTHI,	PO BOX 709,	ONSET, MA	02558
11-0-K24	TIRRELL JON W LIFE ESTATE,	PO BOX 1181,	ONSET, MA	02558
11-0-K25	BANKS ANDREA N	PO BOX 534	ONSET, MA	02558
11-0-K28	GALLAGHER ANDREW P, GALLAGHER ELLEN M	PO BOX 1614,	ONSET, MA	02558
11-0-K3	TIRRELL JON W LIFE ESTATE,	PO BOX 1181,	ONSET, MA	02558
11-0-K31	MORRISON PATRICIA E,	PO BOX 583,	ONSET, MA	02558
11-0-K4	CARNES CLARENCE, CARNES CALVIN + DIANE	PO BOX 1811,	ONSET, MA	02558

CERTIFIED ABUTTERS AS THEY APPEAR

ON OUR TAX ROLLS AS OF 3/11/2024

W. James Oliver

ASSESSORS OFFICE

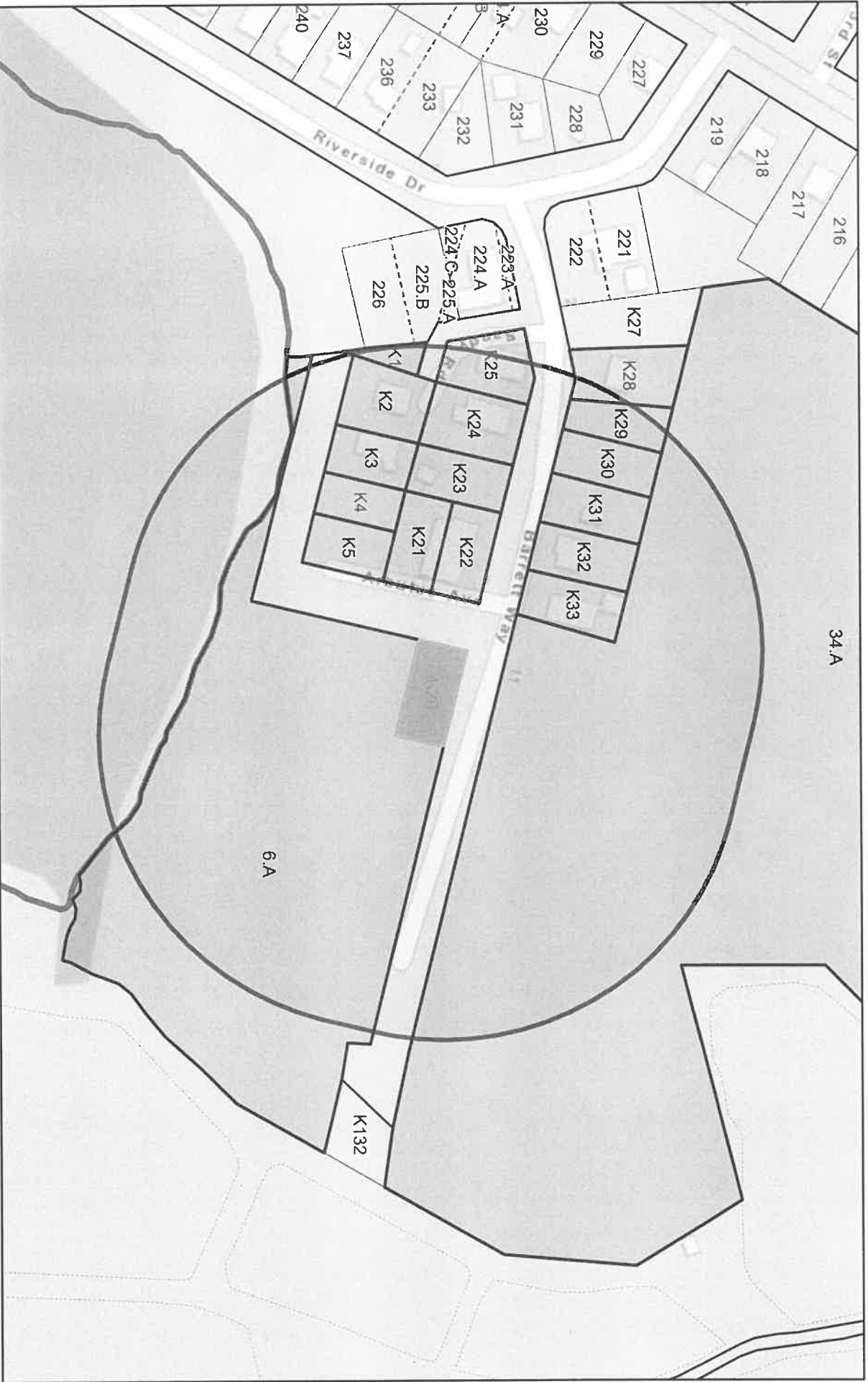
REQUESTED BY

BOB ROGERS

508295-6600

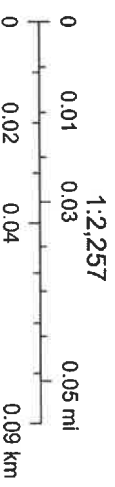
BOB@GAFENGINC.COM

ArcGIS Web Map



3/11/2024, 4:18:23 PM

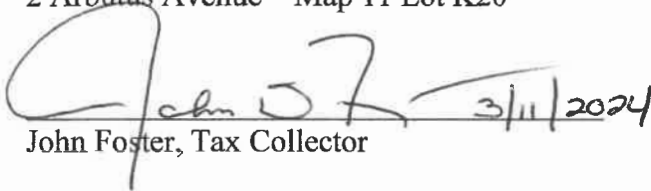
- Parcels with CAMA Data
- Parcel Lines
- Common Line
- Property Line
- Town Line
- Public Road
- Miscellaneous Lines
- Wetland

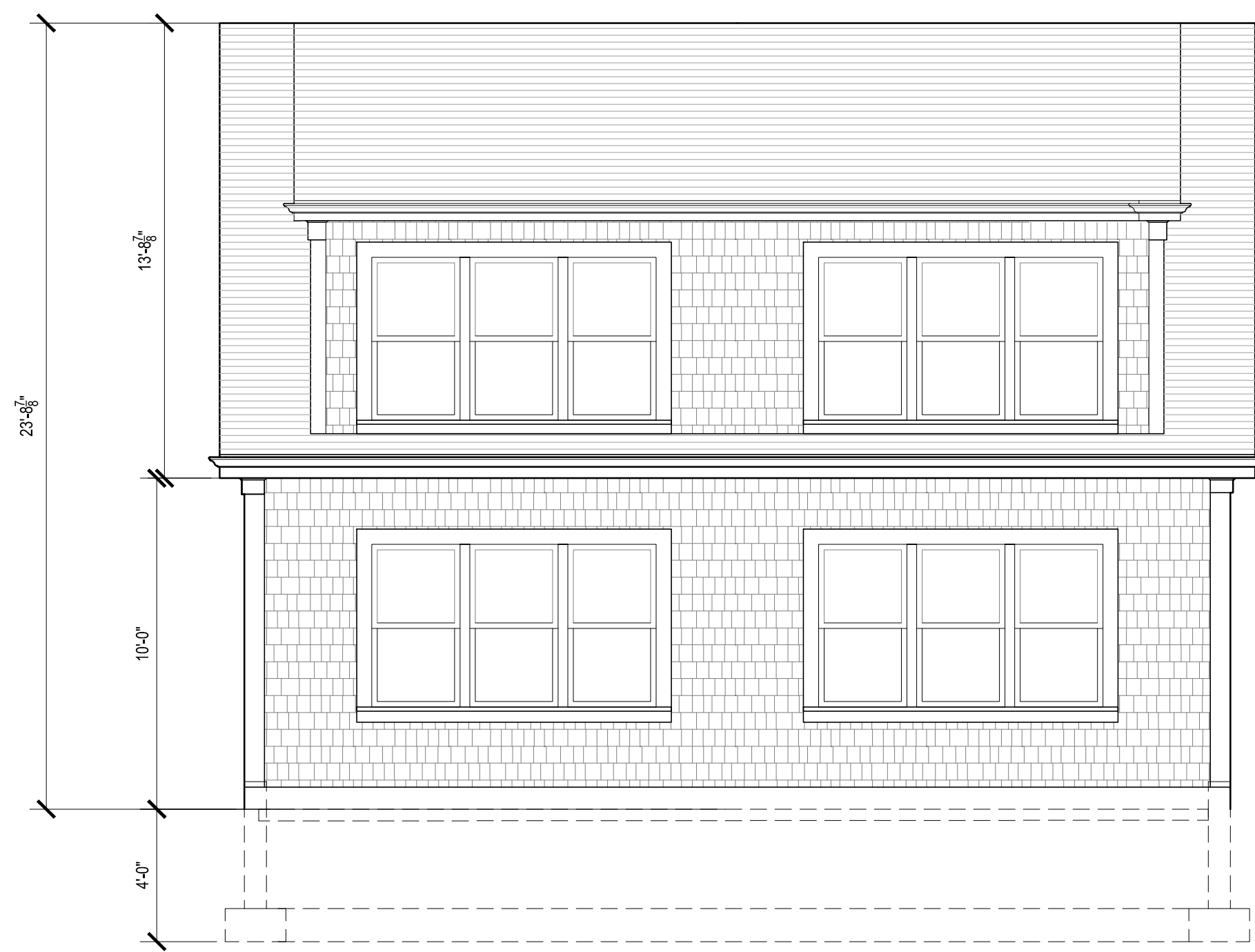


PLANNING BOARD
TAX VERIFICATION FORM

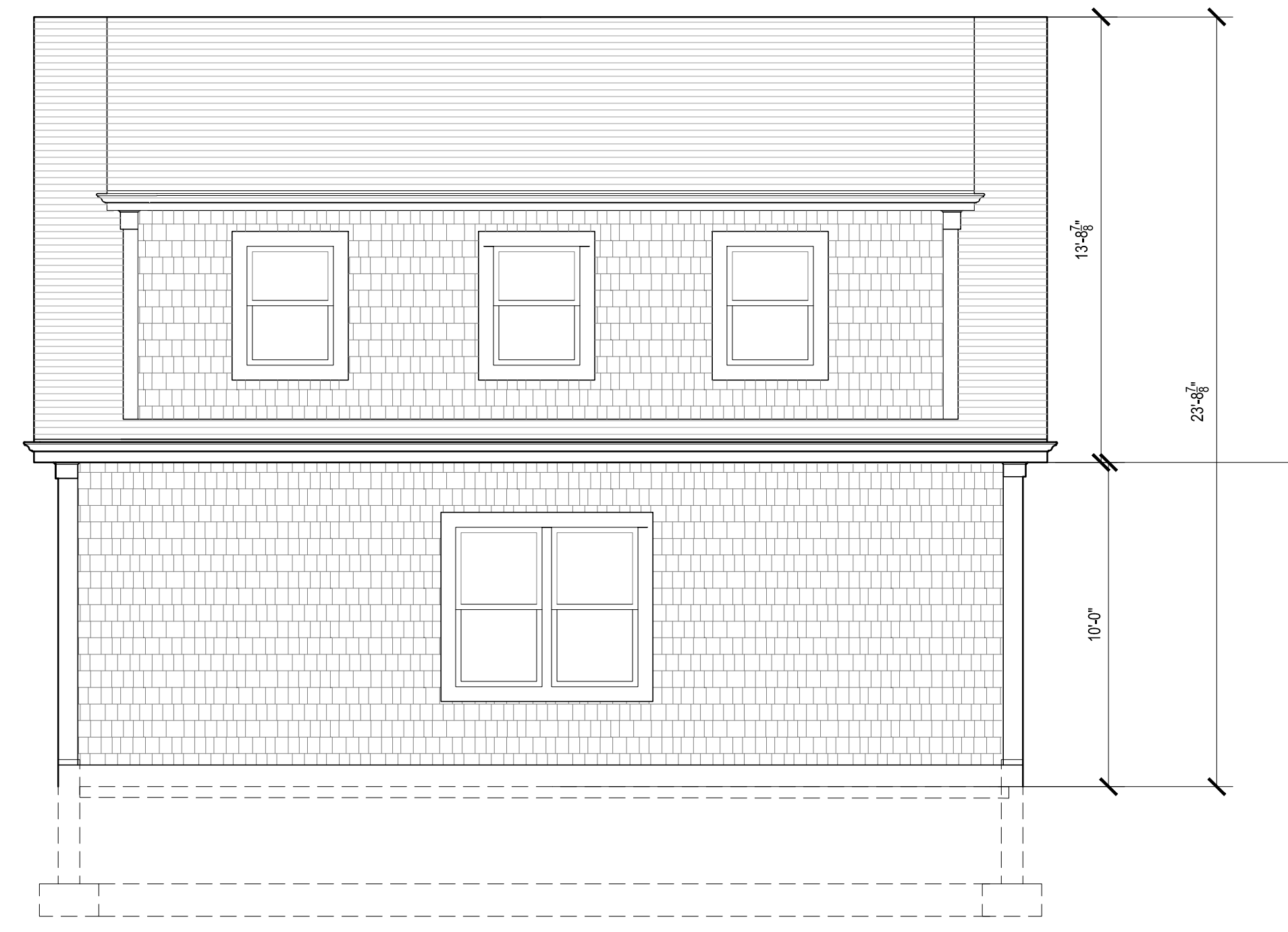
This verifies that Anthi Frangiadis (applicant) is up to date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner, same, is up to date on taxes on all properties he/she owns in the Town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

2 Arbutus Avenue – Map 11 Lot K20


John Foster, Tax Collector



4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

NEW RESIDENCE
2 ARBUTUS AVE
ONSET, MA 02558

Anthif.
FRANGIADIS ASSOCIATES
PO BOX 267, MARION, MA 02738
Ph 508-992-3494 • Fax 508-992-3495 • www.anthif.com • email: info@anthif.com

REVISIONS	
1-	
2-	
3-	
4-	
5-	
6-	DRAWN BY A.F.
7-	CHECKED BY A.F.

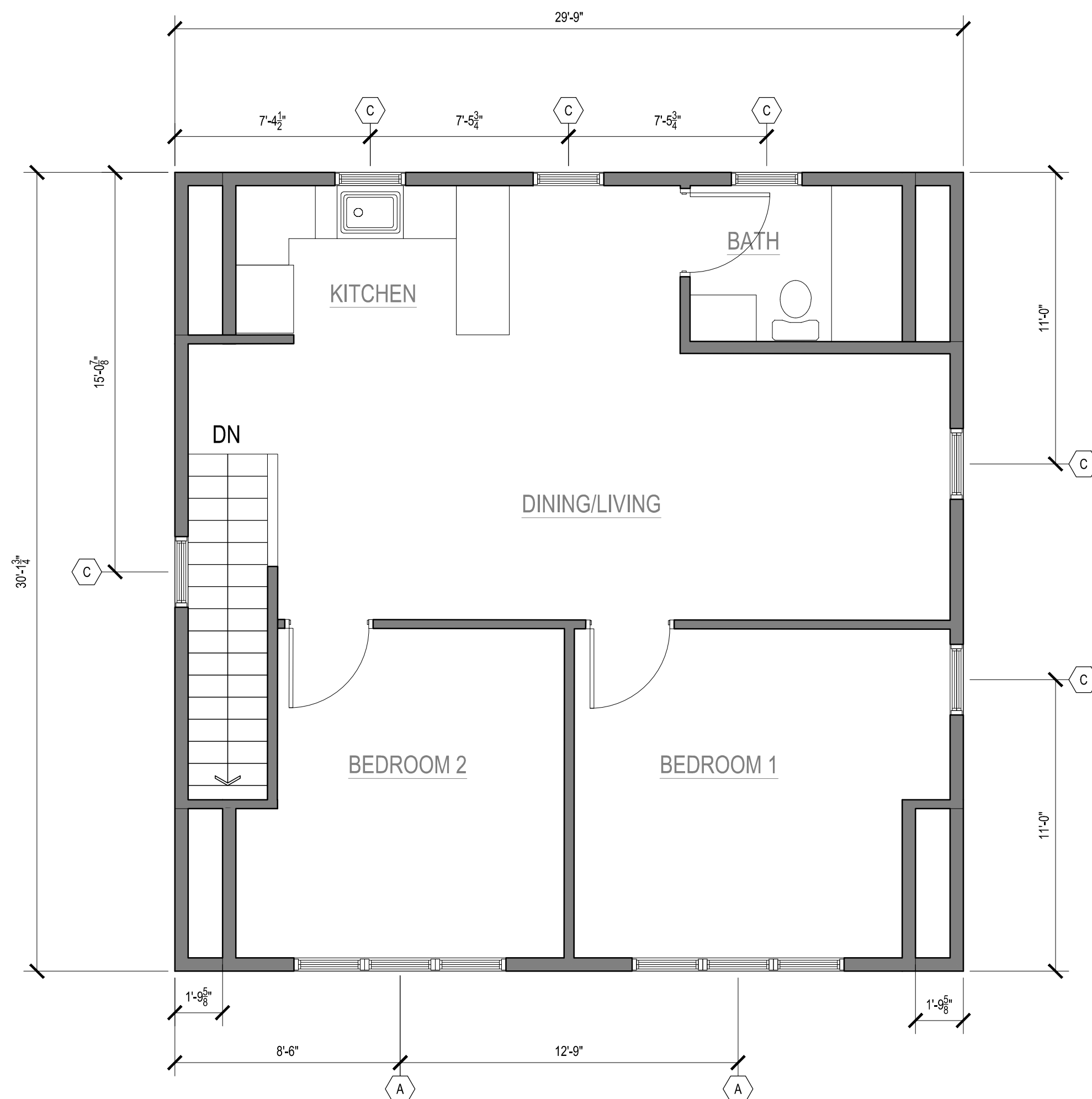
NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT
HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER
FOR THIS PROJECT AT THIS SITE AND IS NOT TO BE
USED FOR ANY OTHER PURPOSE, LOCATION, OR
OWNER WITHOUT WRITTEN CONSENT OF THE
ARCHITECT
© 2020 Archit8 Studio LLC

TITLE:
**PROPOSED
EXTERIOR
ELEVATIONS**

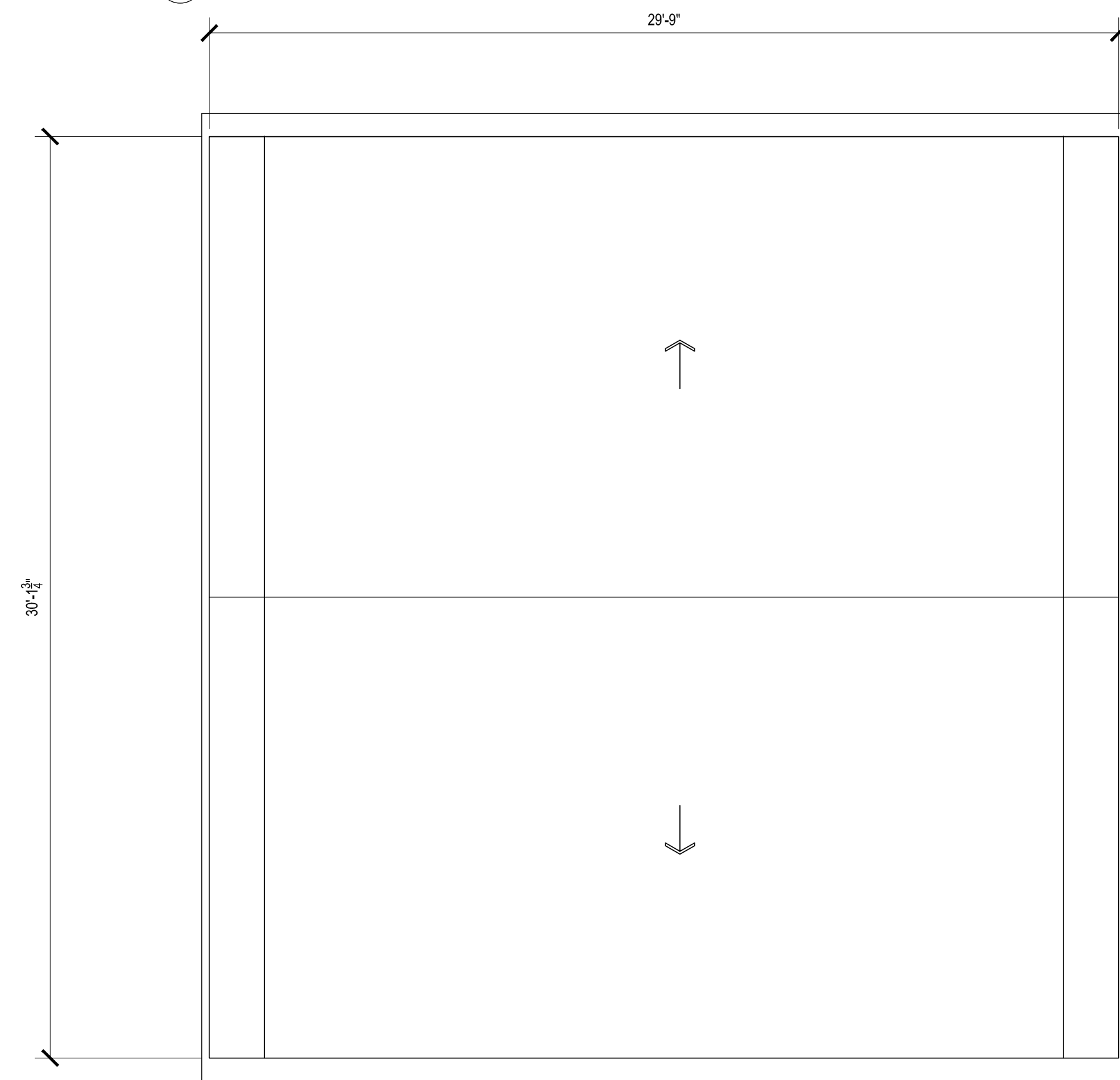
File No. 20015 garage base
Date 08-02-23
Sheet No

A-2.0

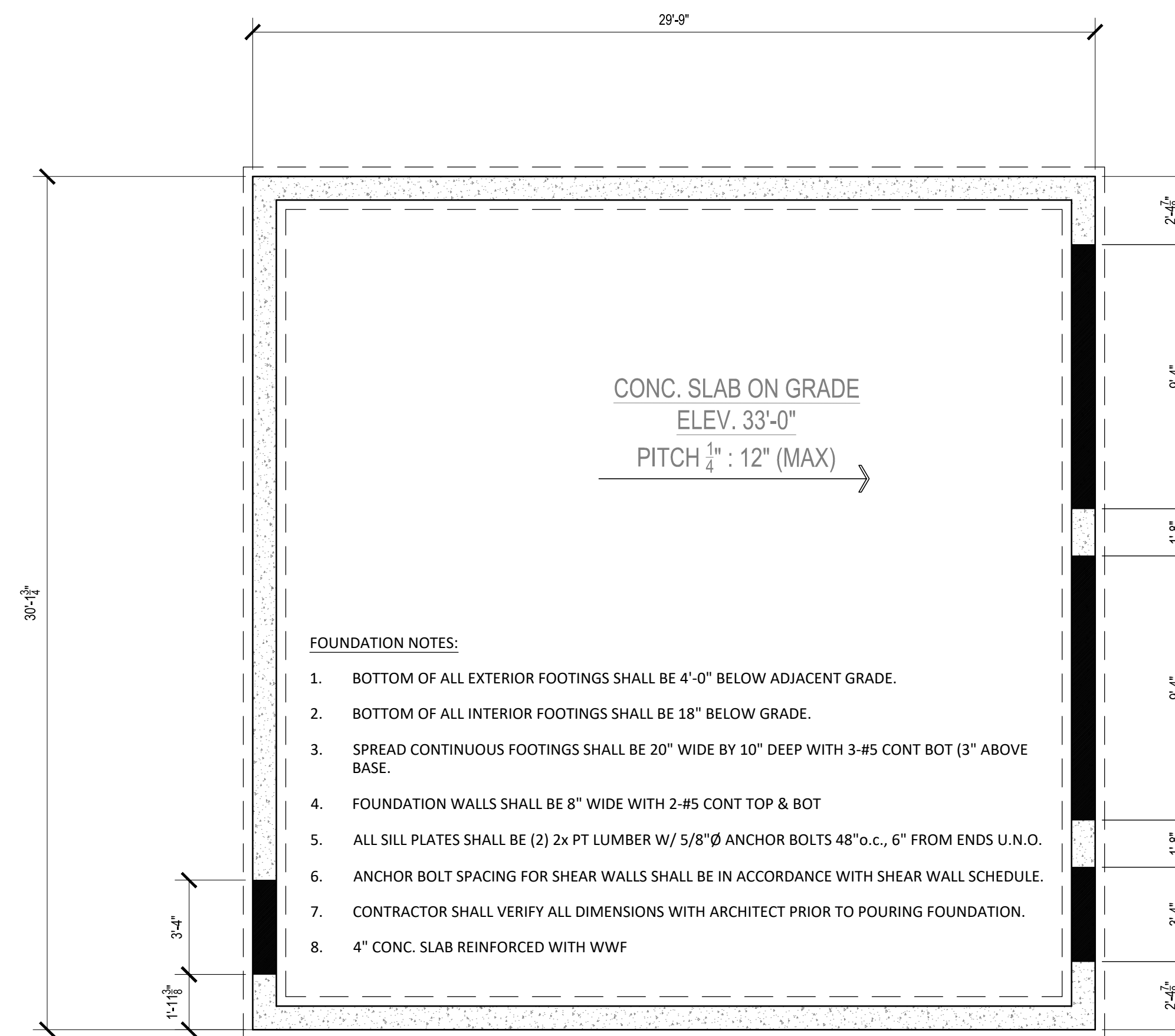
LIVING ROOM



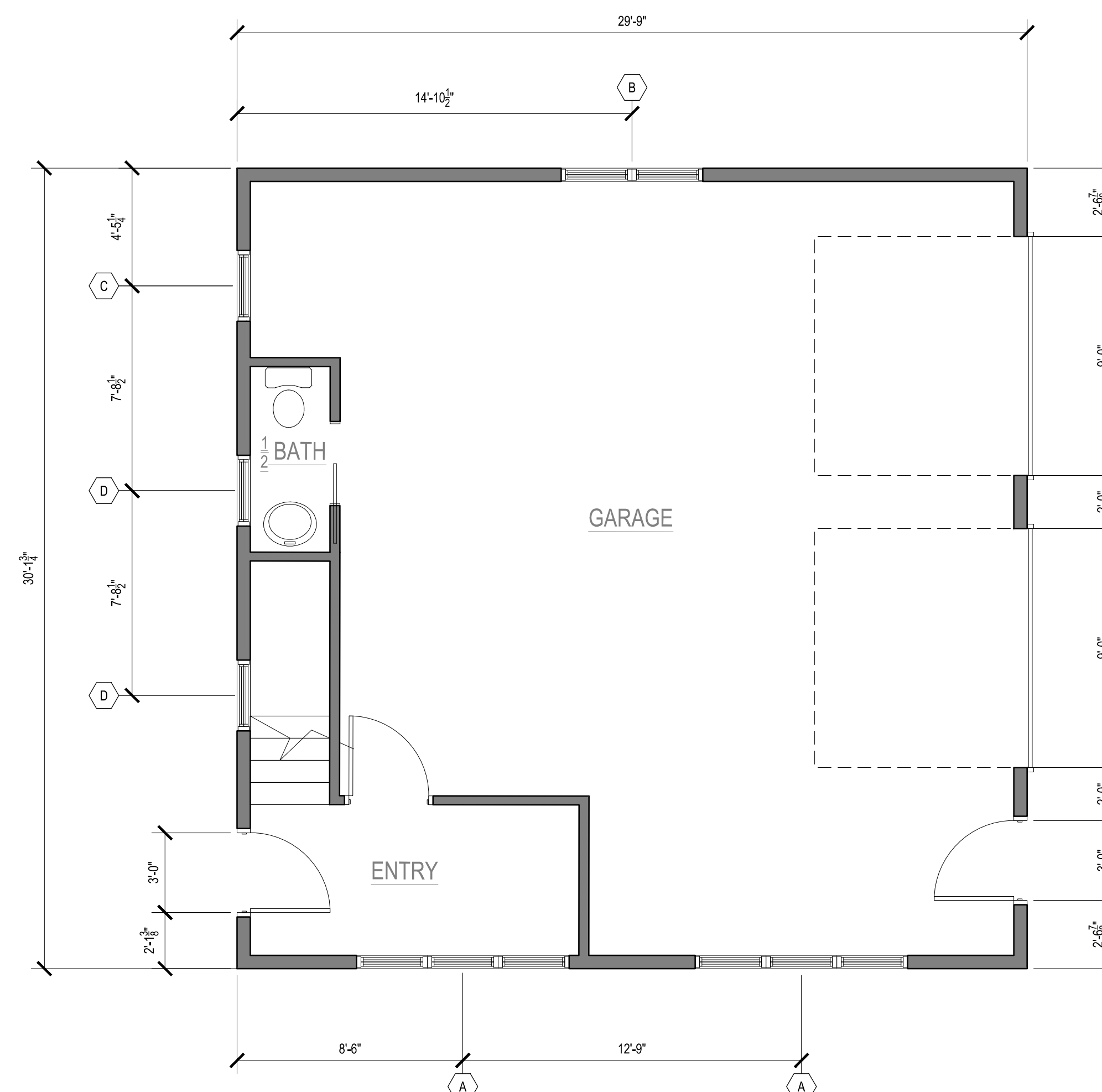
3 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NEW RESIDENCE
2 ARBUTUS AVE
ONSET, MA 02558

FRANGIADIS ASSOCIATES
PO BOX 267, MARION, MA 02738
Ph 508-992-3494 • Fax 508-992-3495 • www.anthif.com • email: info@anthif.com

Anthif.
FRANGIADIS ASSOCIATES
PO BOX 267, MARION, MA 02738
Ph 508-992-3494 • Fax 508-992-3495 • www.anthif.com

REVISIONS

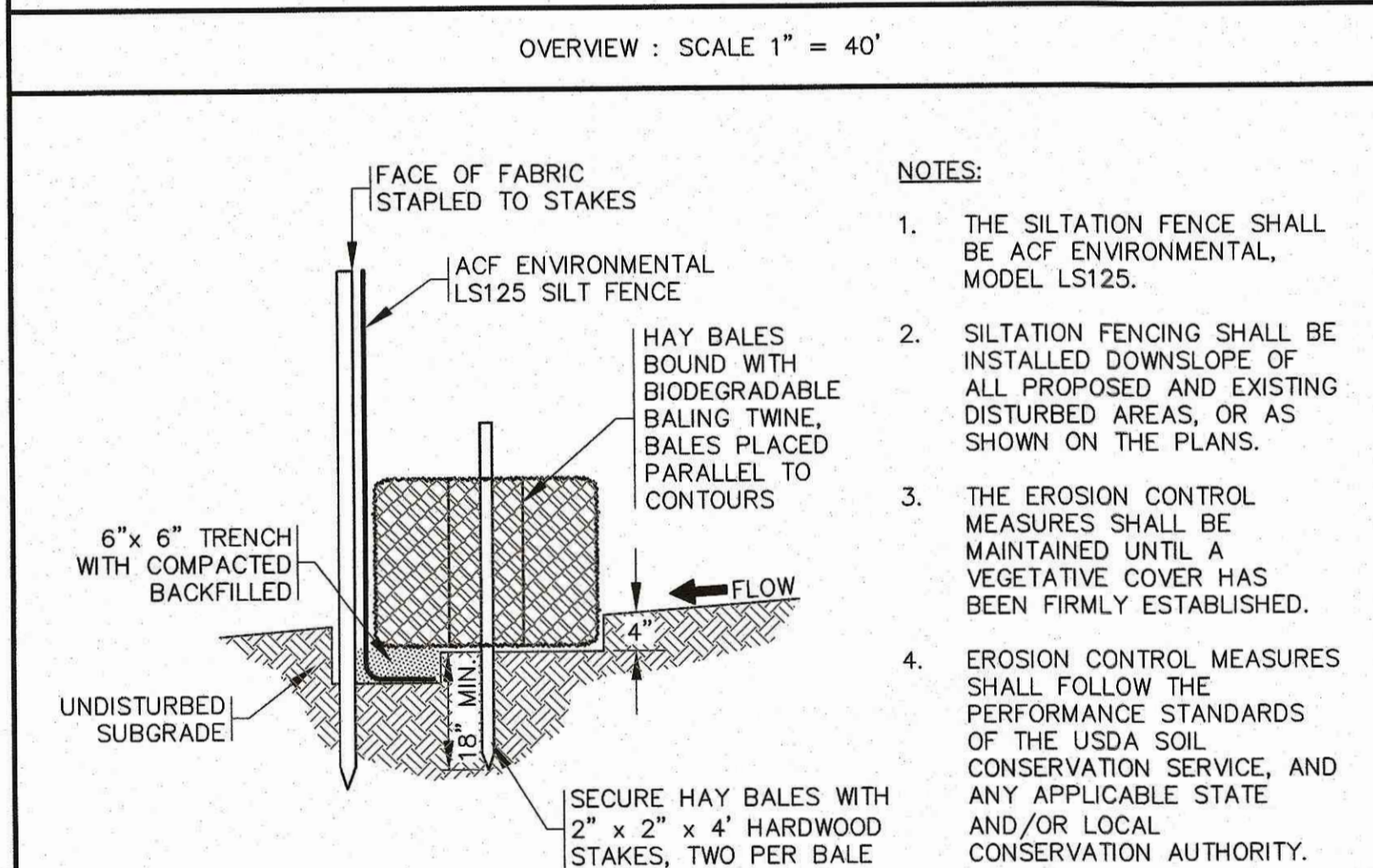
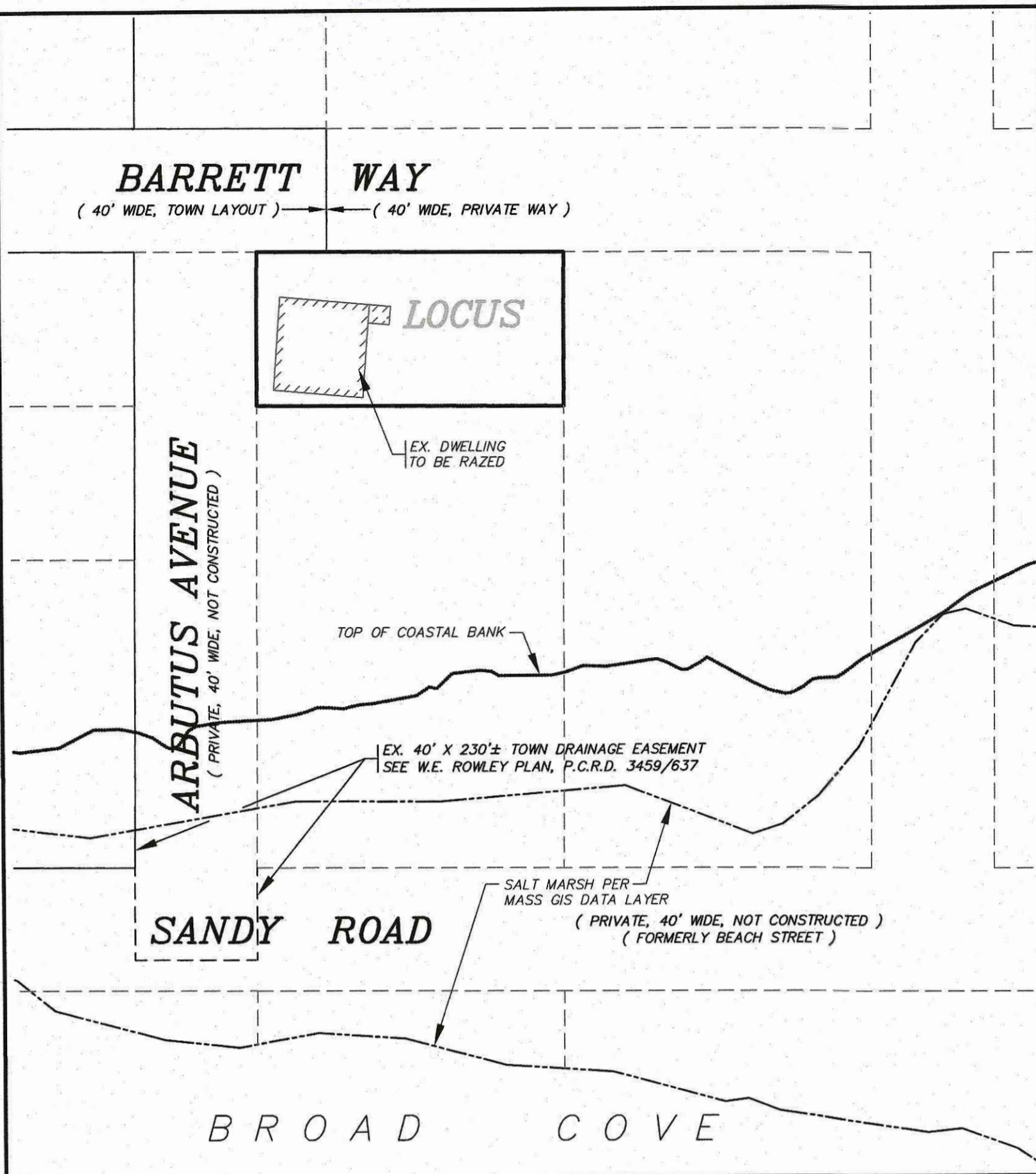
1-	
2-	
3-	
4-	
5-	DRAWN BY AF
6-	CHECKED BY AF
7-	

NOTICE OF COPYRIGHT
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF THE ARCHITECT
© 2020 Archit8 Studio LLC

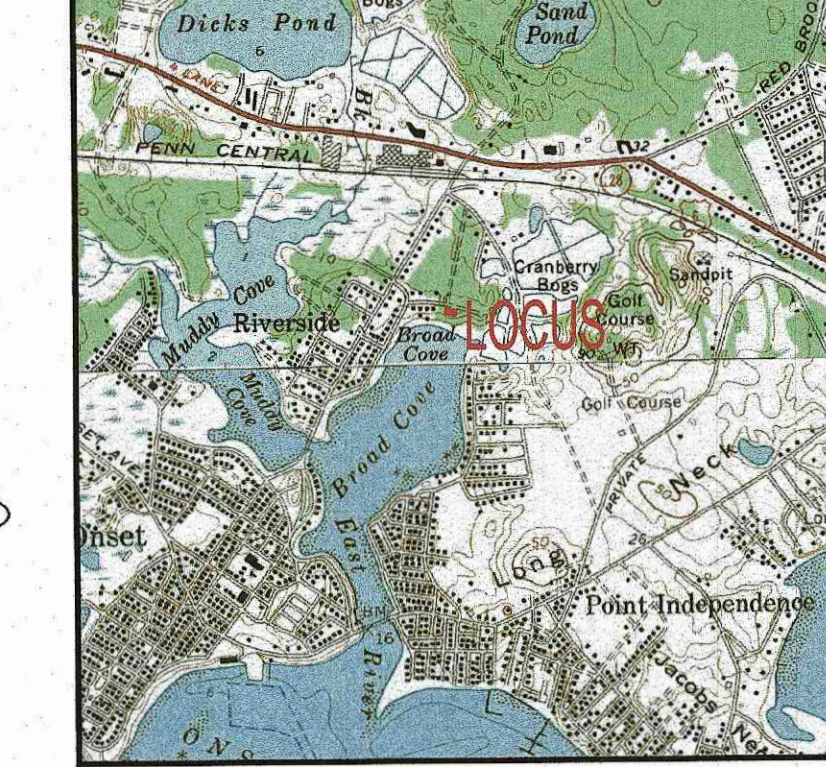
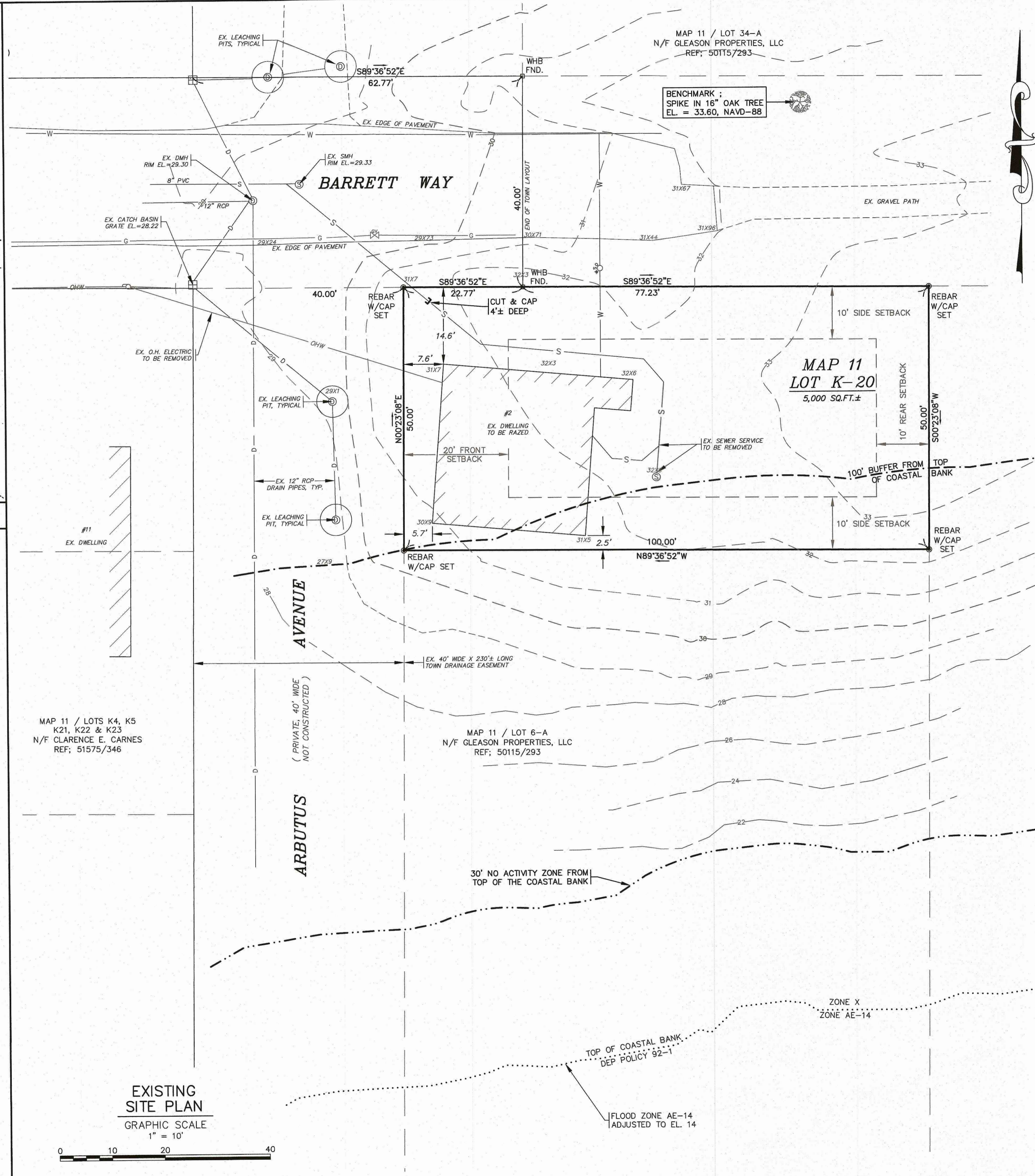
TITLE:
PROPOSED FLOOR PLANS

File No. 20015 GARAGE BASE
Date 08/02/23
Sheet No

A-1.0



- NOTES:**
1. THE SILTATION FENCE SHALL BE ACF ENVIRONMENTAL, MODEL LS125.
 2. SILTATION FENCING SHALL BE INSTALLED DOWNSLOPE OF ALL PROPOSED AND EXISTING DISTURBED AREAS, OR AS SHOWN ON THE PLANS.
 3. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL A VEGETATIVE COVER HAS BEEN FIRMLY ESTABLISHED.
 4. EROSION CONTROL MEASURES SHALL FOLLOW THE PERFORMANCE STANDARDS OF THE USDA SOIL CONSERVATION SERVICE, AND ANY APPLICABLE STATE AND/OR LOCAL CONSERVATION AUTHORITY.
- EROSION CONTROL NOTES:**
1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT AND SEDIMENT FROM LEAVING THE SITE. SILT AND SEDIMENT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS. ADDITIONAL PROTECTION: ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT AND SEDIMENT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
 2. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.
 3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL GRADING AND OTHER LAND DISTURBING ACTIVITIES PRIOR TO CONSTRUCTION.
 4. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
 5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
 6. CONTRACTOR SHALL PROVIDE TEMPORARY GROUND COVER FOR ALL AREAS WITH EXPOSED SOIL WHICH WILL NOT BE DISTURBED BY GRADING OPERATIONS FOR A PERIOD OF THIRTY DAYS OR MORE.
 7. IF WORK ON THIS PROJECT IS SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL MAINTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES IN GOOD CONDITION DURING THE SUSPENSION OF WORK.
 8. THE CONTRACTOR WILL ALSO NEED TO COMPLY TO ANY ORDER OF CONDITIONS THAT MAY BE ISSUED BY THE TOWN OF WAREHAM CONSERVATION COMMISSION.



LOT DATA:
ASSESSORS MAP: 11 / LOT K-20
ADDRESS: #2 ARBUSUS AVENUE
DEED REF : 48673/332
OWNER: ANTHI FRANGIADIS
ADDRESS : P.O. BOX 709
ONSET, MA 02558

ZONING DATA:
ZONE: R-30 SETBACKS:
MINIMUM LOT AREA: 30,000 SQ.FT.
MINIMUM FRONTAGE: 150'
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 10'
MINIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%
MAXIMUM IMPERV. COVER: NO REGULATION

PLAN REFERENCES :

REFER TO A PLAN PREPARED FOR CARRIE E. SMALL FOR 'PINEHURST' DATED AUGUST 1911 SEE PLYMOUTH COUNTY REGISTRY OF DEEDS, PLAN BOOK 2, PAGE 511.

REFER TO A PLAN PREPARED BY GEORGE P. MORSE, SURVEYOR, PREPARED FOR C. S. GLEASON FOR 'KENMERE BEACH', FORMERLY 'PINEHURST' RECORDED JUNE 25, 1925. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS, PLAN BOOK 3, PAGE 748.

REFER TO A PLAN PREPARED BY GEORGE P. MORSE, SURVEYOR, PREPARED FOR C. S. GLEASON FOR 'KENMERE BEACH', FORMERLY 'PINEHURST' RECORDED MARCH 8, 1926. SEE PLYMOUTH COUNTY REGISTRY OF DEEDS, PLAN BOOK 4, PAGE 84.

FLOOD ZONE DATA:
THIS LOCUS SHOWN HEREON IS WITHIN ZONE X, NOT A FLOOD HAZARD ZONE. REFER TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 25023C0494-K, DATED JULY 6, 2021.

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET - WAREHAM, MA 02571
TEL: (508) 295-6800 FAX: (508) 295-6634
E-MAIL: gaf@gaf-eng.com

PLAN TO ACCOMPANY NOTICE OF INTENT
WAREHAM, MA
2 ARBUSUS AVENUE

PREPARED FOR:
ANTHI FRANGIADIS
ONSET (WAREHAM), MA
P.O. BOX 709

DATE: MAR. 19, 2024
DRAWN BY: JH
CHECKED BY: WFM
JOB NO.: 17-896B
SCALE: AS NOTED

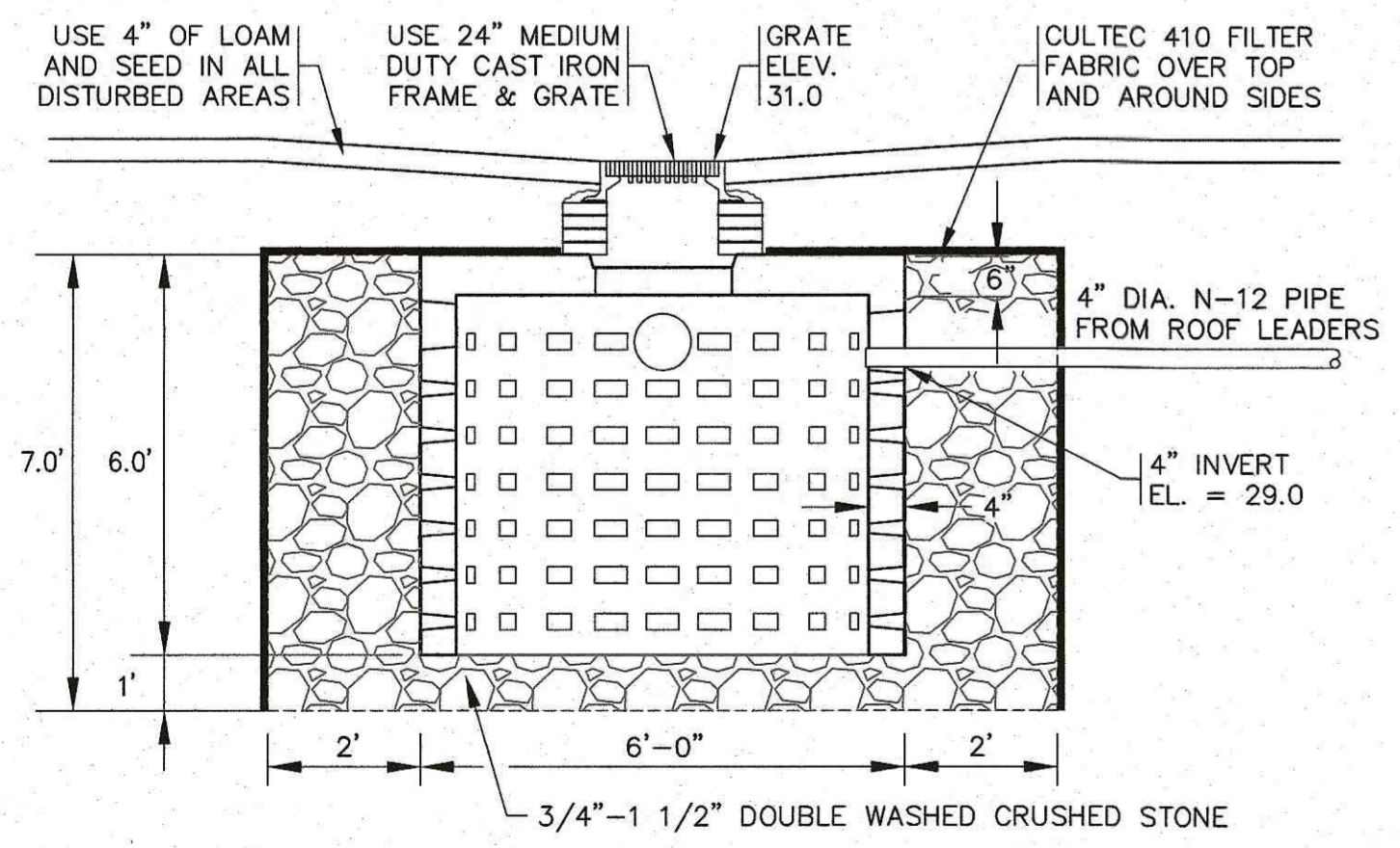
APPROVED BY: [Signature]

PERMIT SET
(NOT FOR CONSTRUCTION)

DWG. 1 OF 2

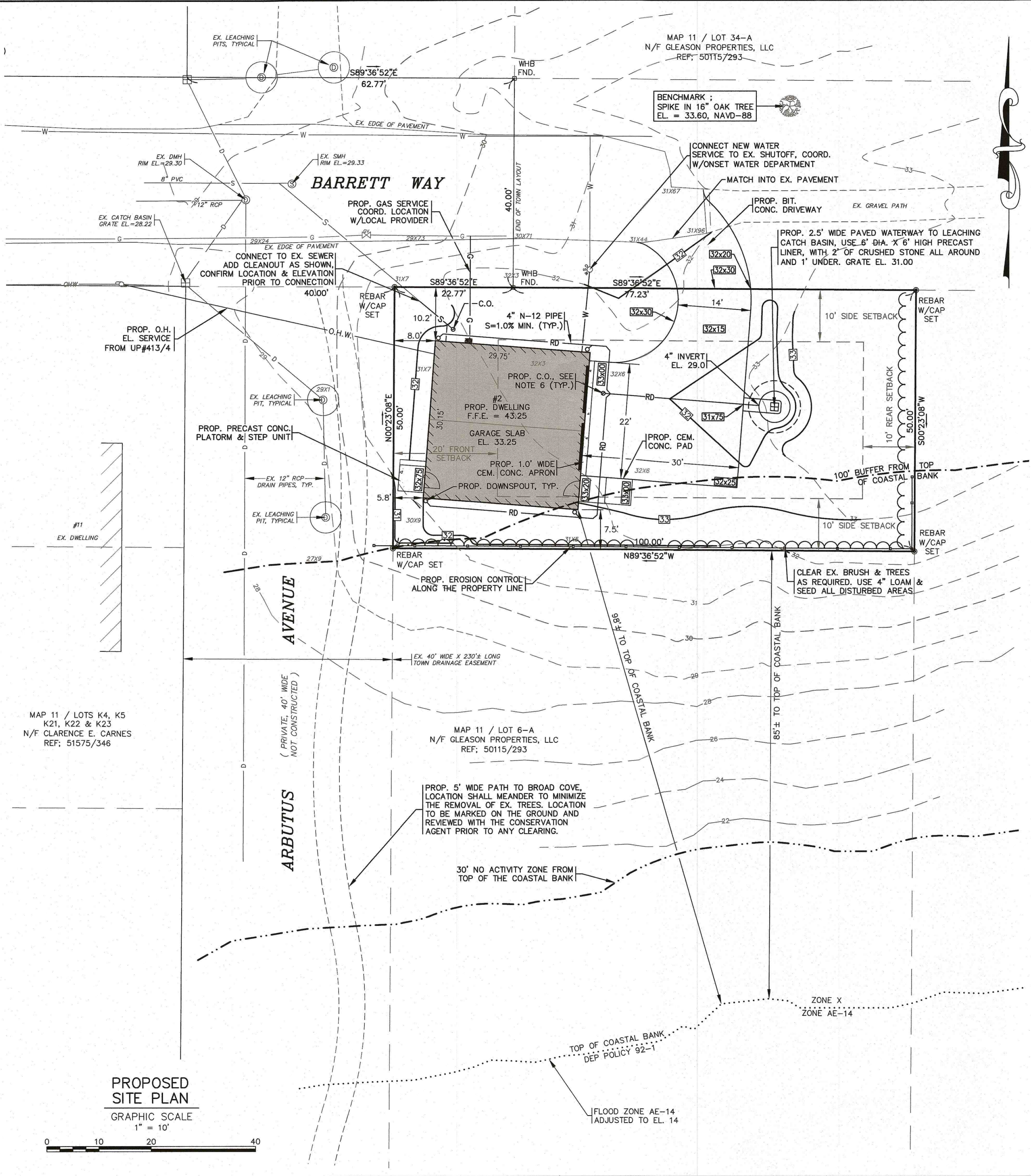
- GENERAL NOTES:**
- ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND IN PART FROM FIELD SURVEY AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE FIELD DETERMINED PRIOR TO CONSTRUCTION. BEFORE EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE MGL CHAPTER 370, ACTS OF 1963. CONTRACTORS MUST CALL DIG-SAFE AT (1-888-DIG-SAFE OR 811) G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
 - EXISTING CONDITIONS INFORMATION IS BASED ON AVAILABLE PLANS OF RECORD, PRIVATE UTILITY PLANS AND AN ON THE GROUND FIELD SURVEY BY GAF ENGINEERING INC. IN APRIL OF 2020.
 - IN GENERAL, THE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY DETAIL OF CONSTRUCTION.
 - THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL REQUIRED PERMITS, GIVE ALL NOTICES, COMPLY WITH ALL LAWS AND REGULATIONS, AND PAY ALL FEES ASSOCIATED WITH THE INSTALLATION OF THIS WORK.
 - THE CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION ALL EXISTING UNDERGROUND UTILITY LOCATIONS AND POINTS OF INTERCONNECTION.
 - THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, SUPERVISION, TOOLS, EQUIPMENT, FUEL, POWER, SANITARY FACILITIES AND INCIDENTALS NECESSARY FOR THE FURNISHING, PERFORMANCE, TESTING, START-UP AND COMPLETION OF THIS WORK.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICTS DISCOVERED IN THE FIELD.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF PERSONNEL AND PROTECTION OF PROPERTY AT THE SITE OR ADJACENT THERETO INCLUDING TREES, SHRUBS, LAWNS, PAVEMENTS, ROADWAYS, STRUCTURES AND UNDERGROUND UTILITIES NOT DESIGNED FOR REMOVAL, RELOCATION, OR REPLACEMENT.
 - THE CONTRACTOR SHALL INSTITUTE ALL SAFETY MEASURES NECESSARY TO PROTECT THE PUBLIC SAFETY. THIS SHALL INCLUDE, BUT NOT LIMITED TO, BARRICADES, SIGNS, LIGHTING, FENCES, POLICE DETAILS, AND ANY OTHER MEANS AS DIRECTED. NO TRENCHES ARE TO REMAIN OPEN OVERNIGHT.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION REQUIRED FOR THE INSTALLATION OF THIS WORK.
 - ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS AND OF GOOD QUALITY.
 - THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND OTHER DEBRIS RESULTING FROM THIS WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN EXCAVATION AND TRENCH PERMIT PURSUANT TO 520 CMR 14.00 AS APPLICABLE PRIOR TO THE START OF CONSTRUCTION.
 - ELEVATIONS ARE IN FEET AND TENTHS AND ARE BASED ON THE DATUM OF NAVD-88.
 - SIDE SLOPE GRADING SHALL BE AS NOTED ON THE SITE PLANS.
 - ALL SEWER AND PLUMBING WORK SHALL CONFORM WITH 248 CMR 10.00 UNIFORM STATE PLUMBING CODE AND THE TOWN OF WAREHAM SEWER DEPARTMENTS SPECIFICATIONS.
 - ALL METHODS AND MATERIALS SHALL CONFORM WITH MassDOT STANDARDS AND SPECIFICATIONS, AND THE REQUIREMENTS OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT.
 - ALL UTILITY INSTALLATIONS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE TOWN, STATE AND FEDERAL REQUIREMENTS & REGULATIONS.

- NOTES:**
- EXISTING CONDITIONS ON LOT K-20 ARE FROM ACTUAL FIELD SURVEY, DATED OCTOBER 15, 2020, DATUM IS NAVD-88.
 - OVERVIEW TOPOGRAPHY SHOWN IS FROM MASS GIS LIDAR DATA LAYERS, SUPPLEMENTED WITH ACTUAL SITE DATA AND IS BASED ON NAVD-88.
 - ALL DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
 - THE COASTAL BANK SHOWN HEREON HAS BEEN DETERMINED USING DEP POLICY 92-1 FOR THE DEFINITION AND DELINEATION CRITERIA FOR COASTAL BANKS, FIGURE 3, WHERE THE COASTAL BANK IS LOCATED AT THE 100 YEAR FLOOD ELEVATION.
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL BARRIERS AS SHOWN ON THE PLAN. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL VEGETATION IS ESTABLISHED.
 - ALL PROPOSED CLEANOUTS SHALL BE PROVIDED WITH A H.D.C.I. FRAME AND COVER TO FINISHED GRADE.
 - LOAM AND SEED ALL DISTURBED AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.

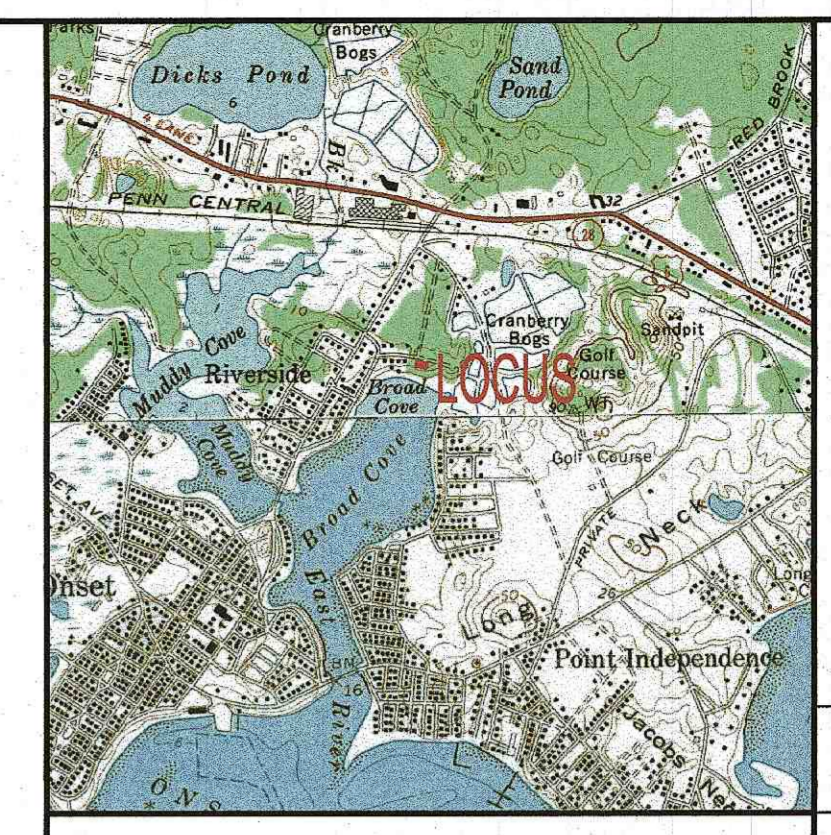
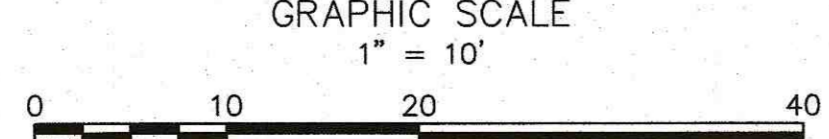


- NOTE:
- UNIT SHALL BE MADE OF PRECAST CONCRETE, MIN. 4,000 PSI.
 - STEEL REINFORCEMENT SHALL COMPLY WITH ASTM A-615, GRADE 60.
 - UNIT SHALL BE ROTONDO DW 6 HD, H-20 LOADING OR APPROVED EQUAL.

PRECAST CONC. DRYWELL
NOT TO SCALE



PROPOSED SITE PLAN



LOCUS MAP : SCALE 1" = 2083'

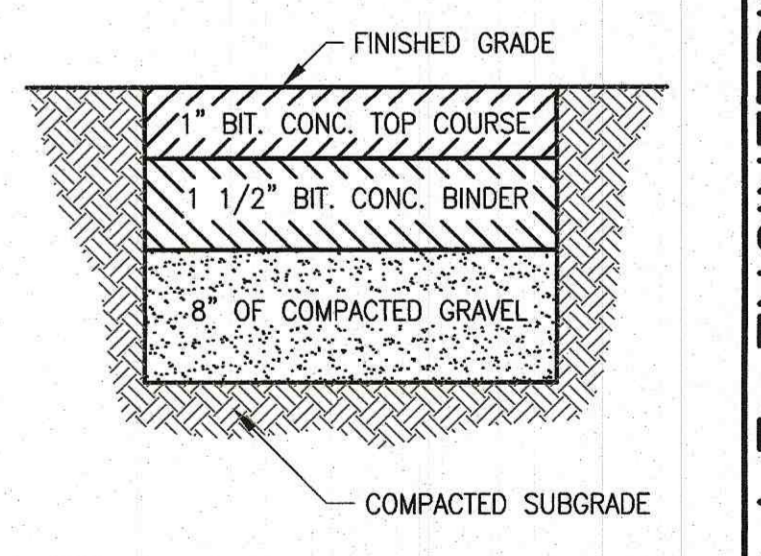
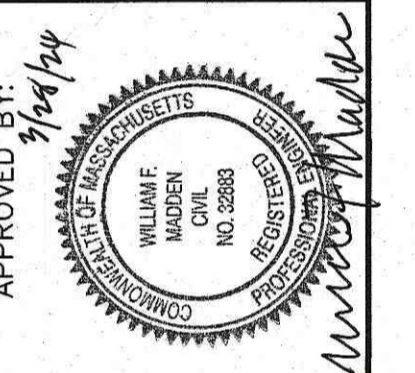
LOT DATA:
ASSESSORS MAP: 11 / LOT K-20
ADDRESS: #2 ARBUTUS AVENUE
DEED REF: 48673/332
OWNER: ANTHI FRANGIADIS
ADDRESS: P.O. BOX 709
ONSET, MA 02558

ZONING DATA:
ZONE: R-30 SETBACKS:
MINIMUM LOT AREA: 30,000 SQ.FT.
MINIMUM FRONTAGE: 150'
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 10'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%
MAXIMUM IMPERV. COVER: NO REGULATION

EXISTING BUILDING COVERAGE=18.5%
PROPOSED BUILDING COVERAGE=17.9%

FLOOD ZONE DATA:
THIS LOCUS SHOWN HEREON IS WITHIN ZONE X, NOT A FLOOD HAZARD ZONE. REFER TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 25023C0494-K, DATED JULY 6, 2021.

DATE	BY	DESCRIPTION
MAR. 19, 2024	JH	APPROVED BY:
	WFM	CHECKED BY:
		JOB NO.: 17-8968
		SCALE: AS NOTED
		REV.
		DATE
		BY
		APP'D



- NOTES:
- PAVEMENT SHALL BE IN ACCORDANCE WITH MHD SECTION 460 & 401, UNLESS OTHERWISE NOTED.
 - GRAVEL BASE SHALL CONFORM TO MHD M1.03.0 TYPE C
 - SUBGRADE & BASE SHALL BE COMPACTED TO MINIMUM 95% MAXIMUM DRY DENSITY.

TYP. PAVING DETAIL
NOT TO SCALE

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET - WAREHAM, MA 02571
TEL: (508) 295-6600 FAX: (508) 295-6634
E-MAIL: gae@gaf-inc.com

PLAN TO ACCOMPANY NOTICE OF INTENT
WAREHAM, MA
2 ARBUTUS AVENUE

PREPARED FOR:
ANTHI FRANGIADIS
ONSET (WAREHAM), MA
P.O. BOX 709

JOB NO.: 17-8968
DWG. 2 OF 2