

November 4, 2020

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



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

**RE: Approval Not Required Plan, Map 18, Lot 1002
Great Neck Road
G.A.F. Job. No. 20-9519**

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, Robert Brady, we respectfully submit the following:

1. Two (2) copies of the Form A - Application for endorsement of plan believed not to require approval.
2. Seven (7) 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 for ANR plan, \$50.00 per lot, for 2 Lots.

This plan has been prepared for the purpose of dividing the existing Lot 1002 into two lots, shown as Lots 1002-B and 1002-C. The existing dwelling will remain on Lot 1002-A, and will maintain its frontage on Great Neck Road. Both lots will have adequate frontage and are in accordance with the Wareham Zoning By-Law.

Should you have any questions regarding this proposed project, please do not hesitate to call.

Sincerely,
G.A.F. Engineering, Inc.

A handwritten signature in black ink that reads 'Brian R. Grady'.

Brian R. Grady
brian@gafenginc.com

BRG/kcl
Enclosures

cc: Town Clerk
Robert Brady

266 MAIN ST.
WAREHAM, MA
02571

TEL 508.295.6600
FAX 508.295.6634

gaf@gaf-eng.com



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

November 4, 2020

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

**RE: Approval Not Required Plan
Form "A" Application
Perched, Inc., Robert Brady
Map 18, Lot 1002-A
G.A.F. Job. No. 20-9519**

Dear Town Clerk:

Notice is hereby given of the submittal of the above referenced Approval Not Required Plan to the Town of Wareham. A plan entitled "Approval Not Required Plan of Land" dated October 26, 2020 prepared for Robert Brady is being submitted on November 4, 2020 by hand delivery. Also enclosed is the 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.

Sincerely,
G.A.F. Engineering, Inc.

Brian R. Grady

Brian R. Grady
brian@gafenginc.com

BRG/kcl
Encs.

cc: Robert Brady
Town 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

August 25th, 20 20

To the Planning Board of the 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 and fill in 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 Wareham Zoning By-Law under Section 620 which requires 150 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 Wareham Town Clerk certifies is maintained and used as a public way, namely Great Neck Road, 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 March 5, 1951, the date when the subdivision control law became effective in the Town of Wareham 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 Wareham Zoning By-Laws 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 March 5, 1951, the date when the subdivision control law became effective in the Town of Wareham 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:

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 Paul Volpe, dated April 19, 2016 and recorded in the Plymouth County Registry of Deeds, Book 46820, Page 4 and identified as Assessor's Map 18, Lot 1002.

Applicant's Name [Please Print] Perched Inc., Robert Brady

Applicant's signature 

Applicant's address P.O. Box 922, E. Wareham, MA 02538

Applicant's phone # 508-667-7636

Received by Town Clerk:

Date _____

Time _____

Signature _____

Owner's signature and address if not the applicant or applicant's authorization if not the owner

Treasurer's office: _____

Date: _____

TAX VERIFICATION FORM

This verifies that Perched 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 Same (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Locus: Map 18, Lot 1002

Map 18, Lot 1002

John Foster
John Foster, Tax Collector

Dear Applicant,

Town regulations (Article IV) state that permits and approvals shall not be granted unless the applicant and/or property owner's taxes are paid. As a result you should ascertain the status of your property tax, auto excise and all other fees, prior to submitting any application to the Zoning Board of Appeals, Planning Board and/or Conservation Commission and, unless all fees and taxes are paid or a payment agreement with the Tax Collector has been established (this will be exhibited by this signed statement from the Tax Collector), no approvals shall be issued. In addition, approval by the Zoning Board of Appeals, Planning Board or Conservation Commission does not constitute an approval for permitting or licensing as required from the Local Licensing Authority, that is, the Board of Selectmen. The applicant should ascertain the availability of any necessary permits from the Board of Selectmen, prior to appearing before any Board or Commission for their respective approval.

Thank you for your cooperation.
Wareham Planning Board

FORM A/ANR PLAN CHECKLIST

The plan shall be suitable for recording (24" x 36") in the Plymouth County Registry of Deeds (7 additional copies, reduced on ledger-sized paper 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 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 local tax list;
8. Location of any easement or ways, public or private, across the land with a designation as to its purpose;
9. Bearing and distances 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 at a scale of 1"=2000' sufficient to identify the location of the property;
13. The name, seal and signature of the Registered Professional Land Surveyor who prepared the plan.