

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:

- o Complete this form.
- o Complete information packets. (Directions attached)
- o Submit application form and packet to Town Clerk for signature.
- o Submit application form and packet to Town Collector for signature.
- o 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: 25 CLEVELAND WAY LOT: 20 MAP: 7B.2
ZONING DISTRICT: R-30
USE REQUESTED: SINGLE FAMILY DWELLING
OWNER OF LAND & BUILDING: PAUL/ELAINE COUGHLIN TEL.# 6174486931
ADDRESS OF OWNER: 25 CLEVELAND WAY
PERSON(S) WHO WILL UTILIZE PERMIT: OWNER
ADDRESS: 25 CLEVELAND WAY
DATE: 4/3/24 SIGNATURE: Paul R. Coughlin
This application was received on the date stamped here:

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

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: Paul & Elaine Coughlin, Trustees

Applicant's Address: 25 Cleveland Way, Wareham

Telephone Number: 617-448-6931

Cell Phone Number: 617-448-6931

Address of Property/Project: 25 Cleveland Way Addition

Landowner's Name: Paul & Elaine Coughlin, Trustees

Owner's Address: 25 Cleveland Way, Wareham

Telephone Number: 617-448-6931

Contact Person: Anthi Frangiadis Telephone Number: 508.992.3494

Map 7B.2 Lot 20 Zone R-30

Date Approved _____ Date Denied _____

Comments:



FRANGIADIS ASSOCIATES
ARCHITECTURE ▪ INTERIORS ▪ PLANNING

April 10, 2024

Nazih Elkallassi, Chairman
Wareham Zoning Board of Appeals
54 Marion Rd.
Wareham, MA 02571

RE: 25 Cleveland Way, Wareham Assessor's Map 7B.2, Lot 20

Dear Mr. Chairman and Members of the Board`

Enclosed please find an application for a Special Permit/Variance for the subject property. The proposed project involves connecting the existing dwelling to the existing garage by squaring off the existing house to the West (front setback) and adding a new deck to the North on a pre-existing non-conforming lot located at Assessor's Map 7B.2, Lot 20 in the R-30 zoning district. The following information about the parcel is summarized below:

- 1) **Lot Size:** The pre-existing non-conforming lot size is **8,954 SF**. An existing conditions site plan and a proposed site plan prepared by GAF Engineering are included with this application.
- 2) **Building Area:** The existing single-family dwelling has a footprint of **1,033 SF**.
- 3) **Building Coverage:** The existing building coverage is **12.2%**.
- 4) **Impervious Coverage:** The R-30 zoning district does not restrict impervious coverage.
- 5) **Building Setbacks:** The pre-existing-non conforming setbacks are **7.3' to the South** and **12.6' to the West**.

It is our belief that the proposed addition is not substantially more detrimental to the neighborhood than the existing structure. Further, the addition will not cause or contribute to any undue nuisance, hazard, or congestion in the neighborhood. Overall, we believe this is an enhancement to the neighborhood and trust that the information provided is adequate for the Board to find the same. We look forward to discussing the proposed project in further detail with you at the public hearing.

Very truly yours,

Anthi Frangiadis RA

Encl: ZBA Application & Documentation
C: GAF Engineering; File

Written Statement to Accompany ZBA Special Permit Application – 25 Cleveland Way

The subject lot, Map 7B.2 Lot 20 is within the R-30 zoning district with 67.4 feet of frontage on Cleveland Way. The lot contains 8,954 sf and an existing single story wood structure, a single-family dwelling and a detached garage. The lot is serviced by town water and town sewer. The lot does not conform to the area requirements of R-30 zoning district and it pre-dates adoption of the zoning by-law therefore rendering it a pre-existing non-conforming lot. The structure does not conform to setback requirements of R-30 zoning district and it predates adoption of the zoning by-law having been constructed in 1926 (See Assessor's Field Card) therefore rendering it a pre-existing non-conforming structure. The existing use (single family dwelling) is an allowed use in this zoning district.

The proposal is to construct a 336 SF addition connecting the existing dwelling to the existing garage. This is accomplished by squaring off the front of the house, continuing along the same line as the existing encroachment without increasing the encroachment. A 363 SF deck to the North is also proposed. The continuation of the non-conforming setback is not detrimental to the neighborhood and the addition adds curb appeal to the property.

While the Special Permit seeks to continue the non-conforming front setback, the addition will not be substantially more detrimental to the neighborhood, nor will it cause or contribute to any undue nuisance, hazard, or congestion in the neighborhood, zoning district, or Town. The subject property has been in the family for many years and the owners seek to make improvements that will allow them to retire to Wareham full-time.



2013 00021226

Bk: 42761 Pg: 35 Page: 1 of 2
Recorded: 03/05/2013 03:59 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS QUITCLAIM DEED

We, Paul R. Coughlin and Elaine L. Coughlin, being married to one another, of 55 Valley Road, Milton, Massachusetts 02186, for consideration paid and in full consideration of ONE (\$1.00) Dollar, hereby grant to Paul R. Coughlin and Elaine L. Coughlin, as Trustees of the 2013 Coughlin Family Revocable Trust, a trustee certificate for which is recorded herewith, of 55 Valley Road, Milton, Massachusetts 02186,

With Quitclaim Covenants

The following property:

First: A certain parcel of land with the buildings thereon, being Lot Number twenty (20) situated in the Buzzards Bay Terrace at Indian Mound Beach, Town of Wareham, County of Plymouth, Commonwealth of Massachusetts, as surveyed, plotted and recorded at Plymouth, Massachusetts. (The title to this within described land is conveyed subject to the following restrictions-said lot shall be used for residential purposes only; on said lot there shall be two buildings, one shall be a dwelling containing not less than five rooms on the ground floor, the other building shall be a garage; there shall be no camping tent, windmill or sandpit thereon, all roofs shall be of shingle, slate or tile and all chimneys shall be of brick; any dwelling or garage shall be speedily completed and painted; there shall be a piazza on the Cleveland Way end of the dwelling so latticed or screened as to hide unsightly objects; toilets shall be in or attached to the dwelling or garage; dwellings shall be latticed underneath.) Upon violation of any of these preceding restrictions, this conveyance shall become null and void and the title thereto shall revert to this grantor.

See deed from Louis Feldman, Jr., et al, to Lillian W. Clark, dated May 11, 1928 and recorded with Plymouth County Deeds, Book 1553, Pages 585-586. See also deed from Lillian W. Clark to these grantors, dated December 4, 1945 and recorded with Plymouth County deeds, Book 1894, Pages 455-456.

Second: Also, the south one-half of the Lot Numbered 19, at Buzzards Bay Terrace at Indian Mound Beach, Town of Wareham, County of Plymouth, Commonwealth of Massachusetts, which said lot was acquired by the Town of Wareham, by virtue of Decree No. 12485 in the Land Court of said Commonwealth by foreclosure of the equity of redemption under a tax lien in and to the said Lot: and which lot was conveyed by said Town of Wareham, a municipal corporation to one Georgianna Anderson and said Lillian W. Clark by deed dated July 18, 1940, and recorded with Plymouth County Deeds, Book 1794, Pages 93-94. The title of Georgianna Anderson to this South one-half of said Lot Number 19, is conveyed to Lillian W. Clark by deed dated September 19, 1940 and recorded with Plymouth Deeds, Book 1795, Page 481.

Said south half of Lot 19, being bounded and described as follows-On the North by the other half of this lot which is owned by Georgianna Anderson; on the West by Cleveland Way, on the South by the land of Lillian W. Clark and on the East by the water of Buttermilk Bay. Said frontage on the water and on the street being twenty-five feet more or less. Being subject to restrictions of record.

lots 19 + 20 Buzzards Bay Terrace, Wareham

PVUP

For our title see deed from Charles J. Lievi and Elaine L. Coughlin, dated August 30, 2000 and recorded with Plymouth County Deeds in Book. 18848, Page 33

Witness our hand and seal this 29 day of January, 2013.

Paul R. Coughlin

Paul R. Coughlin

Elaine L. Coughlin

Elaine L. Coughlin

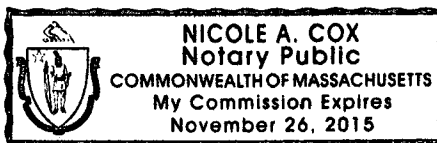
COMMONWEALTH OF MASSACHUSETTS

On this 29 day of January, 2013 before me, the undersigned notary public, personally appeared Paul R. Coughlin and Elaine L. Coughlin, proved to me through satisfactory evidence of identification, which were a driver's license, to be the person whose name is signed on the preceding or attached document in my presence and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Nicole A. Cox

Notary Public:

My Commission Expires:



11/26/15

25 CLEVELAND WAY

Location 25 CLEVELAND WAY

Mblu 7/B 2/ 20/ 1

Acct#

Owner COUGHLIN PAUL R

Assessment \$616,600

Appraisal \$616,600

PID 2586

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$244,000	\$372,600	\$616,600

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$244,000	\$372,600	\$616,600

Owner of Record

Owner COUGHLIN PAUL R

Sale Price \$1

Co-Owner COUGHLIN ELAINE L TRUSTEES

Certificate

Address 333 RICCIATI DR APT 2308

Book & Page 42761/0035

QUINCY, MA 02169

Sale Date 03/05/2013

Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COUGHLIN PAUL R	\$1		42761/0035	1A	03/05/2013
COUGHLIN PAUL R	\$0		18848/0033		09/01/2000
LIEVI CHARLES J	\$1		6049/0309		01/01/1901

Building Information

Building 1 : Section 1

Year Built: 1926
Living Area: 1,020
Replacement Cost: \$335,668
Building Percent Good: 70

Replacement Cost
Less Depreciation: \$235,000

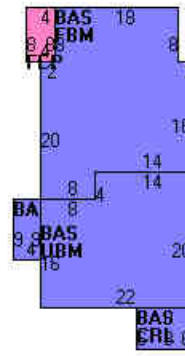
Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Ave
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shing
Interior Wall 1	Custom Panel
Interior Wall 2	Drywall
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Hot Air
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Average
# of Fireplaces	
Fireplace Type	
Finish Bsmt SF	528
Fin Bsmt Qual	2
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/WarehamMAPPhotos/\0060\IMG_2912_6)

Building Layout



(https://images.vgsi.com/photos2/WarehamMAPPhotos//Sketches/2586_258)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,020	1,020
CRL	Crawl Space	48	0
FBM	Finish Bsmt	528	0
FEP	Enclosed Porch	32	0
UBM	Basement Unfin	408	0
		2,036	1,020

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAMILY
Zone R30
Neighborhood 0061
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.20
Frontage 0
Depth 0
Assessed Value \$372,600
Appraised Value \$372,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE AVG			480.00 S.F.	\$9,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$244,000	\$372,600	\$616,600
2023	\$219,500	\$338,600	\$558,100
2022	\$179,700	\$338,600	\$518,300

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$244,000	\$372,600	\$616,600
2023	\$219,500	\$338,600	\$558,100
2022	\$179,700	\$338,600	\$518,300

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Submission #312

[View](#)

[Delete](#)

Your current password appears in [HIBP](#), an online database of previous data breaches. You should change your password.

Welcome to the website. For Help Documentation & Videos, please visit our [Municipal User Center](#) or, for schools, visit our [Schools User Center](#). **It is recommended you write down the following credentials to login to the User Center - Username: "CivicOpen" and Password: "ClientUser10!"**

[Previous submission](#)

[Next submission](#)

[Print](#) [Resend e-mails](#)

Submission information

Form: [Abutter Request Form - Online](#)
Submitted by Anonymous (not verified)
March 26, 2024 - 8:15am
162.158.10.206

Contact Information

Anthi Frangiadis

Phone Number:

5082453724

Email Address:

anthi@anthif.com

Date of Request:

March 26, 2024

Owners Name:

PAUL R COUGLIN, ELAINE L COUGHLIN TRUSTEES

Property Location:

25 CLEVELAND WAY

Map/Lot

7/B/2/20

Distance Required

300'

Which Board are you appearing before?

ZONING BOARD OF APPEALS

RECEIVED
MAR 26 2024
TOWN OF WAREHAM
ASSESSING DEPARTMENT

[Previous submission](#)

[Next submission](#)

TOWN OF WAREHAM ABUTTERS

MAP 7B.2 LOT 20

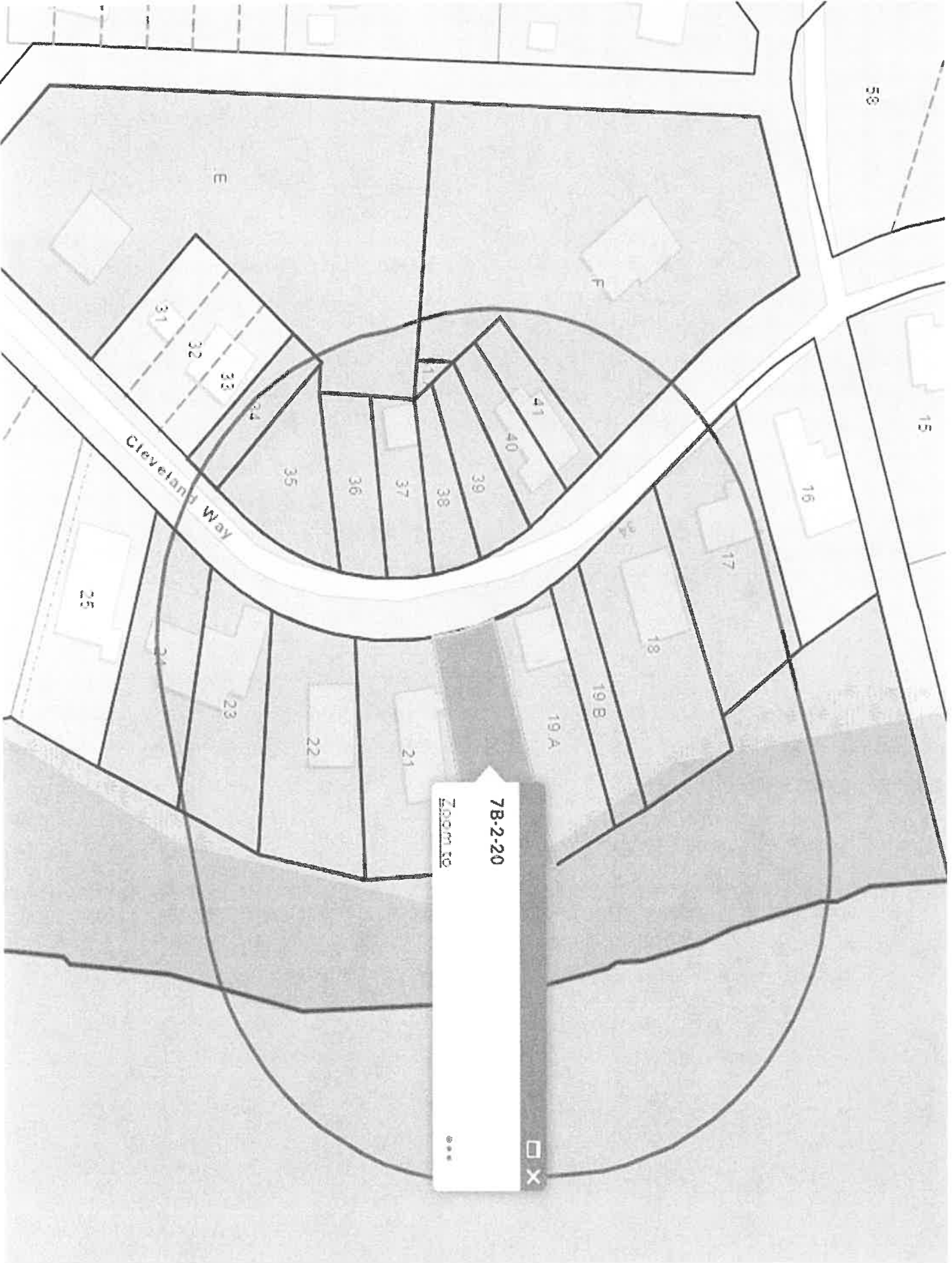
OWNERS PAUL R + ELAINE TRUSTEES

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
7B-1-E	DOYLE MARC A, DOYLE DEBORAH M	6 CLEVELAND WAY,	BUZZARDS BAY, MA	02532
7B-1-F	HEWITT WILLIAM J, HEWITT DEBRA J	18 ROCKWOOD RD,	NORFOLK, MA	02056
7B-1-31	MAHER, MATTHEW B	18 CLEVELAND WAY,	BUZZARDS BAY, MA	02532
7B-1-36	CROWELL MARY E TRUSTEE OF, THE MARY E CROWELL REALTY TRUST	21 CLEVELAND WAY,	BUZZARDS BAY, MA	02532
7B-1-38	GOUJSTON EMILY J,	1285 CENTRAL ST,	STOUGHTON, MA	02072
7B-2-17	RENAUD EDMOND J, RENAUD KENDRA J	33 CLEVELAND WAY,	BUZZARDS BAY, MA	02532
7B-2-18	HOLDEN SARAH & RIDER DEBORAH, RIDER JONATHAN TRUSTEES	34 TOPPANS LN,	NEWBURYPORT, MA	01950
7B-2-20	COUGHLIN PAUL R, COUGHLIN ELAINE L TRUSTEES	333 RICCIATI DR APT 23	QUINCY, MA	02169
7B-2-20	COUGHLIN PAUL R, COUGHLIN ELAINE L TRUSTEES	55 VALLEY RD,	MILTON, MA	02187
7B-2-21	GOUJSTON STEPHEN E & PATRICIA A TRS, 23 CLEVELAND WAY REALTY TRUST	46 PAMMYS PATH,	NORTH EASTON, MA	02356
7B-2-22	CROWELL MARY E TRUSTEE OF, THE MARY E CROWELL REALTY TRUST	21 CLEVELAND WAY,	BUZZARDS BAY, MA	02532
7B-2-23	COHEN SHALOM, COHEN PAULA P	16 CIRCUIT ST,	WESTWOOD, MA	02090
7-0-1006	LYNCH LILLIAN ET ALS,	PO BOX 177,	BUZZARDS BAY, MA	02532

CERTIFIED ABUTTERS AS THEY APPEAR
ON OUR TAX ROLLS AS OF 3/28/2024

Assessors Office
My Renee Atkins

REQUESTED BY
ANTHI FRANGIADIS
508 245-3724
ANTHI@ANTHI.F.COM



78-2-20
Zoom to
☐ X



TOWN of WAREHAM
Massachusetts
BUILDING DEPARTMENT

Paul E. Turner
Director of Inspectional Services

March 5, 2024

Anthi Frangiadis
22 William Street
New Bedford, Massachusetts 02740

RE: 25 Cleveland Way/ Map 7B.2, Lot 20

Ms. Frangiadis,

I have reviewed your building permit application, B-24-80, submitted February 15, 2024 with a scope of work stating; "new addition connecting existing house to existing garage" located at 25 Cleveland Way, Wareham Massachusetts.

Your application is being denied under the following sections of the Wareham Zoning Bylaws;

Article 6: Density and Dimensional Regulations,

628 Existing Small Lots, Category 2, Front Setback, 20'

Article 13: Zoning Protection,

1352 If the Building Official determines that a proposed addition, alteration, or extension to a lawfully nonconforming single or two family residential structure increases the non-conforming nature of the structure, a denial letter will be issued and the applicant must make application to the Board of Appeals for a new determination in order to proceed. If the Board of Appeals affirms the Building Official's decision, no such alteration or extension may occur unless the Board of Appeals issues a Special Permit for alteration or extension after finding that the alteration or extension will not be substantially more detrimental to the neighborhood than the existing non-conformity. An addition, alteration, or extension that increases the non-conforming nature would include but not be limited to:

1. A non-conforming structure built in the same footprint to an increased building height.
2. A structure that continues along the same line as an existing encroachment without increasing the encroachment.
3. A non-conforming structure rebuilt that decreases the pre-existing non-conforming setback.

1353 An addition, alteration, extension, or structural change that is found to increase the non-conforming nature of the structure and is found by the Zoning Board of Appeals to be substantially more detrimental to the neighborhood will require a Variance.

The proposed addition will contain construction in the front setback of the property. This is increasing the non-conforming nature of the structure.

Therefore, a **Special Permit or a Variance** must be secured from the **Zoning Board of Appeals** in order to proceed with your project.

The subject project is located in the **R-30** zoning district.

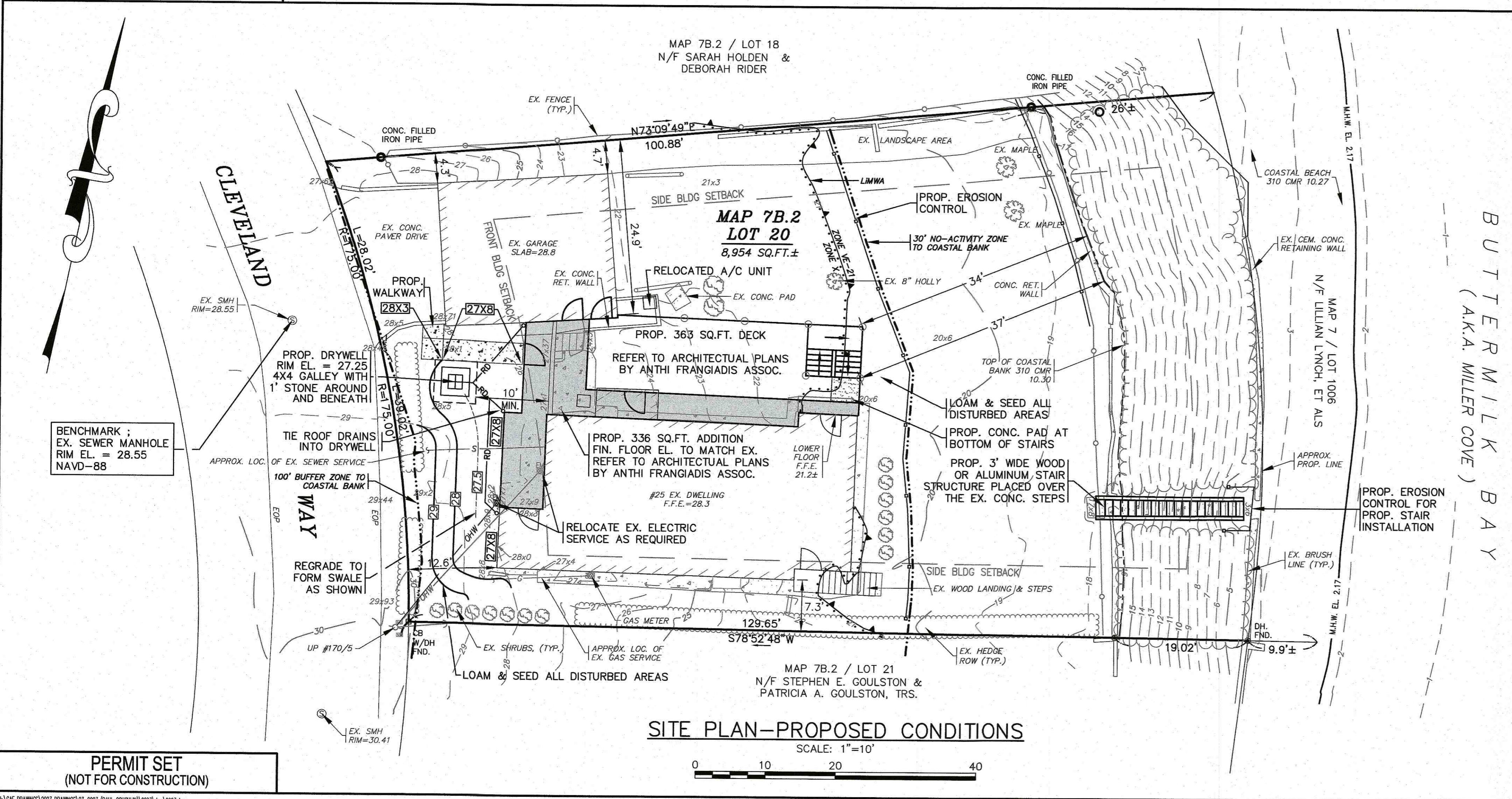
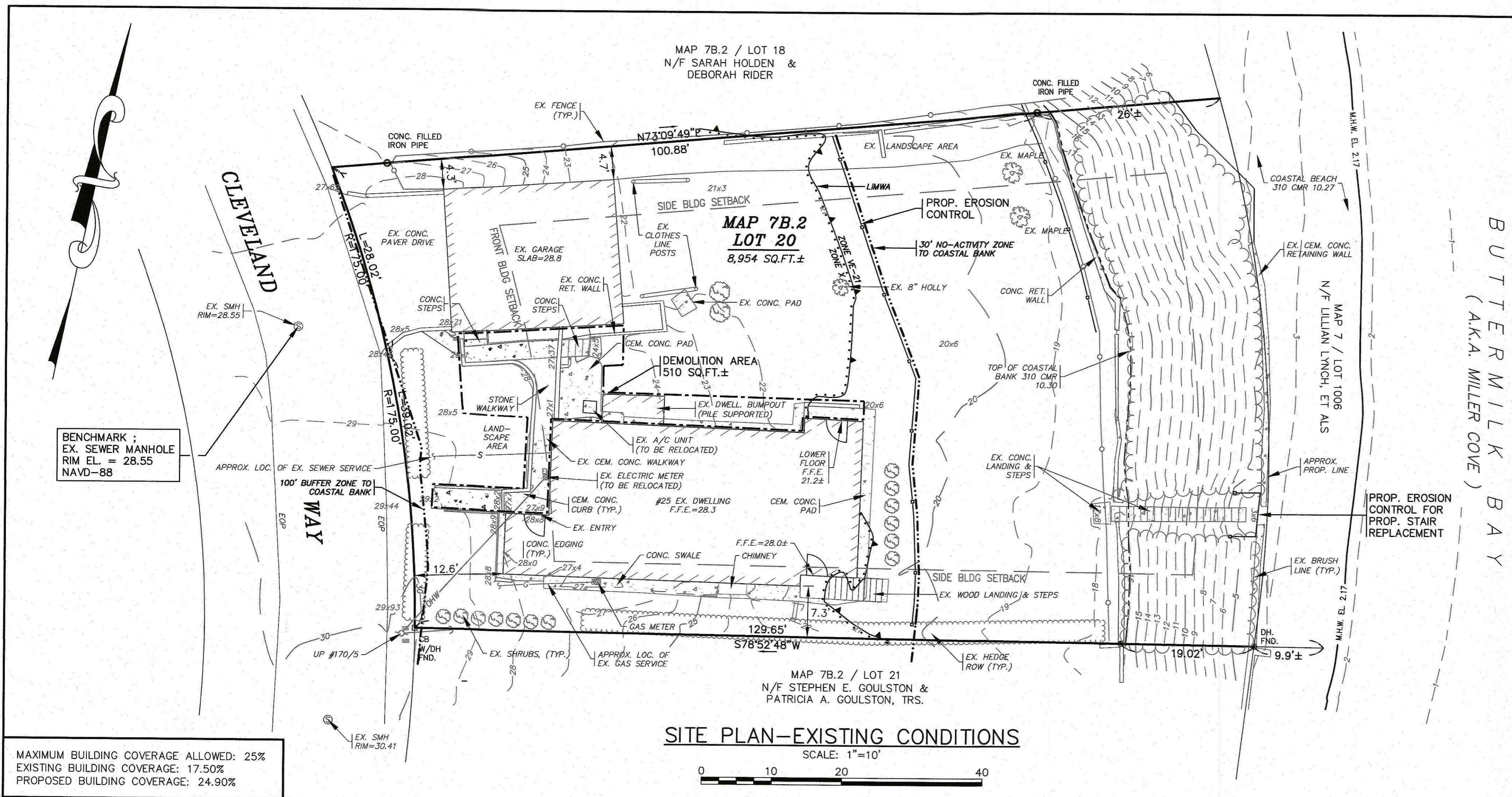
Respectfully,

A handwritten signature in black ink, appearing to read "Paul E. Turner". The signature is written in a cursive style with a large initial "P".

Paul E. Turner
Building Commissioner
Zoning Enforcement Officer

It is the owners' responsibility to check with other departments to ensure full compliance.

In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.



DEMOLITION NOTES:

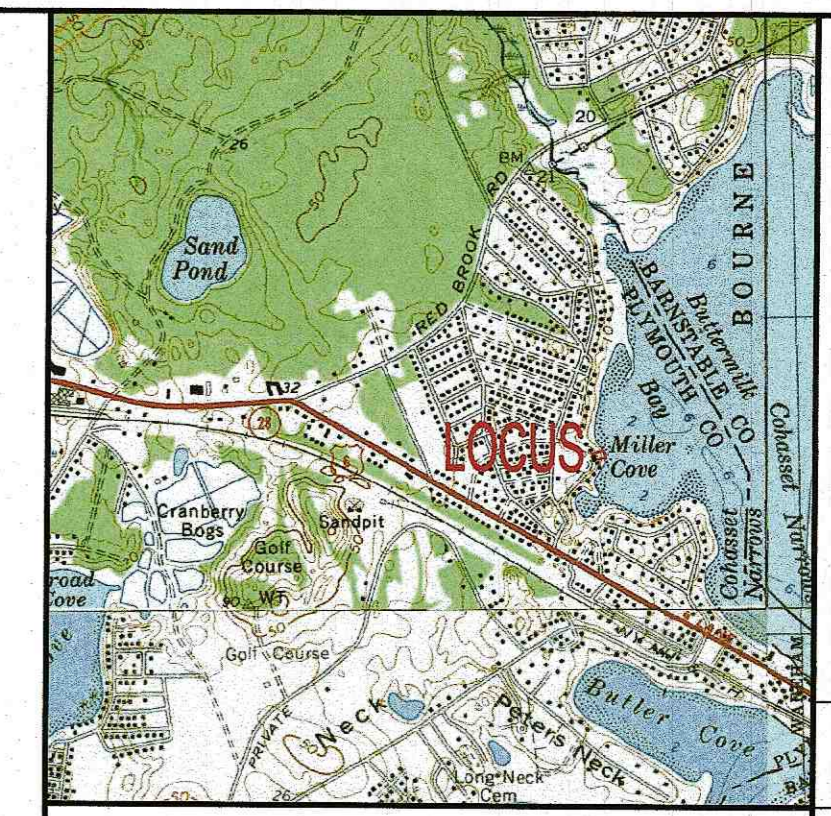
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE HIS/HER OWN DETERMINATION OF SUBSURFACE CONDITIONS, INCLUDING THE LOCATION OF ROCK & THE ACTUAL LOCATION OF UTILITIES OR OTHER FEATURES WHICH MAY AFFECT HIS/HER WORK. ANY UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION WILL BE REPORTED TO THE ENGINEER OF RECORD FOR RESOLUTION AND CONSTRUCTION METHOD.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND APPARATUS NECESSARY AND SHALL DO ALL WORK REQUIRED TO COMPLETE THE DEMOLITION, REMOVAL, AND ALTERATIONS OF EX. FACILITIES, INCLUDING PIPING SYSTEMS & APPURTENANCES, DRAINAGE, PAVEMENT, LANDSCAPE AND SITE FEATURES ENCOUNTERED DURING THE INSTALLATION AS INDICATED ON THE DRAWINGS, AS HEREIN SPECIFIED, AND/OR AS DIRECTED BY THE DESIGN ENGINEER.
- ALL DEBRIS, PIPING, & OTHER MATERIALS THAT ARE NOT TO BE RELOCATED OR TO BE RETURNED TO THE OWNER BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BE DISPOSED OF BY HIM, AWAY FROM THE SITE OF THE WORK, AT HIS OWN EXPENSE.
- ALL DEMOLITION OR REMOVAL OF EXISTING STRUCTURES, PAVEMENT, UTILITIES, EQUIPMENT, AND APPURTENANCES, LANDSCAPE AND SITE FEATURES SHALL BE ACCOMPLISHED WITHOUT DAMAGING THE INTEGRITY OF EXISTING STRUCTURES, EQUIPMENT, PAVEMENT, APPURTENANCES, AND TREES TO REMAIN.
- SUCH ITEMS THAT ARE DAMAGED SHALL BE EITHER REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION AT LEAST EQUAL TO THAT WHICH EXISTED PRIOR TO THE START OF HIS WORK TO THE SATISFACTION OF THE DESIGN ENGINEER AND/OR THE OWNER.
- THE CONTRACTOR SHALL ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION, CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES AND PERSONS.
- THE CONTRACTOR SHALL PROMPTLY REPAIR DAMAGES CAUSED BY DEMOLITION TO ADJACENT FACILITIES AT NO COST TO THE OWNER.
- ANY DAMAGE TO PUBLIC WAYS DURING DEMOLITION AND/OR CONSTRUCTION OF THE PROJECT SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S AND/OR APPLICANTS EXPENSE TO THE SATISFACTION OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE.

GENERAL NOTES:

- ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND IN PART FROM FIELD SURVEY AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE MGL CHAPTER 370, ACTS OF 1963. CONTRACTORS MUST CALL DIG-SAFE AT (1-888-DIG-SAFE OR 811) G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
- EXISTING CONDITIONS INFORMATION IS BASED ON ACTUAL FIELD SURVEY, PRIVATE UTILITY PLANS AND OTHER AVAILABLE SOURCES. FIELD SURVEY WAS PERFORMED BY G.A.F. ENGINEERING, INC., ON VARIOUS DATES AND MOST RECENTLY IN MARCH OF 2023.
- THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL REQUIRED PERMITS, GIVE ALL NOTICES, COMPLY WITH ALL LAWS & REGULATIONS, & PAY ALL FEES ASSOCIATED WITH THE INSTALLATION OF THIS WORK.
- THE CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION ALL EXISTING UNDERGROUND UTILITY LOCATIONS AND POINTS OF INTERCONNECTION.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, SUPERVISION, TOOLS, EQUIPMENT, FUEL, POWER, SANITARY FACILITIES AND INCIDENTALS NECESSARY FOR THE FURNISHING, PERFORMANCE, TESTING, START-UP AND COMPLETION OF THIS WORK.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICTS DISCOVERED IN THE FIELD.
- ANY CHANGES TO THESE SITE PLANS THAT ARE MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS AND REPORTED TO THE OWNER AND ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN EXCAVATION AND TRENCH PERMIT PURSUANT TO 520 CMR 14.00 AS APPLICABLE PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION NOTES:

- IN GENERAL, THE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY FITTING, CHANGE IN DIRECTION OR DETAIL OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION REQUIRED FOR THE INSTALLATION OF THIS WORK.
- ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS AND OF GOOD QUALITY.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND OTHER DEBRIS RESULTING FROM THIS WORK.
- THE CONTRACTOR SHALL INSTITUTE ALL SAFETY MEASURES NECESSARY TO PROTECT THE PUBLIC SAFETY. THIS SHALL INCLUDE, BUT NOT LIMITED TO, BARRICADES, SIGNS, LIGHTING, FENCES, POLICE DETAILS, AND ANY OTHER MEANS AS DIRECTED. NO TRENCHES ARE TO REMAIN OPEN OVERNIGHT.
- ELEVATIONS ARE IN FEET AND TENTHS AND ARE BASED ON THE DATUM OF NAVD-88.
- ALL SEWER AND PLUMBING WORK SHALL CONFORM WITH 248 CMR 10.00 UNIFORM STATE PLUMBING CODE AND THE TOWN OF WAREHAM SEWER DEPARTMENTS SPECIFICATIONS.
- ALL METHODS AND MATERIALS SHALL CONFORM WITH MASSDOT STANDARDS AND SPECIFICATIONS, AND THE REQUIREMENTS OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT, AS REQUIRED.



LOCUS MAP : SCALE 1" = 2000'

LOT DATA:
ASSESSORS MAP: 7B.2 / LOT 20
ADDRESS: 25 CLEVELAND WAY

OWNER:
PAUL R. & ELAINE L. COUGHLIN
333 RICCIUTI DRIVE
QUINCY, MA 02169

ZONING DATA:
ZONE: RESIDENCE 30 (R-30)

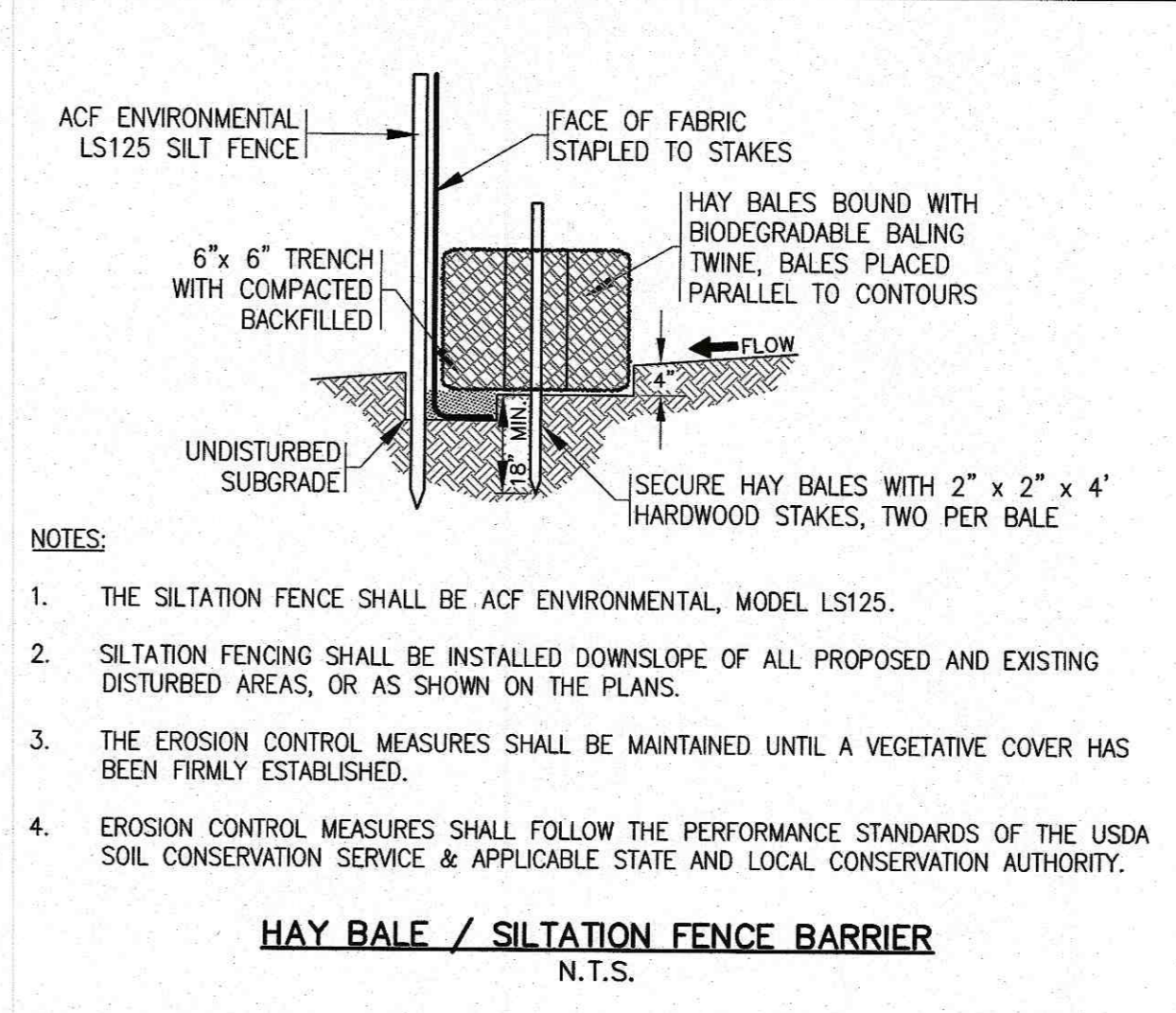
SETBACKS:
MINIMUM LOT AREA: 30,000 S.F.
MINIMUM FRONTAGE: 150'
MINIMUM FRONT SETBACK: 20'
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 35'
MAXIMUM BUILDING HEIGHT: 30'
MAXIMUM BUILDING COVERAGE: 25%

FLOOD ZONE DATA:
THE PROJECT IS WITHIN FLOOD ZONE X AND ZONE VE-21. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 2502300494K, DATED: JULY 6, 2021. THE PROJECT IS ALSO SUBJECT TO LIMIT OF MODERATE WAVE ACTION (L.I.M.W.A.).

LEGEND	
EXISTING	DESC.
— 10 —	CONTOURS
— 14x5 —	SPOT GRADES
— WETLANDS —	WETLANDS
— 30' NO BUILDING ZONE —	30' NO BUILDING ZONE
— 100' BUFFER ZONE —	100' BUFFER ZONE
— F.E.M.A. FLOOD ZONE —	F.E.M.A. FLOOD ZONE
— LIMWA —	LIMWA
— OVERHEAD WIRES —	OVERHEAD WIRES
— UTILITY POLE —	UTILITY POLE
— WATER SHUTOFF/CURB STOP —	WATER SHUTOFF/CURB STOP
— WATER LINE —	WATER LINE
— UNDERGROUND ELECTRIC —	UNDERGROUND ELECTRIC
— SEWER MANHOLE (SMH) —	SEWER MANHOLE (SMH)
— SEWER LINE —	SEWER LINE
— TREE/BRUSH LINE —	TREE/BRUSH LINE
— GAS LINE —	GAS LINE
— GAS VALVE —	GAS VALVE
— GAS SHUTOFF —	GAS SHUTOFF
— GAS METER —	GAS METER
— FENCE —	FENCE
— BOUND —	BOUND
— STONE WALL —	STONE WALL
— IRON PIPE —	IRON PIPE

EROSION CONTROL NOTES:

- THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL AREAS HAVE BEEN STABILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
- IF WORK ON THIS PROJECT IS SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL MAINTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES IN GOOD CONDITION DURING THE SUSPENSION OF WORK.
- THE CONTRACTOR WILL ALSO NEED TO COMPLY TO ANY ORDER OF CONDITIONS THAT MAY BE ISSUED BY THE TOWN OF WAREHAM CONSERVATION COMMISSION.



HAY BALE / SILTATION FENCE BARRIER
N.T.S.

DATE: NOV. 10, 2023
DRAWN BY: JMP/JH
CHECKED BY: WFM
JOB NO.: 23-9993
SCALE: 1" = 10'

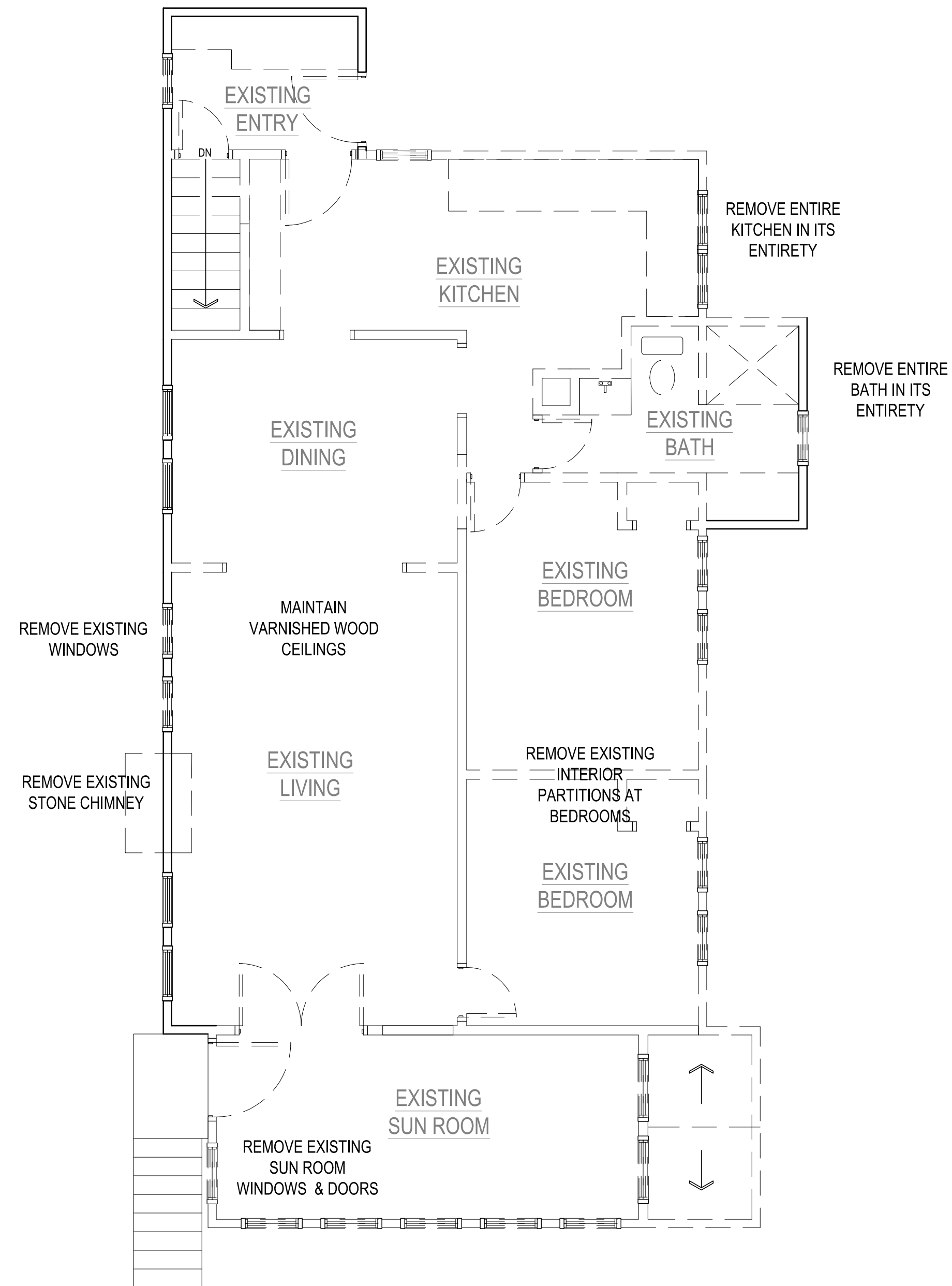
APPROVED BY:

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET - WAREHAM, MA 02571
TEL: (508) 295-6600 FAX: (508) 295-6634
E-MAIL: info@gafenginc.com

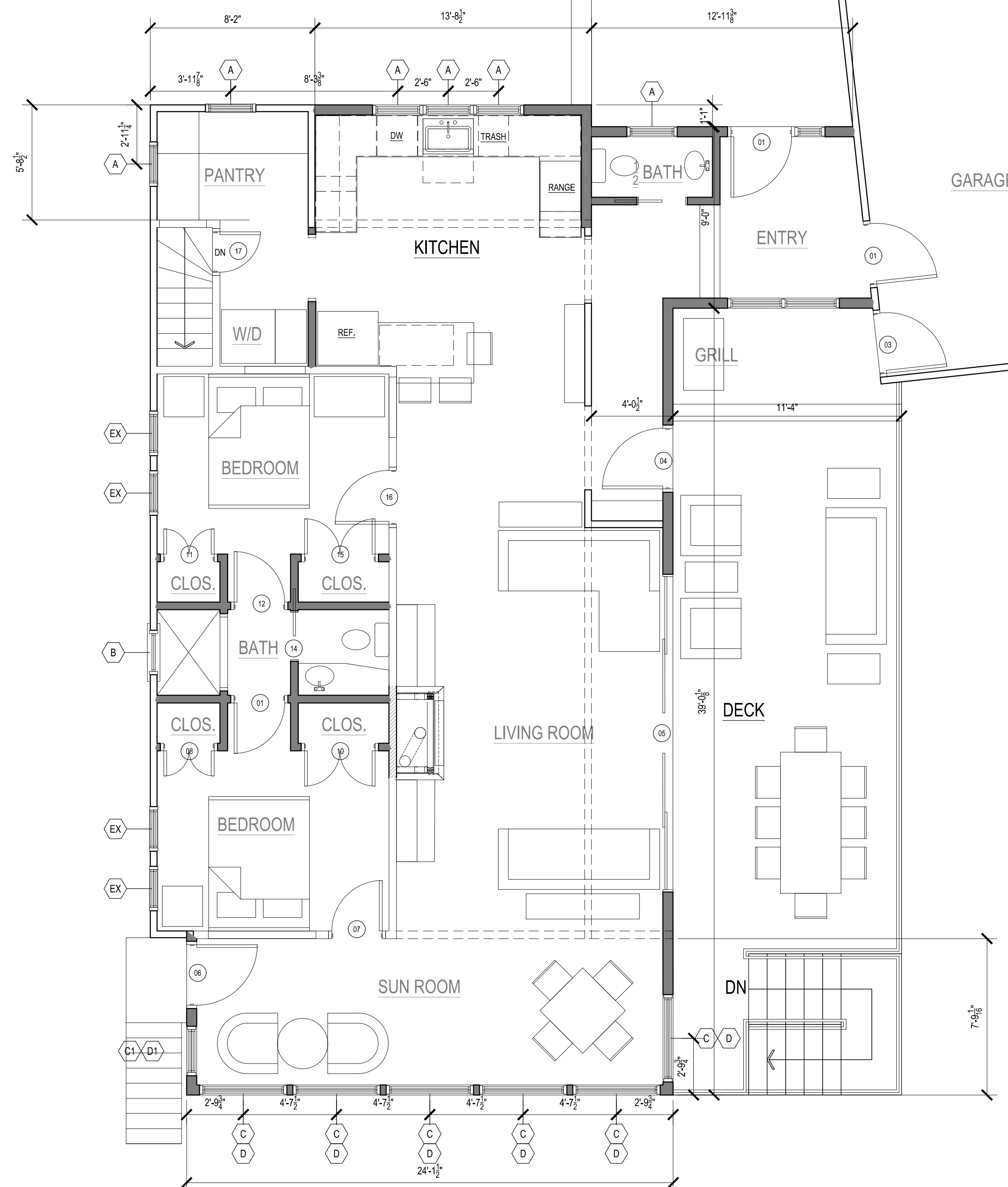
PLAN TO ACCOMPANY NOTICE OF INTENT

PREPARED FOR:
PAUL R. & ELAINE L. COUGHLIN
333 RICCIUTI DRIVE
QUINCY, MA

JOB NO.: 23-9993
DWG. 1 OF 1



1 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 RENOVATION PLAN
SCALE: 1/4" = 1'-0"

COUGHLIN RESIDENCE
25 CLEVELAND WAY
ONSET, MA 02558

Anthi.
FRANGIADIS ASSOCIATES

PO Box 267, Marion, MA 02738

PH: 508-992-3494 • Fax: 508-992-3495 • www.anthif.com • email: info@anthif.com

REVISIONS

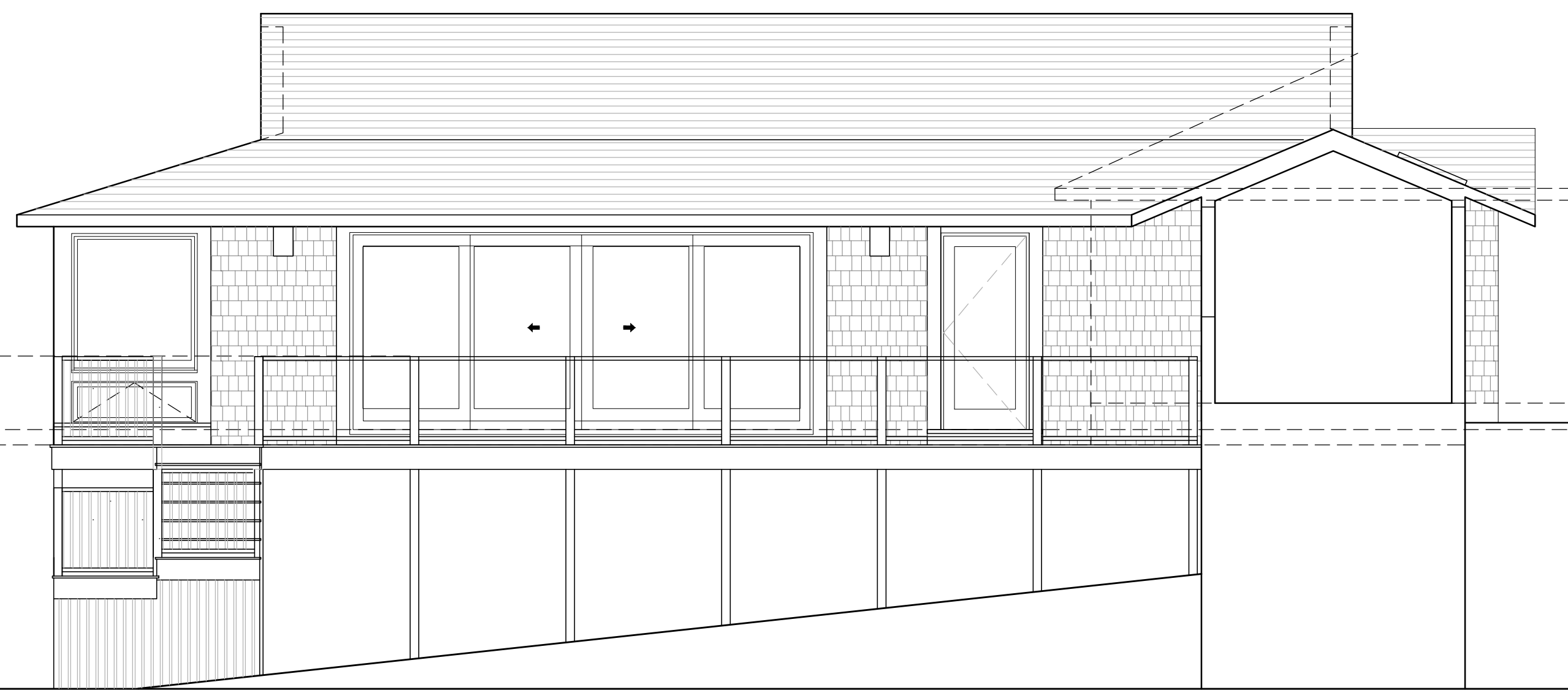
1-	
2-	
3-	
4-	
5-	DRAWN BY AF
6-	CHECKED BY AF
7-	

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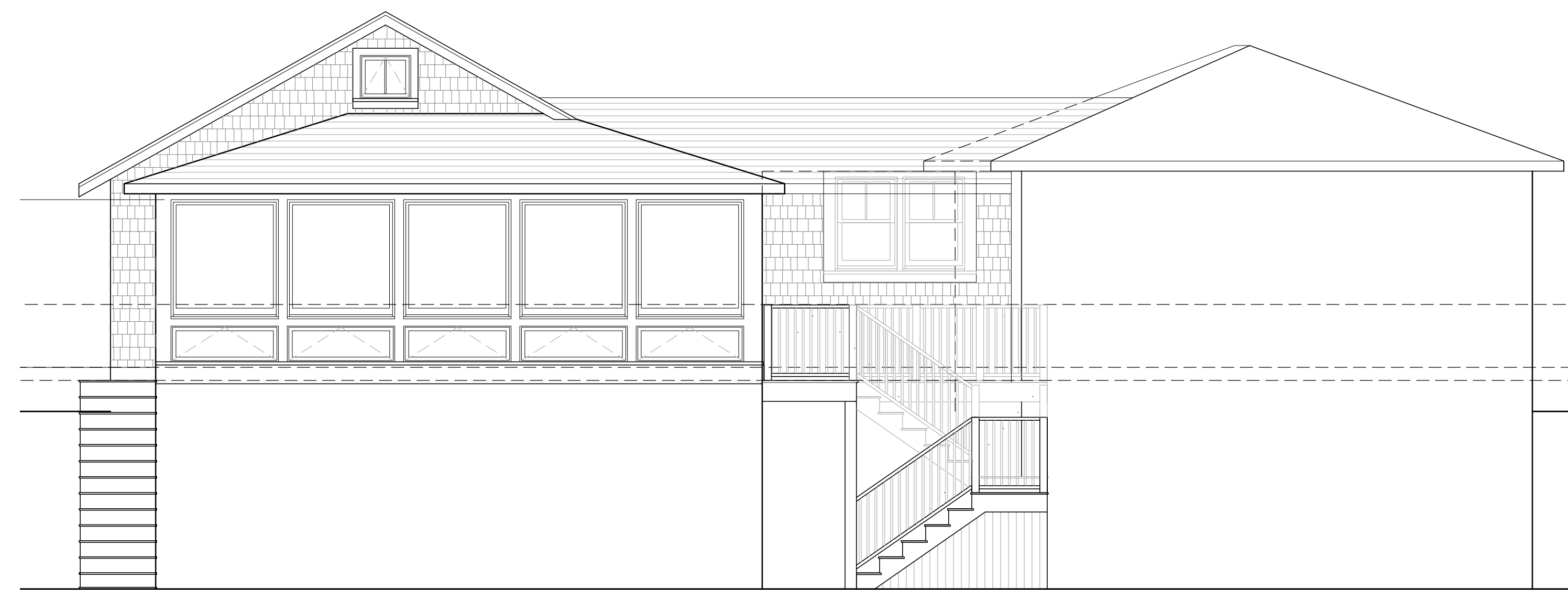
TITLE:
DEMOLITION & RENOVATION PLAN

File No. 23010 BASE DEMO
Date 04/09/24
Sheet No

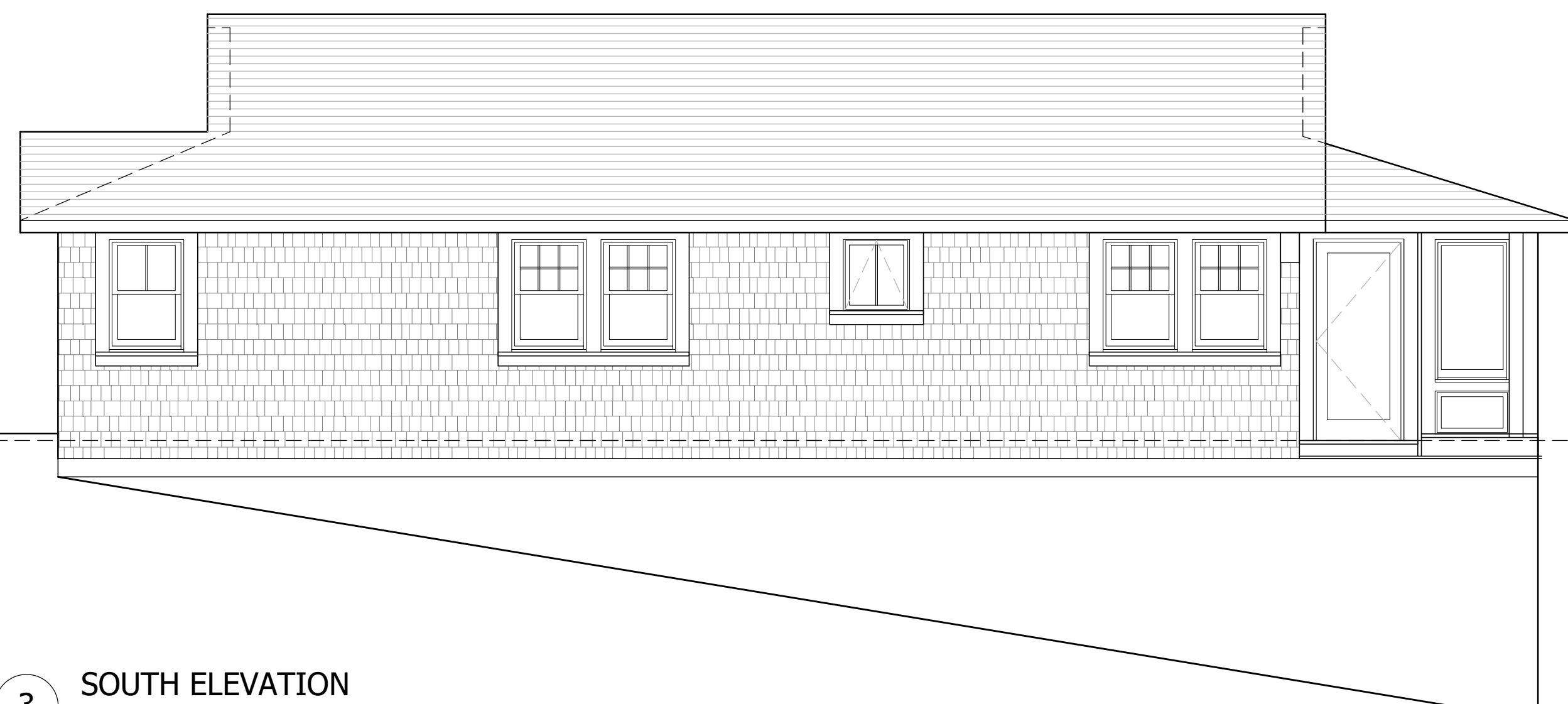
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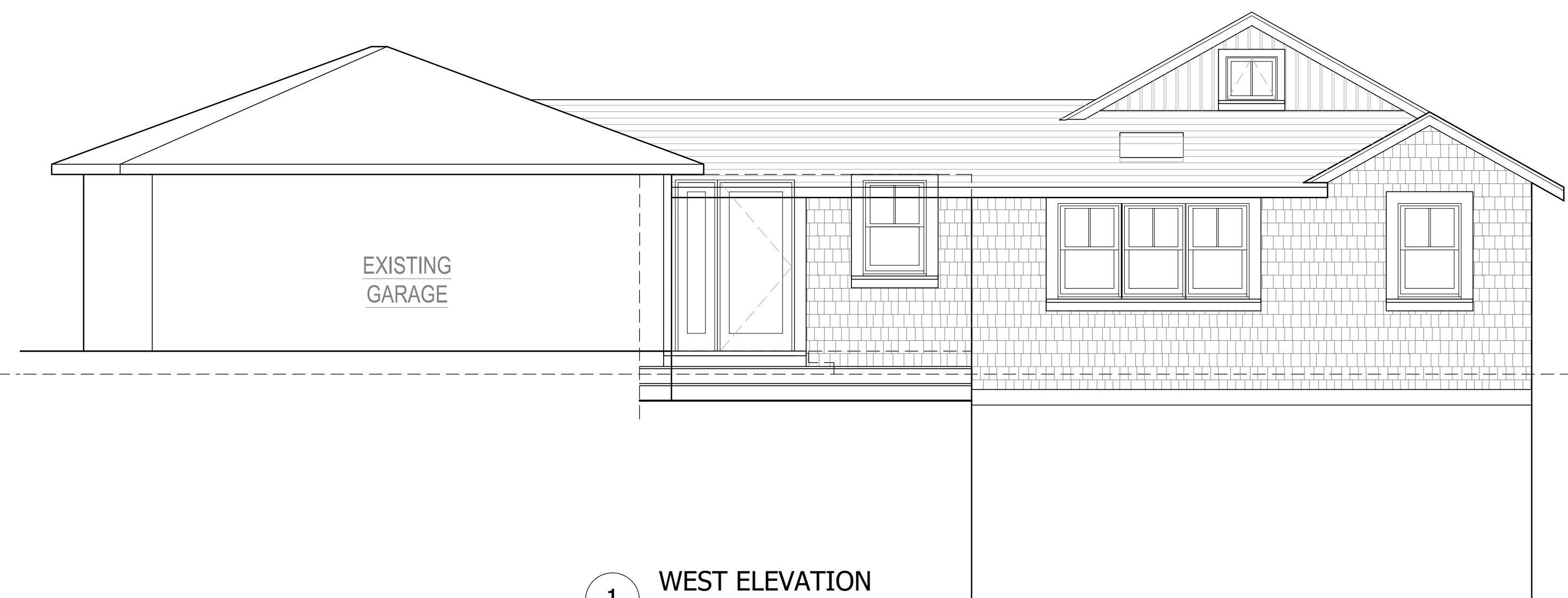
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

COUGHLIN RESIDENCE
25 CLEVELAND WAY
ONSET, MA 02558

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PO Box 267, Marion, MA 02738
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TITLE:
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EXTERIOR
ELEVATIONS**

File No. 23010 ELEVS
Date 04/09/24
Sheet No