

FORM B

APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

April 30, 2021

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

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: "140 Tihonet Road" Preliminary Subdivision Plan

By G.A.F. Engineering, Inc. 266 Main Street, Wareham, MA 02571 dated April 29, 2021 and described as follows: A three lot subdivision of land with a proposed dead-end roadway approximately 375' long.

located at 140 Tihonet Road

lots proposed (#) 3 total acreage of tract 217.2

said applicant hereby submits said plan as a Preliminary subdivision 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 See Attached List

by deed dated \_\_\_\_\_ and recorded in the \_\_\_\_\_

District Registry of Deeds Book \_\_\_\_\_

registered in the \_\_\_\_\_ Registry District of the Land Court, Certificate of Title No. \_\_\_\_\_

Received by City/Town Clerk:

Date \_\_\_\_\_

Time \_\_\_\_\_

Signature [Signature]

RECEIVED

Received by Board of Health:

Date MAY 05 2021

Time \_\_\_\_\_

Signature \_\_\_\_\_

TOWN OF WAREHAM  
BOARD OF HEALTH

Applicant's signature [Signature]

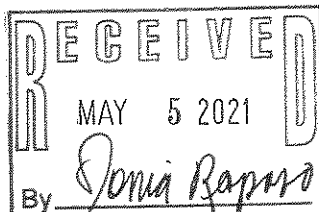
Applicant's address \_\_\_\_\_

158 Tihonet Road

Wareham, MA 02571

Applicant's phone # 508-295-1000

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



Planning Dept.

Title References:

Deed from Tremont Nail Company, dated March 1, 1922, recorded with the Plymouth County Registry of Deeds in Book 1408, Page 69;

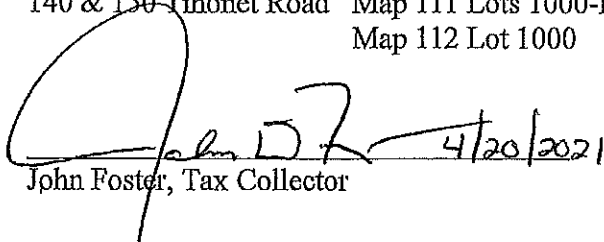
Deed from the First National Bank of Boston, et als, Trustees, dated August 31, 1937, recorded with the Plymouth County Registry of Deeds in Book 1733, Page 261; and

Deed from Makepeace Bros. Inc., dated June 2, 1922, recorded with the Plymouth County Registry of Deeds in Book 1418, Page 197.

## **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.

140 & 150 Tihonet Road Map 111 Lots 1000-B, 1000-C, 1000-F, 1000-H  
Map 112 Lot 1000

 4/20/2021  
John Foster, Tax Collector

## FORM B/PRELIMINARY PLAN CHECKLIST

The Preliminary Plan shall be drawn on appropriate, reducible paper and should exhibit the following information by which to form a clear basis for discussion and for the preparation of a Definitive Plan:

1.   X   The title, "Preliminary Plan of 140 Tihonet Road";
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;
6.   X   The existing and proposed lines of streets, ways, easements and any public areas within the subdivision;
7.   X   The proposed drainage system, including adjacent existing natural waterways;
8.   X   The approximate boundary lines, dimensions and areas of proposed lots;
9.   X   The names, locations and widths of adjacent streets;
10.   X   The general topography of the land;
11.   X   Location and distance to nearest public water and sewer utility services;
12.   X   A locus map at 1" = 2000' and an aerial map exhibiting the general area surrounding the subject property (approximately ½ mile surrounding the site).

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 or the Subdivision Regulations may result in the application not being placed on a Planning Board Agenda or a denial of this Form B/Preliminary Plan.

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

Check one: ANR \_\_\_\_\_ Form B X \_\_\_\_\_ Form C \_\_\_\_\_ Site Plan Review \_\_\_\_\_

Date stamped in \_\_\_\_\_ Date decision is due \_\_\_\_\_

Applicant's name(s) A.D. Makepeace Company

Applicant's address 158 Tihonet Road, Wareham, MA 02571

Telephone number 508-295-1000

Address of property 140 Tihonet Road, Wareham, MA 02571

Landowner's name A.D. Makepeace Company

Owner's Address 158 Tihonet Road, Wareham, MA 02571

Telephone number 508-295-1000

Contact person G.A.F. Engineering Inc. Telephone 508-295-6600

Map # 111 Lot # 1000F, 1000H Zone R-60

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Comments (state reasons for denial or stipulations of approval)

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ENGINEERING,  
INC.

ENGINEERS  
SURVEYORS

266 MAIN ST.  
WAREHAM, MA 02571

TEL 508.295.6600  
FAX 508.295.6634

April 30, 2021

VIA: Registered Mail & Federal Express

Town of Wareham  
Planning Board  
c/o Town of Wareham Town Clerk  
54 Marion Road  
Wareham, MA 02571

Re: Preliminary Subdivision "140 Tihonet Road"  
Map 111 / Lots 1000F, 1000H  
**G.A.F. Job No. 21-9681**

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 81S, G.A.F. Engineering, Inc., on behalf of the applicant, A.D. Makepeace Company, respectfully submits the following:

- One (1) original and two (2) copies of a properly executed Form B - Application for Approval of Preliminary Subdivision Plan.
- Three (3) copies of the above referenced Preliminary Subdivision Plan.
- Two checks: One for \$800.00 made out to the Town of Wareham for the Preliminary Subdivision filing fee (\$500.00 + \$100/Lot x 3) and one for \$100.00 made out to the Wareham Week for the advertising fee.

An original of the Form B application, plan, and notice of submission has been submitted to the Town Clerk by registered mail and Federal Express.

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

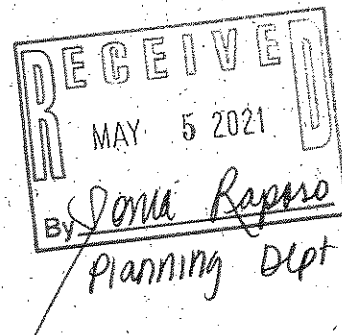
Sincerely,

**G.A.F. Engineering, Inc.**

William F. Madden, P.E.  
bill@gafenginc.com

Enclosures

cc: A.D. Makepeace Company





**ENGINEERING,  
INC.**

**ENGINEERS  
SURVEYORS**

April 30, 2021

VIA: Hand Delivery

Town of Wareham  
Michele Bissonnette – Town Clerk  
54 Marion Road  
Wareham, MA 02571

Re: Preliminary Subdivision "140 Tihonet Road"  
Map 111 / Lots 1000F, 1000H  
**G.A.F. Job. No. 21-9681**

Dear Michele:

Notice is hereby given of the submittal of the above referenced Preliminary Subdivision Plan to the Town of Wareham. A plan entitled "Preliminary Subdivision Plan" dated April 28, 2021 prepared for A.D. Makepeace Company is being submitted by registered mail and Federal Express. Also enclosed is an executed Form "B" application.

The submission of the Preliminary Subdivision Plan is made pursuant to M.G.L. Chapter 41, Section 81S. This notice is being provided in accordance with M.G.L. Chapter 40A, Section 6.

If there are any questions, please contact me directly at 508-295-6600.

Sincerely,  
**G.A.F. Engineering, Inc.**

William F. Madden, P.E.  
bill@gafengine.com

rjr  
Encs.

cc: A.D. Makepeace Company  
Wareham Planning Board  
Wareham Board of Health

266 MAIN ST.  
WAREHAM, MA 02571

TEL 508.295.6600  
FAX 508.295.6634

Received by:

5/5/21  
Date:

Wareham Town Clerk's Office



**ENGINEERING,  
INC.**

**ENGINEERS  
SURVEYORS**

April 30, 2021

VIA: Hand Delivery

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

Re: Preliminary Subdivision "140 Tihonet Road"  
Map 111 / Lots 1000F, 1000H  
**G.A.F. Job. No. 21-9681**

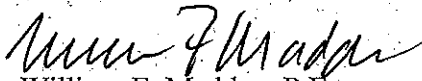
Dear Board of Health:

Notice is hereby given of the submittal of the above referenced Preliminary Subdivision Plan to the Town of Wareham. A plan entitled "Preliminary Subdivision Plan" dated April 28, 2021 prepared for A.D. Makepeace Company is being submitted to the Town Clerk by registered mail and Federal Express. Also enclosed is an executed Form "B" application.

This submission is intended to satisfy the requirements of M.G.L. Chapter 41, Section 81S.

If there are any questions, please contact me directly at 508-295-6600.

Sincerely,  
**G.A.F. Engineering, Inc.**

  
William F. Madden, P.E.  
bill@gafenginc.com

rjr

Encs.

cc: A.D. Makepeace Company  
Wareham Planning Board  
Wareham Town Clerk

**RECEIVED**

**MAY 05 2021**

Received by:

TOWN OF WAREHAM  
BOARD OF HEALTH

Date:

Wareham Board of Health

266 MAIN ST.  
WAREHAM, MA 02571

TEL 508.295.6600  
FAX 508.295.6634