



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

June 17, 2020

Town of Wareham
Planning Board
54 Marion Road
Wareham, MA 02571
Attn: Mr. Kenneth Buckland, Town Planner

Re: Anthony & Ann Antonellis
Definitive Subdivision Plan
Map 14, Lot B
Old Onset Road
Waiver Request
G.A.F. Job No. 19-9386

Dear Members of the Planning Board:

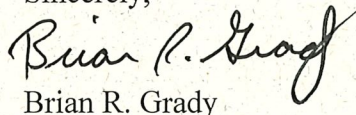
Pursuant to the Town of Wareham's Rules and Regulations of the Planning Board Governing the Subdivision of Land as well as the requirements of M.G.L. Chapter 41, Section 81O, G.A.F. Engineering, Inc., on behalf of our clients, David M. Mather & Lisa Renee Mather, respectfully submit the following:

- One (1) original and one (1) copy of a properly executed Form C Application for Approval of Definitive Subdivision Plan.
- Two (2) copies of the above referenced Definitive Subdivision Plan.
- Two checks: one for \$750.00 made out to Town of Wareham for the Definitive Subdivision Filing Fee and one for \$80.00 made out to Wareham Week the advertising fee.
- Certified Abutters List.

A copy of the Form C Application and notice of submission has been provided to the Board of Health. I understand the planning Board will provide a copy to the Town Clerk. Please refer to a separate letter filed with the Town Planner with a list of waivers requested for this project.

We request that you schedule this project for your next available meeting. If you have any questions, please call me at (508) 295-6600.

Sincerely,


Brian R. Grady

Enclosures

cc: Anthony & Ann Antonellis

266 MAIN ST.

WAREHAM, MA

02571

TEL 508.295.6600

FAX 508.295.6634

gaf@gaf-eng.com

FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

March 4, 2020

To the Planning Board of the (City/Town) of Wareham

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Definitive Subdivision Plan of Land by G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571 dated 2020

and described as follows: located at 0 Old Onset Road, Map 14, Lot-B

No. of lots proposed One (1), total acreage of tract 5.1 Acres+/-

hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the Wareham Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from Edward Amado by deed dated 10/11/1991 and recorded in the Plymouth County District Registry of Deeds Book 10531, Page 73, 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 () has not (X) evolved from a PRELIMINARY plan submitted to the Board on and approved (with modifications) () (disapproved) () on at the Public Hearing.

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

Received by Town Clerk:

Applicant's signature [Signature]

Applicant's address: 3 Elm Avenue, Holbrook, MA 02343

Date:

Time:

Signature:

Applicant's phone # 781-767-0067

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

Received by Board of Health

Date

Time

Signature

Jeannette Monteiro, Tr. 24 Connolly Street, Randolph, MA 02343

Check-list of items to be submitted with application.

1. X Form C Application

FORM C
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

March 4, 2020

To the Planning Board of the (City/Town) of Wareham

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by G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571 dated _____, 2020 and described as follows: located at 0 Old Onset Road, Map 14, Lot-B

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Said plan has () has not (X) evolved from a PRELIMINARY plan submitted to the Board on _____, and approved (with modifications) () (disapproved) () on _____ at the Public Hearing.

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Date: _____

Applicant's address: ⁴⁹43 Elm Avenue
Holbrook, MA 02343

Time: _____

Signature: _____

Applicant's phone # 781-767-0067

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

Received by Board of Health

Jeannette Monteiro
Jeannette Monteiro, Tr.
24 Connolly Street
Randolph, MA 02343

Date _____

Time _____

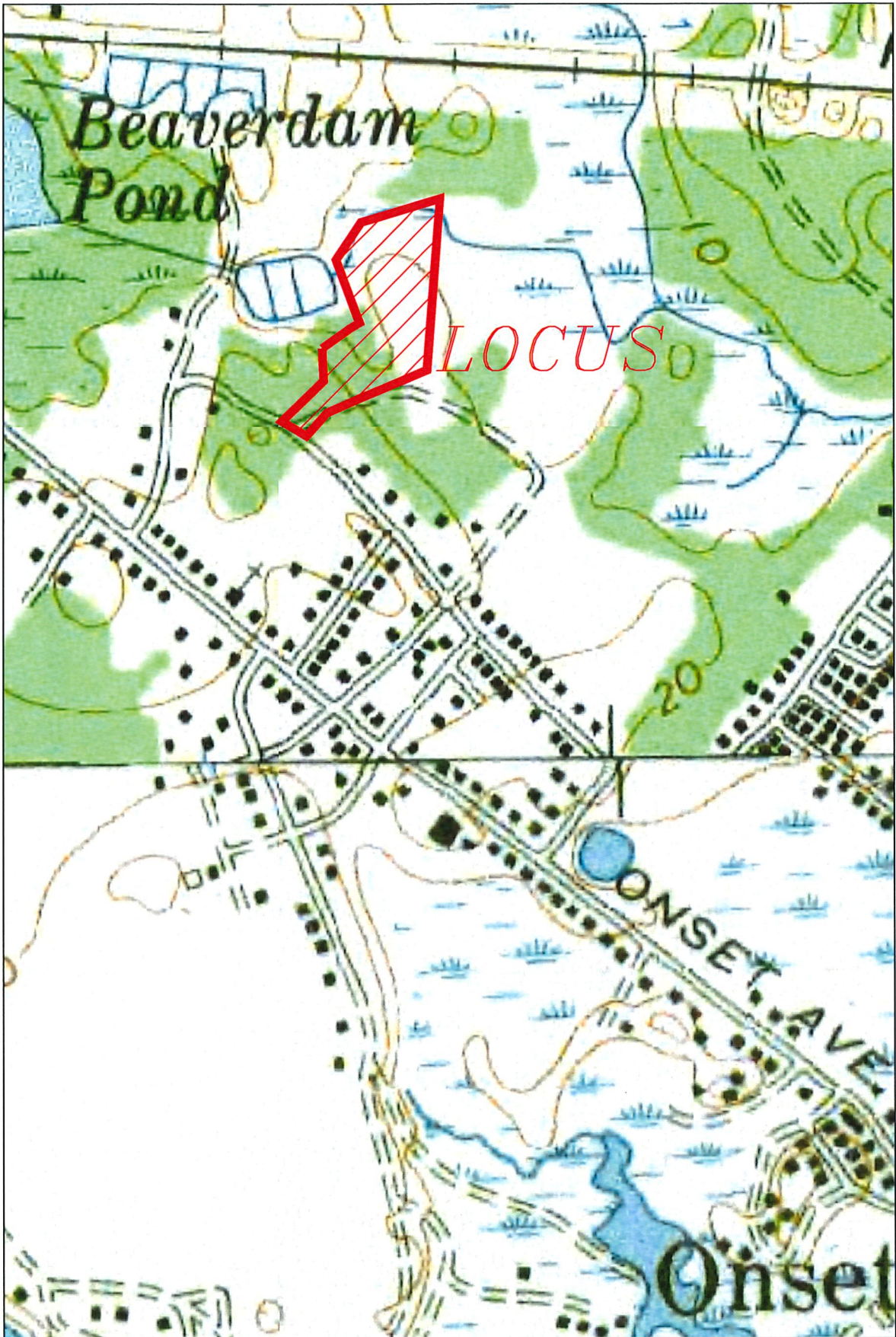
Signature _____

Check-list of items to be submitted with application.

- 1. Form C Application
- 2. Application fee:
Amount submitted \$ _____

2. Application fee:
Amount submitted \$ _____
3. Original Plan: # sheets _____
4. Copies of Plan: _____
5. Engineering calculations

NOTE: The above check-list is only a recommendation. None of the above items can be required unless specifically required by the Planning Board's Rules and regulations.



SCALE: 1" = 500'

U.S.G.S. LOCUS

SOURCE: MASS GIS

ANTHONY & ANN ANTONELLIS

WAREHAM, MA





SCALE: 1" = 500'

AERIAL MAP

SOURCE: MASS GIS

ANTHONY & ANN ANTONELLIS

WAREHAM, MA

FIGURE 2



ENGINEERING, INC.

TOWN OF WAREHAM
 ABUTTERS LIST
 MAP 14 LOT B
 0 OLD ONSET ROAD
 MONTEIRO JEANETTE

abutters_id_field	abutters_owner1	abutters_owner2	abutters_address	abutters_address2	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
14-1037/B	FONTES MORRIS J	PERRY VALERIE L	PO BOX 250		ONSET	MA	02558	37447/161	52 OLD ONSET RD
14-1017/A	JACKSON VALERIE J		P O BOX 1722		ONSET	MA	02558	24804/198	47 OLD ONSET RD
14-1037/C	GRIFFIN ERICA RAE		50 OLD ONSET RD	GENERAL DELIVERY	ONSET	MA	02558	49865/146	50 OLD ONSET RD
14-1018	FIELDING RODNEY A		13 SHAMROCK CIR		E WAREHAM	MA	02538	38028/ 7	17 AUNT HANNAH'S LN
14-1037/D	ROCKWOOD JONATHAN I SR	ROCKWOOD JENNIFER L A	174 ROCKY MEADOW ST		MIDDLEBORO	MA	02346	46927/110	48 OLD ONSET RD
14-1017/B	CARDOZA MARTIN J	ANDRADE-CARDOZA BETTE E	PO BOX 200		ONSET	MA	02558	15832/226	45 OLD ONSET RD
14-1037/E	TRIPP KRISTI L	MEEHAN BRENDA	46 OLD ONSET RD	GENERAL DELIVERY	ONSET	MA	02558	47247/331	46 OLD ONSET RD
14-1016	AMADO WILHELMINA		PO BOX 762		E WAREHAM	MA	02538	11661/195	43 OLD ONSET RD
14-1008/C	ANDRADE MICHELE		PO BOX 295		ONSET	MA	02558	12992/128	41 OLD ONSET RD
14-1015	AMADO WILHELMINA		PO BOX 762		E WAREHAM	MA	02538	2322/113	43 OLD ONSET RD
14-1014	BREault GREGORY L		39 OLD ONSET RD	GENERAL DELIVERY	ONSET	MA	02558	46753/127	39 OLD ONSET RD
14-1013	DEANDRADE EDWARD D		PO BOX 523		ONSET	MA	02558	25444/ 19	37 OLD ONSET RD
14-1013	OLD ONSET ROAD TRUST	C/O JASON CLANCY	PO BOX 1265		ONSET	MA	02558	35049/189	35 OLD ONSET RD
14-1011	O'NEIL MICHAEL G JR ADMINISTRATOR	EST LAURA D CORREIA	43 QUINCY AVE		QUINCY	MA	02169	49210/ 76	33 OLD ONSET RD
14-1008/B	AMADO WILHELMINA		PO BOX 762		E WAREHAM	MA	02538	11661/0194	0 OLD ONSET RD REAR
14-A	FIELDING RODNEY A		13 SHAMROCK CIR		E WAREHAM	MA	02538	38028/12	0 OLD ONSET RD REAR

CERTIFIED LIST OF ABUTTERS AS
 THEY APPEAR ON OUR TAX ROLLS
 AS OF 2-29-2020

RE M...

ASSESSORS OFFICE



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

June 17, 2020

Town of Wareham
Planning Board
54 Marion Road
Wareham, MA 02571
Attn: Mr. Kenneth Buckland, Town Planner

Re: Anthony & Ann Antonellis
Definitive Subdivision Plan
Map 14, Lot B
Old Onset Road
Waiver Request
G.A.F. Job No. 19-9386

Dear Members of the Planning Board:

Pursuant to Massachusetts General Laws, Chapter 41, Section 81R, G.A.F. Engineering, Inc., on behalf of the Applicant, Anthony & Ann Antonellis, request the following waivers from the Town of Wareham Rules and Regulations Governing the Subdivision of Land. The requested waivers may be granted by the Planning Board upon a finding that the granting of such waiver(s) is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.

The following table is a list of waivers from the Town of Wareham Rules and Regulations Governing the Subdivision of Land, submitted in accordance with Section I.J.

Subdivision Rules & Regulations Citation	Section Language – <i>Waiver Requested</i>
Section IV.B.24	Street Plans and Profiles at a horizontal scale of 1"=40' and vertical scale of 1"=4'. <i>No road profile is provided as the road layout is only 105' long constructed as a driveway servicing one building lot.</i>
Section V.B.1	An estimate of both the rate and volume of runoff prior to and after development shall be submitted along with supporting data. <i>No drainage analysis is provided since this is a single-family house project and a residential subdivision with four or fewer lots. This is in compliance with Section VB.2 and Appendix 7. In addition, the existing and proposed drainage pattern is away from Old Onset Road and onto the subject lot.</i>
Section V.C.2.f	Property lines at street intersections shall be rounded or cut back to provide for a curb radius of not less than 30 feet.

266 MAIN ST.

WAREHAM, MA

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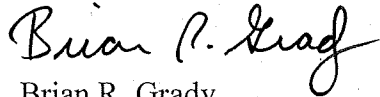
	<p><i>No curb radius is provided for the road layout intersection with Old Onset Road. Construction within the layout as proposed for access to one single family house does not require curb radii to accommodate the proposed paved radii at the intersection.</i></p>
Section V.C.5.b.	<p>Dead-end streets shall be provided at the closed end with a turn-around having an outside roadway diameter of at least 100 feet and a property line diameter of at least 120 feet.</p> <p><i>No turn around cul de sac is provided as the plan is a one-lot subdivision with only one building lot.</i></p>
Section VI.A	<p>Sizes, spacing and materials of drainage installations shall be determined by a registered professional engineer after first making a hydrologic study of the area being subdivided and shall be subject to Planning Board approval.</p> <p><i>No drainage analysis is provided since this is a single-family house project and a residential subdivision with four or fewer lots. This is in compliance with Section VB.2 and Appendix 7. In addition, the existing and proposed drainage pattern is away from Old Onset Road and onto the subject lot.</i></p>
Section VI.B.2	<p>Water pipes and related equipment, such as hydrants and main shut off valves, shall be constructed to serve all lots on each street in the subdivision in conformity with the specifications of the Water Commissioners.</p> <p><i>A water service will be installed from Old Onset Road. No water main or hydrant will be installed within the proposed road layout since the proposed house is in close proximity to Old Onset Road.</i></p>
Section VI.B.4	<p>All subdivisions that are located within 1,500 feet of public service and/or water utilities shall be required to connect to such utility with infrastructure that is sufficiently sized to serve the needs of the proposed subdivision.</p> <p><i>The nearest sewer main is approximately 400 feet away from the proposed dwelling. A subsurface sewage disposal system is proposed for the home.</i></p>
Section VI.C.1	<p>Roadway pavement shall be constructed for the full length of all streets at the following widths. Minor street 18 feet.</p> <p><i>A fourteen foot width of pavement is requested for one building lot.</i></p>
Section VI.C.6.	<p>All roads shall have two (2) six (6)-inch courses of gravel and two (2) courses of Class 1 bituminous concrete type I-2. The first course of bituminous concrete shall consist of 1 ¾ inches of binder and</p>

	<p>the second course shall consist of 1 ¼ inches of top weaving surface.</p> <p><i>Road construction is proposed to consist of 3" of top course pavement over 8" of processed gravel. This is sufficient for access to one single family home.</i></p>
Section VI.D.	<p>Street lights shall be installed at each intersection to conform to the standards established by the Town and may be requested at such other intervals as specified by the Board.</p> <p><i>No street lights are proposed as the plan is for a one-lot subdivision with only one building lot.</i></p>
Section VI.F.	<p>Street trees not less than 12 feet in height and of a species approved by the Tree Warden shall be planted on each side of every street wherever, in the opinion of the Planning Board, existing woodlands or suitable treed are not retained.</p> <p><i>Street trees are not proposed. Existing trees will be preserved within the road layout to the maximum extent possible. The plan is for a one-lot subdivision with only one building lot.</i></p>
Section VI.G.	<p>Sidewalks of not less than five (5) feet in width shall be constructed on at least one side of the Residential Minor and Residential Local streets and North sides of Residential Collector streets.</p> <p><i>The proposed roadway has been designed as an access driveway to serve one house; no sidewalks are proposed.</i></p>
Section VI.H	<p>Cape Cod Molded bituminous or bituminous berms satisfactory to the Planning Board may be installed where, in the judgement of the Planning Board, because of grades, curves, or traffic, their installation is justified.</p> <p><i>No curbing or berms are proposed to be installed because there are no proposed catch basins. Runoff from the access drive will naturally flow toward the rear yard and away from Old Onset Avenue.</i></p>
Section VI.I.	<p>Monuments shall be installed at all street intersection, at all points of change in direction or curvature of street and all other points where, in the opinion of the Planning Board, permanent monuments are necessary. Such monuments shall conform to the standard specifications of the Town Engineer and shall be set according to such specifications. The monuments shall be 5" x 5" x 36" steel reinforced concrete.</p> <p><i>A steel rebar with cap is proposed to be set at the four corner points of the proposed layout.</i></p>

The waivers requested above are technical in nature and for each waiver requested there are reasons which are in the public interest and are consistent with the objective of minimization of potential impacts outlined in Section V.A.1. of the Rules and Regulations Governing the Subdivision of Land. The requests are consistent with the purpose of the Subdivision Control Law because the Plan alters an existing lot by providing additional frontage, creating one new building lot.

We trust the foregoing is sufficient for your immediate needs as we look forward to discussing this project with the Board.

Very truly yours,

A handwritten signature in cursive script that reads "Brian R. Grady".

Brian R. Grady

BRG/kcl

Cc: Anthony & Ann Antonellis