



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

266 MAIN ST.

WAREHAM, MA
02571

TEL 508.295.6600
FAX 508.295.6634

gaf@gaf-eng.com

November 3, 2020

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

**RE: Approval Not Required Plan
First Congregational Church
Map 61, Lots 1173 & 1174
G.A.F. Job. No. 20-9539**

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, The First Congregational Church of Wareham, respectfully submits the following:

1. Two (2) copies of the Form A - Application for Endorsement of Plan Believed Not To Require Approval.
2. Six (6) 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 per sheet plus \$50.00 per lot)

The purpose of the plan is to divide the two structures shown in existence prior to the adoption of zoning in the Town of Wareham on November 19, 1951, into two separate lots, provided that one structure remains on each newly created lots. The church was built in 1914, and the parsonage was built in 1900, per the Town of Wareham Assessor's field cards.

Since there was not enough area to have two 30,000 square foot lots, the church lot has an area of 41,256 square feet, and the parsonage has 15,000 square feet. Both lots have the required 150 feet of frontage. Should you have any questions regarding this proposed project, please do not hesitate to call.

Very Truly Yours,
G.A.F. Engineering, Inc.

William F. Madden, P.E.
bill@gafenginc.com

Enclosure

cc: Town Clerk
Phyllis Decas



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

November 3, 2020

Town of Wareham
Town Clerks Office
54 Marion Road
Wareham, MA 02571

**RE: Approval Not Required Plan (Form "A")
First Congregational Church
Map 61, Lot 11.73
G.A.F. Job. No. 20-9539**

Dear Town Clerk:

Notice is hereby given of the submittal of the above referenced Approval Not Required Plan to the Town of Wareham Planning Board. A plan entitled "Approval Not Required Plan of Land" dated November 2, 2020 prepared for First Congregational Church is being submitted on November 3, 2020 by hand delivery. Also enclosed is an executed Form "A" application.

This submission is intended to satisfy the requirements of M.G.L. Chapter 41, Section 81T.

If there are any questions, please contact me directly at 508-295-6600.

Very Truly Yours,
G.A.F. Engineering, Inc.

William F. Madden, P.E.
bill@gafenginc.com

WFM/kcl
Encs.

cc: Phyllis Decas
Wareham Planning Board

Received by:

Date:

Wareham Clerks Office

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

NOVEMBER 2, 2020

To the Planning Board of the City/Town of WARREN

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 CHURCH & PARSONAGE buildings were standing on the plan prior to NOV. 19, 1951 the date when the subdivision control law went into effect in the city/town of WARREN 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:

ADDESHORN RECORDS:

CHURCH LISTED AS 1914
PARSONAGE LISTED AS 1900

PHYLLIS DEAS
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 TOWN OF WAREHAM
dated DEC. 29, 1913 and recorded in PLYMOUTH CO Registry
of Deeds, Book 1174, Page 596 and WAREHAM Assessors Book MAP
61, Page LOT 11.73

Received by City/Town Clerk:

Date _____

Time _____

Signature _____

Treasurers' office: _____

Date: _____

Applicant's signature

Applicant' address

Applicant's phone # 508 317 4087

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 FIRST CONGREGATIONAL CHURCH (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 First Congregational Church (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

MAP 61, LOTS 1173 & 1174

John Foster 10-15-20

John Foster, Tax Collector

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.