



April 20, 2021

Mr. George Barrett, Chair
c/o Ken Buckland and Sonia Raposo
Wareham Planning Board
54 Marion Road
Wareham, Massachusetts 02571

Via: Hand Delivery

Reference: Preliminary Subdivision Plan
Rocky Maple Subdivision
Off North Carver Road
Wareham, Massachusetts
B+T Project No. 3203.00

Dear Board Members:

On behalf of the applicant, Brett Meredith, owner of Rocky Maple Cranberry, Co., Beals and Thomas, Inc. (B+T) respectfully submits the enclosed Preliminary Subdivision Plan (PSP) for property located off North Carver Road in Wareham, Massachusetts. The Property can be further identified as Assessors Map ID 104-1049A, 104-1049B, 104-1049D, and 104-1050.

This PSP is submitted in accordance with Massachusetts General Laws Chapter 41 Sections 81K through 81GG (the Subdivision Control Law) and the Rules and Regulations Governing the Subdivision of Land Town of Wareham, Massachusetts dated March 2013.

As required, an original plus one additional copy of the Form B are attached, and five copies of the plans are also enclosed. Additionally, a check payable to the Town of Wareham in the amount of \$800.00 for the creation of three lots in accordance with the Wareham Subdivision Rules and Regulations.

A copy of this PSP is being submitted to the Wareham Town Clerk and Board of Health concurrent with this submission to the Planning Board. We understand that the Planning Board will provide copies of this PSP to other municipal departments as required. We further understand that the Planning Board will undertake the required legal notice of this PSP and have enclosed a check in the amount of \$100 payable to the Wareham Week for that purpose.

144 Turnpike Road
Southborough, MA 01772

Regional Office: Plymouth, MA

T 508.366.0560 | www.bealsandthomas.com | F 508.366.4391

Mr. George Barrett, Chair
Wareham Planning Board
April 20, 2021
Page 2

Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We thank you for your consideration of this PSP and look forward to meeting with the Board at the next available public hearing.

Very truly yours,

BEALS AND THOMAS, INC.



Matthew Cote, PE
Senior Civil Engineer



Sarah W. Stearns, PWS
Associate

Enclosures: \$800.00 check payable to Town of Wareham
\$100.00 check payable to Wareham Week
Original plus copy of Form B, dated April 16, 2021
Tax Verification Form, dated April 8, 2021
5 copies of plans entitled Preliminary Plan of Rocky Maple Solar Subdivision, in 5 sheets, prepared by B+T, dated April 20, 2021
Locus Map, dated April 14, 2021
Aerial Map, dated April 14, 2021

cc: Wareham Town Clerk (via hand delivery)
Wareham Board of Health (via hand delivery)

CEB/sws/320300PT003

Form B

Town of Wareham

APPLICATION FOR APPROVAL OF A PRELIMIANRY PLAN

April 20, 2021

To the Planning Board of the City/Town of Wareham

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

by Beals and Thomas, Inc., dated April 20, 2021 and described as follows: the creation of three residential lots, shared access drive and associated cul-de-sac, located off North Carver Road, number of lots proposed three total acreage of tract approx. 77 acres, said applicant hereby submits said plan as a Preliminary subdivision plan in accordance with the Rules and Regulations of the Wareham Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from James E. Croke

by deed dated September 16, 2008 and recorded in the Plymouth District Registry of Deeds Book 36362, 25064, Page 253, (162, 173), registered in the Registry District of the Land Court.

Certificate of Title No.

Received by City/Town Clerk:
Date
Time
Signature

Applicant's signature
Applicant's address Brett Meredith, Rocky Maple Cranberry, Co. PO Box 359 Carver, MA 02330
Applicant's phone # 508-726-4923
Owner's signature and address if not the applicant or applicant's authorization if not the owner

Received by Board of Health:
Date
Time
Signature

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. X _____ The title, "Preliminary Plan of (name of subdivision)";
2. X _____ Date, scale and 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. X _____ The names, addresses and telephone numbers of the owner(s) of record and applicant(s);
4. X _____ The names of the designer, engineer and/or surveyor who prepared the plan;
5. X _____ The names of all abutters, as determined from the most recent local tax list;
6. X _____ The existing and proposed lines of streets, ways, easements and any public areas within the subdivision;
7. X _____ The proposed drainage system, including adjacent existing natural waterways;
8. X _____ The approximate boundary lines, dimensions, and areas of proposed lots;
9. X _____ The names, locations, and widths of adjacent streets;
10. X _____ The general topography of the land;
11. X _____ Location and distance to nearest public water and sewer utility services;
12. X _____ A locus map scaled at 1" = 2,000' 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 applicant not being placed on a Planning Board agenda or denial of this Form B/Preliminary Plan.

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

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

Date stamped in _____ Date decision in due _____

Applicant's name(s) Brett W. Meredith, Rocky Maple Cranberry, Co.

Applicant's address PO Box 359 Carver, MA 02330

Telephone number 508-726-4923

Address of property off North Carver Road

Landowner's name Same as applicant

Owner's address _____

Telephone number _____

Contact person Sarah W. Stearns, PWS and Mathew Cote, PE Telephone 508-366-0560

Map # 104 Lot # 1049-A, 1049-B, 1049-D, 1050 Zone R60

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

**RECORD OF PLANNING BOARD PROCEEDINGS AND DECISIONS
Town of Wareham Planning Board**

Name of Subdivision or Project: Preliminary Plan of Rocky Maple Subdivision

APPLICATION: FORM A _____ FORM B X _____ 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 _____ M. Fitzgerald _____ B. Reed _____

J. Cronan _____ A. Slavin _____

FORM B:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____

J. Cronan _____ A. Slavin _____

FORM C:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____

J. Cronan _____ A. Slavin _____

SITE PLAN:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____

J. Cronan _____ A. Slavin _____

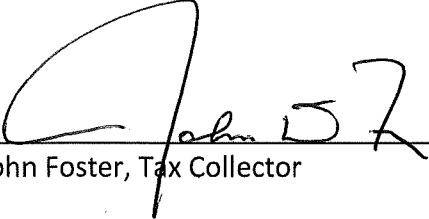
COMMENTS OR STIPULATIONS ON DECISION: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Brett W. Meredith, Rocky Maple Cranberry Co. (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 Brett W. Meredith (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.
(Parcel ID: 104-1049A, 104-1049B, 104-1049D, 104-1050A)


John Foster, Tax Collector 4/8/2021

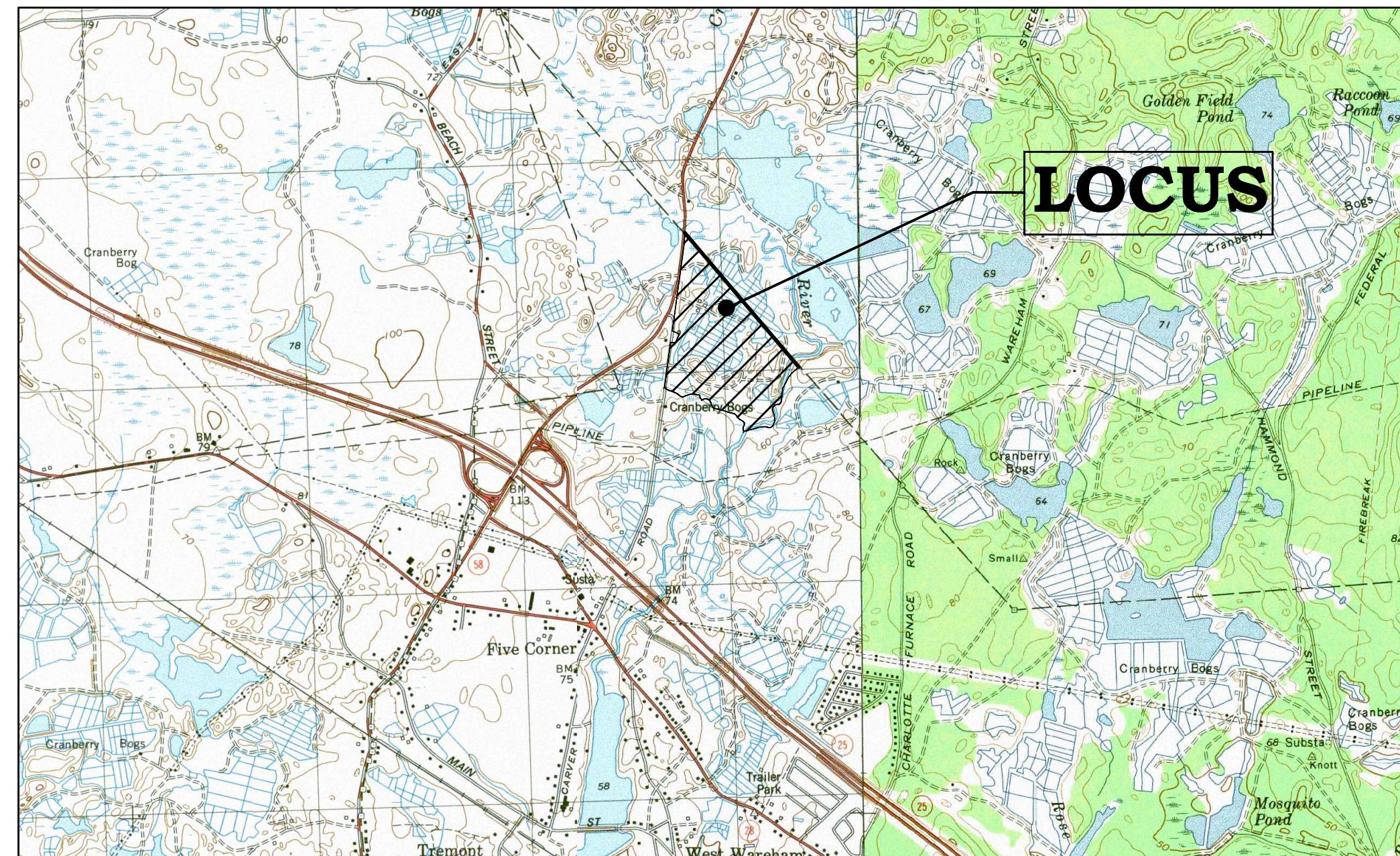
PRELIMINARY PLAN OF ROCKY MAPLE SUBDIVISION IN WAREHAM, MASSACHUSETTS (Plymouth County)

OWNER/APPLICANT

Brett Meredith
PO Box 359
Carver, Massachusetts 02330
(508)-726-4923

CIVIL ENGINEER/SURVEYOR

Beals and Thomas, Inc.
32 Court Street
Plymouth, Massachusetts 02360
(508)-366-0560



SHEET INDEX

	Cover Sheet
C1.1	Index Plan
C2.1	Lotting Plan
C2.2	Lotting Plan
C3.1	Site Plan

Locus Map
Scale: 1" = 2000'



Issued For Permitting - April 20, 2021

TOWN OF WAREHAM

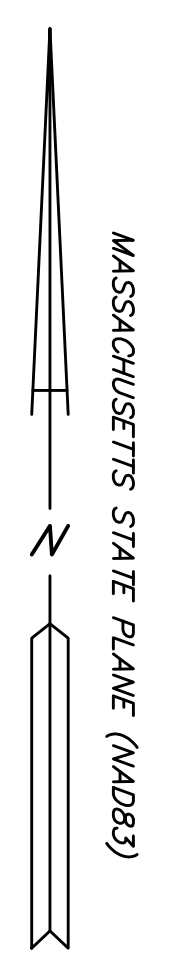
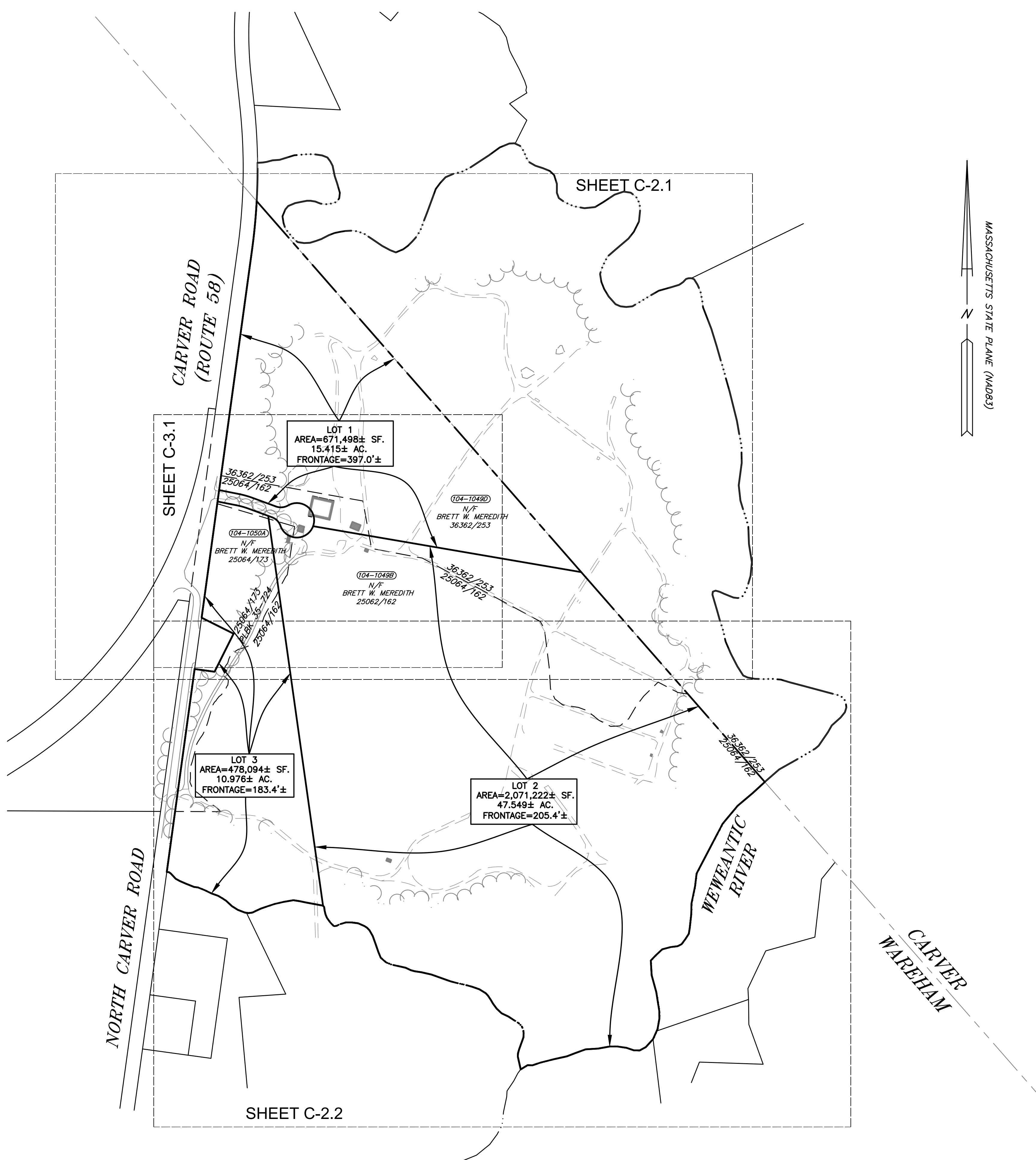
APPROVED BY
WAREHAM PLANNING BOARD:

DATE OF SIGNATURE _____

PLAN FILED _____

PLAN APPROVED _____

Job No.: 3203.00
Plan No.: 320300P005A-001
Sheet 1 of 5



LEGEND

EXISTING	PROPOSED
LOCUS PROPERTY LINE	MINOR CONTOUR
ASSESSOR ID MAP/LOT	MAJOR CONTOUR
OVERHEAD WIRE	SPOT ELEVATION
GAS LINE	DRAIN LINE/MANHOLE
GRAVEL ACCESS ROAD	CATCH BASIN
TREE LINE	WATER QUALITY UNIT
BUILDING	FLARED END/INVERT
UTILITY POLE	CAPE COD BERM
UTILITY POLE w/RISER	
SIGN	
BITUMINOUS CONCRETE	
CONCRETE	
CORRUGATED METAL PIPE	
INVERT	
HIGH-DENSITY POLYETHYLENE	
STONE BOUND	
CONCRETE BOUND	
DRILL HOLE	
ESCUTCHEON PIN, LEAD PLUG	
FOUND	
CENTER	
100-YEAR FEMA FLOOD ELEVATION	
MINOR CONTOUR	
MAJOR CONTOUR	
EDGE OF WATER	
EDGE OF CRANBERRY BOG/BANK LINE	
VEGETATED WETLAND	

THERE ARE NO PUBLIC WATER OR SEWER SERVICES AVAILABLE IN THE VICINITY OF THE SUBJECT PROPERTY.

PREPARED FOR:

BRETT MEREDITH
PO BOX 359
CARVER, MASSACHUSETTS

RECORD OWNER:

BRETT MEREDITH
36362/253
25062/162
24065/173



NOT ISSUED FOR CONSTRUCTION

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PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Specialists

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Plymouth, Massachusetts 02360-3866
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	ISSUE DATE DESCRIPTION
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PROJECT:
ROCKY MAPLE SUBDIVISION
WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 200' DATE: APRIL 20, 2021

METERS
0 20 50 100 150
FEET
0 100 200 400 600

INDEX PLAN

B+T JOB NO. 3203.00
B+T PLAN NO. 320300P005A-002
SHEET No. 2 OF 5

C1.1

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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FOR LEGEND SEE SHEET C1.1.

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ZONING TABLE

ZONING - RESIDENTIAL R-60

DIMENSIONAL REGULATIONS

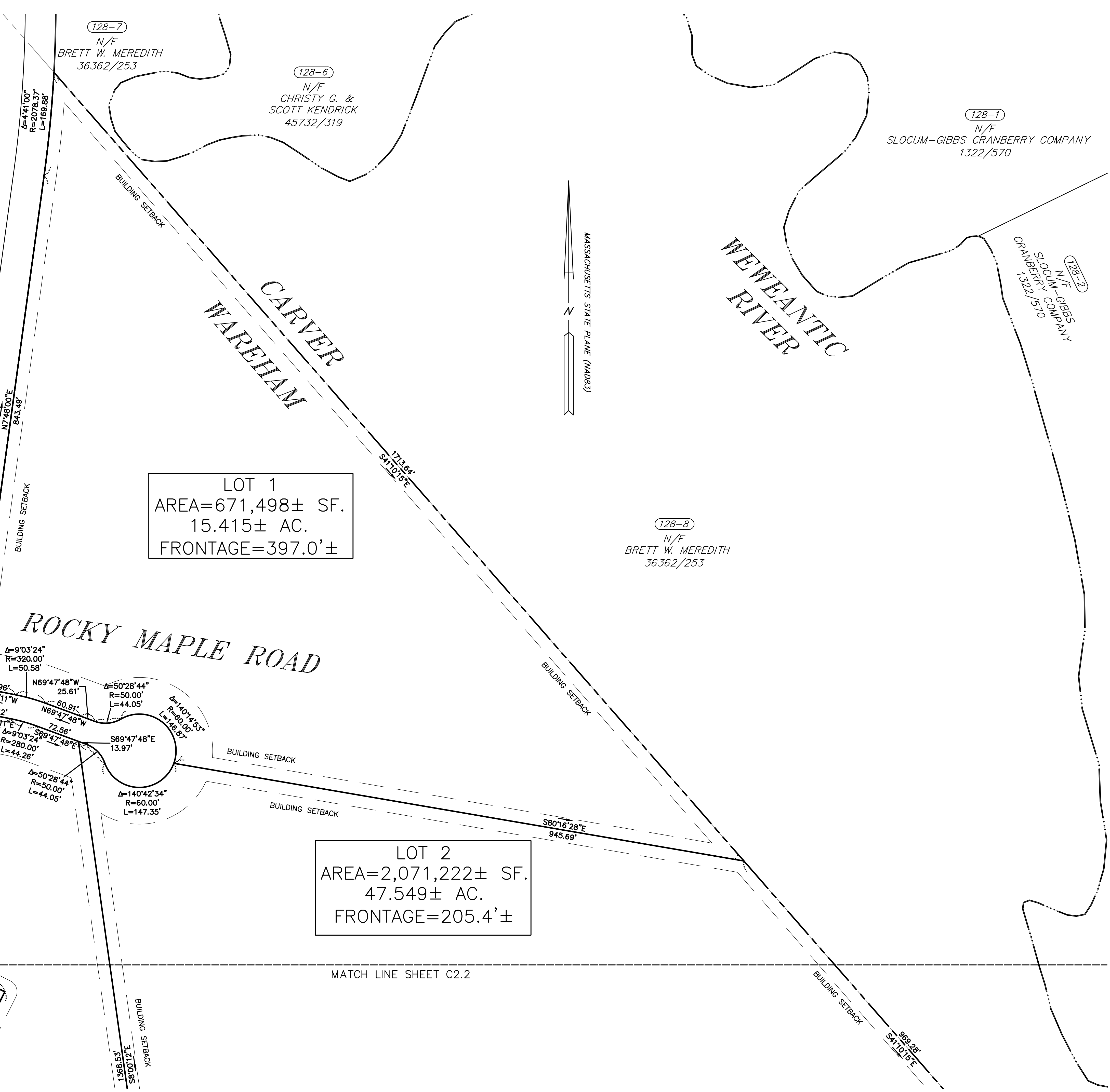
	REQUIRED	LOT 1
MINIMUM LOT SIZE	60,000 SF	671,498± SF
FRONTAGE	180'	397.0'±
FRONT SETBACK	60'	NO BUILDING PROPOSED AT THIS TIME
REAR SETBACK	20'	NO BUILDING PROPOSED AT THIS TIME
SIDE SETBACK	20'	NO BUILDING PROPOSED AT THIS TIME
MAXIMUM HEIGHT	80'	NO BUILDING PROPOSED AT THIS TIME
MAX BUILDING COVERAGE	NR	NO BUILDING PROPOSED AT THIS TIME
MAX IMPERVIOUS AREA	NR	NO IMPERVIOUS PROPOSED AT THIS TIME
MIN UPLAND AREA	48,000 SF	146,303± SF
SECTION 610 & 621		

ZONING TABLE

ZONING - RESIDENTIAL R-60

DIMENSIONAL REGULATIONS

	REQUIRED	LOT 2
MINIMUM LOT SIZE	60,000 SF	2,071,222± SF
FRONTAGE	180'	205.4'±
FRONT SETBACK	60'	NO BUILDING PROPOSED AT THIS TIME
REAR SETBACK	20'	NO BUILDING PROPOSED AT THIS TIME
SIDE SETBACK	20'	NO BUILDING PROPOSED AT THIS TIME
MAXIMUM HEIGHT	80'	NO BUILDING PROPOSED AT THIS TIME
MAX BUILDING COVERAGE	NR	NO BUILDING PROPOSED AT THIS TIME
MAX IMPERVIOUS AREA	NR	NO IMPERVIOUS PROPOSED AT THIS TIME
MIN UPLAND AREA	48,000 SF	349,743± SF
SECTION 610 & 621		



LOT 1
AREA=671,498± SF.
15.415± AC.
FRONTAGE=397.0'±

LOT 2
AREA=2,071,222± SF.
47.549± AC.
FRONTAGE=205.4'±

CARVER ROAD
(ROUTE 58)

(PUBLIC-VARIABLE WIDTH)
(2000 STATE HIGHWAY
LAYOUT No. 7570)


ROAD

PREPARED FOR:

BRETT MEREDITH
PO BOX 359
CARVER, MASSACHUSETTS

RECORD OWNER:

BRETT MEREDITH
36362/253
25062/162
24065/173



NOT ISSUED FOR CONSTRUCTION

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PROJECT:

ROCKY MAPLE SUBDIVISION
WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 80' DATE: APRIL 20, 2021

METERS
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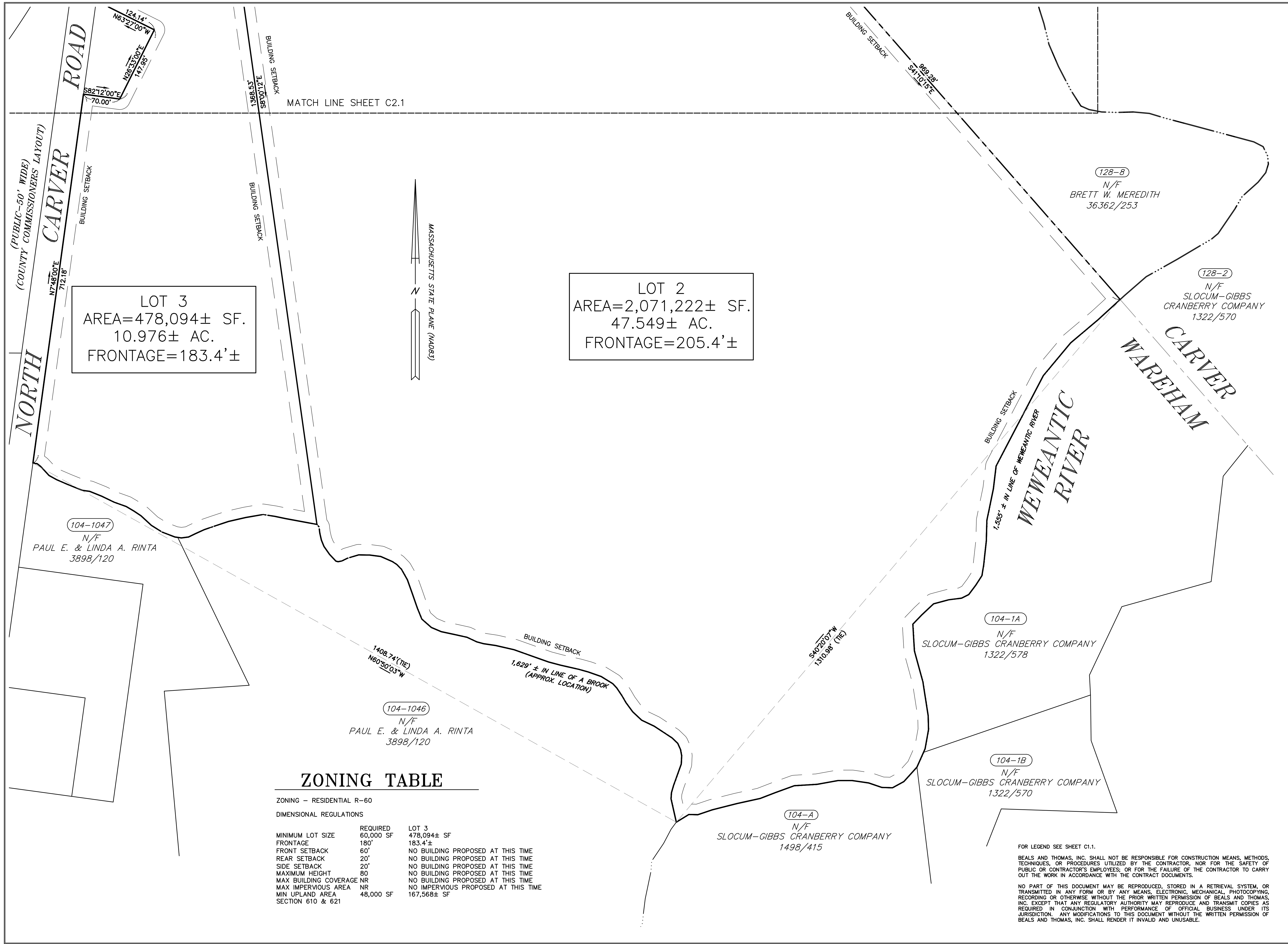
LOTING PLAN

B+T JOB NO. 3203.00

B+T PLAN NO. 320300P005A-003

C2.1

SHEET No. 3 OF 5



LOT 3
 AREA=478,094± SF.
 10.976± AC.
 FRONTAGE=183.4'±

LOT 2
 AREA=2,071,222± SF.
 47.549± AC.
 FRONTAGE=205.4'±

ZONING TABLE

ZONING - RESIDENTIAL R-60
 DIMENSIONAL REGULATIONS

	REQUIRED	LOT 3
MINIMUM LOT SIZE	60,000 SF	478,094± SF
FRONTAGE	180'	183.4'±
FRONT SETBACK	60'	NO BUILDING PROPOSED AT THIS TIME
REAR SETBACK	20'	NO BUILDING PROPOSED AT THIS TIME
SIDE SETBACK	20'	NO BUILDING PROPOSED AT THIS TIME
MAXIMUM HEIGHT	80'	NO BUILDING PROPOSED AT THIS TIME
MAX BUILDING COVERAGE	NR	NO BUILDING PROPOSED AT THIS TIME
MAX IMPERVIOUS AREA	NR	NO IMPERVIOUS PROPOSED AT THIS TIME
MIN UPLAND AREA	48,000 SF	167,568± SF
SECTION	610 & 621	

PREPARED FOR:
BRETT MEREDITH
 PO BOX 359
 CARVER, MASSACHUSETTS

RECORD OWNER:
BRETT MEREDITH
 36362/253
 25062/162
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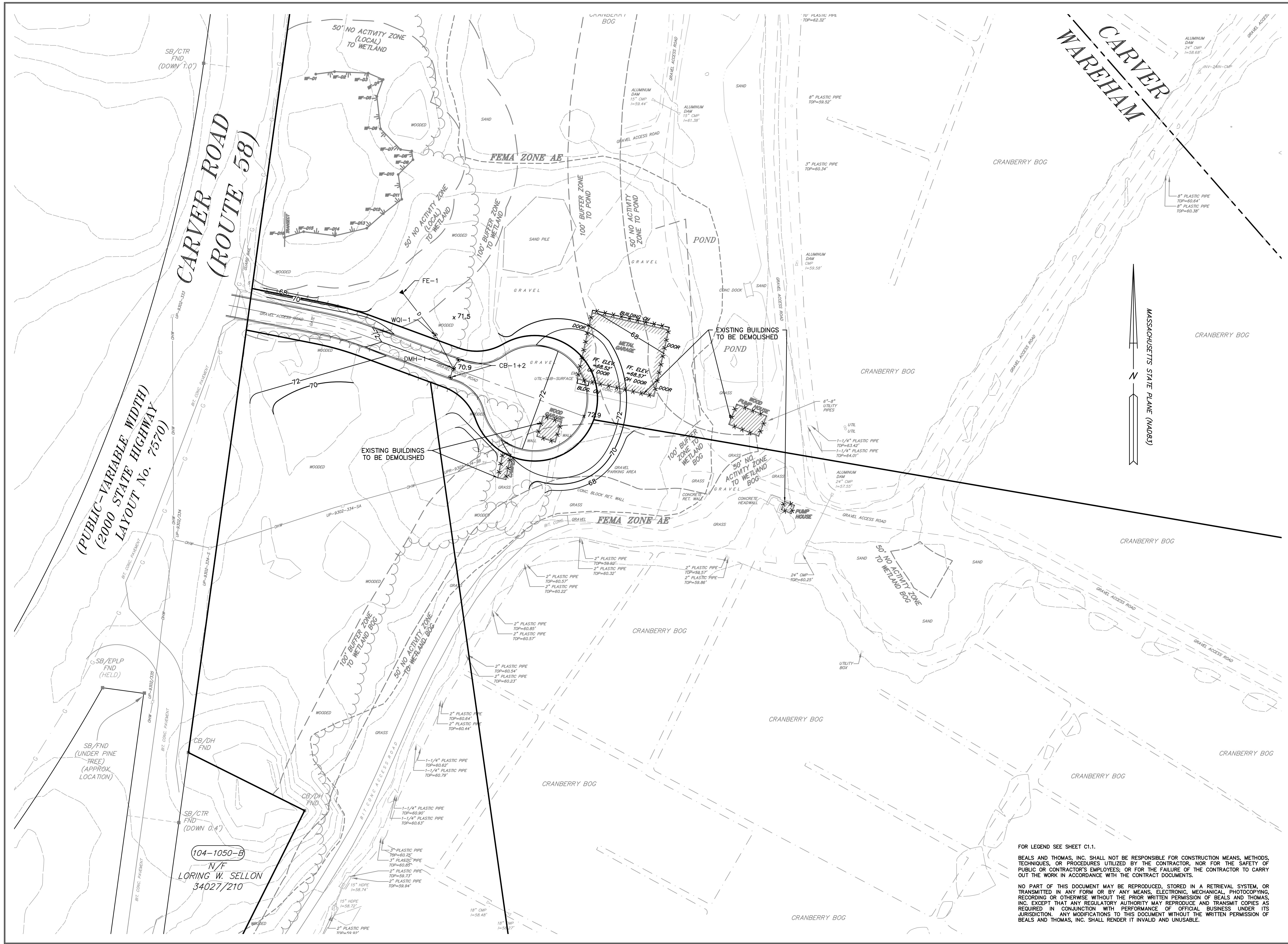
PROJECT:
ROCKY MAPLE SUBDIVISION
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

SCALE: 1" = 80' DATE: APRIL 20, 2021
 METERS: 0 10 25 50
 FEET: 0 40 80 160 240

LOTING PLAN
 B+T JOB NO. 3203.00
 B+T PLAN NO. 320300P005A-004
 SHEET No. 4 OF 5

C2.2

FOR LEGEND SEE SHEET C1.1.
 BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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 PO BOX 359
 CARVER, MASSACHUSETTS

RECORD OWNER:
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MASSACHUSETTS STATE PLANE (NAD83)

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	ISSUE DATE DESCRIPTION
MPM	MPM MC MC
DES	DWN CHK'D APP'D

PROJECT:
ROCKY MAPLE SUBDIVISION
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

SCALE: 1" = 40' DATE: APRIL 20, 2021

SITE PLAN

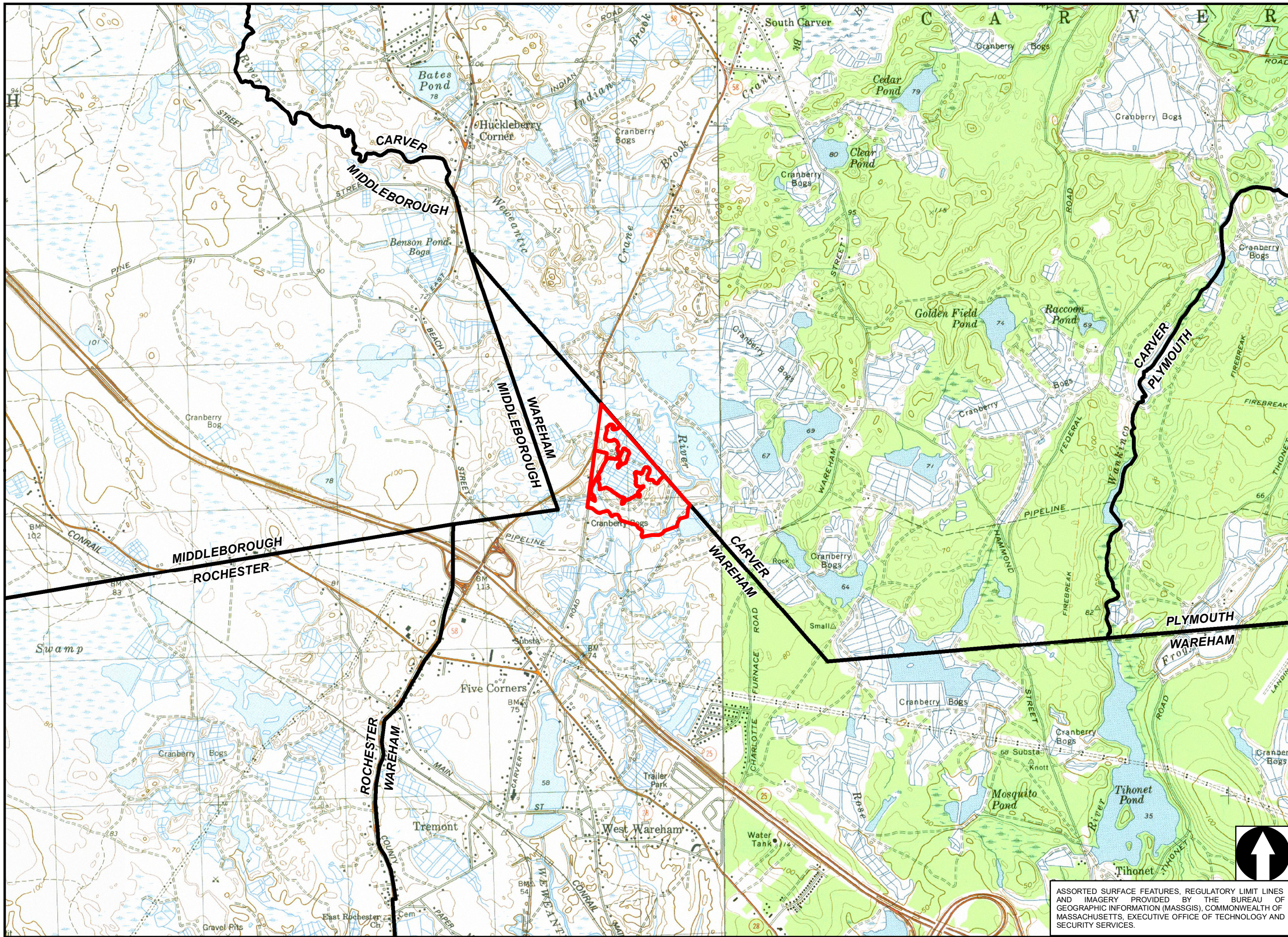
B+T JOB No. 3203.00
 B+T PLAN No. 320300P005A-005
 SHEET No. 5 OF 5

C3.1

FOR LEGEND SEE SHEET C1.1.

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Legend

- Subject Property
- Town Line

PREPARED FOR:

Brett Meredith
 PO BOX 359
 CARVER, MASSACHUSETTS

PREPARED BY:

BEALS + THOMAS
 Civil Engineers + Landscape Architects +
 Land Surveyors + Planners +
 Environmental Specialists

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 32 Court Street
 Plymouth, Massachusetts 02360
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PROJECT:

**PRELIMINARY PLAN
 ROCKY MAPLE SUBDIVISION**
 WAREHAM, MASSACHUSETTS

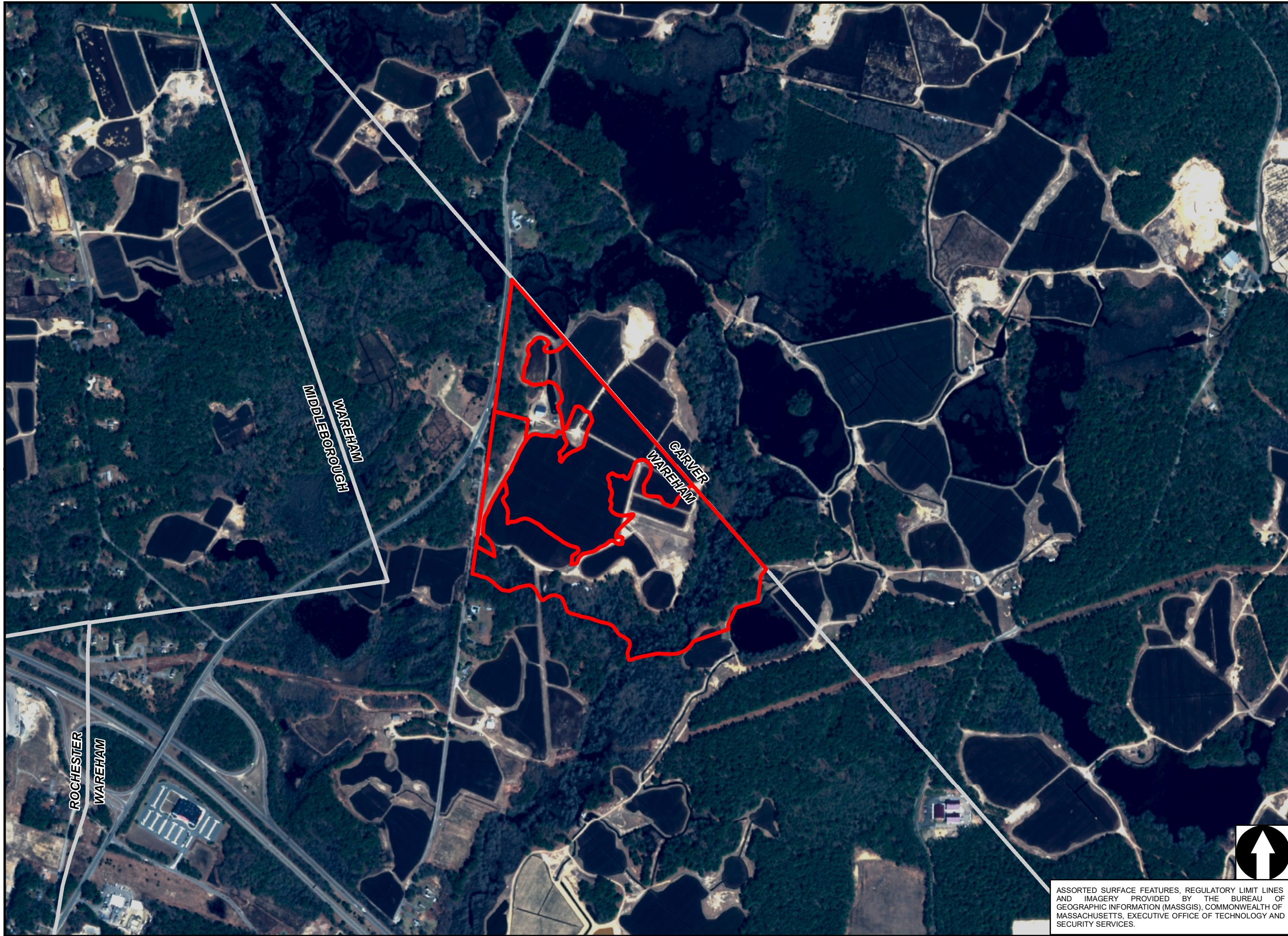
SCALE: 1" = 2,000' DATE: APRIL 14, 2021

LOCUS MAP

B+T JOB NO. 3203.00 **FIGURE**
 B+T PLAN NO. 3203P002A-001 **1**

ASSORTED SURFACE FEATURES, REGULATORY LIMIT LINES AND IMAGERY PROVIDED BY THE BUREAU OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SERVICES.





Legend

- Subject Property
- Town Line

PREPARED FOR:

Brett Meredith
 PO BOX 359
 CARVER, MASSACHUSETTS

PREPARED BY:

BEALS + THOMAS
 Civil Engineers + Landscape Architects +
 Land Surveyors + Planners +
 Environmental Specialists

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PROJECT:

**PRELIMINARY PLAN
 ROCKY MAPLE SUBDIVISION**
 WAREHAM, MASSACHUSETTS

SCALE: 1" = 700' DATE: APRIL 14, 2021

AERIAL MAP

B+T JOB NO. 3203.00	FIGURE 2
B+T PLAN NO. 3203P002A-001	

ASSORTED SURFACE FEATURES, REGULATORY LIMIT LINES AND IMAGERY PROVIDED BY THE BUREAU OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SERVICES.

