



May 4, 2021

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

Via: Hand Delivery

Reference: Preliminary Subdivision Plan
27 Charge Pond Road
Wareham, Massachusetts
B+T Project No. 1833.109

Dear Board Members:

On behalf of the applicant, A.D. Makepeace Company, Beals and Thomas, Inc. (B+T) respectfully submits the enclosed Preliminary Subdivision Plan (PSP) for property referred to as 27 Charge Pond Road (aka 67 Tihonet Road, 0 Parker Mill Pond, and off 2586 Cranberry Highway) and further identified as Assessor's Map parcels: 110-1015, 110-1016, and 110-1024.

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

As required, two copies of the Form B are attached, and five copies of the plans are also enclosed. Also enclosed is a check payable to the Town of Wareham in the amount of \$800 (\$500 base fee plus \$100 per lot for three lots created). We 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.

Given the current closure of Town Hall, we understand that the original of this PSP will be submitted to the Wareham Town Clerk via the Planning Office, and a copy also provided to the Board of Health in the same manner. We understand that the Planning Board will provide copies of this PSP to other municipal departments as required.

Civil Engineering ▪ Land Surveying ▪ Landscape Architecture ▪ Land Use Permitting ▪ Environmental Planning ▪ Wetland Science

Corporate Office
144 Turnpike Road
Southborough, MA 01772

T 508.366.0560 | www.bealsandthomas.com | F 508.366.4391

Regional Office
32 Court Street
Plymouth, MA 02360

Mr. George Barrett, Chair
c/o Ken Buckland and Sonia Raposo
Wareham Planning Board
May 4, 2021
Page 2

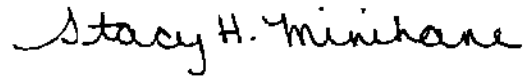
Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We thank you for your consideration of this PSP.

Very truly yours,

BEALS AND THOMAS, INC.



Matthew Cote, PE
Senior Civil Engineer



Stacy H. Minihane, PWS
Senior Associate

Enclosures: \$800 check payable to Town of Wareham
 \$100 check payable to Wareham Week
 Two copies of Form B
 Tax Verification Form

5 copies of plans entitled Preliminary Plan of 27 Charge Pond Road Subdivision in Wareham, Massachusetts (Plymouth County), in seven sheets, prepared by B+T, dated April 28, 2021

cc: Wareham Town Clerk (original via hand delivery by Sonia Raposo, Assistant to the Planning Department)
 Wareham Board of Health (1 copy via hand delivery by Sonia Raposo, Assistant to the Planning Department)

SHM/cmv/1833109PT003

Form B

Town of Wareham
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

April 28, 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 27 Charge Pond Road Subdivision in Wareham, Massachusetts (Plymouth County)

By Beals and Thomas, Inc., dated April 28 and described as follows: the creation of three residential lots, shared access drive and cul-de-sac, located off Charge Pond Road, at 67 Tihonet Road, 0 Parker Mill Pond, & off 2586 Cranberry Highway, number of lots proposed three total acreage of tract approx. 169.12, 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 See Attached List

by deed dated _____ and recorded in the _____
District Registry of Deeds Book _____, Page _____, 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 158 Tihonet Road
Wareham, MA 02571
Applicant's phone # (508) 295-1000
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 _____

Title References:

Deed from Tremont Nail Company dated March 1, 1922, recorded in the Plymouth County Registry of Deeds in Book 1408, Page 69;

Deed from Joseph Mackie Bloss, Executer of the Will of Sarah Ann Bloss, dated April 2, 1932, recorded in the Plymouth County Registry of Deeds in Book 1627, Page 366; and

Deed from Fannie M. Bailey dated June 30, 1942, recorded in the Plymouth County Registry of Deeds in Book 1832, Page 119.

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) A.D. Makepeace Company

Applicant's address 158 Tihonet Road, Wareham, MA 02571

Telephone number (508) 295-1000

Address of property 27 Charge Pond Road (aka 67 Tihonet Road, 0 Parker Mill Pond, off 2586 Cranberry Highway)

Landowner's name A.D. Makepeace Company

Owner's address 158 Tihonet Road, Wareham, MA 02571

Telephone number (508) 295-1000

Contact person Stacy Minihane, PWS and Matthew Cote, PE Telephone (508) 366-0560

Map # 110 Lot # 1015, 1016, 1024 Zone R-60 and CG

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 27 Charge Pond Road Subdivision in Wareham, Massachusetts (Plymouth County)

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. King _____ R. Swenson _____
A. Slavin _____

FORM B:

M. Baptiste _____ G. Barrett _____ M. King _____ R. Swenson _____
A. Slavin _____

FORM C:

M. Baptiste _____ G. Barrett _____ M. King _____ R. Swenson _____
A. Slavin _____

SITE PLAN:

M. Baptiste _____ G. Barrett _____ M. King _____ R. Swenson _____
A. Slavin _____

COMMENTS OR STIPULATIONS ON DECISION: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

Date signed: _____

Attest: _____

George Barrett, Chairman
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____

PLANNING BOARD
TAX VERIFICATION FORM

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

Wareham Assessor's Map 110 Lots 1015, 1016, and 1024

Harvey King / Dept Assistant
John Foster, Tax Collector

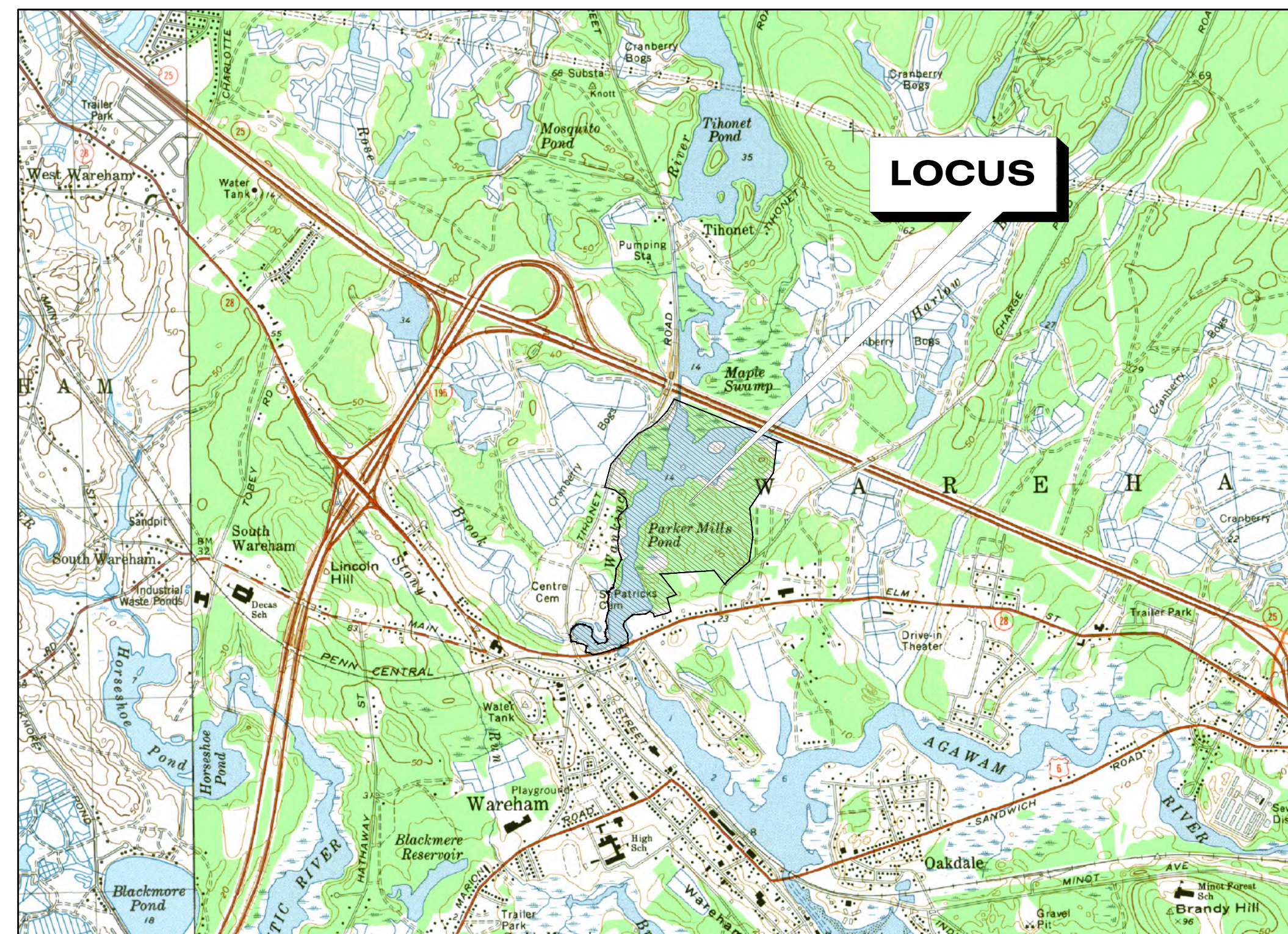
PRELIMINARY PLAN OF 27 CHARGE POND ROAD SUBDIVISION IN WAREHAM, MASSACHUSETTS (Plymouth County)

OWNER / APPLICANT

A.D. MAKEPEACE COMPANY
158 TIHONET ROAD
WAREHAM, MASSACHUSETTS 02571
(508) 295-2000

CIVIL ENGINEER / SURVEYOR

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



Locus Map
Scale: 1" = 2,000'



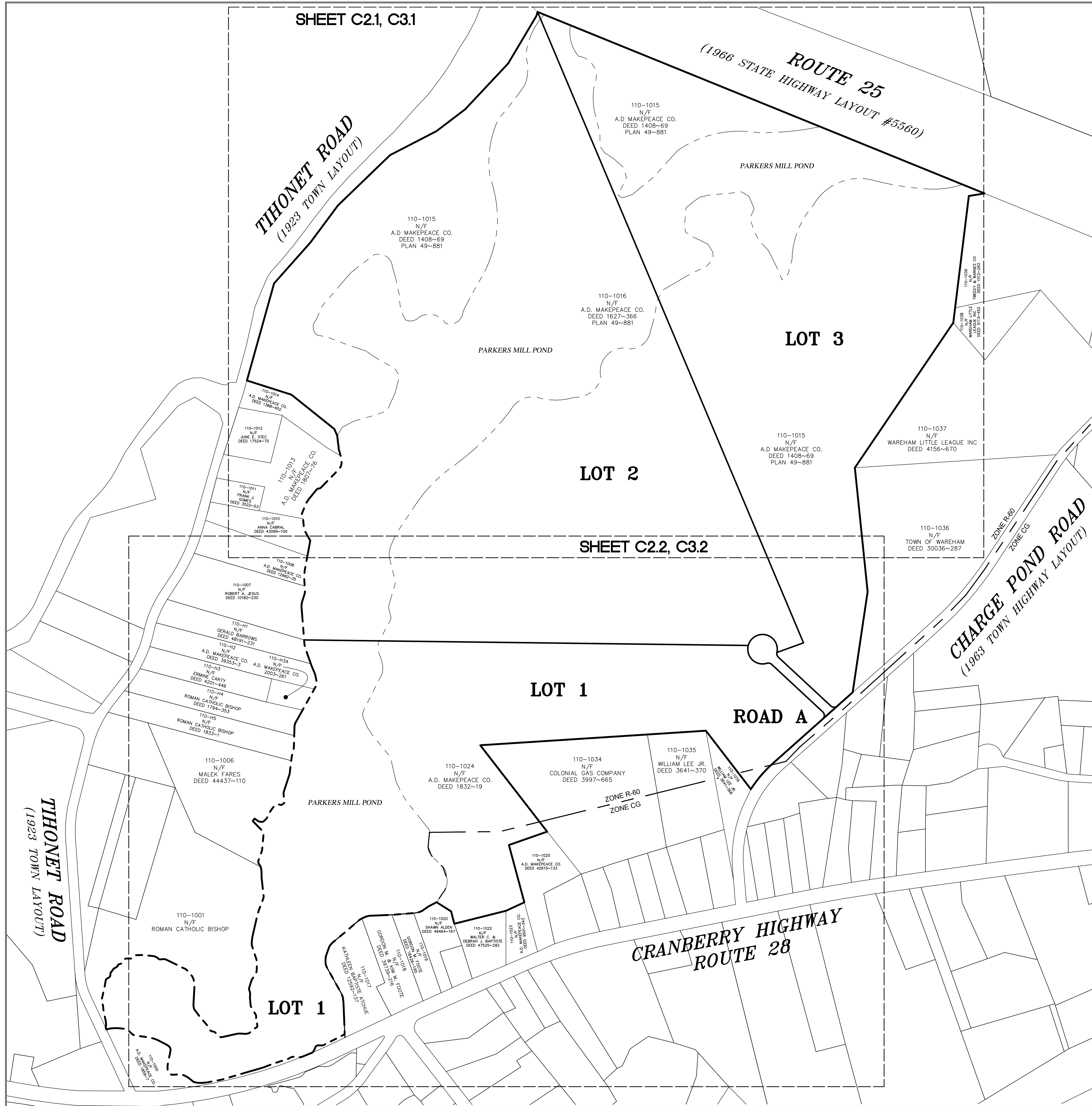
Date: APRIL 28, 2021

SHEET INDEX

- Cover Sheet
- C1.1 Index Plan
- C2.1 Lotting Plan
- C2.2 Lotting Plan
- C3.1 Site Plan
- C3.2 Site Plan
- C4.1 Aerial Exhibit Plan



Job No.: 1833.109
Plan No.: 1833109P618A-001
Sheet 1 of 7



NOTE:
EXISTING CONDITIONS SURVEY IS BASED UPON CAD FILE
RECEIVED FROM NORTHEAST SURVEY
CONSULTANTS, DATED 3-2-21.

LEGEND:

—	PROPOSED LOT LINE
—	LOCUS PROPERTY LINE
—	ADJOINERS LINE (±)
---	EXISTING INTERIOR LOT LINE (±)
---	EASEMENT LINE
---	FLOOD ZONE BOUNDARY
---	WETLAND DELINEATION
---	CONTOUR LINE
---	ZONING LINE
---	OHW OVERHEAD WIRES
---	W WATER LINE
---	G GAS LINE
---	DRAIN LINE
---	MINOR CONTOUR
---	MAJOR CONTOUR
---	SPOT ELEVATION
---	DMH DRAIN LINE/MANHOLE
---	CB CATCH BASIN
---	FE FLARED END/INVERT
---	111-1015 ASSESSOR'S ID
---	N/F NOW OR FORMERLY
---	△ CALCULATED POINT
---	□ BOUND FOUND
---	○ UTILITY POLE
---	▣ CATCH BASIN
---	◆ HYDRANT

NOTE:
PUBLIC SEWER UTILITY SERVICES ARE
OUTSIDE THE RANGE OF THIS PROJECT.

LOT AREA TABULATION

LOT NO.	AREA SQ.FT.	AREA ACRES	FRONTAGE
LOT 1	1,880,679	43.17	463' ROAD A 409' CPR
LOT 2	3,392,918	77.89	186' ROAD A
LOT 3	2,068,937	47.50	341' ROAD A 83' CPR
ROAD A	24,260	0.57	

CPR... DENOTES CHARGE POND ROAD

ZONING INFORMATION:

SINGLE FAMILY DIMENSIONAL REQUIREMENTS	
ZONE	R-60
MINIMUM LOT SIZE (SQ FT)	60,000
MINIMUM LOT FRONTAGE (FT)	180'
FRONT YARD SETBACK (FT)	60'
SIDE YARD SETBACK (FT)	20'
REAR YARD SETBACK (FT)	20'

GENERAL COMMERCIAL DIMENSIONAL REQUIREMENTS	
ZONE	GC
MINIMUM LOT SIZE (SQ FT)	60,000
MINIMUM LOT FRONTAGE (FT)	150'
FRONT YARD SETBACK (FT)	20 MIN. 80 MAX.
SIDE YARD SETBACK (FT)	15'
REAR YARD SETBACK (FT)	15'

AREA (IF ON SEWER): 20,000 SF
AREA (IF ON SEPTIC): 40,000 SF
FRONTAGE 150'
MAXIMUM IMPERVIOUS LOT COVERAGE BY BUILDINGS IS 40%.
60% OF OVERALL LOT CAN BE IMPERVIOUS.
30' MINIMUM DISTANCE OF STRUCTURE FROM RESIDENTIAL ZONE

- SURVEY NOTES:**
- Gross land area of locus parcel = 169 acres ±
 - Field survey by RTK GPS & EDM total station.
 - The horizontal datum of this plan is the Massachusetts Coordinate System North American Datum 1983, the vertical datum is North American Vertical Datum 1988, both are based on RTK GPS observations taken on site.
 - According to Federal Emergency Management Agency maps, the proposed facilities are located in areas designated as "Zone X" (areas of minimal flooding, no shading).
Community Panel No. 25023C 0488 J & 25023C 0489 K - Effective Date: 2-5-2014.
 - The proposed facilities are located within the Town of Wareham R-60 zoning district.
 - The location of utility structures shown hereon are from observed field evidence only, this plan does not depict the exact location of underground utilities & does not show all of the utilities which exist within the premises surveyed, please contact dig-safe at 1-888-344-7233 before excavation.
 - Wetlands shown hereon were delineated by Beals + Thomas in February & August 2020 and located by this survey.
 - Topographic survey was only conducted within the area labeled "Limits of Ground Topo". All other contours shown hereon were generated in ArcMap from digital elevation models of the 2013-2014 USGS Post Sandy LIDAR data, distributed by NOAA.

PREPARED FOR:
A.D. MAKEPEACE COMPANY
158 THONET ROAD
WAREHAM, MASSACHUSETTS 02571
508-295-1000

RECORD OWNER:
A.D. MAKEPEACE COMPANY
1408/69
1627/366
1832/119
ASSESSOR'S MAPS-LOTS
115-1015 (67 THONET ROAD)
115-1016 (0 PARKER MILL POND)
115-1024 (OFF 2566 CRANBERRY HIGHWAY)

Professional Engineer seals for Kenneth Conte (No. 30033) and Matthew Conte (No. 4869).
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PREPARED BY:
BEALS + THOMAS
Civil Engineers | Landscape Architects |
Land Surveyors | Planners |
Environmental Specialists

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

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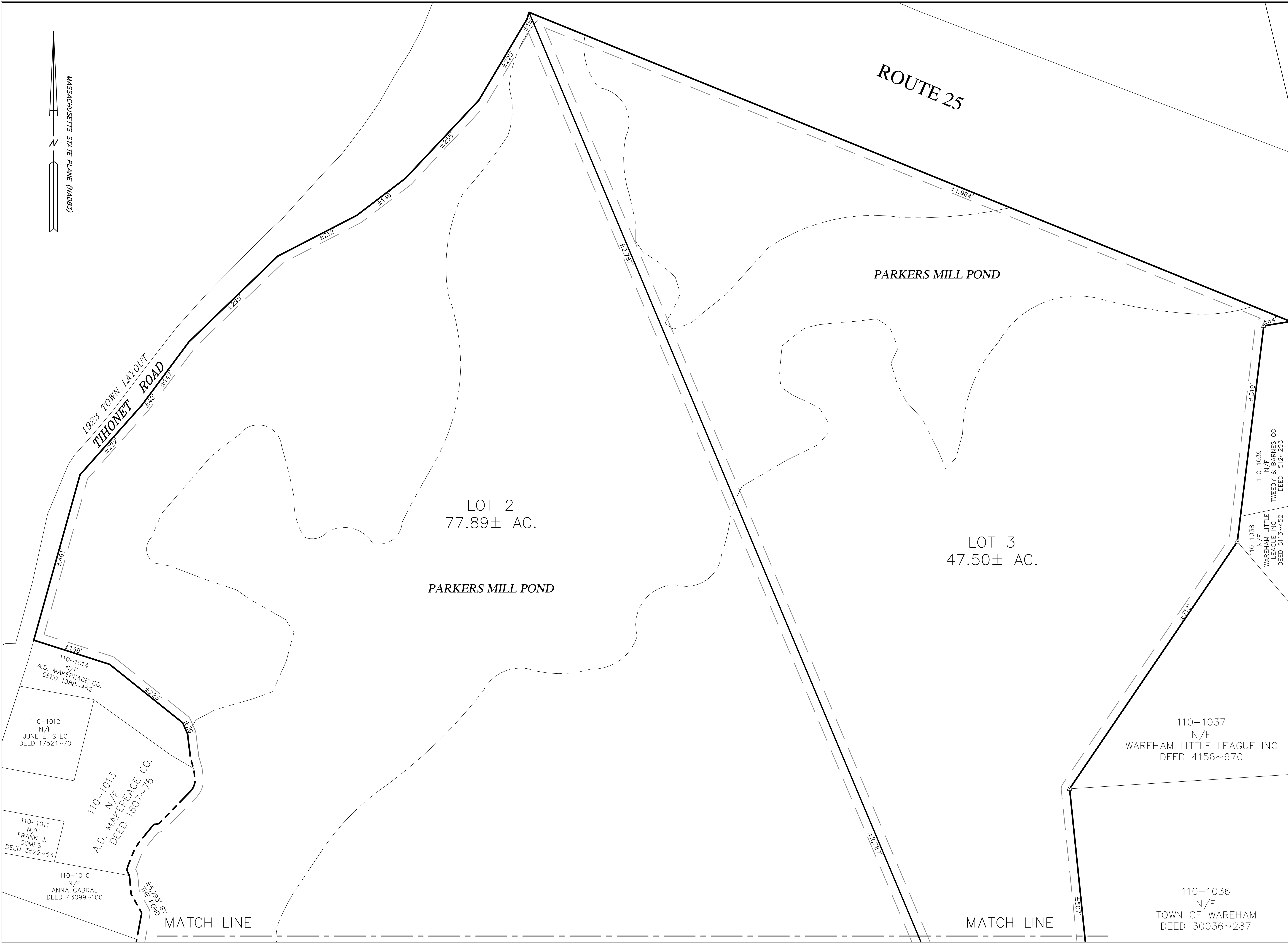
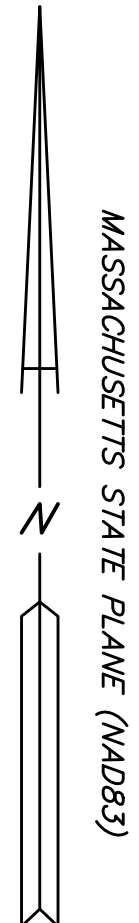
PROJECT:
PRELIMINARY PLAN
OF
27 CHARGE POND ROAD
SUBDIVISION
IN
WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 200' DATE: APRIL 28, 2021

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

INDEX PLAN

BTL JOB NO. 1833.109
BTL PLAN NO. 1833109P618A-002 **C1.1**



PREPARED FOR:
A.D. MAKEPEACE COMPANY
 158 THONET ROAD
 WAREHAM, MASSACHUSETTS 02571
 508-295-1000

RECORD OWNER:
A.D. MAKEPEACE COMPANY
 1408/69
 1627/366
 1832/119

ASSESSOR'S MAPS-LOTS
 115-1015 (67 THONET ROAD)
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 115-1024 (OFF 2566 CRANBERRY HIGHWAY)

COLLEGE OF MASSACHUSETTS
 KENNETH COMTE
 No. 26033
 PROFESSIONAL LAND SURVEYOR
Signature 4/28/2021

COMMONWEALTH OF MASSACHUSETTS
 MATTHEW COTE
 No. 48829
 PROFESSIONAL ENGINEER
Signature 4/28/21

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PREPARED BY:
BEALS + THOMAS
 Civil Engineers | Landscape Architects |
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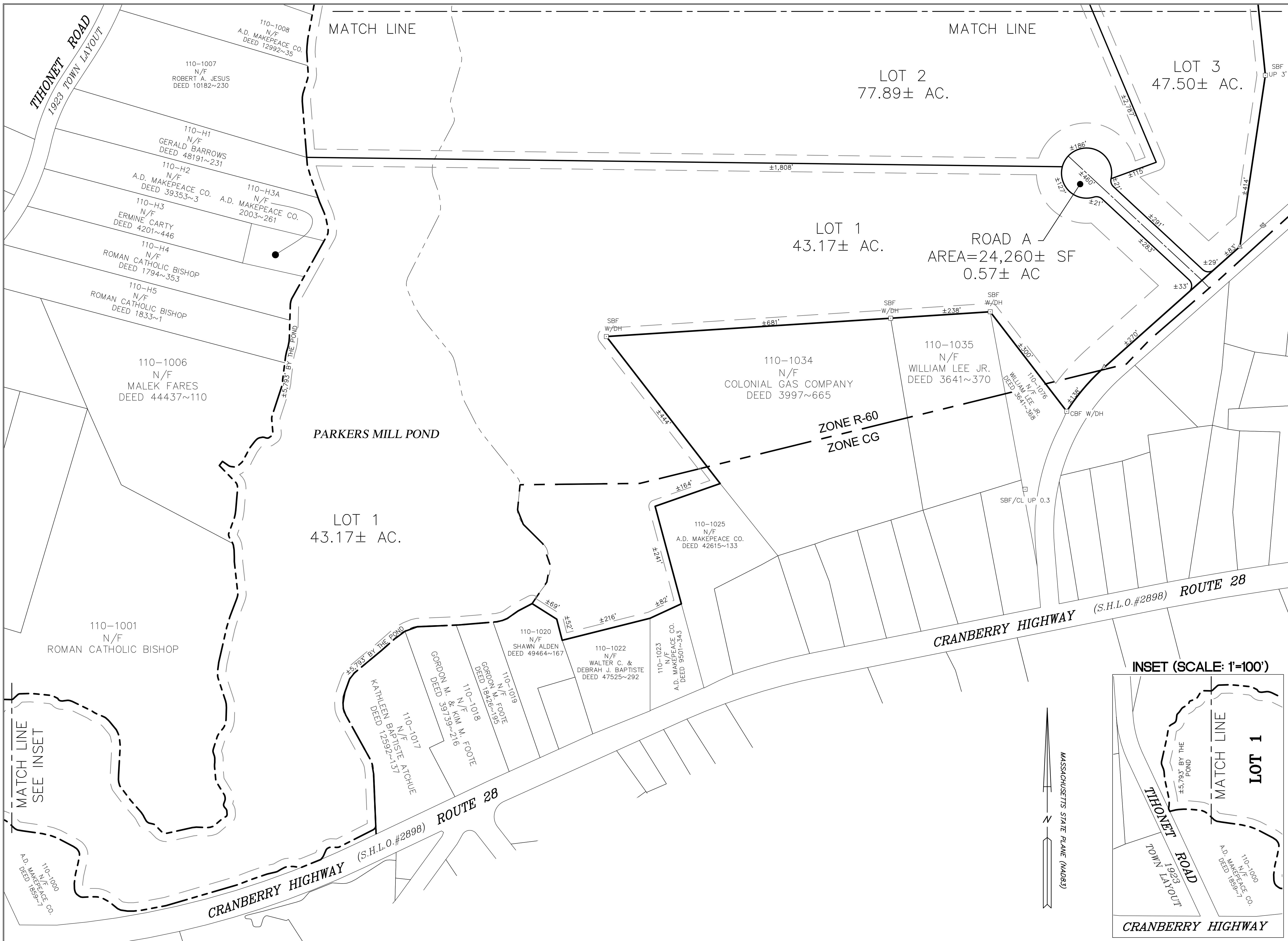
SCALE: 1" = 100' DATE: APRIL 28, 2021

LOTING PLAN

BTL JOB NO. 1833.109

BTL PLAN NO. 1833109P618A-003

C2.1



PREPARED FOR:
A.D. MAKEPEACE COMPANY
 158 THONET ROAD
 WAREHAM, MASSACHUSETTS 02571
 508-295-1000

RECORD OWNER:
A.D. MAKEPEACE COMPANY
 1408/69
 1627/366
 1832/119
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 115-1024 (OFF 2566 CRANBERRY HIGHWAY)

COLLEGE OF MASSACHUSETTS
KENNETH CONTE
 No. 92033
 PROFESSIONAL ENGINEER
 LAND SURVEYOR
[Signature] 4/28/2021

COMMONWEALTH OF MASSACHUSETTS
MATTHEW COLE
 No. 48829
 PROFESSIONAL ENGINEER
 CIVIL
[Signature] 4/28/2021

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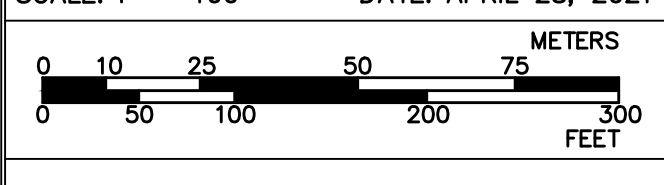
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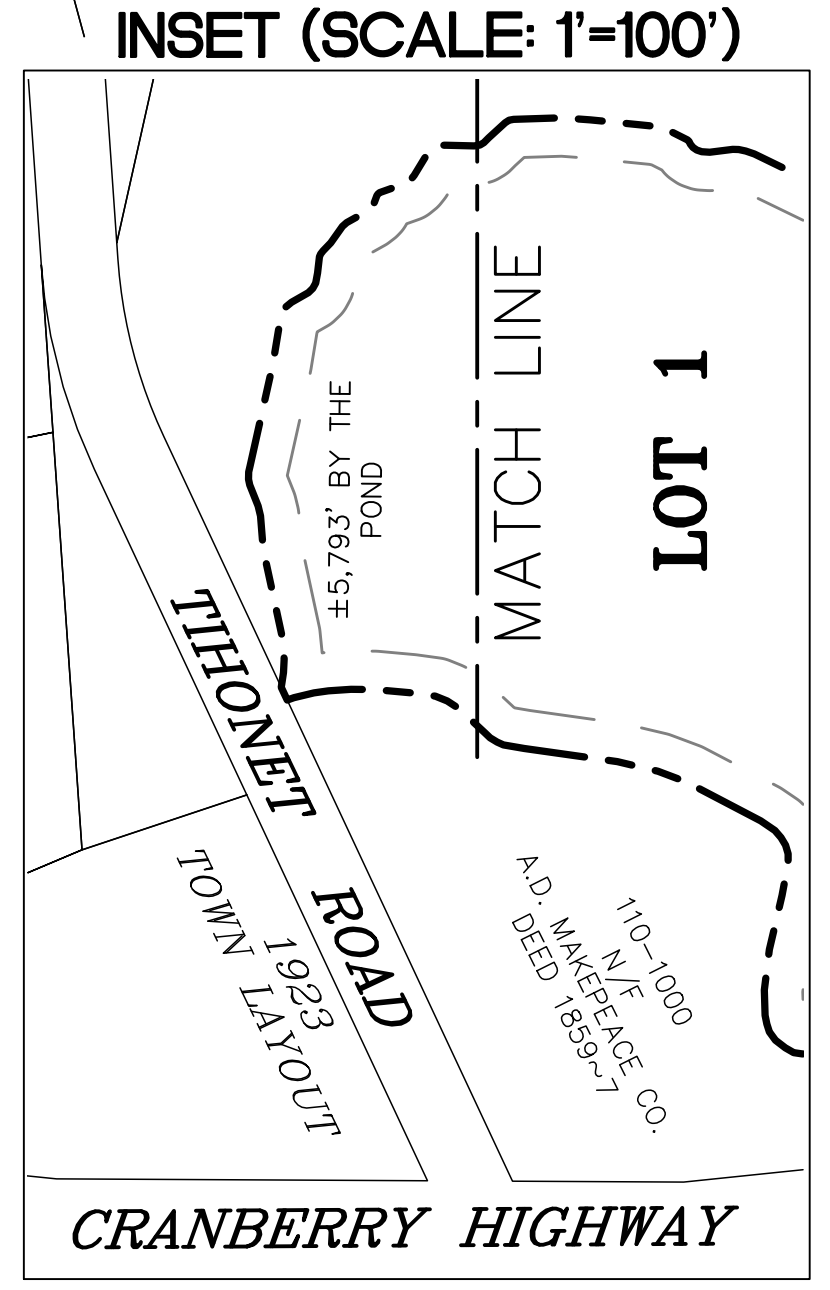
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SCALE: 1" = 100' DATE: APRIL 28, 2021



LOTTING PLAN

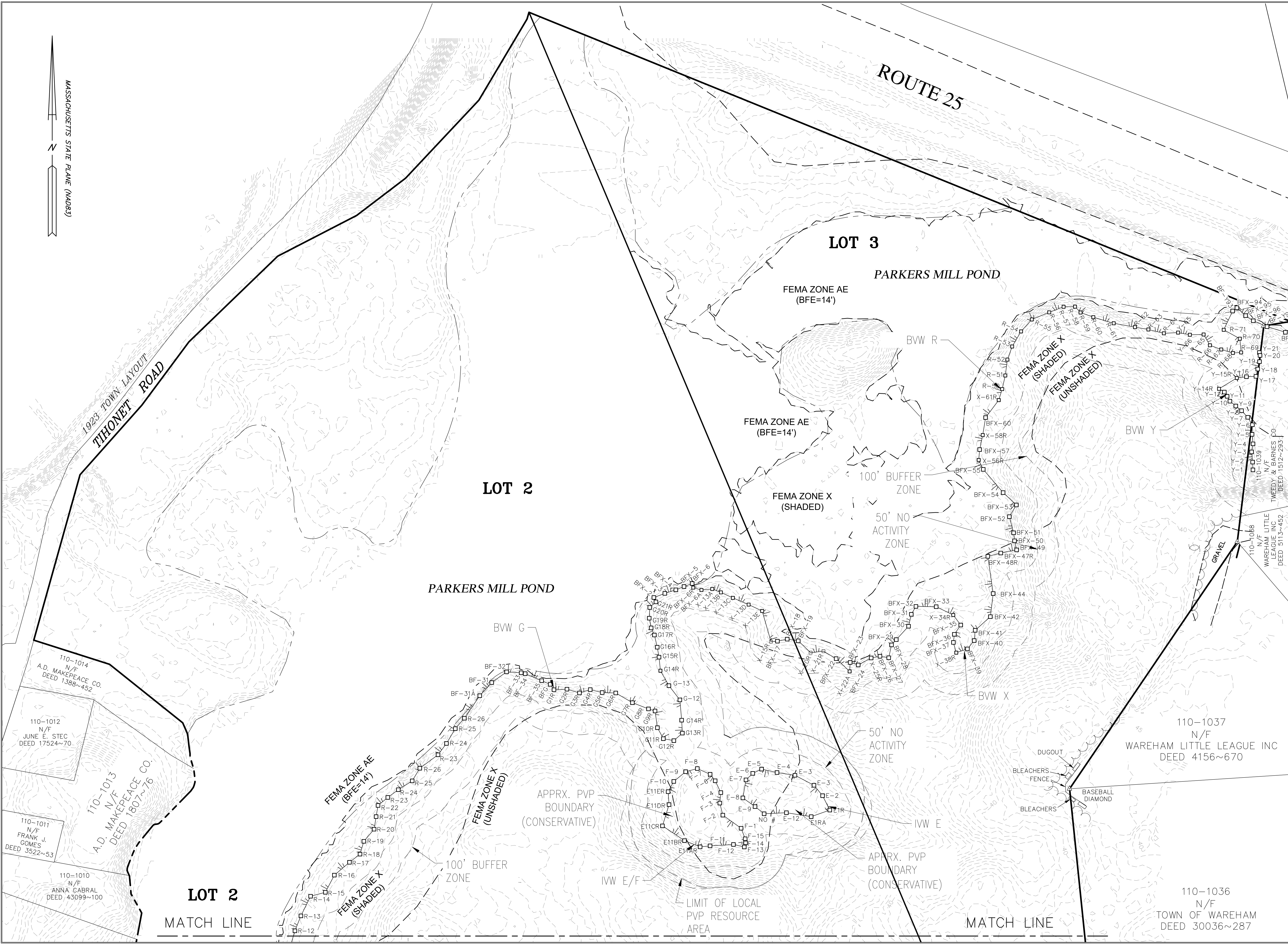
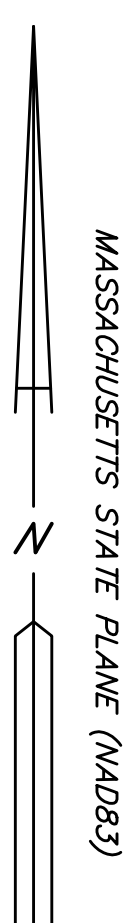
BTL JOB NO. 1833.109
 BTL PLAN NO. 1833109P618A-004
C2.2



MATCH LINE
 SEE INSET

MATCH LINE

MASSACHUSETTS STATE PLANE (NAD83)



PREPARED FOR:
A.D. MAKEPEACE COMPANY
 158 THONET ROAD
 WAREHAM, MASSACHUSETTS 02571
 508-295-1000

RECORD OWNER:
A.D. MAKEPEACE COMPANY
 1408/69
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 1832/119

ASSESSOR'S MAPS-LOTS
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KENNETH CONTE
 No. 90033
 LAND SURVEYOR

MATTHEW COTE
 No. 4829
 PROFESSIONAL ENGINEER

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 (PLYMOUTH COUNTY)

SCALE: 1" = 100' DATE: APRIL 28, 2021

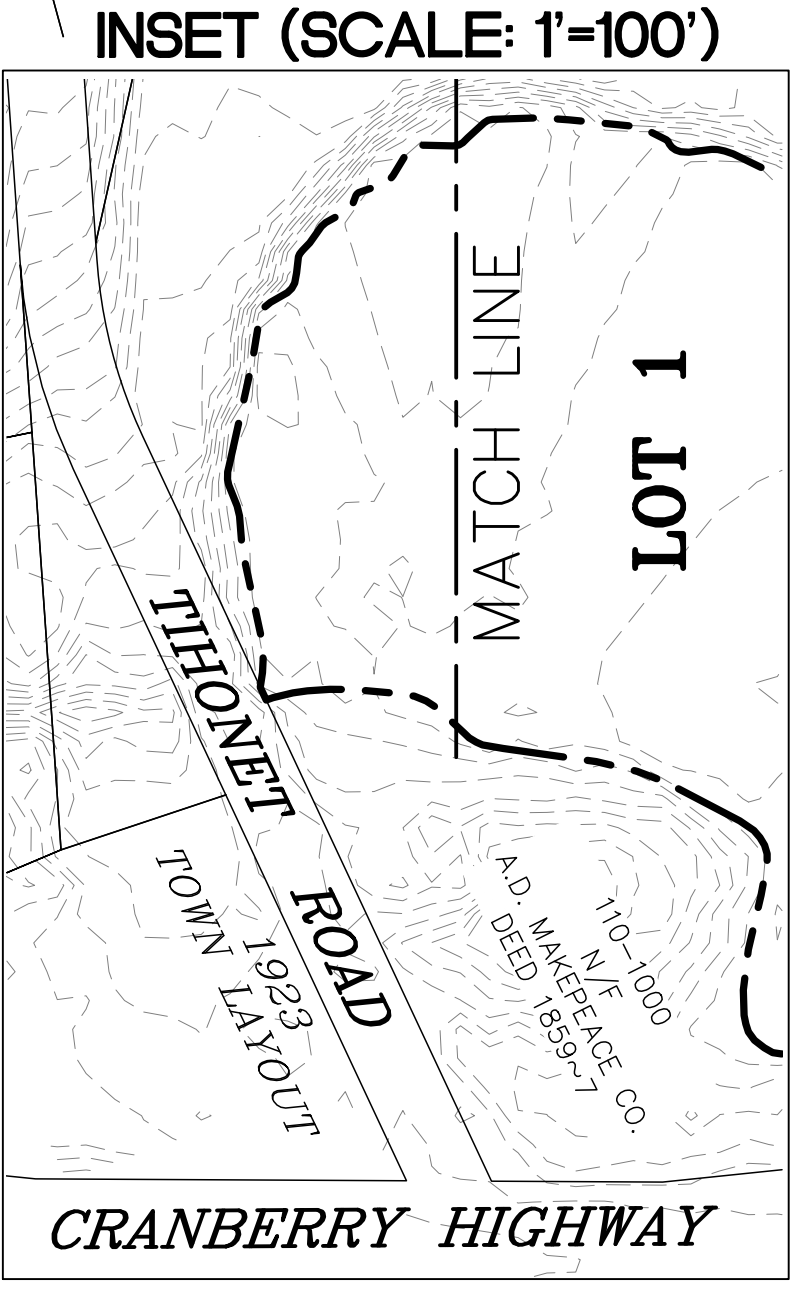
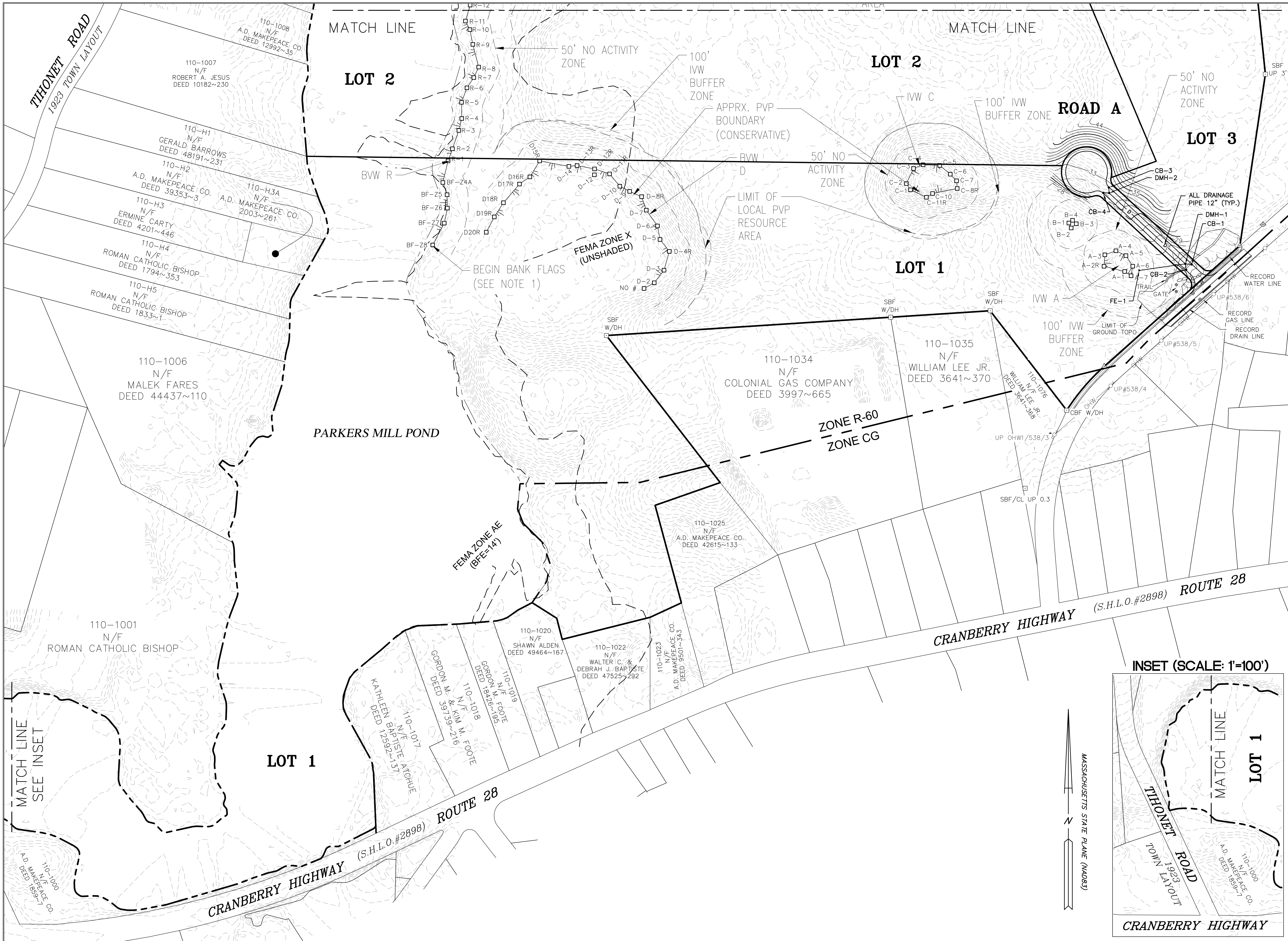
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SITE PLAN

BTI JOB NO. 1833.109

BTI PLAN NO. 1833109P618A-005

C3.1



PREPARED FOR:
A.D. MAKEPEACE COMPANY
 158 THONNET ROAD
 WAREHAM, MASSACHUSETTS 02571
 508-295-1000

RECORD OWNER:
A.D. MAKEPEACE COMPANY
 1408/69
 1627/366
 1832/119
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 (PLYMOUTH COUNTY)

SCALE: 1" = 100' DATE: APRIL 28, 2021

SITE PLAN

BTT JOB NO. 1833.109
 BTT PLAN NO. 1833109P618A-006

C3.2



PREPARED FOR:
**A.D.
 MAKEPEACE
 COMPANY**
 158 THONET ROAD
 WAREHAM, MASSACHUSETTS 02571
 508-295-1000

RECORD OWNER:
**A.D.
 MAKEPEACE
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 SUBDIVISION
 IN
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

SCALE: 1" = 300' DATE: APRIL 28, 2021
 METERS
 0 50 100 250
 FEET
 0 150 300 600 900

AERIAL EXHIBIT PLAN

BTT JOB NO. 1833.109
 BTT PLAN NO.
 1833109P618A-007

C4.1