



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
0 Maple Springs Road
Wareham, Massachusetts
B+T Project No. 1897.16

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 0 Maple Springs Road (aka 0 Plymouth Road, off 0 Maple Springs Road, and off 0 Plymouth Road) and further identified as Assessor's Map parcels: 126-3 (aka 126-L1 on the Assessor's Maps), 115-1011, 115-1012, 115-1013, 115-1014, 115-1015, and 115-LC6.

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.

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

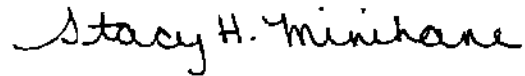
Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We thank you for your consideration of this PSP.

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 0 Maple Springs 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/189716PT001

Form B

Town of Wareham
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

April 29, 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 0 Maple Springs Road Subdivision in Wareham, Massachusetts (Plymouth County)

By Beals and Thomas, Inc., dated April 28, 2021 and described as follows: the creation of three residential lots, shared access drive and associated cul-de-sac, located off 0 Maple Springs Road, off 0 Plymouth Road, and 0 Plymouth Road, number of lots proposed three total acreage of tract approx. 435.47 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 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 J.P.

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 _____

Daniel M. Hetcher
PO Box 178
Wareham MA 02576

J.P.
158 Tihonet Rd
Wareham, MA 02571

Title References:

Fiduciary Deed from Ruth Ortolani, Executrix under the Will of Francis C. Ortolani, dated December 28, 1978, recorded in the Plymouth County Registry of Deeds (the "Registry") in Book 4594, Page 367 and filed as Document No. 191318 with the Plymouth County Registry District of the Land Court (the "Land Court") creating Certificate of Title No. 61350 [See also the Notice of Voluntary Withdrawal of Land from the Registration System, recorded with the Registry in Book 27880, Page 126, and filed with the Land Court as Document No. 562031];

Deed from James E. Ashley and Roberta M. Ashley, dated January 27, 2017, recorded in the Registry in Book 48088, Page 43 and filed with the Land Court as Document No. 755982, creating Certificate of Title No. 124739;

Deed from Herbert W. Ashley and Patricia I. Ashley, Trustees of the Herbert W. Ashley 1998 Trust, dated June 15, 2017 and recorded in the Registry in Book 48546, Page 48; and

Deed from Herbert W. Ashley, Trustee of the Herbert W. Ashley 1998 Realty Trust, dated April 14, 2021, recorded in the Registry in Book 54813, Page 235.

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 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 0 Plymouth Road, off 0 Maple Springs Road, and off 0 Plymouth Road

Landowner's name A.D. Makepeace Company and David Fletcher

Owner's address A.D. Makepeace Company- same as above
David Fletcher: PO Box 178, West Wareham, MA 02576

Telephone number A.D. Makepeace Company- same as above
David Fletcher: (508) 509-6187

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

Map # 126; 115 Lot # 3 (aka L1 on Assessor's Maps; 1011, 1012, 1013, 1014, 1015, LC6
Zone R-130)

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 0 Maple Springs 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

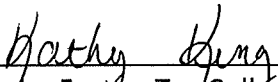
Date copy sent to Town Clerk: _____

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 David Fletcher* (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 126 Lot L1 and
Map 115 Lots 1011*, 1012*, 1013, 1014, 1015 and LC6

*David Fletcher owns parcels designated by an asterisk. The others are owned by A.D. Makepeace Co.



John Foster, Tax Collector

PRELIMINARY PLAN OF 0 MAPLE SPRINGS ROAD SUBDIVISION IN WAREHAM, MASSACHUSETTS (Plymouth County)

OWNER / APPLICANT

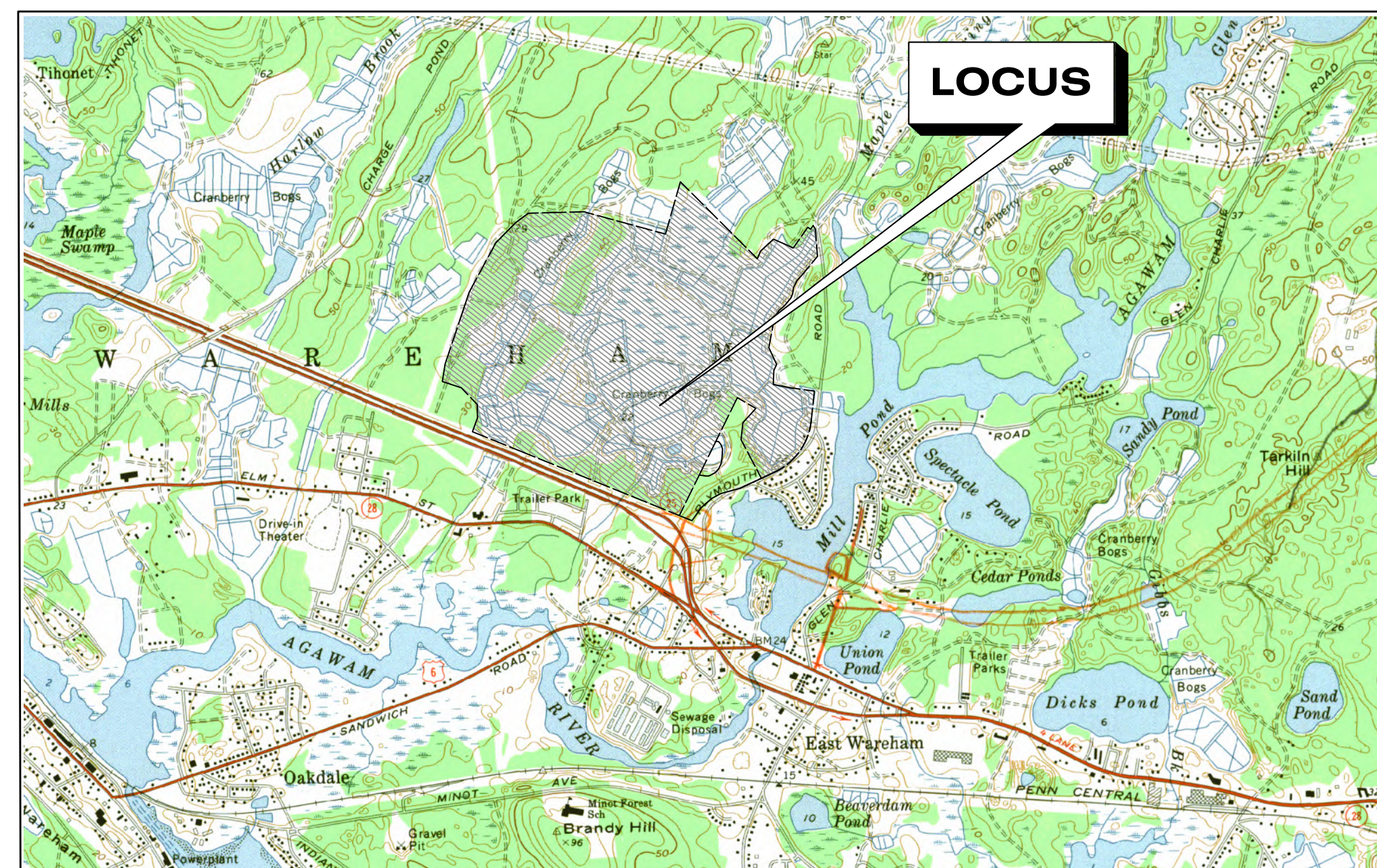
A.D. MAKEPEACE COMPANY
158 TIHONET ROAD
WAREHAM, MASSACHUSETTS 02571
(508) 295-2000

ADDITIONAL OWNER

DAVID FLETCHER
P O BOX 178
WEST WAREHAM, MASSACHUSETTS 02546

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.: 1897.16
Plan No.: 189716P062A-001
Sheet 1 of 7

SURVEY NOTES:

- 1: Gross land area of locus parcels = 435 acres ±
- 2: Field survey by RTK GPS.
- 3: 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.
- 4: 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 0493 J - Effective Date: 7/7/2012.
- 5: The proposed property is located within the Town of Wareham R-130 zoning district.
- 6: 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.
- 7: All contours shown hereon were generated in QGIS from digital elevation models of the 2013-2014 USGS Post Sandy LIDAR data, distributed by NOAA.
- 8: Relevant gravel & bituminous access roads and utility structures were located by field survey. Edges of bogs, treelines & water features were traced from 2019 aerial photography (MassGIS) and are shown for informational purposes only.

SHEET C2.1, C3.1

LOT 2

NOTE:
EXISTING CONDITIONS SURVEY IS BASED UPON CAD FILE RECEIVED FROM NORTHEAST SURVEY CONSULTANTS, DATED 9-25-20.

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

RECORD OWNER:
A.D. MAKEPEACE COMPANY
48088/43 5047/237
ASSESSOR'S MAPS-LOTS

115-1013 (OFF 0 MAPLE SPRINGS RD.)
115-1014 (OFF 0 PLYMOUTH RD.)
115-1015 (OFF 0 MAPLE SPRINGS RD.)
115-LC8 (OFF 0 MAPLE SPRINGS RD.)

DAVID FLETCHER
54813/235
ASSESSOR'S MAPS-LOTS

115-1011 (OFF 0 MAPLE SPRINGS RD.)
115-1012 (OFF 0 MAPLE SPRINGS RD.)

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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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ISSUE DATE	DESCRIPTION		
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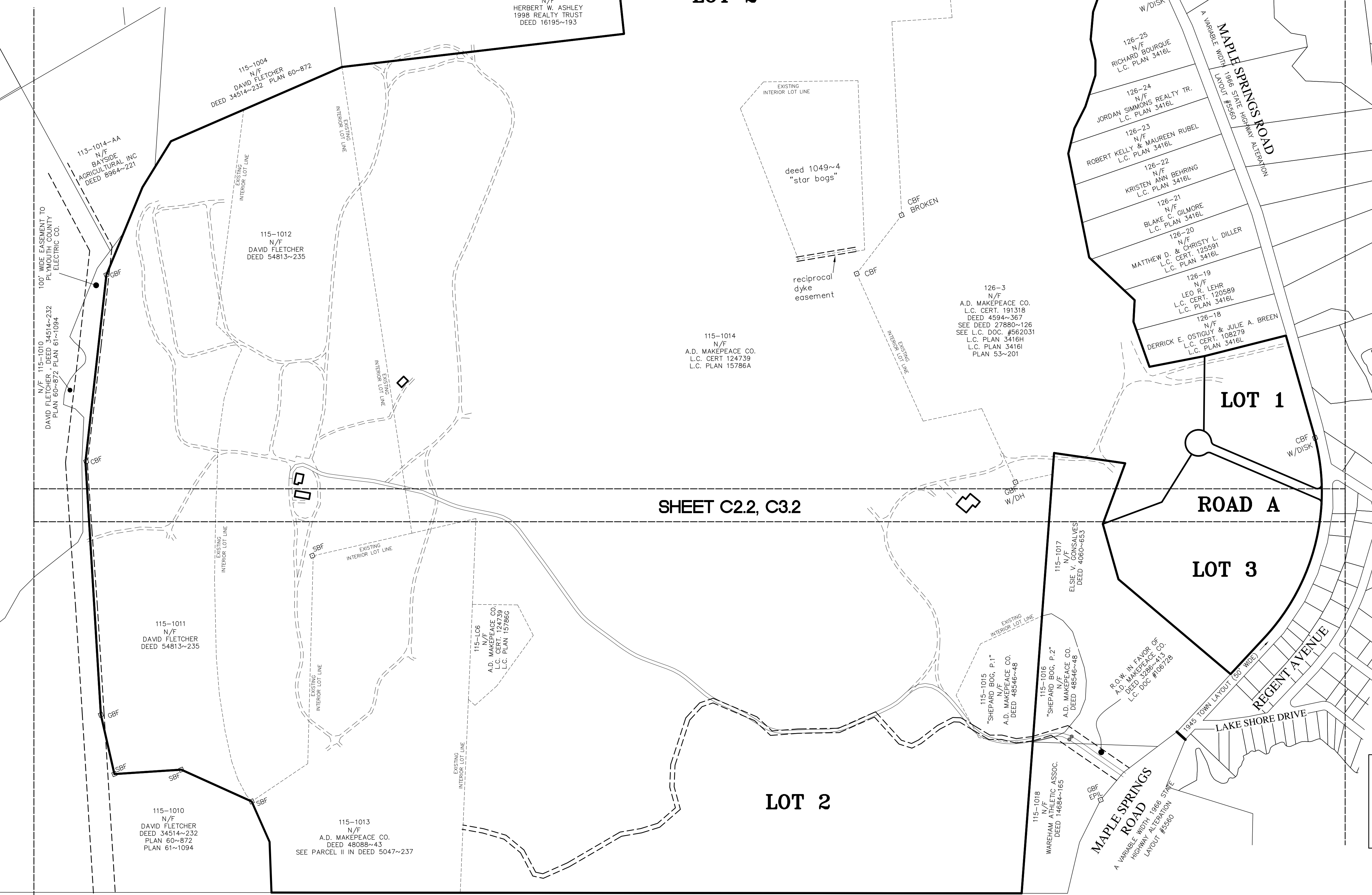
PROJECT:
PRELIMINARY PLAN
OF
0 MAPLE SPRINGS ROAD
SUBDIVISION
IN
WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 250' DATE: APRIL 28, 2021

INDEX PLAN

BTI JOB NO. 1897.16
BTI PLAN NO. 189716P062A-002

C1.1



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 APPROXIMATE WATER LINE
- APPROXIMATE BOG LOCATION
- MINOR CONTOUR
- MAJOR CONTOUR
- SPOT ELEVATION
- DMH DRAIN LINE/MANHOLE
- CB CATCH BASIN
- FE FLARED END/INVERT
- ASSESSOR'S ID
- NOW OR FORMERLY CALCULATED POINT
- BOUND FOUND
- UTILITY POLE

APPROXIMATE WATER LINE LOCATION TAKEN FROM PUBLIC WORKS UTILITY VIEWER, AND IS SHOWN APPROXIMATE.

THERE IS NO SEWER SERVICES AVAILABLE IN THE VICINITY OF THE SUBJECT PROPERTY.

LOT AREA TABULATION

LOT NO.	AREA SQ.FT.	AREA ACRES	FRONTAGE
LOT 1	255,190	5.86	629' ROAD A 703' MSR
LOT 2	18,070,439	414.84	182' ROAD A
LOT 3	609,596	13.99	657' ROAD A 911' MSR
ROAD A	33,910	0.79	

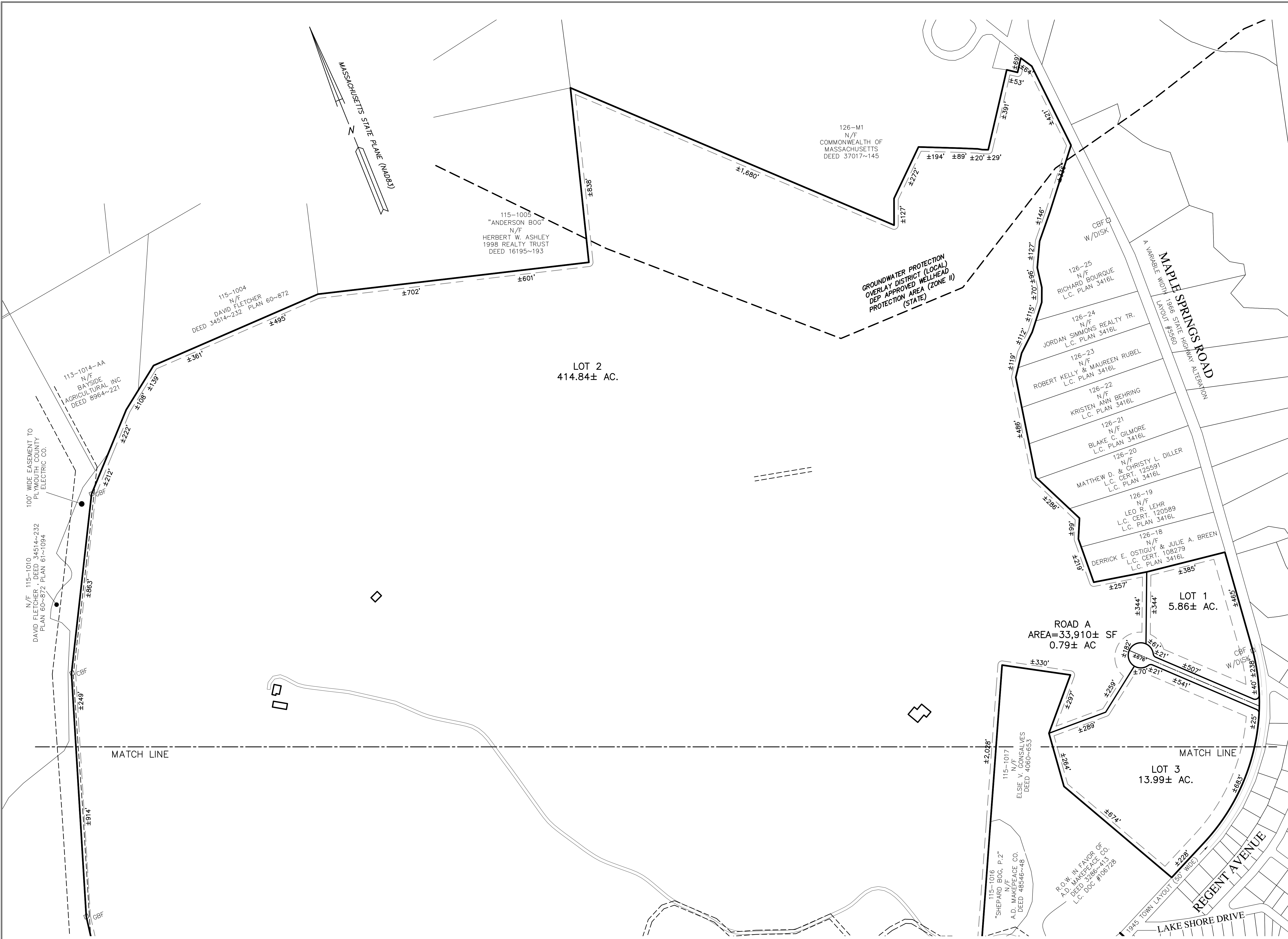
MSR.... DENOTES MAPLE SPRINGS ROAD

ZONING INFORMATION:

SINGLE FAMILY DIMENSIONAL REQUIREMENTS

ZONE	REQUIREMENT	VALUE
R-130	MINIMUM LOT SIZE (SQ FT)	130,000
R-130	MINIMUM LOT FRONTAGE (FT)	200
R-130	FRONT YARD SETBACK (FT)	100
R-130	SIDE YARD SETBACK (FT)	30
R-130	REAR YARD SETBACK (FT)	30

ROUTE 25
A VARIABLE WIDTH 1966 STATE HIGHWAY ALTERATION
LAYOUT #5560



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

RECORD OWNER:
A.D. MAKEPEACE COMPANY
 48088/43 5047/237
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 115-1015 (OFF 0 MAPLE SPRINGS RD.)
 115-LC8 (OFF 0 MAPLE SPRINGS RD.)

DAVID FLETCHER
 54813/235
 ASSESSOR'S MAPS-LOTS
 115-1011 (OFF 0 MAPLE SPRINGS RD.)
 115-1012 (OFF 0 MAPLE SPRINGS RD.)

Professional Engineer seals for Kenneth Gonte (No. 28033) and Matthew Gote (No. 48829), dated 4/28/2021. Copyright notice: COPYRIGHT (C) BY BEALS AND THOMAS, INC. ALL RIGHTS RESERVED.

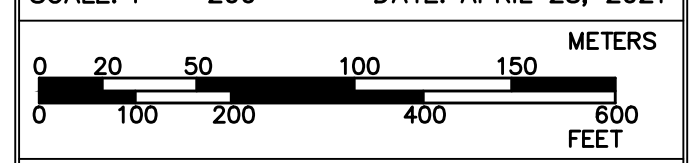
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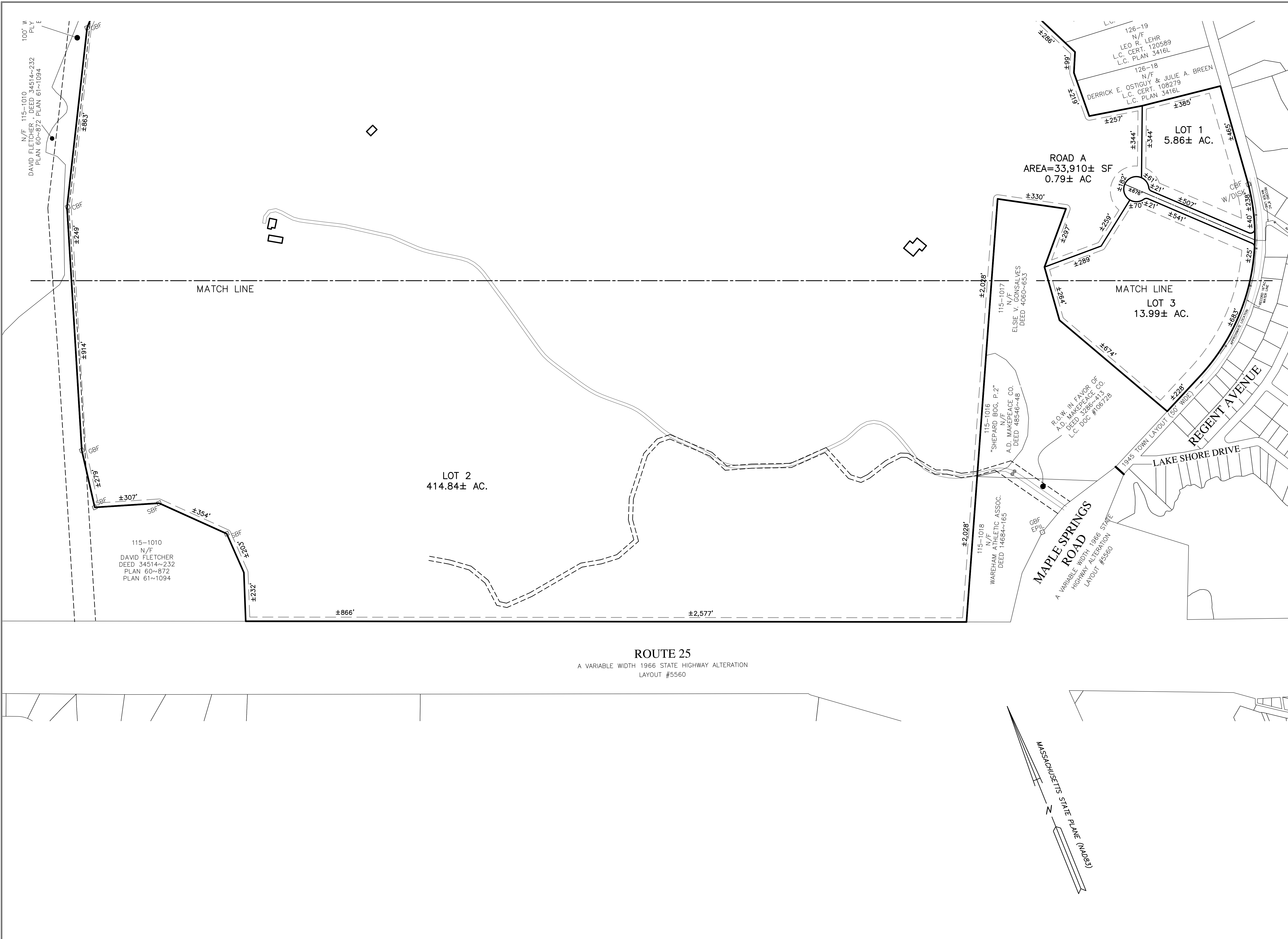
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 IN
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

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



LOTING PLAN

BTT JOB NO. 1897.16
 BTT PLAN NO. 189716P062A-003
C2.1



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

RECORD OWNER:
A.D. MAKEPEACE COMPANY
 48088/43 5047/237
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DAVID FLETCHER
 54813/235
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 115-1011 (OFF 0 MAPLE SPRINGS RD.)
 115-1012 (OFF 0 MAPLE SPRINGS RD.)

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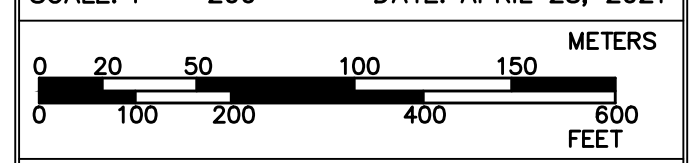
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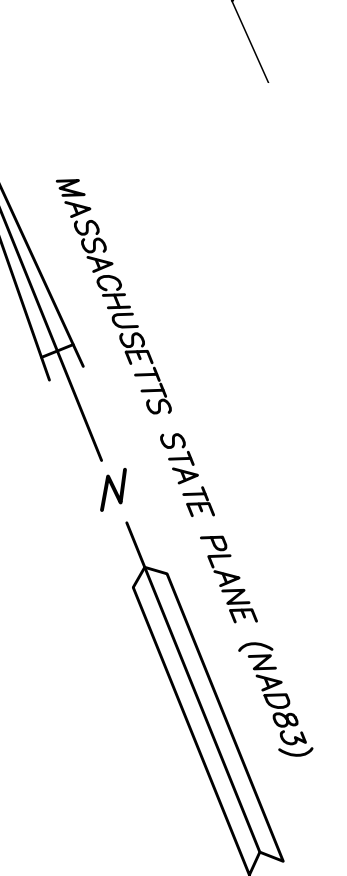


LOTING PLAN

BTI JOB NO. 1897.16
 BTI PLAN NO. 189716P062A-004

C2.2

ROUTE 25
 A VARIABLE WIDTH 1966 STATE HIGHWAY ALTERATION
 LAYOUT #5560





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

RECORD OWNER:
A.D. MAKEPEACE COMPANY
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DAVID FLETCHER
 54813/235
 ASSESSOR'S MAPS-LOTS

115-1011 (OFF 0 MAPLE SPRINGS RD.)
 115-1012 (OFF 0 MAPLE SPRINGS RD.)

Professional Engineer seals for Kenneth Gote and Matthew Gote, both registered in the Commonwealth of Massachusetts. The seal for Matthew Gote includes a signature and the date 4/28/2021.

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

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 FEET METERS

SITE PLAN

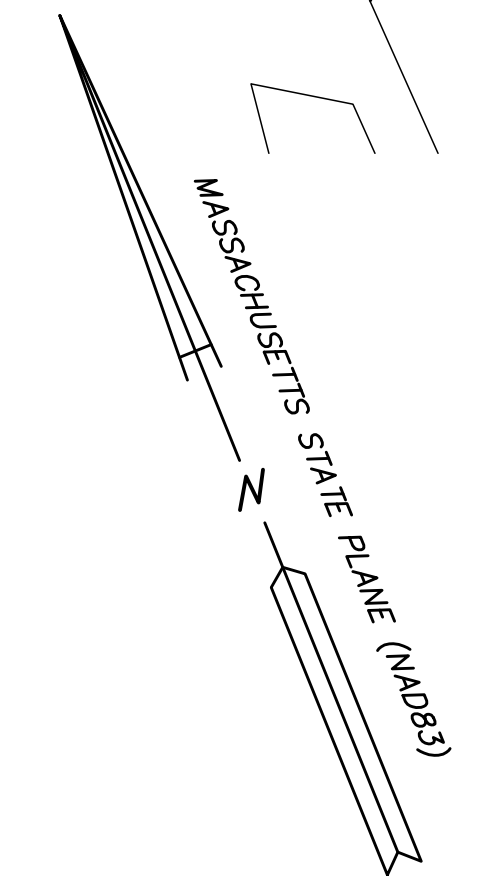
BTT JOB NO. 1897.16

BTT PLAN NO. 189716P062A-005

C3.1



ROUTE 25
 A VARIABLE WIDTH 1966 STATE HIGHWAY ALTERATION
 LAYOUT #5560



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

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Professional Engineer seals for Kenneth Cote (No. 28033) and Matthew Cote (No. 48829), dated 4/28/2021. Copyright notice: COPYRIGHT (C) BY BEALS AND THOMAS, INC. ALL RIGHTS RESERVED.

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 (PLYMOUTH COUNTY)

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

SITE PLAN

BTI JOB NO. 1897.16
 BTI PLAN NO. 189716P062A-006
C3.2



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

RECORD OWNER:
A.D. MAKEPEACE COMPANY
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 (PLYMOUTH COUNTY)

SCALE: 1" = 500' DATE: APRIL 28, 2021

METERS
 0 100 250 400
 FEET
 0 250 500 1,000 1,500

AERIAL EXHIBIT MAP

BTT JOB NO. 1897.16

BTT PLAN NO.
 189716P062A-007

C4.1