

SPECIAL PERMIT/ SITE PLAN REVIEW APPLICATION

TOWN OF WAREHAM ZONING BOARD OF APPEALS

21 Old Glen Charlie Road
E. Wareham, MA 02538

February 7, 2022

PREPARED FOR:

R.J. Motto, Inc.
P.O. Box 150
Buzzards Bay, MA 02532

PREPARED BY:



JC ENGINEERING, Inc.
Civil & Environmental Engineering
2854 Cranberry Highway
East Wareham, Massachusetts 02538
Ph. 508-273-0377 – Fax 508-273-0367



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Civil & Environmental Engineering

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East Wareham, Massachusetts 02538
Ph. 508-273-0377 – Fax 508-273-0367*

February 7, 2022

Town of Wareham
Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

RE: Special Permit and Site Plan Review Applications for
21 Old Glen Charlie Road, East Wareham

Dear Board Members,

On behalf of the applicant, R.J. Motto, Inc., please find enclosed a Site Plan Review and Special Permit Application accompanied by supporting design drawing entitled “Proposed Site Plan located at 21 Old Glen Charlie Road, E. Wareham, MA” revised through February 2, 2022 (Plan) for your review and approval. This property is shown as Lot 1101-C1 on Assessor’s Map 129. This property is currently developed with a two-family residential dwelling, driveway, and gravel parking area. The applicant would like to construct two additional duplex structures for a total of 6 residential units, including a new driveway and associated utilities. In accordance with the determination letter issued by the David Riquinha, Building Commissioner, dated February 2, 2022, Special Permits under Article 3, Section 320 and Article 6, Section 613 would be required for this proposed project. Further, under Article 15, Section 1520 a Site Plan Review is required.

Zoning Requirements

The property is located in the Commercial Strip (CS) Zoning District and has 256.96 feet of frontage on Old Glen Charlie Road. Old Glen Charlie Road is a dead-end, 50 feet wide public way with an approximate 20 feet wide paved surface. The lot has a total land area of 81,354 square feet, of which 75,596 square feet is uplands. There a small isolated wetland on the far eastern portion of the property that is adjacent to Glen Charlie Road. Below is a list of the various Sections of the Town of Wareham Zoning Bylaws that are applicable to this project.

- In accordance with Article 3, Table 320, multiple family dwellings in CS Zoning District require a Special Permit to be issued by the Zoning Board of Appeals. A total of 6 residential units are proposed (2 existing and 4 proposed).
- In accordance with Article 6, Section 613, a Special Permit may provide for more than one principle building. A total of 3 principal structures are proposed (1 existing duplex and 2 proposed duplexes)

- In accordance with Article 15, Section 1520, any development requires Site Plan Review if the total required parking count as determined by Section 920 equates to 10 or more parking spaces. According to Section 920, each two family dwelling requires 2 parking spaces per unit. With a total proposed unit count of 6 units, a total of 12 parking spaces are provided.

Special Permit

As outlined in Section 1460-Special Permit of the Wareham Zoning Bylaws, the Board of Appeals shall find that the following conditions are met:

1. *The Use as developed will not adversely affect the neighborhood.* The proposed project included the construction of residential dwellings in a neighborhood consisting primarily of a mix of single family, duplex, and multi-family dwellings.
2. *The specific site is an appropriate location for such a Use, structure, or condition.* As stated above, the proposed Use is consistent with the existing neighborhood uses. Also, access to the proposed Use will be from a public roadway.
3. *There will be no nuisance or serious hazards to vehicles or pedestrians.* The public roadway has adequate width to support the anticipated vehicular trips for 4 additional residential units as well as emergency vehicles. Although a majority of the vehicles using this roadway are from the residents of the neighborhood and would not typically need to access the end of the road, there is a cul-de-sac at the end of the roadway that allows vehicles to easily reverse direction. Further, there is an existing sidewalk at the southern end of Old Glen Charlie Road that provides for safe pedestrian access to the nearby stores and restaurants that are along Cranberry Highway.
4. *Adequate and appropriate facilities will be provided for the proper operation of the proposed use.* Similar to the existing dwelling units, the proposed dwellings units are to be serviced by town water, private septic systems, and natural gas and electric utilities. A new 2 inch water line is proposed to be installed to service the 4 new dwelling units. To be in conformance with the Board of Health Water Quality Bylaw, the 4 proposed units will be serviced by two separate innovative/alternative septic systems that will provide for denitrification. As required by the manufacturer, the alternative technologies will be inspected yearly to ensure the treatment units are working properly. To address surface water runoff generated by this proposed development, a catch basin and subsurface infiltration basin will be constructed within the driveway to ensure there is no increase in runoff rates or volumes from existing conditions.
5. *The Use or structure as proposed does not pose a substantial detriment to the town or neighborhood in which it is proposed.* As stated above, the proposed Use is consistent with the neighborhood. The commercial businesses and restaurants in close proximity to this neighborhood will benefit from additional nearby residential units.

6. *The proposal conforms to all other applicable provisions of the Wareham Zoning Bylaw.* As stated within the above mentioned letter issued by Mr. Riquinha, the proposed use and density requires a Special Permit and Site Plan Review. The project meets all other zoning regulations.

Site Plan Review

Impact Statement

Water and Sewer System

The proposed dwellings will be serviced by Town Water and private septic systems. A new 2” waterline will be tapped into the existing 12” watermain within Old Glen Charlie Road. The new septic systems will include the use of an Innovative/Alternative technology approved by the Massachusetts Department of Environmental Protection for nitrogen removal. This is required by the Board of Health Water Quality Bylaw for any new construction within 500 feet of a surface water as defined in the same Bylaw. Each new duplex will be serviced by a septic tank, distribution box and soil absorption system. Town sewer is currently not within the layout of Old Glen Charlie Road.

Fire and Police Protection

The proposed driveway has been sized to adequately allow an emergency vehicles to access the proposed residential units, as well as the existing residential units. The existing gravel driveway will be replaced with a widened paved driveway with appropriate drainage facilities to aid in access and safety for the residents and emergency vehicles. There is a detail shown on the Plan of the anticipated access path for the Wareham Fire Truck. A fire hydrant currently exists approximately 202 feet northerly from the driveway entrance on Old Glen Charlie Road, therefore being in close proximity for fire protection.

Schools and Parks

In accordance with the U.S. Census Bureau, the average number of residents per household in Wareham (2015-2019) is approximately 2.36 persons per household. Further, the percentage of persons under 18 years of age in Wareham is approximately 18.0 percent. Based upon these figures, the number of school age children within 4 additional residential units would be not be detrimental to the current school population. In regards to school bus pickup, this occurs at the beginning of Old Glen Charlie Road at the intersection with Cranberry Highway.

Traffic and Pedestrian

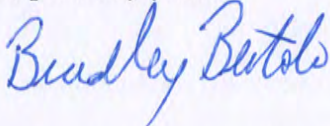
There will not be an adverse impact to the traffic and pedestrian movement to or from the proposed development. Old Glen Charlie Road is a public way with direct access off Cranberry Highway, which is a State Highway (Routes 6 and 28). As stated above, Old Glen Charlie is a dead-end roadway where a majority of the traffic utilizing this road is from the residents only.

Ecology

A majority of the property proposed to be developed is currently void of natural vegetation. Only a small portion of the property currently vegetated will be cleared as part of the project. Due to the presence of an isolated wetland adjacent to the eastern boundary line, a minimum 50 foot No Activity Zone is being maintained to be in conformance with the Town of Wareham Wetland Protective Bylaw. Upon completion of the grading, the disturbed areas will be stabilized with loam and seed. To account for the increase of surface water runoff being generated by this development, a subsurface drainage system is proposed to ensure the peak rate and volume of runoff for the 2-, 10-, 25-, and 100-year storm events does not exceed existing conditions.

For the reasons stated above, we would appreciate your favorable vote on the Site Plan Review and Special Permit Applications for the construction of 4 new residential units, which is under the purview of this board.

Respectfully yours,



Bradley M. Bertolo, EIT, CSE
Project Engineer

Cc: R.J. Motto, Inc.

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One: _____ Variance X Special Permit _____ Site Plan _____ Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: R.J. Motto, Inc.

Applicant's Address: P.O. Box 150, Buzzards Bay, MA 02532

Telephone Number: _____

Cell Phone Number: 508-371-8134

Email Address: rjmottoinc@gmail.com

Address of Property/Project: 21 Old Glen Charlie Road, East Wareham

Landowner's Name: Russell J. Motto

Owner's Address: P.O. Box 150, Buzzards Bay, MA 02532

Telephone Number: 508-371-8134

Contact Person: _____ Telephone Number: _____

Map 129 Lot 1101-C1 Zone Commercial Strip (CS)

Date Approved _____ Date Denied _____

Comments: _____

TOWN OF WAREHAM
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

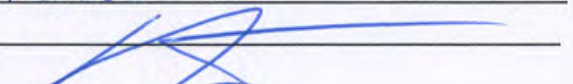
- Complete this form.
- Complete information packets. (Directions attached)
- Submit application form and packet to Town Clerk for signature.
- Submit application form and packet to Town Collector for signature.
- Submit completed form, packets, and appropriate fees** to the Zoning Board of Appeals secretary.

**Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

**A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$100.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.90 per certified letter to each abutter. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 21 Old Glen Charlie Rd LOT: 1101-C1 MAP: 129
ZONING DISTRICT: CS
USE REQUESTED: Residential- Duplexes
OWNER OF LAND & BUILDING: Russell J. Motto TEL.# 508-371-8134
ADDRESS OF OWNER: P.O. Box 150, Buzzards Bay, MA 02532
PERSON(S) WHO WILL UTILIZE PERMIT: R.J. Motto, Inc.
ADDRESS: P.O. Box 150, Buzzards Bay, MA 02532
DATE: 2/7/22 SIGNATURE: 
This application was received on the date stamped here:

Town Clerk: _____ Date: _____
Tax Collector: Briette Benoit Date: 2/7/22
Planning/Zoning Dept.: _____ Date: _____
Application fee paid: _____ Check #: _____ Receipt: _____
Advertising fee paid: _____ Check # _____ Receipt: _____
Abutters fee paid: _____ Check # _____ Receipt: _____

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that R.J. MOTTO, INC. (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 RUSSELL J. MOTTO (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Bridgette Benoit 2/7/22
John Foster, Tax Collector

APPLICATION FOR SITE PLAN REVIEW

Page 1

Applicant: Name: R.J. MOTTO, INC.

Mailing address: P.O. BOX 150, BUZZARDS BAY, MA 02532

Telephone: _____

Project: Street & Number: 21 OLD GLEN CHARLIE ROAD

Assessor's Map: 129 Lot(s) 1101-C1

Dwelling Units # 6 TOTAL

Parking Spaces # 12 TOTAL

Acres: 81,354 S.F. Square Feet Commercial Space: _____

Briefly describe project: CONSTRUCTION OF 4 ADDITIONAL RESIDENTIAL UNITS

Date: 2/7/22

Signature of Applicant: Bradley Bentolw on behalf of Russell Motto

**TOWN OF WAREHAM
ANR/SUBDIVISION/SITE PLAN REVIEW FORM**

Check one: ANR _____ Form B _____ Form C _____ Site Plan Review X _____

Date stamped in _____ Date decision in due _____

Applicant's name(s) R.J. MOTTO, INC. _____

Applicant's address P.O. BOX 150, BUZZARDS BAY, MA 02532 _____

Telephone number 508-371-8134 _____

Address of property 21 OLD GLEN CHARLIE ROAD _____

Landowner's name RUSSELL J. MOTTO _____

Owner's address P.O. BOX 150, BUZZARDS BAY, MA 02532 _____

Telephone number 508-371-8134 _____

Contact person _____ Telephone _____

Map # 129 _____ Lot # 1101-C1 _____ Zone COMMERCIAL STRIP (CS) _____

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

SITE PLAN REVIEW CHECKLIST

Plans shall be prepared by a registered architect, landscape architect, or Professional Engineer. 14 complete sets are required with the following information included:

1. GENERAL INFORMATION

- X Developer name, address, telephone number
- X Property owner name, address, telephone number, legal relationship between developer and property owner
- X Date of application
- X Statement briefly describing project
- X Locus map (1" = 2,000')
- X Location of property to surrounding area (this plan shall show at a scale of not less than 1" = 100' the general characteristics of all lands within 200' of the proposed site and shall include structures, parking areas, driveways, pedestrian ways and natural characteristics)
- X Zoning district (square feet within each district if more than one district)
- X Total area of project in square feet to include wetland and 100 year flood plain (both in square feet)
- X All contiguous land owned by the applicant or by the owner of the property. At the discretion of the Planning Board photographs of the site at size 8" x 10"

2. EXISTING FEATURES

Plans shall be accurately drawn to a scale of 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal and shall show all existing natural, manmade, and legal features of the site. Such plans are to include but not be limited to the following:

- X Tree line of wooded area
- X Individual trees 18" dbh or over
- n/a Bogs or agricultural areas

- X All wetlands protected under CMR 10.02 (1) (a-d)
- n/a Flood plain (100 years) with base flood elevation data
- X Contour lines (2' intervals)
- X General soil types

2b. EXISTING MANMADE FEATURES

- X Vehicle accommodation areas
- X Street, roads, private ways, walkways
- X Curbs, gutters, curb cuts, drainage grates
- X Storm drainage facilities, including manholes
- X Utility lines, including water, sewer, electric, telephone, gas, cable TV
- X Fire hydrants and location of dumpsters
- X Building, structures, and signs (free standing), including dimensions of each
- X Existing light fixtures

2C. EXISTING LEGAL FEATURES

- X Zoning of property (district lines)
- X Property lines (with dimensions identified)
- X Street right of way lines
- X Utility or other easement lines
- X Monuments

3. THE DEVELOPMENT PLAN

The development plan shall show proposed changes in the (a) existing natural features; (b) existing man made features and (c) existing legal features.

The Development Plan shall include:

<u>n/a</u>	Square feet in every new lot
<u>X</u>	Lot dimensions
<u>X</u>	Location and dimensions of all buildings and free standing signs as well as the distances from all buildings to lot lines, streets, or street right of way
<u>X</u>	Building elevations (side, front, and back for a typical unit) showing building height and any proposed wall signs
<u>n/a</u>	Location, dimensions, and designated use for all recreation areas
<u>n/a</u>	Location and dimension of all open space; indicate whether open space is to be dedicated to public use or to remain private
<u>n/a</u>	Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land
<u>X</u>	Curbs and gutters, curb cuts, drainage grates
<u>X</u>	Drainage facilities including manholes, pipes, drainage ditches, and retention ponds
<u>n/a</u>	Sidewalks and walkways showing widths and materials
<u>n/a</u>	Outdoor illumination with lighting fixture size and type identified
<u>X</u>	Utilities; water, sewer, electric, telephone, gas, cable TV
<u>X</u>	Fire hydrant location
<u>n/a</u>	Dumpster (trash collection facilities)
<u>X</u>	New contour lines resulting from earth movement (at 2' intervals) and indications of types of ground cover and other precautions to stabilize slopes
<u>X</u>	Vehicle parking, loading, and circulation areas showing dimensions
<u>n/a</u>	Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements

4. IMPACT STATEMENT

In order to evaluate the impact of the proposed development to Town services and the welfare of the community, there shall be submitted an impact statement in two parts.

- X All applicable Town services including but not limited to schools, sewer services, water systems, parks, fire, and police.
- X The roads in the immediate vicinity of the proposed development (including an estimate of both peak and average daily counts)
- X The ecology of the area within the site and any significant off-site impacts

Part Two shall describe what actions have been taken to mitigate the impacts described in Part One

This application constitutes the applicant's willingness to work under the Town of Wareham's Zoning Bylaws. Any errors or omissions from this checklist or the Zoning Bylaw may result in the application not being placed on a Planning Board Agenda or denial of the Site Plan.

Site Plan Review Application Checklist

Note to Applicant(s): The following checklist serves as an instrument to help ensure that all necessary information and materials are submitted with the application for Site Plan Review. Please verify that all related items listed below have been accounted for in your submission. (Refer to Article 15 of the Zoning By-Law of the Town of Wareham, Massachusetts, adopted October 2004).

Name of site: 21 OLD GLEN CHARLIE ROAD Date: 2/7/22

Owner(s): RUSSEL J. MOTTO

Address: P.O. BOX 150 BUZZARDS BAY, MA 02532

Telephone Number: _____ Cell Phone: 508-371-8134

Developer(s): R.J. MOTTO, INC.

Address: P.O. BOX 150, BUZZARDS BAY, MA 02532

Telephone Number: _____ Cell Phone: 508-371-8134

Relationship between Developer & Property Owner: SAME

Surveyor: JOHN L. CHURCHILL, JR., PLS - JC ENGINEERING, INC.

Engineer: JOHN L. CHURCHILL, JR., PE - JC ENGINEERING, INC.

Architect: _____

Landscape Architect: _____

ITEM	Complete
Application for Site Plan Review – Special Permit filed with Planning Board	X
(14 copies of application and supplementary materials)	X
Application for Special Permit – Residential Cluster Development filed with Planning Board	N/A
(11copies of application and supplementary materials)	X
Copies filed with Town Clerk	X
Filing Fees	X
GENERAL INFORMATION	
Developer Name, address, telephone number	X
Property Owner Name, address, telephone number	X
Date of Application	X
Statement briefly describing project	X
Locus Map (1" = 2,000')	X
Location of property to surrounding area (scale should be no less than 1" = 100') and general characteristics of all lands within 200' of the proposed site including structures, parking areas, driveways, pedestrian ways, and natural characteristics	X

Zoning district (sq. feet within each district if more than one)	X
Total area of project to include wetland and 100 year floodplain (both in sq. feet)	X
All contiguous land owned by the applicant or by owner of property	X
Photographs of site (8" by 10") – at discretion of Permitting Authority	N/A
List of abutters, certified by Board of Assessors	X
Number of dwellings which could be constructed by means of a conventional development plan, considering the whole tract, exclusive of water bodies and land prohibited from development by legally enforceable restrictions, easements, or covenants. This includes: <ul style="list-style-type: none"> Any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh, or swamp bordering the ocean, any estuary, creek, river, stream, pond, or lake Lake under any of the water bodies listed above; Land subject to tidal action Land subject to coastal storm flowage or slopes in excess of fifteen (15) percent are not to be counted in figuring the number of permissible units of conventional development. 	X
EXISTING FEATURES	
(Scale 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal) Must include a minimum of the following:	X
1. Existing Natural Features <ol style="list-style-type: none"> Tree line of natural area; Individual trees 18" dbh or over; Bogs or agricultural areas; All wetlands protected under 310 CMR 10.01 (1) (a-d); floodplain (100 year) with base flood elevation data; Contour lines (2' intervals); General soil types. 	X
2. Existing Man-Made Features <ol style="list-style-type: none"> Vehicle accommodation areas; streets, roads, private ways, walkways; Curbs, gutters, curb cuts, drainage grates; Storm drainage facilities including manholes; Utility lines including water, sewer, electric, telephone, gas, cable TV; Fire hydrants and location of dumpsters; Buildings, structures, and signs (free standing) including dimensions of each; Exterior lighting features. 	X
3. Existing Legal Features <ol style="list-style-type: none"> Zoning of property (district lines); Property lines (with dimensions identified); Street right-of-way lines; Utility or other easement lines; Monuments. 	X

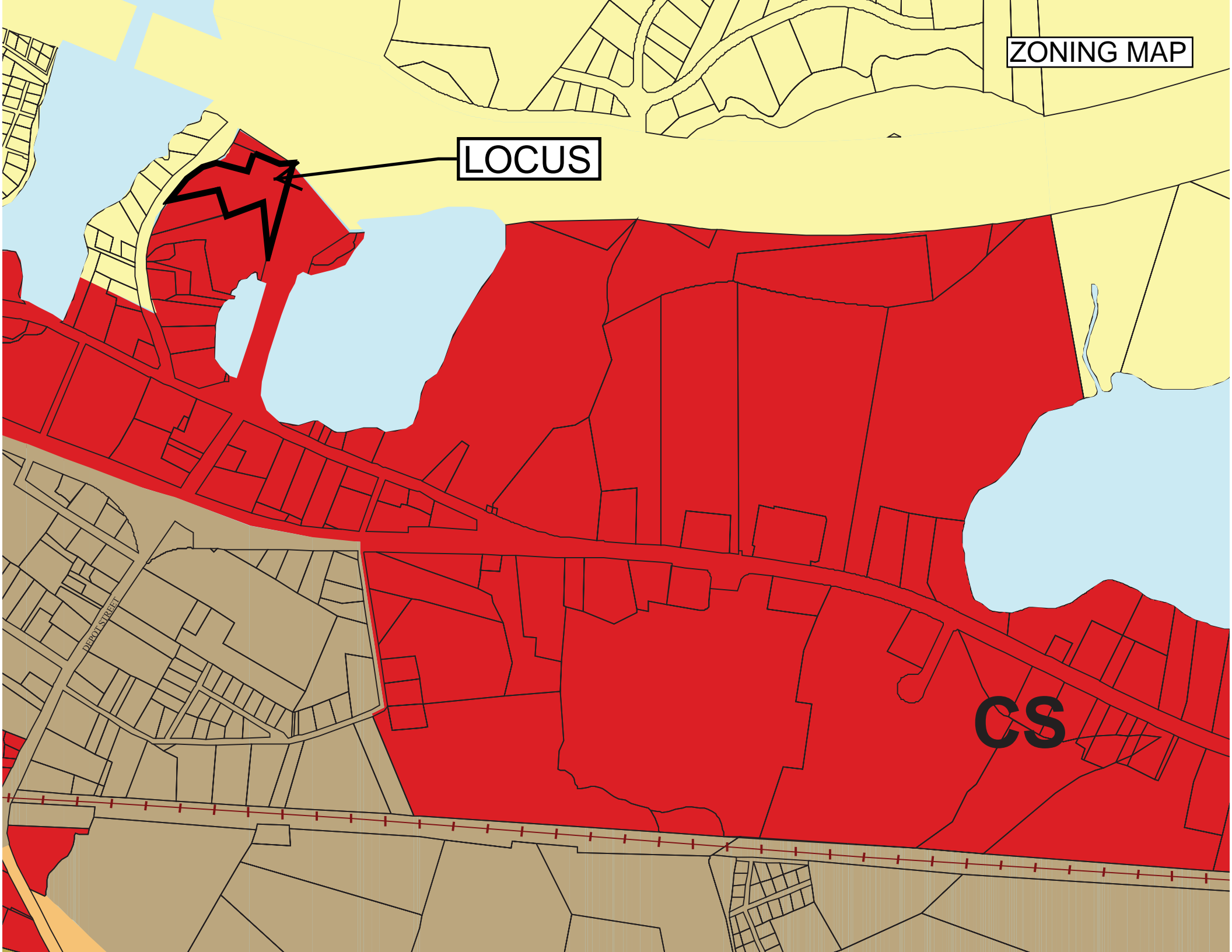
DEVELOPMENT PLAN	
Proposed changes to existing natural features, existing man-made features, and existing legal features including the following;	X
<ul style="list-style-type: none"> • Area of each new lot in square feet; 	N/A
<ul style="list-style-type: none"> • Lot dimensions; 	X
<ul style="list-style-type: none"> • Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street; 	X
<ul style="list-style-type: none"> • Location, dimension, and designated use for all recreation areas; 	N/A
<ul style="list-style-type: none"> • Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or remain private); 	N/A
<ul style="list-style-type: none"> • Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land; 	N/A
<ul style="list-style-type: none"> • Curbs and gutters, curb cuts, drainage grates; 	X
<ul style="list-style-type: none"> • Drainage facilities including manholes, pipes, drainage ditches, and retention ponds; 	X
<ul style="list-style-type: none"> • Sidewalks and walkways showing widths and materials; 	N/A
<ul style="list-style-type: none"> • Outdoor illumination with lighting fixture size and type identified; 	N/A
<ul style="list-style-type: none"> • Utilities – Water, sewer, electric, telephone, gas, cable TV; 	X
<ul style="list-style-type: none"> • Fire hydrant locations; 	X
<ul style="list-style-type: none"> • Dumpster (trash collection facilities); 	N/A
<ul style="list-style-type: none"> • New contour lines resulting from earth movement (2' intervals) and indications of types of ground cover and other precautions to stabilize slopes; 	X
<ul style="list-style-type: none"> • Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways; 	X
<ul style="list-style-type: none"> • Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements. 	N/A
IMPACT STATEMENT	
Part One: Description of neighborhood and impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection;	X
Traffic report of existing and future traffic within and adjacent to proposed development. (Include estimate of both peak and average daily traffic count);	n/a
Analysis of site in regards to wetlands, coastal wetlands, slopes, soil conditions, 100 year flood plain, and other natural features as Planning Board may request;	X
Environmental Impact Assessment Report relating to proposed plan and copy of environmental impact report if otherwise required in order to illustrate the ecology of the area within the site and any significant off-site impacts;	N/A
Evaluation of open land proposed within cluster, with respect to size, shape, location, natural resource value, and accessibility by residents of the Town or of the cluster;	N/A

Part Two: Description of actions that have been taken to mitigate the impacts described in Part One.	X
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LOCUS

CS

DEPOT STREET



21 OLD GLEN CHARLIE RD

Location 21 OLD GLEN CHARLIE RD

Mblu 129 / 1101/C1 /

Acct#

Owner MOTTO RUSSELL J

Assessment \$369,600

Appraisal \$369,600

PID 100542

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$272,900	\$96,700	\$369,600
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$272,900	\$96,700	\$369,600

Owner of Record

Owner MOTTO RUSSELL J

Sale Price \$1

Co-Owner

Certificate

Address 21 OLD GLEN CHARLIE RD
E WAREHAM, MA 02538

Book & Page 38140/0111

Sale Date 01/15/2010

Instrument 1H

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MOTTO RUSSELL J	\$1		38140/0111	1H	01/15/2010
MOTTO RUSSELL J	\$0		23826/0003		12/31/2002
MOTTO RUSSELL J & TONIA	\$198,000		22028/0001	UNKQ	05/03/2002
FULTON VALERIE A	\$157,500		19991/0273	UNKQ	06/12/2001
CAPEWAY BUILDERS INC	\$73,500		19343/0137	1P	02/06/2001

Building Information

Building 1 : Section 1

Year Built: 2001

Living Area: 1,784

Replacement Cost: \$296,648

Building Percent Good: 92

Replacement Cost

Less Depreciation: \$272,900

Building Attributes

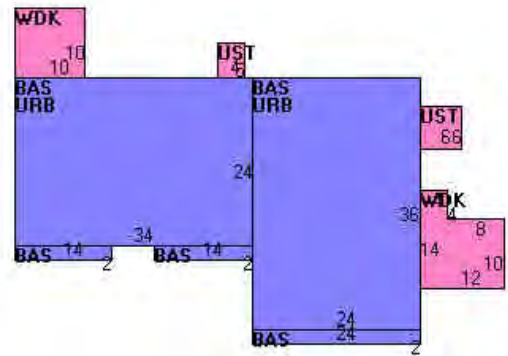
Field	Description
Style:	Two Family
Model	Residential
Grade:	Ave
Stories:	1 Story
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shing
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Forced Hot Air
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
# of Fireplaces	
Fireplace Type	
Finish Bsmt SF	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(http://images.vgsi.com/photos2/WarehamMAPhotos/\0058\DSCN0212_58300.JPG)

Building Layout



(http://images.vgsi.com/photos2/WarehamMAPhotos//Sketches/100542_100565.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,784	1,784	
URB	Unfin Raised Bsmt	1,680	0	
UST	Utility/Storage	56	0	
WDK	Deck, Wood	236	0	
		3,756	1,784	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1040
Description	TWO FAMILY
Zone	MR30
Neighborhood	0050
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	1.87
Frontage	0
Depth	0
Assessed Value	\$96,700
Appraised Value	\$96,700

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$272,900	\$96,700	\$369,600
2021	\$199,100	\$96,700	\$295,800
2020	\$199,100	\$96,700	\$295,800

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$272,900	\$96,700	\$369,600
2021	\$199,100	\$96,700	\$295,800
2020	\$199,100	\$96,700	\$295,800



2010 00003919

Bk: 38140Pg: 111 Page: 1 of 3
Recorded: 01/15/2010 11:27 AM

~~After Recording Mail To:~~
Atty. Robert W. Parady
P.O. Box 81
Monument Beach, MA 02553

WITEST: *John R. Buckley Jr.*
REGISTRAR
PLYMOUTH COUNTY REGISTRY OF DEEDS

Mail
1/24
Mail Subsequent Tax Statements To:
Russell J. Motto
21 Old Glen Charlie Road
East Wareham, MA 02538

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

QUITCLAIM DEED
TITLE OF DOCUMENT

We, Russell J. Motto and Toniq Motto, both of Wareham, Plymouth County, Massachusetts, for full consideration of a Divorce, Plymouth County Probate and Family Court, Docket No. PL08D1063DR, grant to Russell J. Motto, individually, of 21 Old Glen Charlie Road, East Wareham, MA 02538,

with **QUITCLAIM COVENANTS,**

A certain parcel of land, with the buildings thereon, situated in East Wareham, Plymouth County, Massachusetts, being Lot 1101C-1 as shown on a plan "Prepared for Mark Henderson and Sarah Snell, Glen Charlie Road, East Wareham, Mass., Scale 1" = 40'", dated March 9, 1998, prepared by Braman Engineering Co., Civil Engineers and Land Surveyors, 258 Main Street, Buzzards Bay, MA, said plan being recorded with the Plymouth County Registry of Deeds in Plan Book 41, Page 1062 as Plan 88 of 1999, and to which plan reference may be made for a more particular description of said Lot 1101C-1.

Said land is subject to and has the benefit of all rights, rights of way, easements, restrictions and reservations of record, zoning and building permits, insofar as the same are now in force and applicable.

Together with the benefit of a Declaration of Homestead dated January 17, 2007, recorded with said Deeds in Book 34001, Page 116.

Subject to a Mortgage held by the Bank of Canton recorded with said Deeds in Book 34001, Page 100, which the Grantee agrees to assume and pay.

Being all and the same premises described in a deed from Jay J. Critchley, et als to Russell J. Motto et ux, dated December 30, 2002, recorded with said Deeds in Book 23826, Page 3, to which deed reference is made for our title.

Prepared by the Law Office of Attorney Robert W. Parady
Box 81 - 515 County Road
Monument Beach, MA 02553-0081
Telephone: 508-759-5806
Fax: 775-218-8360

Property Address: 21 Old Glen Charlie Rd., Wareham

This deed was prepared by Robert W. Parady, Esq. from information supplied by the Grantor(s), and at the request of the Grantor(s); no independent title examination was undertaken nor did the deed preparer otherwise verify the accuracy of the description and representations contained herein.

Consideration for the deed is less than \$100.00. No deed tax stamps are required.

WITNESS our hands and seals this 12 day of January, 2010

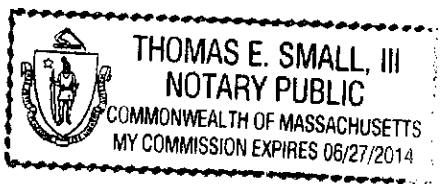
[Signature]
Russell J. Motto
[Signature]
Tonia Motto

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH County, ss.

On this 12th day of January, 2010, before me, the undersigned Notary Public, personally appeared the above-named Russell J. Motto, proved to me by satisfactory evidence of identification, being (check whichever applies): () driver's license or other state or federal governmental document bearing a photographic image, () oath or affirmation of a credible witness known to me who knows the above signatory, or () my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing instrument to be signed by him voluntarily for its stated purpose.

Witness my signature and official seal.



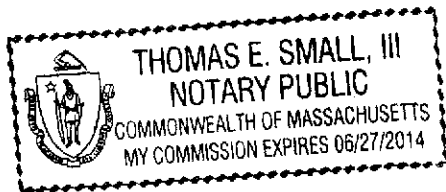
[Signature]
Notary Public
Print Name: Thomas E. Small III
My Commission Expires: 06/27/2014
Qualified in the Commonwealth of Massachusetts

COMMONWEALTH OF MASSACHUSETTS

Plymouth County, ss.

On this 12th day of January, 2010, before me, the undersigned Notary Public, personally appeared the above-named Tonio Motto, proved to me by satisfactory evidence of identification, being (check whichever applies): () driver's license or other state or federal governmental document bearing a photographic image, () oath or affirmation of a credible witness known to me who knows the above signatory, or () my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing instrument to be signed by her voluntarily for its stated purpose.

Witness my signature and official seal.




[Handwritten Signature]

Notary Public
Print Name: Thomas E. Small III

My Commission Expires: 06/27/2014
Qualified in the Commonwealth of Massachusetts

LOCUS



MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
TOWN OF WAREHAM ABUTTERS						
MAP 129 LOT 1101/C1	OWNER RUSSELL J MOTTO					
129-1162	TOWN OF WAREHAM		54 MARION RD	WAREHAM	MA	02571
129-1079	SWART REALTY TRUST		16 OLD GLEN CHARLIE RD	E WAREHAM	MA	02538
129-RA	MACLURE ERIN K		8 OLD GLEN CHARLIE RD	E WAREHAM	MA	02538
129-1081	SWART DIANNE M		16 OLD GLEN CHARLIE RD	E WAREHAM	MA	02538
129-1080	MOORE REBECCA L		PO BOX 238	SANDWICH	MA	02536
129-1082	LIUANO NATHAN D TRUSTEE	CHRISTINE G LIUANO IRREV TRUST	PO BOX 206	E WAREHAM	MA	02538
129-W1	OGUADIMMA ASHLEY J		202 CHURCH ST	MILTON	MA	02186
129-1100/A	WHITE JOHN E JR		11 OLD GLEN CHARLIE RD	E WAREHAM	MA	02538
129-1097	ELLIS WILLIAM		PO BOX 491	ONSET	MA	02558
129-W3	KRIEHN RUSSELL	KRIEHN SHANNON L TRUSTEE OGC TRUST	24 OLD GLEN CHARLIE RD	E WAREHAM	MA	02538
129-1094	ELLIS BEVERLY L TRUSTEE OF BLE	REALTY TRUST	7 OLD GLEN CHARLIE RD	E WAREHAM	MA	02538
129-1101/C2	BRIDGES MATTHEW	BRIDGES SARAH	19 OLD GLEN CHARLIE RD	E WAREHAM	MA	02538
129-1096	ELLIS WILLIAM		PO BOX 491	ONSET	MA	02558
129-1084	KRIEHN RUSSELL	KRIEHN SHANNON L	24 OLD GLEN CHARLIE RD	E WAREHAM	MA	02538
129-1101/B	SHUBERT CHERYLE		23 OLD GLEN CHARLIE RD	E WAREHAM	MA	02538
129-1101/A	LIZARRALDE DANIEL	LIZARRALDE HEGE JENSVOLD	17 OLD GLEN CHARLIE RD	E WAREHAM	MA	02538
129-1101/C1	MOTTO RUSSELL J		21 OLD GLEN CHARLIE RD	E WAREHAM	MA	02538
CERTIFIED ABUTTERS AS THEY						
APPEAR ON OUR TAX ROLLS						
AS OF 12/14/2021						
						
ASSESSORS OFFICE						
REQUESTED BY						
BRADLEY BERTOLO JC ENGINEERING, INC						
508 273-0377						
BBERTOLO@JCENG.ORG						



MAPLE SPRINGS ROAD

28

6

ROGERS AVENUE

25

28

CRANBERRY HIGHWAY

6

KNOWLES AVENUE

OLD GLEN CHARLIE ROAD

ROUTE 25

RAMP-RT 25 WB TO GLEN CHARLIE RD

GLEN CHARLIE ROAD

DEPOT STREET

TYLER AVENUE

SEED STREET

TYLER AVENUE

CRANBERRY HIGHWAY

RAMP-GLEN CHARLIE RD TO RT 25 EB

ROUTE 25

6



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 12/14/2021 at 05:17 PM

- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- Buildings
 - Public
 - Private
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Streets
 - 5200
 - Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Abutting Town Labels
- Abutting Towns