

Form A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

June 30, 2021

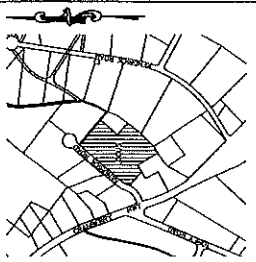
To the Planning Board of the City/Town of Wareham
ype text here

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 _____ zoning by-law/ordinance under Section _____ which requires _____ 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 _____, 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 Parcel A 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 Bylaws zoning bylaw/ordinance under Section 621, which requires 150 feet. See section #5 page 2.
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:

THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL A AND JOIN IT WITH LAND OF TIMOTHY A. CIAFFONI - ASSESSORS MAP 100-1019

ZONING DISTRICT: INDUSTRIAL (IND)	30,000 S.F.	150 FT.
MIN. AREA		
MIN. FRONTAGE		20 FT.
MIN. FRONT YARD SETBACK		10 FT.
MIN. REAR YARD SETBACK		10 FT.
MIN. SIDE YARD SETBACK		10 FT.
MAX. BUILDING COVERAGE		50%
MAX. IMPERVIOUS COVERAGE		70%



LOCUS MAP

DATE PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE ONLY

PLANNING BOARD APPROVAL UNDER THE
LEGISLATION CONTROL LAW NOT REQUIRED.

ATE:

WAREHAM PLANNING BOARD

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.

THIS ENDOREMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE WAREHAM TOWN BY-LAWS IN ACCORDANCE WITH DIVISION V, ARTICLE AND ITS IMPLEMENTING REGULATIONS AS WELL AS MASSACHUSETTS WETLANDS PROTECTION ACT, M.G.L. CH. 131, §40 AND ITS IMPLEMENTING REGULATIONS, §10 OUR \$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-LAW RELATIVE TO IRREGULARLY SHAPED LOTS, UPWARD AREA, LOT WIDTH, OPEN SPACE AND LOT COVER AGE IN ACCORDANCE WITH ARTICLE 6, §615, ARTICLE 6, §612 AND ARTICLE 6 §620 FOR ALL LOTS APPLICABLE.

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.

APPROVAL NOT
REQUIRED
PLAN OF LAND
AT
3 TOW ROAD
IN
WAREHAM,
MASSACHUSETTS

Outback Engineering
Incorporated

165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-945-9231
FAX: (508)-947-8873
www.outback-eng.com

2.5.1.2.1

WILCOX
C.F. & S. CO. INC.

033 15823, PAGE 158

PLAN BOOK 60, PAGE 743

KAPTON 10T[®] AND AM SMOKELESS[™]

Journal of Management Inquiry

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

Name of Subdivision or Project: _____

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

DATE SUBMITTED: June 30, 2021

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 _____

**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) Timothy A. Ciaffoni

Applicant's address 191 Main Street, P.O. Box 483, Wareham, MA 02571

Telephone number 508-291-3033

Address of property 3 Tow Rd, Wareham, MA 02571

Landowner's name C.J.E. & R Co., Inc.

Owner's address 3 Tow Rd, Wareham, MA 02571

Telephone number 508-989-4262

Contact person Timothy A. Ciaffoni Telephone 508-291-3033

Map # 108 Lot # 1019 Zone Industrial

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

Conditions for: _____

Title: _____

- Construction shall substantially conform to the approved Site Development Plan dated (ENTER DATE OF PLAN WITH ANY REVISION DATES) except as modified by the below listed conditions.
- If substantial use or construction permitted by this approval has not commenced within two years from the date on which a copy of this decision was filed with the Town Clerk, excluding the amount of time required for the appeal period of twenty days to expire and the amount of time to pursue and await the final determination of any such appeal, then this approval shall expire.
- The developer/applicant shall be required to establish a Homeowners Association (HOA) that will be responsible for the maintenance and operation of the approved street light plan and to provide for the maintenance and operation the storm water system including any and all retention basins, and all other common land within the approved subdivision. The HOA organization will be approved by Town Counsel and shall remain in force and operation for the duration of the life of the subdivision.
- The developer/applicant shall develop a storm water management and maintenance plan as required by the Rules and Regulations Governing the Subdivision of Land. Such plan shall be approved by the Town's Conservation Administration and Wareham's Director of Municipal Maintenance prior to the start of construction. The plan will prevent runoff of storm water to abutting properties. The developer/applicant's general contractor will be responsible for the inspection and maintenance of the storm water BMP during construction, including the submission of required reports to the Planning Board and Conservation Administrator. Once the construction is complete and the complex has been accepted, the HOA will be responsible for the required inspections and maintenance of the storm water system as delineated on the approved plan.
- With the final approval of the Site Development Plan the developer/applicant shall work with the Town Engineer and Director of Municipal Maintenance to compile a list of inspections required under Form N, Town of Wareham's Rules and Regulations Governing the Subdivision of Land.
- All rubbish, rubble, metals, stumps, and other debris shall be removed and properly disposed off-site. The developer/applicant will provide a "port-a-potty" on site for the use of construction crews. No work will be permitted on Sundays and legal holidays unless specific approval is granted by the Town of Wareham's Zoning Enforcement Officer.
- The site will not be clear-cut. The applicant shall preserve a minimum of 10' vegetative buffer along the side and rear lot lines of all lots. The developer/applicant will provide a

landscaping plan under Article X of the Town of Wareham Zoning Bylaws that will indicate existing vegetation, including trees, which will be preserved. To ensure the long term maintenance and implementation a two year guarantee program shall be provided to the Town on all new plant material. Street trees shall be planted along every 50' along both sides of the road. The developer/applicant furnished landscape material for street use shall be drought resistant.

- Street lighting is required by the Town of Wareham's Rules and Regulations Governing the Subdivision of Land, is required to maintain all streets and utilities in satisfactory condition until such streets and utilities are accepted by the Town of Wareham.
- Be advised that the developer/applicant, under Section (1)c of the Town of Wareham Rules and Regulations Governing the Subdivision of Land, is required to maintain all streets and utilities in satisfactory condition until such streets and utilities are accepted by the Town of Wareham.
- If public water is available within 1,500' the applicant shall be required to connect to the system per Section VI, part B.4 of the Town of Wareham Rules and Regulations Governing the Subdivision of Land.
- No further subdivision of any lots by this action, to create any new buildable lots, will be permitted in perpetuity.
- Approvals and conditions from all other applicable Town Departments, Town Boards, Town Commissions and State agencies shall be made part of these conditions.



Law Office of Timothy A. Ciaffoni

www.warehamattorney.com

191 Main Street - P. O. Box 483
Wareham, MA 02571-0483
(508) 291-3033 - Fax: (508) 291-4114
email: attorneyciaffoni@aol.com

June 30, 2021

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

RE: A.N.R. Plan
Applicant – Timothy A. Ciaffoni
Property: 3 Tow Road, Wareham, MA 02571
Assessor's Map 108 Lot 1019

Dear Sir/Madam;

Enclosed please find the completed application for the A.N.R. Plan Review along with the original mylar and 6 copies. Please note that I am the applicant and the Buyer; accordingly, I am acquiring from the adjacent property owner, C.J.E. & R. Co., Inc, a strip of land identified as Parcel A (approximately 936^{0.8} square feet) as shown on the enclosed and said A.N.R. Plan.

Also enclosed for filing in the normal course are the following:

- a. The Planning Board Tax Verification Form for the applicant and property owner.
- b. Checklist
- c. ANR Plan review form.
- d. Check number 2343 in the amount of \$200.00 for the ANR Application submission.

Please let my office know if any additional information is required, and kindly schedule this matter for the earliest available date. This matter is time sensitive since the conveyance will complete a pending Purchase and Sale Agreement.

Thank you for your time and assistance in this matter.

Sincerely,

A handwritten signature in cursive script that reads "T. A. Ciaffoni".
Timothy A. Ciaffoni

Enclosures

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Timothy A. Ciaffoni (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 C.J.E. & R Co. * below (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Bridgette Benoit
John Foster, Tax Collector

*Map 108 - Parcel 1019 (244 Cran Hwy)
*Map 108 - Parcel 1004-AA (3-Tow Rd)

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. X The title "Approval Not Required Plan drawn for **NAME OF OWNER**";
2. X Date, scale and North arrow;
3. X 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. X Any existing structures/septic systems on the land, including setback, side and rear yard designations;
5. X Remaining frontage of any adjoining land in the same ownership;
6. X Any existing structures/septic systems on any adjoining land in the same ownership;
7. X Names of present landowners and names of abutters from the most recent tax list;
8. X Location of any easement or ways, public or private, across the land with A designation as to its purpose;
9. X Bearings and distance of all lines of the lots shown on the plan;
10. X 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. X 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. X A locus scale of 1" = 2,000' sufficient to identify the location of the property;
13. X The name, seal and signature of the Registered Professional Land Surveyor who prepared the plan.