

August 3, 2020

Wareham Planning Board
Town Hall
54 Marion Road
Wareham, MA 02571



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

**RE: Approval Not Required Plan
Map 7, Lots 34 through 41 & 452 through 457
G.A.F. Job. No. 11-7771**

Dear Members of the Planning Board:

Pursuant to the Town of Wareham's Rules and Regulations governing the Subdivision of Land, G.A.F. Engineering, Inc., on behalf of our client, James M. & Madeline A. Carr, respectfully submits the following:

1. Two (2) copies of the Form A - Application for endorsement of plan believed not to require approval.
2. Seven (7) copies of the Approval not required plan.
3. Original mylar of the two Approval not required plan.
4. Payment in the amount of \$250.00 for filing fees.
\$150.00 for ANR plan, \$50.00 per lot, for 2 Lots.

The purpose of this plan is to reconfigure fourteen (14) 25' wide lots from the original 1910 plan of Cohasset Park into one new lot and one new parcel. Lots 34 through 41, 425 and 453 are combined into a new building lot fronting on Red Brook Road, while the remaining Lots 454 through 457 are combined to create a new Parcel on Swift Street, not a building lot.

Should you have any questions regarding this proposed project, please do not hesitate to call.

Sincerely,
G.A.F. Engineering, Inc.

A handwritten signature in cursive script that reads 'William F. Madden'.

William F. Madden, P.E.

Enclosure

cc: Town Clerk
James M. Carr

266 MAIN ST.

WAREHAM, MA

02571

TEL 508.295.6600

FAX 508.295.6634

gaf@gaf-eng.com

Form A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

JULY 29, 2020

To the Planning Board of the City/Town of WARREN

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 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 WARREN zoning by-law/ordinance under Section 470 which requires 150' feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

- a public way or way which the City or Town Clerk certifies is maintained and used as a public way, namely RED BROOK ROAD, 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 _____, the date when the subdivision control law became effective in the city/town of _____ 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 _____ zoning bylaw/ordinance 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 _____ the date when the subdivision control law went into effect in the city/town of _____ 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:

JAMES M. CARIZ

APPLICANTS NAME · PLEASE PRINT

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 * SEE BELOW,
dated _____ and recorded in _____ Registry
of Deeds, Book _____, Page _____ and _____ Assessors Book
_____, Page _____.

Received by City/Town Clerk:

Applicant's signature James M. Cariz

Applicant's address _____

Date _____

2 HAWTHORNE RD

Time _____

Beverly, MA 02532

Signature _____

Applicant's phone # 781-953-7672

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

Treasurers' office: _____

Date: _____

- * FROM E. & C. CAUZANO, DATED JULY 25, 1978
PLYMOUTH CO. REG. DEEDS, BK. 4497, PA. 34
- * FROM THE TOWN OF WAREHAM, DATED AUG. 28, 1984
PLYMOUTH CO. REG. DEEDS, BK 579, PA. 12
- * FROM EMELE BROOKS, DATED JAN, 11, 1985
PLYMOUTH CO. REG. DEEDS, BK 5900, PA. 257

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that JAMES M. & MADELINE A. CARR (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 7-30-2020
John Foster, Tax Collector

LOT DATA:

ASSESSORS MAP: 7/ LOTS 9, 10, 455, 456 & 457
REF ; BOOK 4497, PAGE 314
JAMES M. & MADELINE A. CARR
2 HIAWATHA RD
BUZZARDS BAY, MA 02532

ASSESSORS MAP: 7/ LOTS 452, 453 & 454
REF ; BOOK 5779, PAGE 12
JAMES M. & MADELINE A. CARR
2 HIAWATHA RD
BUZZARDS BAY, MA 02532

ASSESSORS MAP: 7/ LOTS 34 THROUGH 41
REF ; BOOK 5960, PAGE 257
JAMES M. & MADELINE A. CARR
2 HIAWATHA RD
BUZZARDS BAY, MA 02532

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. N/A 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; (SEWER)
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.