



Town of Wareham  
Planning and Community Development

WAREHAM TOWN CLERK  
2020 JUN 1 PM 12:20

54 Marion Road  
Wareham, MA 02571-1428

*pl 20-286*

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Kenneth Buckland, Director  
Sonia Raposo, Dept. Assistant

June 1, 2020

Peter Freeman, Esq.  
Freeman Law Group LLC  
86 Willow Street  
Yarmouthport, MA 02675

**M.R.** BOOK 51072  
PAGE 9



2020 00062550

Bk: 53089 Pg: 184 Page: 1 of 2  
Recorded: 07/17/2020 08:51 AM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

RE: Modification of Woodland Cove Apartments Comprehensive Permit, Dakota Partners, 3102 Cranberry Highway

Dear Mr. Freeman:

On May 27, 2020, the Wareham Zoning Board of Appeals [ZBA] considered your letter of March 17, 2020 regarding a request for Insubstantial Modification of the Woodland Cove Apartments Comprehensive Permit.

The modifications considered include:

- a. Inclusion of the Community Building and associated 4 parking spaces into Phase 1 of the project.
- b. Construction of the driveway entrance off Red Brook Road with utility connections and access to Community Building also in Phase 1.
- c. Modification of the subdivision of land for all phases.
- d. Modification of access and utility connections to Phase 2 and Phase 3 as a result of the above modifications.

The ZBA voted unanimously [5-0-0] to accept the modifications, with the following conditions:

- 1. The permit, by mutual agreement, is for 150 units.
- 2. A revised subdivision plan will be prepared and submitted for endorsement to file on the land records.
- 3. Revised utility construction plans will be filed with the respective agencies.

The ZBA also voted unanimously [5-0-0] to sign this decision electronically.

Sincerely,

Kenneth Buckland  
Director

I hereby certify that 20 days have elapsed after the decision was filed in the office of the Town Clerk of Wareham and no appeal has been filed in accordance with Section 17, Chapter 40 A of the Massachusetts General Laws.

Town Clerk

cc: Nazih Elkalassi, ZBA Chairman  
Michele Bissonnette, Town Clerk

*Mark P. Lotte  
1264 Main St.  
Wareham, MA 02451*

TOWN OF WAREHAM  
 ABUTTERS LIST  
 3102 CRAN HWY  
 MAP 131 LOT Q1

abutters_id_field	abutters_owner1	abutters_owner2	abutters_address	abutters_address2	abutters_town	abutters_abutters_zip	abutters_bookpage	abutters_location
131-PC	NUOVO FRANK J	ANGUS DONALD H TRUSTEE	C/O NANCY ANGUS	PO BOX 270	BUZZARDS BAY	MA 02532	354/ 154	3092 CRAN HWY
131-1032	NUOVO FRANK J	ANGUS DONALD H TRUSTEE	C/O NANCY ANGUS	PO BOX 270	BUZZARDS BAY	MA 02532	6014/ 334	3100 CRAN HWY
131-1031	ONSET FIRE DISTRICT		PO BOX 44		ONSET	MA 02558	2927/ 233	0 CRAN HWY
10-1004	GOULD WAREHAM LLC		60 CUTTER MILL RD	SUITE 303	GREAT NECK	NY 11021	34378/ 183	3105C CRAN HWY
131-1035	HADLEY MICHAEL ALAN		PO BOX 282		SAGAMORE	MA 02561	12139/ 255	3104 CRAN HWY
131-1034	HADLEY MICHAEL ALAN		PO BOX 282		SAGAMORE	MA 02561	12139/ 255	3104 CRAN HWY
8-1012	DEXTER LINDA R TRUSTEE	OF DEXTER REALTY TRUST	PO BOX 1723		ONSET	MA 02558	10815/ 173	3105B CRAN HWY
8-1013/A	DEXTER LINDA R TRUSTEE	OF DEXTER REALTY TRUST	PO BOX 1723		ONSET	MA 02558	10815/ 173	3105A CRAN HWY
8-1013/B	LEGER MELISSA A		PO BOX 677		E WAREHAM	MA 02538	44258/ 305	3107 CRAN HWY
8-1014	MARINO GUY TRUSTEE OF	LPZ REALTY TRUST	44 CANTERBURY DR		PLYMOUTH	MA 02360	43176/ 28	3109 CRAN HWY
8-1000	CHRISTY'S REALTY LIMITED PTSH	CO TAX DEPT #32564	PO BOX 711		DALLAS	TX 75221-0711	16106/ 16	3106 CRAN HWY
131-138	ONSET FIRE DISTRICT		PO BOX 44		ONSET	MA 02558	10311/ 302	8 SEMINOLE LN
131-LC8	ONSET FIRE DISTRICT		PO BOX 44		ONSET	MA 02558	4454/ 285	16 SHAWNEE DR
131-LC1	COLETTI PETER A	COLETTI KIRSTEN U	699 PLYMOUTH ST		MIDDLEBORO	MA 02346	41892/ 132	6 SEQUEIRA LN
131-134	COLETTI PETER A	COLETTI KIRSTEN U	699 PLYMOUTH ST		MIDDLEBORO	MA 02346	41892/ 132	10 RED BROOK RD
131-F6	MOORE PATRICIA A		PO BOX 613		BUZZARDS BAY	MA 02532	4869/ 43	12 SHAWNEE DR
131-LC2	COLETTI PETER A	COLETTI KIRSTEN U	669 PLYMOUTH ST		MIDDLEBORO	MA 02346	41892/ 132	12 RED BROOK RD
131-F5/B	ONSET FIRE DISTRICT		PO BOX 44		ONSET	MA 02558	4518/ 380	0 SHAWNEE DR

CERTIFIED LIST OF ABUTTERS AS  
 THEY APPEAR ON OUR TAX ROLLS

AS OF 12-15-17

*R E Maroec*  
 ASSESSORS OFFICE

Official Receipt for Recording in:

Plymouth County Registry of Deeds  
50 Obery St.

Plymouth, Massachusetts 02360

Issued To:

MARK PILOTTE

1264 MAIN ST  
WALTHAM MA 02451

Recording Fees

Document Description	Number	Book/Page	Recording Amount
NOTE OR WAREHAM TOWN APPEALS OR DAKOTA PARTNERS	00062550	53089 184	\$105.00
POST\$2 PLAN OR DAKOTA PARTNERS EE BSC GROUP	00000286	64 493	\$2.00 \$105.00

Collected Amounts \$212.00

Payment Type	Amount
Check 1566	\$212.00
	\$212.00

Total Received : \$212.00  
 Less Total Recordings: \$212.00  
 -----  
 Change Due : \$ .00

Thank You  
 JOHN R. BUCKLEY, JR. - Register of Deeds  
 By: MLY

The foregoing is a true copy from the  
 Plymouth County Registry of Deeds.  
 Book 53089 Page 184  
 Attest: *John R. Buckley, Jr.*  
 Register

Receipt# - Date Time  
 2637103 07/17/2020 08:51a