



ENGINEERING,
INC.



ENGINEERS
SURVEYORS

August 11, 2020

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

**RE: Approval Not Required Plan, Tower Terrace
Map 61, Lots 16, 17, 33, 1171 and Parcel 15-B
G.A.F. Job. No. 20-9500**

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, Mallory Decas, 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 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.

This plan has been prepared for the purpose of creating a new building lot at Tower Terrace, having a combined area of 30,028 square feet. Lot 15 is to be divided into two parcels, shown as Parcels '15-A' and '15-B'. A separate Land Court plan has been prepared for the division of Lot 15, in accordance with the current Land Court specifications. Parcel '15-B' is intended to be combined with Lots 16, 17, 33, and 1171, to create the new building lot. Parcel '15-A' is not to be considered as a separate building lot, but is intended to remain with the owners of Lots 12, 13 and 14.

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

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

William F. Madden
William F. Madden, P.E.

Enclosure
cc: Town Clerk
Mallory Decas

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

AUGUST 11, 2020

To the Planning Board of the City/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 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/ordinance under Section 4 which requires 150 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 City or Town Clerk certifies is maintained and used as a public way, namely TOWER TERRACE, 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:

MAJORY DECAS

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 ANGELIKI DECAS,
dated 3/4/2020 and recorded in PLYMOUTH CO. Registry
of Deeds, Book 649, Page 120 and L.C. CERT. Assessors Book 129920, Page DOC. 794107

Received by City/Town Clerk: _____
Date _____
Time _____
Signature _____

Applicant's signature Mallory Decas
Applicant's address 3 Tower Terrace
Wareham, MA 02571

Treasurers' office: _____
Date: _____

Applicant's phone # 774-263-4906
Owner's signature and address if not the
applicant or applicant's authorization if not
the owner
Robert F. Madson
Yvonne A. Neal
1 Tower Terrace
Wareham MA 02571

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.

MALLORY T. DECAS
MELISSA A. DECAS
3 TOWER TERRACE
WAREHAM, MA 02571


5-7515/110

192

DATE 8/14/20

DELUXE WALLET

PAY TO THE ORDER OF Town of Wareham \$ 250.00

Two Hundred Fifty and 00/100 DOLLARS  Security Features
Hidden on Front, Hidden on Back.

Sovereign Bank
PART OF THE SANTANDER GROUP

MEMO _____ MP

⑆011075150⑆ 39802626240⑆ 0192

M. Decas

GRAYSTONE