



MORIARTY TROYER & MALLOY LLC

ATTORNEYS AT LAW

Douglas A. Troyer
Direct Dial: (781) 817-4605
dtroyer@lawmtm.com
Admitted in MA

March 14, 2022

VIA HAND-DELIVERY

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

Re: Approval Not Required Plan,
Relating to 3005 Cranberry Hwy, Wareham, MA
Map 12 Lot B - CS Zoning District

Dear: Honorable Members of the Planning Board:

Pursuant to the Town of Wareham's Rules and Regulations governing the Subdivision of Land and on behalf of my client, First Hartford Realty Corporation's ("Applicant"), we respectfully submit the following in connection with the Applicant's Application for Endorsement of Plan Believed Not to Require Approval:

1. One (1) original and three (3) copies of the Form A Application;
2. Four (4) copies of the Approval Not Required plan dated March 9, 2022;
3. Original mylar of the Approval Not Required plan dated March 9, 2022;
4. Tax Verification Form – Four (4) copies;
5. ANR Check list – Four (4) copies;
6. ANR/Subdivisions/Site Plan Review Form – Four (4) copies;
7. Owner's Authorization From – Four (4) copies;
8. Four (4) copies of the Applicant's Special Permit, Site Plan and Variance Decision of Zoning Board of Appeals dated November 22, 2021; and
9. Payment in the amount of \$ 250.00 for filing fees.
(\$150.00 for ANR plan, plus \$50.00 per lot for 2 Lots).

The purpose of this plan is to dividing Lot B into Lots B-1 & B-2. Lot B-2 is a non-buildable lot and will be conveyed to the Applicant and combined with Lot 1.

March 14, 2022

Page 2

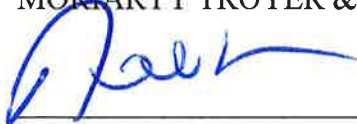
Thank you for your attention to this matter, and please advise if the Planning Board has any questions regarding this matter or requires any additional information.

Respectfully submitted,

FIRST HARTFORD REALTY CORPORATION

By its attorneys,

MORIARTY TROYER & MALLOY LLC



Douglas A. Troyer
One Adams Place
859 Willard Street, Suite 440
Quincy, MA 02169
Tel. (781) 817-4900
dtroyer@meeb.com

cc: First Hartford Realty Corporation (via email only).

Form A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

March 14, 2022

To the Planning Board of the City/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 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 Town of Wareham zoning by-law/ordinance under Section 623 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 City or Town Clerk certifies is maintained and used as a public way, namely Cranberry Highway, 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 _____, the date when the subdivision control law became effective in the city/town of _____ 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 _____ zoning bylaw/ordinance 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 _____ the date when the subdivision control law went into effect in the city/town of _____ 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:


First Hartford Realty Corporation
APPLICANTS NAME · PLEASE PRINT

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 **OSJ of Wareham, LLC**, dated **October 8, 2015** and recorded in **Plymouth** Registry of Deeds, Book **46134**, Page **326** and _____ Assessors Book _____, Page _____.

Received by City/Town Clerk: _____
Date _____
Time _____
Signature _____


Treasurers' office: _____
Date: _____

Applicant's signature 
Applicant's address: **149 Colonial Road, Manchester, CT 06042**
Applicant's phone # **(860) 646-6555**
Owner's signature and address if not the applicant or applicant's authorization if not the owner **See Attached Owners' Authorization**

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that First Hartford Realty Corporation (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 **OSJ of Wareham LLC** (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Locus: 3005 Cranberry Highway Map 12, Lot B


John Foster, Tax Collector

FORM A/ANR PLAN CHECKLIST

The plan shall be suitable for recording (24" x 36") in the Plymouth County Registry of Deeds (6 contact prints 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 (ANR) 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 tax list;
8. Location of any easement or ways, public or private, across the land with A designation as to its purpose;
9. Bearings and distance 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 scale of 1" = 2,000' sufficient to identify the location of the property;
13. The name, seal and signature of the Registered Professional Land Surveyor who prepared the plan.

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

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

Date stamped in _____ Date decision in due _____

Applicant's name(s) **First Hartford Realty Corporation**

Applicant's address **149 Colonial Road, Manchester, CT 06042**

Telephone number **(860) 646-6555**

Address of property **3005 Cranberry Highway, Wareham, MA**

Landowner's name **OSH of Wareham LLC**

Owner's address _____

Telephone number _____

Contact person **Douglas A. Troyer, Esq.** Telephone **(781) 817-4900 dtroyer@lawmtm.com**

Map # **12** Lot # **B** Zone **CS**

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

RECORD OF PLANNING BOARD PROCEEDINGS AND DECISIONS
Town of Wareham Planning Board

Name of Subdivision or Project: Reign Car Wash

APPLICATION: FORM A X FORM B FORM C
 SITE PLAN REVIEW OTHER

DATE SUBMITTED: _____

DATE DECISION IS DUE: _____

DATE OF PUBLIC HEARING(S): _____

DECISION DATE: _____

DATE DECISION SENT TO TOWN CLERK: _____

DATE APPEALS PERIOD BEGINS _____ ENDS _____

PLANNING BOARD DECISIONS: (yes or no or abstention) if abstaining, appropriate recusal form should accompany decision.

FORM A:
G. Barrett _____ M. Baptiste _____ M. King _____
R. Swenson _____ R. Motto _____

FORM B:
G. Barrett _____ M. Baptiste _____ M. King _____
R. Swenson _____ R. Motto _____

FORM C:
G. Barrett _____ M. Baptiste _____ M. King _____
R. Swenson _____ R. Motto _____

SITE PLAN:
G. Barrett _____ M. Baptiste _____ M. King _____
R. Swenson _____ R. Motto _____

COMMENTS OR STIPULATIONS ON DECISION: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

Signature: _____

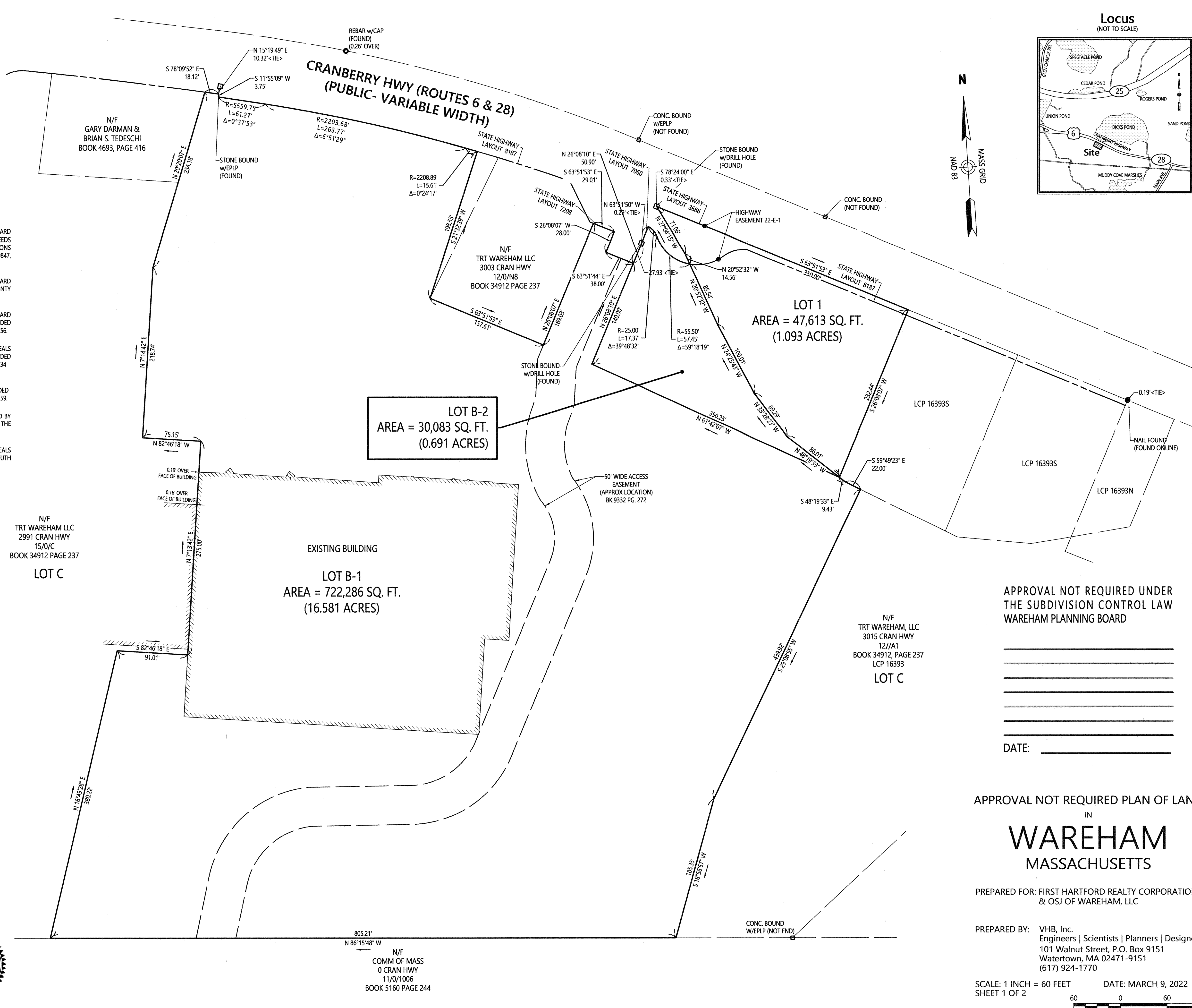
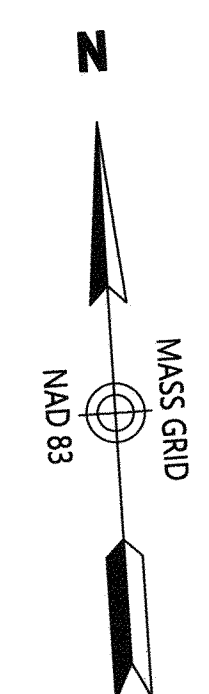
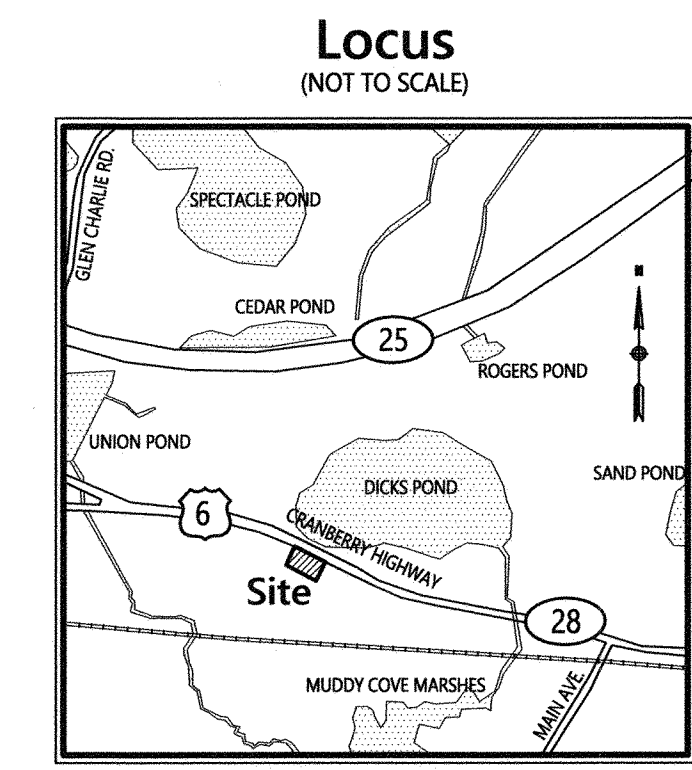
Chairman

Received by City/Town Clerk:

Date _____

Time _____

Signature _____



RESERVED FOR REGISTRY USE ONLY

Record Owner

LOT 1
ANDREW C. CARADIMOS, ET AL
3013 CRANBERRY HIGHWAY
WAREHAM, MASS.
ASSESSORS 12/0/LC1
DOC 166698
CERT 55371

LOT B
OSJ OF WAREHAM, LLC
3005 CRANBERRY HIGHWAY
WAREHAM, MASS.
ASSESSORS 12/0/B
BOOK 46134 PAGE 326

Plan References

REGISTRY OF DEEDS
PLAN BOOK 35 PLAN 1190
PLAN BOOK 36 PLAN 349

LAND COURT
LCP 16393 A, D, N & S

STATE HIGHWAY LAYOUT
LO 3666
LO 6284
LO 7060
LO 7208
LO 8187

General Notes

- 1) THE RIGHT OF WAY AND PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN NOVEMBER 2013 AND VERIFIED IN JANUARY, 2021 AND FROM DEEDS AND PLANS OF RECORD.
- 2) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983.
- 3) THE LOTS LIE ENTIRELY WITHIN THE COMMERCIAL STRIP DISTRICT (CS) AS SHOWN ON THE "TOWN OF WAREHAM, ZONING", DATED MAY 14, 2007.
- 4) THE LOT LIES ENTIRELY WITHIN ZONE AE (BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR PLYMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER 25023C04931, EFFECTIVE DATE JULY 17, 2012.
- 5) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT B INTO LOT B-1 & B-2. LOT B-2 IS A NON-BUILDABLE LOT AND WILL BE CONVEYED TO FIRST HARTFORD REALTY CORPORATION AND COMBINED WITH LOT 1.
- 6) EXCEPT HIGHWAY EASEMENT 22-E-1 & 50' WIDE ACCESS EASEMENT, ALL OTHER EASEMENTS, BOTH PERMANENT & TEMPORARY ARE NOT SHOWN FOR CLARITY.
- 7) SEE SHEET 2 FOR EXISTING CONDITIONS ON LOT B-2.

Planning Board Notes

- 1) ALL OTHER EASEMENTS, BOTH PERMANENT & TEMPORARY ARE NOT SHOWN FOR CLARITY.
- THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.
- THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE WAREHAM TOWN BY-LAWS IN ACCORDANCE WITH DIVISION VI, ARTICLE I AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS MASSACHUSETTS WETLANDS PROTECTION ACT, MGL CH 131 § 40 AND ITS IMPLEMENTING REGULATIONS, 310 CMR 10.00 FOR ALL LOTS AFFECTED.
- THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAWS RELATIVE TO IRREGULARLY-SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, § 615; ARTICLE 6, § 612; ARTICLE 10, ARTICLE 1, § 620 FOR ALL LOTS AFFECTED.
- THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE EARTH REMOVAL REGULATIONS IN ACCORDANCE WITH DIVISION IV, ARTICLE II OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

March 10, 2022
DATE
Russell J. Bousquet
PROFESSIONAL LAND SURVEYOR

Variences/Special Permits

SUBJECT TO THAT CERTAIN TOWN OF WAREHAM PLANNING BOARD APPROVAL RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 4194, PAGE 516, AS AFFECTED BY RELEASE OF RESTRICTIONS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 9847, PAGE 29.

SUBJECT TO THAT CERTAIN TOWN OF WAREHAM PLANNING BOARD SPECIAL PERMIT DECISION AS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 9630, PAGE 266.

SUBJECT TO THAT CERTAIN TOWN OF WAREHAM PLANNING BOARD SPECIAL PERMIT DECISION, DATED DECEMBER 10, 1992 AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 11629, PAGE 156.

SUBJECT TO THAT CERTAIN TOWN OF WAREHAM BOARD OF APPEALS DECISION GRANTING OF A VARIANCE OR SPECIAL PERMIT, AS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 12202, PAGE 234

SUBJECT TO THAT CERTAIN TOWN OF WAREHAM BOARD OF APPEALS DECISION GRANTING OF A VARIANCE OR SPECIAL PERMIT, AS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 17899, PAGE 159.

SUBJECT TO THAT CERTAIN NOTICE OF SITE PLAN APPROVAL ISSUED BY THE TOWN OF WAREHAM PLANNING BOARD, AS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 22842, PAGE 191.

SUBJECT TO THAT CERTAIN TOWN OF WAREHAM BOARD OF APPEALS DECISION GRANTING OF A VARIANCE AS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 46572, PAGE 87.

N/F
TRT WAREHAM LLC
2991 CRAN HWY
15/0/C
BOOK 34912 PAGE 237

LOT C

EXISTING BUILDING

LOT B-1
AREA = 722,286 SQ. FT.
(16.581 ACRES)

LOT B-2
AREA = 30,083 SQ. FT.
(0.691 ACRES)

LOT 1
AREA = 47,613 SQ. FT.
(1.093 ACRES)

N/F
TRT WAREHAM, LLC
3015 CRAN HWY
12//A1
BOOK 34912, PAGE 237
LCP 16393
LOT C

APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
WAREHAM PLANNING BOARD

DATE: _____

APPROVAL NOT REQUIRED PLAN OF LAND
IN

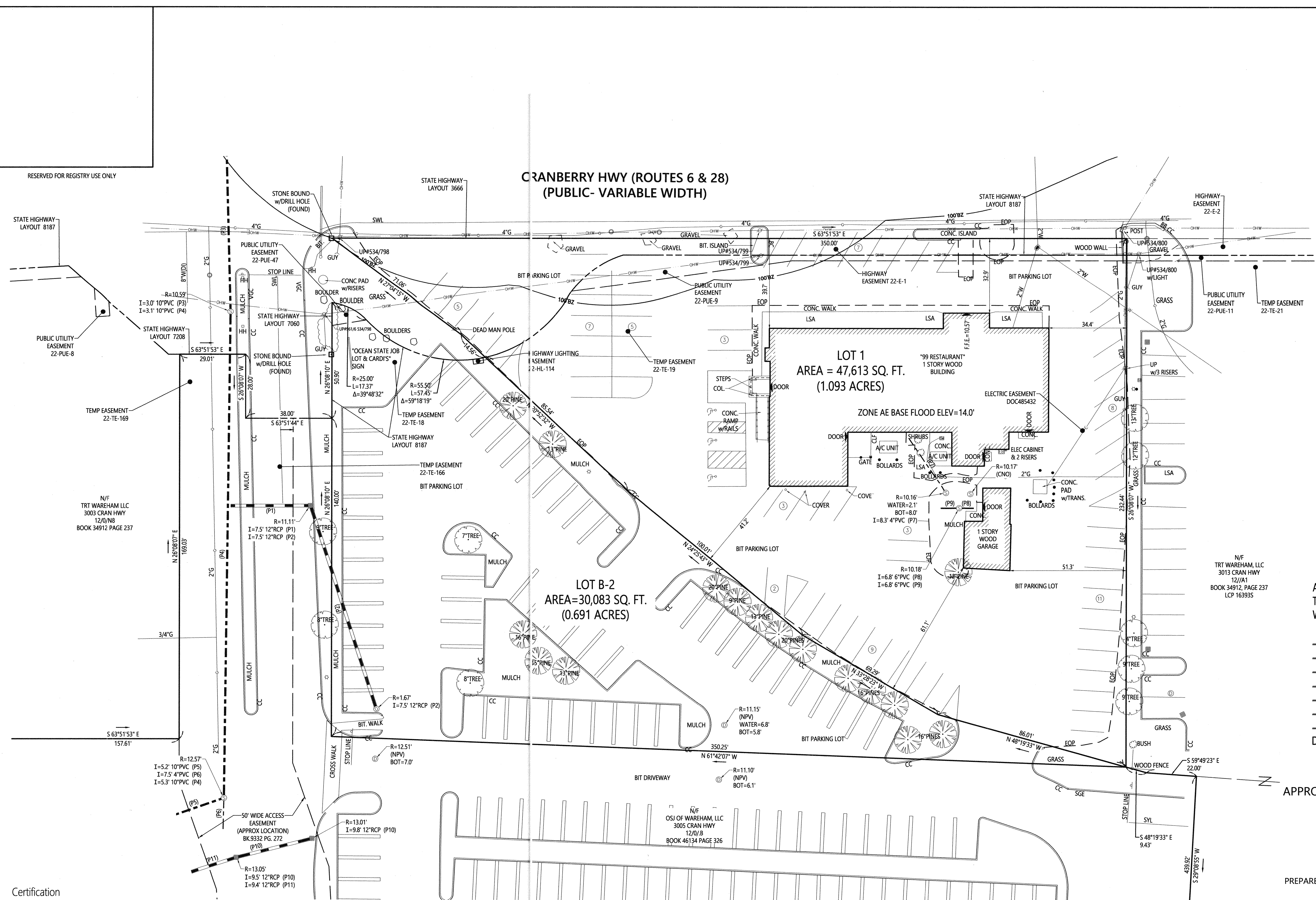
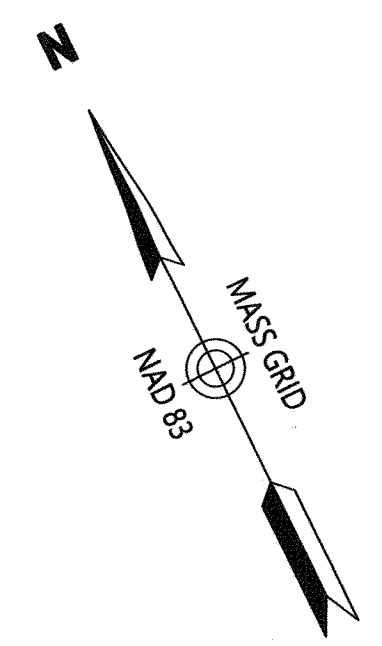
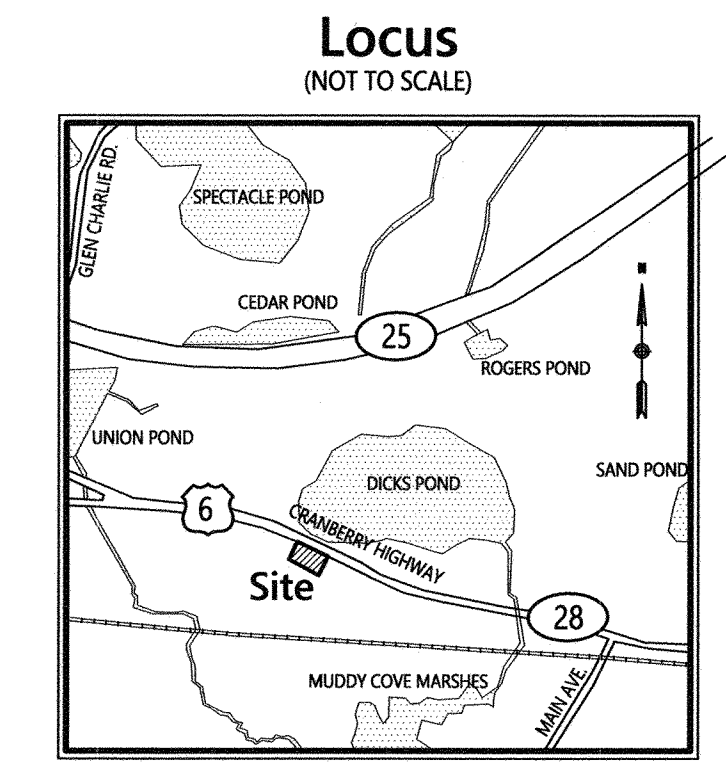
WAREHAM
MASSACHUSETTS

PREPARED FOR: FIRST HARTFORD REALTY CORPORATION & OSJ OF WAREHAM, LLC

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 60 FEET
SHEET 1 OF 2
DATE: MARCH 9, 2022
SCALE IN FEET

805.21'
N 86°15'48" W
N/F
COMM OF MASS
0 CRAN HWY
11/0/1006
BOOK 5160 PAGE 244



APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW WAREHAM PLANNING BOARD

 DATE: _____

APPROVAL NOT REQUIRED PLAN OF LAND IN
WAREHAM
 MASSACHUSETTS

PREPARED FOR: FIRST HARTFORD REALTY CORPORATION & OSJ OF WAREHAM, LLC

PREPARED BY: VHB, Inc.
 Engineers | Scientists | Planners | Designers
 101 Walnut Street, P.O. Box 9151
 Watertown, MA 02471-9151
 (617) 924-1770

SCALE: 1 INCH = 20 FEET DATE: MARCH 9, 2022
 SHEET 2 OF 2



RESERVED FOR REGISTRY USE ONLY

Certification
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

March 10, 2022
Russell J. Bousquet
 PROFESSIONAL LAND SURVEYOR

- Notes**
- 1) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN JANUARY, 2021.
 - 2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
 - 3) SEE SHEET 1 FOR OWNER REFERENCES, GENERAL NOTES AND PLAN REFERENCES.



MORIARTY TROYER & MALLOY LLC

ATTORNEYS AT LAW

Douglas A. Troyer
Direct Dial: (781) 817-4605
dtroyer@lawmtm.com
Admitted in MA

March 14, 2022

VIA HAND-DELIVERY

Town of Wareham
Town Clerk's Office
Memorial Town Hall
54 Marion Road
Wareham, MA 02571

Re: Approval Not Required Plan,
Relating to 3005 Cranberry Hwy, Wareham, MA
Map 12 Lot B - CS Zoning District

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 in Wareham Massachusetts" prepared by VHB, Inc. and dated March 9, 2022 is being submitted on March 14, 2022 by hand-delivery. Also enclosed is the executed Form A Application for Endorsement of Plan Believed Not to Require Approval.

Thank you for your attention to this matter, and please advise if the Planning Board has any questions regarding this matter or requires any additional information.

Respectfully submitted,
FIRST HARTFORD REALTY CORPORATION
By its attorneys,

MORIARTY TROYER & MALLOY LLC

Douglas A. Troyer
One Adams Place
859 Willard Street, Suite 440
Quincy, MA 02169
Tel. (781) 817-4900
dtroyer@meeb.com

cc: First Hartford Realty Corporation (via email only).