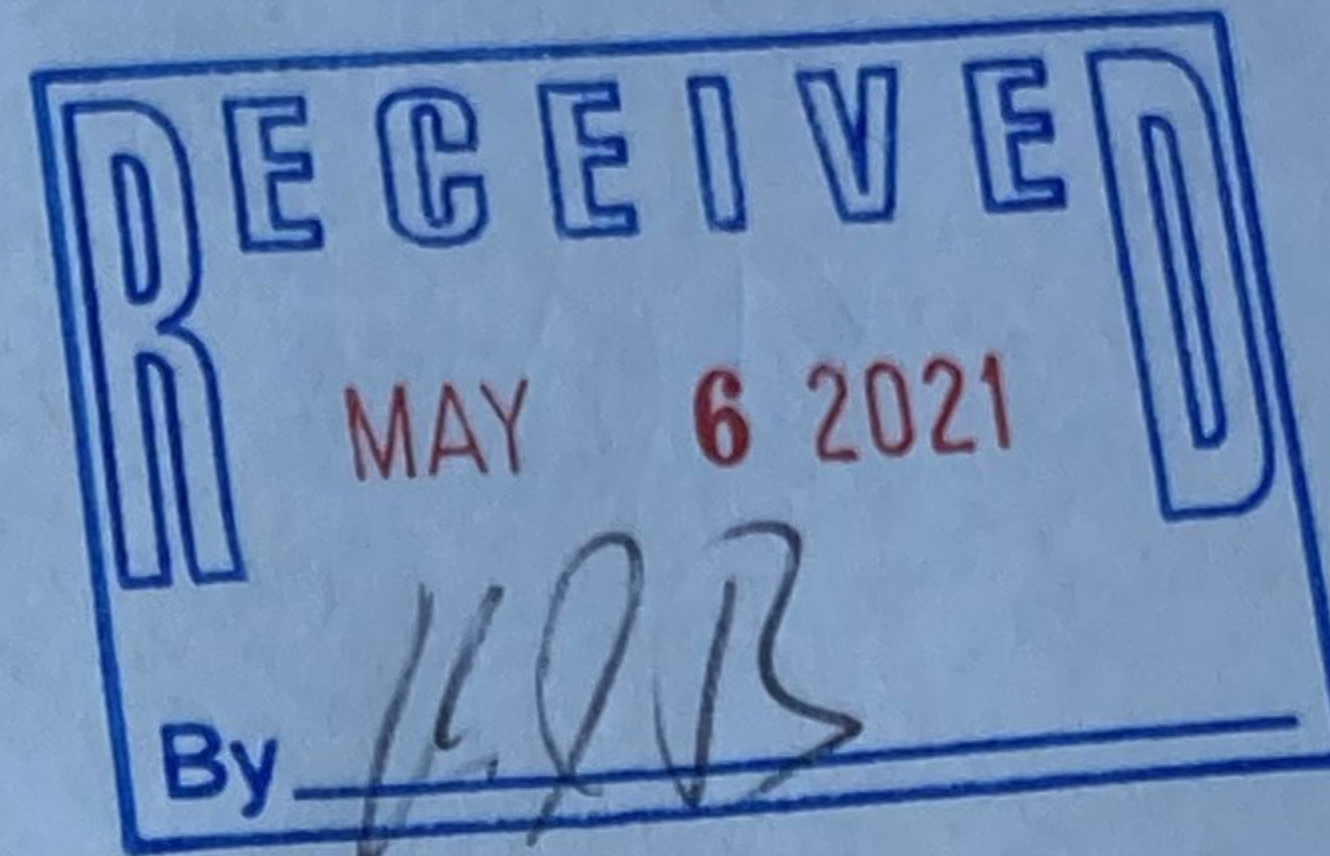


WAREHAM TOWN CLERK
2021 MAY 6 AM 10:47

May 5, 2021

Delivery by Hand with Receipt or Date-Stamped Copy Requested

Ms. Michele Bissonnette
Town Clerk
Memorial Town Hall
54 Marion Road
Town Clerk's Office
Wareham, MA 02571



Re: Approval Not Required Plan Submission
0 Rt. 25, Parcel ID 115-1000

Dear Ms. Bissonnette:

This letter serves to notify you of the submission on this date, May 6, 2021, to the Town of Wareham Planning Board of an Approval Not Required plan for 0 Rt. 25, Parcel ID 115-1000, in Wareham, Massachusetts. The owner of the land to which the plan relates is David Fletcher of 58 College Pond Road, Plymouth, Massachusetts 02360.

This letter is being submitted to you in satisfaction of the requirements of M.G.L. c. 41, §§ 81P (that "[a]ny person wishing to cause to be recorded a plan of land situated in a city or town in which the subdivision control law is in effect, who believes that his plan does not require approval under the subdivision control law, may submit his plan to the planning board of such city or town in the manner prescribed in section eighty-one T") and 81T (that "[e]very person submitting a definitive plan of land to the planning board of a city or town for its approval or for a determination that approval is not required shall give written notice to the clerk of such city or town by delivery or by registered mail, postage prepaid, that he has submitted such a plan").

Please do not hesitate to contact me if you have any questions at 617-607-6178 or by email at jgambone@vhb.com.

Very truly yours,

Jocelyn Gambone
VHB

Form A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

April 20 _____, 20 21

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 _____ zoning by-law/ordinance under Section _____ which requires _____ 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 _____, 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:

David Fletcher

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 Frank C. Arcadipane,
dated May 8, 2007 and recorded in Plymouth Registry
of Deeds, Book 34514, Page 232 and _____ Assessors Book
_____, Page _____.

Received by City/Town Clerk:

Date _____

Time _____

Signature _____

Treasurers' office: _____

Date: _____

Original Copy on file with
Applicant's signature **Planning Department**

Applicant' address 58 College Pond Road
Plymouth, MA 02360

Applicant's phone # 508-509-6178
Owner's signature and address if not the
applicant or applicant's authorization if not
the owner

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that David Fletcher (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.

Rathryn King Dept Assistant
John Foster, Tax Collector

TOWN OF WAREHAM
PLANNING BOARD
54 Marion Road
Wareham, Massachusetts 02571

NOTICE OF PUBLIC HEARING

In accordance with the provisions of Chapter 40-A, Section 5, Massachusetts General Laws, the Planning Board will hold a public hearing on January 25, 2010, at 7:00 p.m. in the Lower Level Cafeteria of Wareham Town Hall, 54 Marion Road, Wareham, MA to consider the following proposed revisions to the Subdivision Rules and Regulations;

SECTION VII FILING FEES – effective 01/26/10

A. APPROVAL NOT REQUIRED PLANS

Filing fee: **\$150.00 per plan sheet** + \$50.00 each newly-created lot

B. PRELIMINARY PLAN

Filing fee: \$500.00 + \$100.00 per lot + \$75.00 advertising fee

C. DEFINITIVE PLAN

Filing fee:

\$750.00 + \$75.00 per lot if Form B has been submitted, plus \$1.00 per linear foot of road + \$75.00 advertising fee.

\$1,500.00 + \$50.00 per lot if Form B has not been submitted, plus \$1.00 per linear foot of road + \$75.00 advertising fee.

COVENANT RELEASE/BOND RELEASE

Filing fee: \$100.00 per request

Subdivision Modifications

Filing fees for subdivision modifications shall be the same as listed above for an original application. Review Fees shall also be the same.

D. REVIEW FEES REQUIRED

Where specific conditions arising from the land or the nature of the proposal necessitates the assistance of planning, engineering, legal, traffic, soils, hydrologic or other consultants, the Planning Board may engage such consultant services to assist the Board in analyzing the project to ensure compliance with all relevant laws, by-laws, regulations, good design principles and best available practices. In these instances the Board will require the applicant to pay a review fee consisting of the reasonable costs to be incurred by the Board for these services (The provisions for this language, MLG Ch. 44, Sec. 53G, were adopted at the October 22, 2002 Town Meeting).

Funds received by the Board pursuant to this section shall be deposited with the Town Treasurer who shall establish a special individual account for this purpose. Expenditures from this special account may be made at the direction of the Board. Expenditure from this account shall be made only in connection with the review of a specific project or projects for which a review fee has been, or will be, collected from the applicant. Failure of an applicant to pay all review fees shall be grounds for denial of the application or permit.

Review fees may only be spent for services rendered in connection with the specific project for which they were collected. Accrued interest may also be spent for this purpose. At the completion of a Board's review of a project, any excess amount of funds in the account, including any interest, attributable to a specific project, shall be repaid to the applicant or the applicant's successor in interest. The applicant must submit a written request for these funds. Upon request, a final report for said account shall be made available to the applicant, or the applicant's successor in interest. For the purpose of this regulation, any person or entity claiming to be an applicant's successor in interest shall provide the Board with the documentation establishing such succession in interest.

Any applicant may take an administrative appeal from the selection of the outside consultant to the Board of Selectmen, providing that such appeal is taken within 14 days of notification of the Board's appointment to the consultant. The grounds for such an appeal shall be limited to the claims that the selected consultant has a conflict of interest or does not possess the minimum required qualifications as may be set by the Board. The minimum qualifications shall consist of a licensed professional in a related field. The required time limit for action upon an application by the Board shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Board of Selectmen within one month following the filing of the appeal, the selection made by the Board will stand.

***Amended 01/25/10 by majority vote; The Board may waive fees if deemed modification is to be minor. The Board, in its discretion, may waive or adjust the fees if it deems the modification to be a minor modification.**

OTHER COST AND EXPENSES

All expenses for professional services, ancillary report reviews, supplemental studies, advertising, publication of notices, postage and mailings and all other expenses in connection with the proposed subdivision, including without limitation sampling and/or testing, shall be borne by the applicant. Re-inspection fees shall be the reasonable costs to be incurred to observe and inspect the construction of the proposed improvements and shall be based on an estimate provided by the Town's engineer.

The Planning Board shall not accept an application or schedule a public hearing for any application without receipt of a dollar deposit as listed in the Consulting Fee Schedule to be used only for payment of engineering, legal and other consulting services related to the proposed project.

The Planning Board may request supplemental payments, as needed, which shall be due and payable within fourteen (14) days of the request. Failure to pay the deposit amount or any supplemental payment shall be grounds for denial of the application. Any person

interested or wishing to be heard on the proposed revisions to the Subdivision Rules and Regulations should appear at the time and place designated.

George T. Barrett
Chairman

NOTICE PUBLICATION DATES:

First Notice: January 7, 2010
Second Notice: January 14, 2010

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. X The title "Approval Not Required Plan drawn for **NAME OF OWNER**";
2. X Date, scale and North arrow;
3. X 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. X Any existing structures/septic systems on the land, including setback, side and rear yard designations;
5. X Remaining frontage of any adjoining land in the same ownership;
6. X Any existing structures/septic systems on any adjoining land in the same ownership;
7. X Names of present landowners and names of abutters from the most recent tax list;
8. X Location of any easement or ways, public or private, across the land with A designation as to its purpose;
9. X 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. X 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. X A locus scale of 1" = 2,000' sufficient to identify the location of the property;
13. X The name, seal and signature of the Registered Professional Land Surveyor who prepared the 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) David Fletcher

Applicant's address 58 College Pond Road, Plymouth, MA 02360

Telephone number 508-509-6178

Address of property 0 Route 25

Landowner's name David Fletcher

Owner's address 58 College Pond Road, Plymouth, MA 02360

Telephone number 508-509-6178

Contact person Lindsey Kester Telephone 385-312-3938

Map # 115 Lot # 1,000 Zone R130

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

Signature: _____

Chairman

Received by City/Town Clerk:

Date _____

Time _____

Signature _____

Conditions for: Approval Not Required - 0 Route 25, Wareham, MA

Title: _____

- Construction shall substantially conform to the approved Site Development Plan dated (ENTER DATE OF PLAN WITH ANY REVISION DATES) except as modified by the below listed conditions.
- If substantial use or construction permitted by this approval has not commenced within two years from the date on which a copy of this decision was filed with the Town Clerk, excluding the amount of time required for the appeal period of twenty days to expire and the amount of time to pursue and await the final determination of any such appeal, then this approval shall expire.
- The developer/applicant shall be required to establish a Homeowners Association (HOA) that will be responsible for the maintenance and operation of the approved street light plan and to provide for the maintenance and operation the storm water system including any and all retention basins, and all other common land within the approved subdivision. The HOA organization will be approved by Town Counsel and shall remain in force and operation for the duration of the life of the subdivision.
- The developer/applicant shall develop a storm water management and maintenance plan as required by the Rules and Regulations Governing the Subdivision of Land. Such plan shall be approved by the Town's Conservation Administration and Wareham's Director of Municipal Maintenance prior to the start of construction. The plan will prevent runoff of storm water to abutting properties. The developer/applicant's general contractor will be responsible for the inspection and maintenance of the storm water BMP during construction, including the submission of required reports to the Planning Board and Conservation Administrator. Once the construction is complete and the complex has been accepted, the HOA will be responsible for the required inspections and maintenance of the storm water system as delineated on the approved plan.
- With the final approval of the Site Development Plan the developer/applicant shall work with the Town Engineer and Director of Municipal Maintenance to compile a list of inspections required under Form N, Town of Wareham's Rules and Regulations Governing the Subdivision of Land.
- All rubbish, rubble, metals, stumps, and other debris shall be removed and properly disposed off-site. The developer/applicant will provide a "port-a-potty" on site for the use of construction crews. No work will be permitted on Sundays and legal holidays unless specific approval is granted by the Town of Wareham's Zoning Enforcement Officer.
- The site will not be clear-cut. The applicant shall preserve a minimum of 10' vegetative buffer along the side and rear lot lines of all lots. The developer/applicant will provide a

landscaping plan under Article X of the Town of Wareham Zoning Bylaws that will indicate existing vegetation, including trees, which will be preserved. To ensure the long term maintenance and implementation a two year guarantee program shall be provided to the Town on all new plant material. Street trees shall be planted along every 50' along both sides of the road. The developer/applicant furnished landscape material for street use shall be drought resistant.

- Street lighting is required by the Town of Wareham's Rules and Regulations Governing the Subdivision of Land, is required to maintain all streets and utilities in satisfactory condition until such streets and utilities are accepted by the Town of Wareham.
- Be advised that the developer/applicant, under Section (1)c of the Town of Wareham Rules and Regulations Governing the Subdivision of Land, is required to maintain all streets and utilities in satisfactory condition until such streets and utilities are accepted by the Town of Wareham.
- If public water is available within 1,500' the applicant shall be required to connect to the system per Section VI, part B.4 of the Town of Wareham Rules and Regulations Governing the Subdivision of Land.
- No further subdivision of any lots by this action, to create any new buildable lots, will be permitted in perpetuity.
- Approvals and conditions from all other applicable Town Departments, Town Boards, Town Commissions and State agencies shall be made part of these conditions.

**Town of Wareham
Street Name Application Form**

Application Date: April 20, 2021

Applicant:

- Check with Planning Board or Board of Selectmen to determine availability of street names.
- One copy of this form, filled out and signed should be submitted with a completed application for Form A, Form B, or Form C.
- Note: Use this form for any new street name requests for public OR private ways.

To the Planning Board:

The undersigned applicant requests the Board's approval of the following proposed names of street(s) within the proposed subdivision shown on a plan entitled: _____
N/A and dated _____.

Proposed Street name(s):

N/A

Alternative name(s)

**Original Copy on file with
Applicant's Signature: Planning Department**
Address: 58 College Pond Road
Plymouth, MA 02360

The Planning Board requests your comments on this application for approval of the above proposed street name(s):

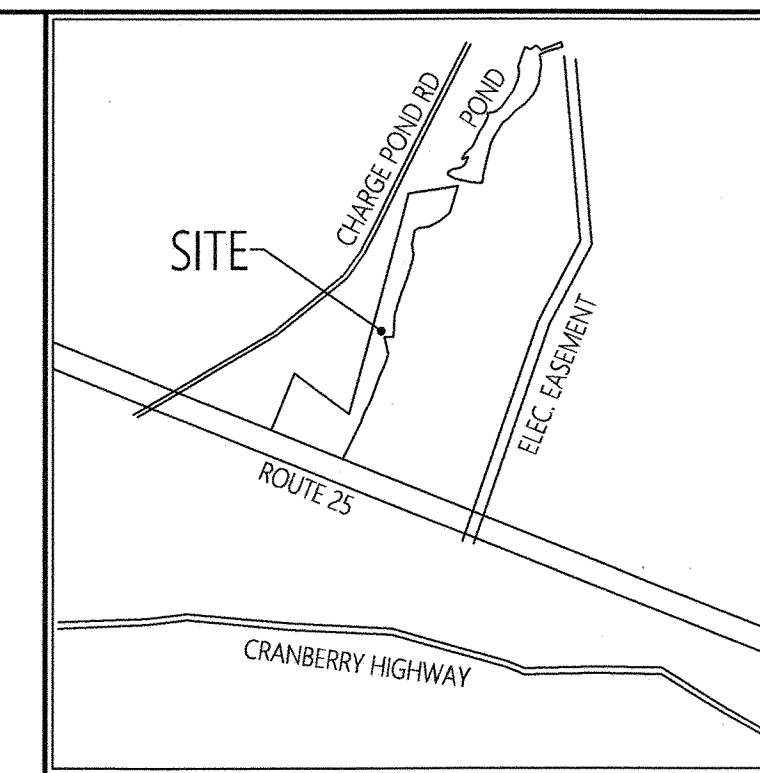
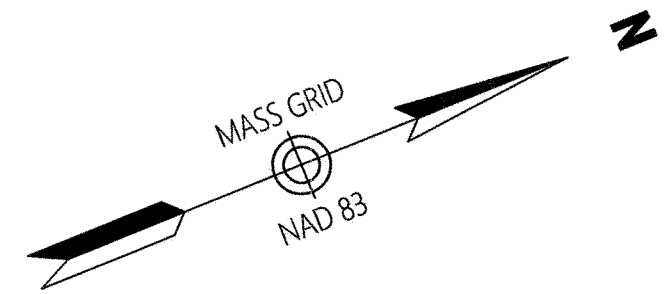
Please submit your comments to the Planning Board before: _____

Approved Name(s): _____

Approval Date: _____

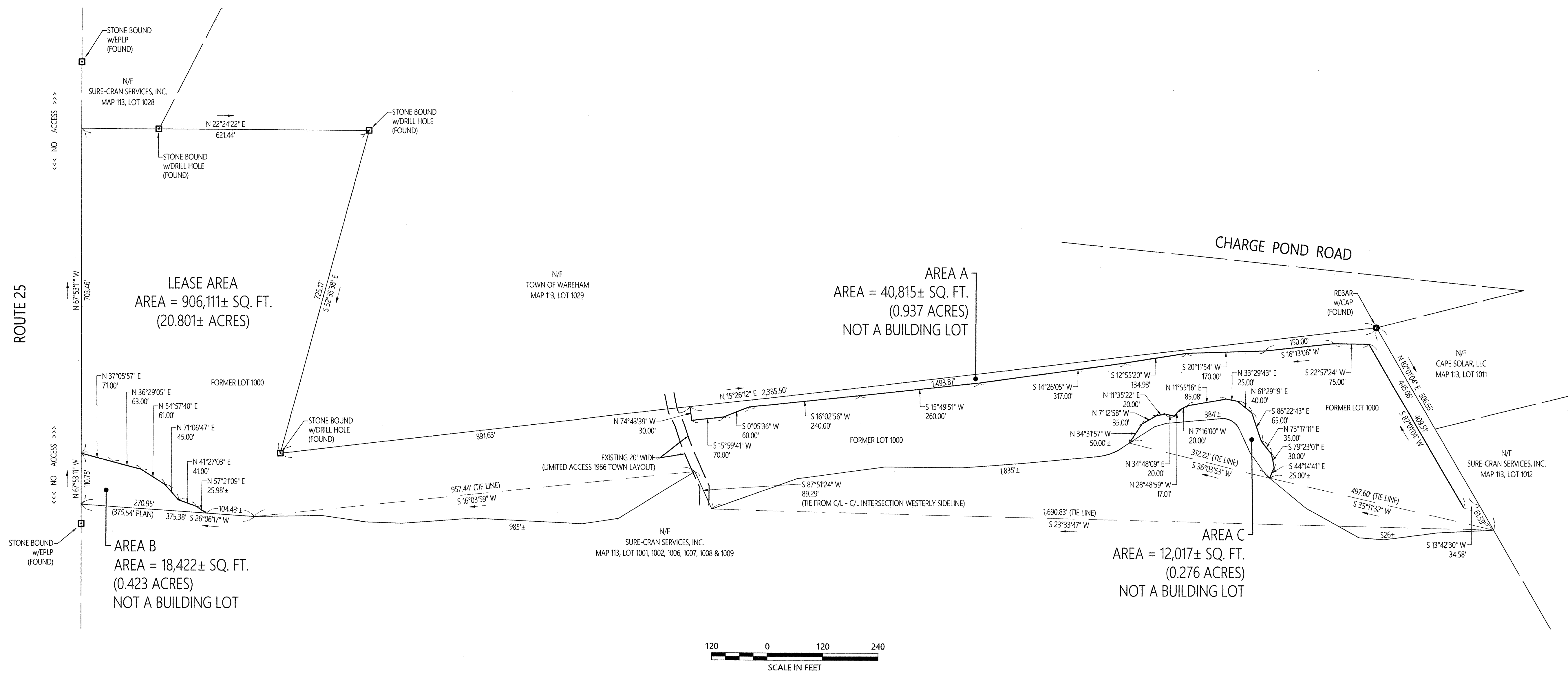
Planning Board Signatures:

Distribution List:**Board of Selectmen****Building Department****EMS****Police Department****Board of Health****Fire Department****Community Development****Wareham Historical Commission****Assessor's Office****Municipal Maintenance****Water Department**



Locus Map
(SCALE: 1"=2000')

RESERVED FOR REGISTRY USE ONLY



Record Owner
DAVID FLETCHER
MAP 115 LOT 1000
BOOK 34514, PAGE 232

General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN DECEMBER, 2020 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE PURPOSE OF THIS PLAN IS TO DEPICT (1) LEASE AREA AND (2) AREAS A, B AND C WHICH ARE NOT BUILDING LOTS.
- 3) THE SITE LIES IN THE R-130 ZONING DISTRICT AS SHOWN ON THE TOWN OF WAREHAM ZONING MAP DATED MAY 14, 2007.

Endorsement Notes

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.

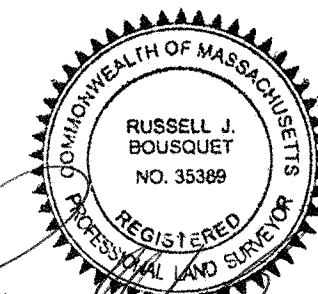
THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE WAREHAM TOWN BY-LAWS IN ACCORDANCE WITH DIVISION VI, ARTICLE I AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS MASSACHUSETTS WETLANDS PROTECTION ACT, M.G.L. CH. 131, §40 AND ITS IMPLEMENTING REGULATIONS, 310 CMR 10.00 FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAW RELATIVE TO IRREGULARLY-SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, §615; ARTICLE 6, §612; ARTICLE 10; ARTICLE 6, §620 FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE EARTH REMOVAL REGULATIONS IN ACCORDANCE WITH DIVISION IV, ARTICLE III OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



April 22, 2021
DATE

PROFESSIONAL LAND SURVEYOR

APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
WAREHAM PLANNING BOARD

DATE: _____

SUBDIVISION PLAN OF LAND
IN
WAREHAM
MASSACHUSETTS

PREPARED FOR: DAVID FLETCHER

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 120 FEET

DATE: APRIL 16, 2021

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that David Fletcher (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.

Rathryn King Dept Assistant
John Foster, Tax Collector