

Form C

APPLICATION FOR APPROVAL OF  
DEFINITIVE SUBDIVISION PLAN

October 25, 2021

To the Planning Board of the City/Town of Wareham, Massachusetts

The undersigned, being the applicant as defined under the Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: "150 Tihonet Road" Definitive Subdivision Plan

By GAF Engineering, Inc. 266 Main Street, Wareham, MA 02571, dated October 14, 2021  
and described as follows: A three lot subdivision, with prop. dead end roadway, approx. 328' long,  
located 150 Tihonet Road, number of lots  
proposed Three (3) total acreage of tract 295.7, said applicant hereby submits said plan as a  
**DEFINITIVE** plan in accordance with the Rules and Regulations of the \_\_\_\_\_  
Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from Tremont Nail Company

by deed dated March 1, 1922 and recorded in the Plymouth County  
District Registry of Deeds Book 1408, Page 69, registered in the \_\_\_\_\_  
Registry District of the Land Court.

Certificate of Title No. \_\_\_\_\_ and  
said land is free of encumbrances except for the following: \_\_\_\_\_

Said plan has (X) has not ( ) evolved from a preliminary plan submitted to the Board on April 30  
2021 and approved (with modifications) ( ) (disapproved) ( ) on \_\_\_\_\_,  
20\_\_\_\_.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Received by City/Town Clerk:

Applicant's signature [Signature]

Applicant's address 158 Tihonet Road  
Wareham, MA 02571

Date \_\_\_\_\_

Time \_\_\_\_\_

Applicant's phone # 508-295-1000

Signature \_\_\_\_\_

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

Treasurers office: \_\_\_\_\_

Date: October 25, 2021 \_\_\_\_\_

Check-list of items to be submitted with application:

1.  Form C application
2.  Application fee:  
Amount submitted: \$ 1303.00
3.  Original plan: # of sheets 7
4.  Copies of plan: # of copies 14
5.  Engineering Calculations

## FORM C/DEFINITIVE PLAN CHECKLIST

The Definitive Plan shall be prepared by a registered engineer or land surveyor and shall be clearly and legibly drawn in black ink upon mylar suitable for registering at the Plymouth County Registry of Deeds (24" x 36"). The plan shall be at a scale of one inch equals 40 feet (1" = 40') or such other scale that the Board may accept, to show details in a clear and adequate fashion. In addition, 10 copies of reduced plans on ledger-size paper (11" x 17") shall accompany the Definitive Plan submission. At a minimum, the plan shall contain the following information:

1.   X   The title, "Subdivision Plan of (name of subdivision)";
2.   X   Date, scale and North arrow, Assessor's Map(s) and Lot(s) number(s) and a legend to explain any graphic representation or symbols on the plan;
3.   X   The names, addresses and telephone numbers of the owner(s) of record and applicant(s);
4.   X   The names of the designer, engineer and/or surveyor who prepared the plan;
5.   X   The names of all abutters, as determined from the most recent local tax list, including property owners on the opposite side of any street abutting the subdivision;
6.   X   Book and page deed references of the property to be subdivided;
7.   X   A note referring to which lots will be served by either Town Water Supply, private wells, municipal sewer or private septic systems and the location of the nearest existing public water and sewer utility services;
8.   X   A locus map at 1" = 2,000', exhibiting the boundaries of the proposed subdivision, location of proposed streets and relation to adjoining properties within a radius of one quarter mile and an aerial map exhibiting the general area surrounding the subject property (approximately ½ mile surrounding the site);
9.   X   The zoning district, including any overlay district of the land shown on the plan;
10.   X   The location of all wetlands protected under CMR 10.00 Wetlands

Protection. If protected wetlands are to be filled or altered, an approval from the Wareham Conservation Commission must accompany this definitive application;

11.   X   Sufficient data to readily determine the location, direction and length of every street, way, easement, lot and boundary line and to establish those lines on the ground. The areas of all lots shall be shown and all lots shall be numbered. All bearings are to be referred to Massachusetts Prime Meridian if reference points are within a reasonable distance;
12.   X   The location and present widths of streets bounding, approaching or within a reasonable proximity of the subdivision (500');
13.   X   The location of all permanent monuments, properly identified as to whether existing or proposed; location of temporary stakes to enable the Planning Board to find and appraise features of the subdivision plan;
14.   X   Proposed street names with approval of the Town's 911 system;
15.   X   Any public or common areas within the subdivision;
16.   X   The location of all abutting land owned by the applicant not presently being subdivided;
17.   X   A suitable block to record the action and signatures of the Planning Board;
18.   X   A suitable block for the Town Clerk's signature along with the statement "I hereby certify that 20 days have elapsed since the notice of approval from the Planning Board was received and recorded, and no notice of appeal has been filed in this office";
19.   X   A listing of all requested waivers from the literal requirements of these Rules and Regulations;
20.   X   A contour plan showing existing and proposed topography at 2' intervals Related to an existing permanent benchmark;
21.   X   Utility plan showing in plan and profile, but not limited to, the size and location of existing and proposed water and sewer lines, hydrants, electric lines, telephone lines, gas lines, fire alarm systems, cable television lines, storm drains and any easements pertinent thereto;
22.   X   A drainage plan shall be prepared showing existing and proposed streets,

lots, 2' contours and other pertinent data; the drainage limits and acreage of the area tributary to each stormwater inlet and culvert; location and type of inlets proposed; location, size, length, invert elevations, slope of proposed drains and culverts; structural details of inlets, manholes, pipe, headwalls and all other drainage structures required to complete the plan; an estimate of the present rate and volume of run-off, as well as an estimate of the rate and volume of run-off that would occur after completion of the proposed subdivision, shall both be submitted along with supporting data. In calculating the run-off and drainage requirements, consideration shall be given to the impact of septic systems on the ability of the soil to absorb any additional stormwater, as well as any upgradient run-off which may impact the subdivision;

23.   X   Street plans and profiles at a horizontal scale of one inch equals forty feet (1" = 40') and a vertical scale as the Planning Board may approve. The following information shall be included:
- a. exterior lines of the right of way with sufficient data to determine their location, direction and length;
  - b. existing centerline profile to be shown as a fine continuous line. Existing centerline profile for intersecting streets to be shown for at least 10', each side of the intersection on street centerlines. Proposed right sideline shall be shown as a dashed black line, left sideline is black dots. Evaluations shall be based on USGS datum;
  - c. proposed centerline profile to be a heavy continuous line with elevations based on USGS datum shown every 50', every 25' on vertical curves;
  - d. road centerline stationing.
24.   X   A typical section showing proposed roadway construction at a scale of one inch equals ten feet (1" = 10') shall be provided with the profile plan (see typical section in appendix);
25.   X   Street lights and tree planting plan shall be provided for the area within the proposed street right of way. The plan shall be superimposed on the contour plan and shall show the following:
- a. existing trees to be preserved within the right of way;
  - b. any proposed street trees;
  - c. existing and proposed street lights.
26.   X   If the Planning Board determines that erosion due to development activity will be excessive or significant to wetlands, streams, ponds or other water bodies, the developer shall submit a soil erosion and sediment control plan. This plan shall consist of a drawing certified by a

registered civil engineer, identifying the appropriate control measures and their locations;

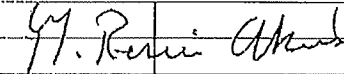
27.   X   If necessary, to determine compliance with these rules and regulations, the Board may require further engineering or environmental analysis to be prepared at the expense of the applicant, employing professionals approved by the Board.

This application constitutes the applicant's willingness to work under the Town of Wareham's Subdivision Rules and Regulations. Any errors or omissions from this checklist of the Subdivision Regulations may result in the application not being placed on a Planning Board agenda or a denial of this Definitive Plan.

TOWN OF WAREHAM ABUTTERS					
MAP 111 LOT 1000/B 300'					
OWNER A D MAKEPEACE CO					
<b>MAP &amp; LOT</b>	<b>OWNER</b>	<b>STREET ADDRESS</b>	<b>TOWN</b>	<b>STATE</b>	<b>ZIP CODE</b>
111-1000/B	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
111-1000/A	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
111-1000/D	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
112-1000	MAKEPEACE CO A D	158 TIHONET ROAD	WAREHAM	MA	02571
114-1000	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
111-R1	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
CERTIFIED ABUTTERS AS THEY					
APPEAR ON OUR TAX ROLLS					
AS OF 10/13/2021					
<i>W. Ronie Atkins</i>					
ASSESSORS OFFICE					
REQUESTED BY					
BOB ROGERS GAF ENGINEERING, INC.					
508 295-6600					
BOB@GAFENGINEERING.COM					

TOWN OF WAREHAM ABUTTERS					
MAP 111 LOT 1000/C 300'					
OWNER A D MAKEPEACE CO					
<b>MPA &amp; LOT</b>	<b>OWNER</b>	<b>STREET ADDRESS</b>	<b>TOWN</b>	<b>STATE</b>	<b>ZIP CODE</b>
111-1000/B	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
111-R1	MAKEPEACE COMPANY A D	158 TIHONET RD	WAREHAM	MA	02571
112-1000	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
111-1000/C	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
111-1000/D	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
111-1000/E	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
111-1000/F	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
CERTIFIED ABUTTERS AS THEY					
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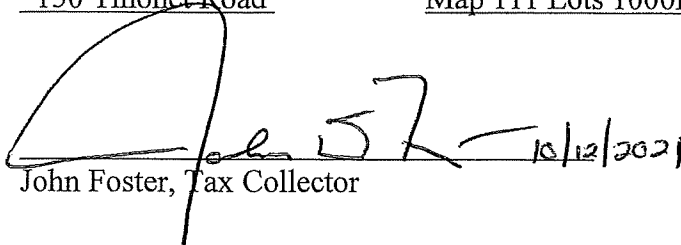
TOWN OF WAREHAM ABUTTERS					
MAP 112 LOT 1000 300'					
OWNER A D MAKEPEACE CO					
<b>MAP &amp; LOT</b>	<b>OWNER</b>	<b>STREET ADDRESS</b>	<b>TOWN</b>	<b>STATE</b>	<b>ZIP CODE</b>
114-1000	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
111-1000/A	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
111-1000/B	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
111-1000/C	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
112-1000	MAKEPEACE CO A D	158 TIHONET ROAD	WAREHAM	MA	02571
111-1000/F	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
111-1000/G	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
113-1020	OCONNOR DANIEL F TRUSTEE	168 CHARGE POND RD	WAREHAM	MA	02571
CERTIFIED ABUTTERS AS THEY					
APPEAR ON OUR TAX ROLLS					
AS OF 10/13/2021					
					
ASSESSORS OFFICE					
REQUESTED BY					
BOB ROGERS GAF ENGINEERING, INC.					
508 295-6600					
BOB@GAFENGINC.COM					

**PLANNING BOARD**  
**TAX VERIFICATION FORM**

This verifies that A.D. Makepeace Co., 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 on all properties he/she owns in the Town of Wareham.

150 Tihonet Road

Map 111 Lots 1000B & 1000C / Map 112 Lot 1000

 10/12/2021  
John Foster, Tax Collector

**Town of Wareham  
Street Name Application Form**

**Application Date:** October 14, 2021

**Applicant:**

- Check with Planning Board or Board of Selectmen to determine availability of street names.
- One copy of this form, filled out & 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: Definitive Subdivision Plan "150 Tihonet Road" prepared for A.D.Makepeace Co., Inc. and dated October 14, 2021.

**Proposed Street name(s):**

Zak Street  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Alternative name(s):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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	