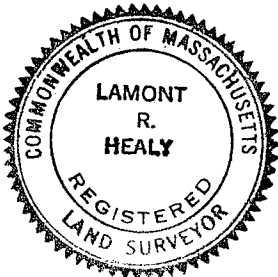


**NOTE**  
 Building dimensions and setbacks pertain to outer edge of foundation.

**Standish Avenue**

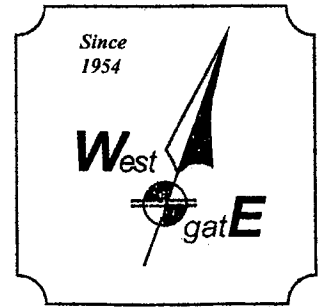
I certify that this plan was prepared from an instrument survey and that the existing structures are located on the ground as depicted.

*Lamont R. Healy*  
 Registered Land Surveyor # 17702

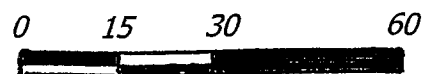


**Boysenberry Road**

**Certified Plot Plan**  
 to accompany  
**Special Permit Petition**  
**41 Standish Avenue**  
**Wareham, Massachusetts**  
 Owner/Applicant  
**April Hughes Et Ux**  
 Assessor Ref: 121/1580 Zoning District R130  
 FEMA Flood Zone X  
 Scale 1" = 30' August 24, 2020  
 from the office of  
**F. W. Westgate & Associates**  
 Surveyors - Engineers - Land Planners  
 (508) 295-8200  
[fwwestgate@msn.com](mailto:fwwestgate@msn.com)



**REFERENCE**  
 Plan by Gateway Survey Associates, LLC  
 dated 04/04/2020



TOWN OF WAREHAM  
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

- o Complete this form.
- o Complete information packets. (Directions attached)
- o Submit application form and packet to Town Clerk for signature.
- o Submit application form and packet to Town Collector for signature.
- o Submit completed form, packets, and appropriate fees\*\* to the Zoning Board of Appeals secretary.

\*\*Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

\*\*A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$80.00.

\*\*The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.11 per certified letter to each abutter. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 41 Standish Ave LOT: 1580 MAP: 121  
ZONING DISTRICT: R-130  
USE REQUESTED: In-home pet grooming  
OWNER OF LAND & BUILDING: April Hughes TEL.# 774 251-7146  
ADDRESS OF OWNER: 41 Standish Ave. Wareham, MA  
PERSON(S) WHO WILL UTILIZE PERMIT: April Hughes  
ADDRESS: Same as above  
DATE: 08/31/20 SIGNATURE: Frank W. Westgate  
This application was received on the date stamped here: Frank W. Westgate, Agent

Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_  
Tax Collector: Kathy Lurig Date: 8/31/20  
Planning/Zoning Dept.: \_\_\_\_\_ Date: \_\_\_\_\_  
Application fee paid: \_\_\_\_\_ Check #: \_\_\_\_\_ Receipt: \_\_\_\_\_  
Advertising fee paid: \_\_\_\_\_ Check # \_\_\_\_\_ Receipt: \_\_\_\_\_  
Abutters fee paid: \_\_\_\_\_ Check # \_\_\_\_\_ Receipt: \_\_\_\_\_

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One:  Variance  Special Permit  Site Plan  Appeal

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

Applicant's Name: April Hughes

Applicant's Address: 41 Standish Ave. Wareham, MA

Telephone Number: 774 251-7146

Cell Phone Number: " " "

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

Address of Property/Project: 41 Standish Avenue

Landowner's Name: April Hughes

Owner's Address: 41 Standish Ave. Wareham, MA

Telephone Number: 774 251-7146

Contact Person: Frank Westgate Telephone Number: 508 295-8200

Map 121 Lot 1580 Zone R-130

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

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# TOWN of WAREHAM

Massachusetts

## BUILDING DEPARTMENT

David Morris  
Director of Inspectional Services

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April Hughes  
41 Standish Ave.  
E. Wareham MA 02538

January 23, 2020

*PET*  
*[Signature]* 2/5/20

RE: Wildlife ~~Cat~~ Grooming

I have received your application for a home business which I regret must be denied at this time. A cat grooming business is allowed by Special Permit from the Wareham Zoning Board of Appeals.

Your proposal to conduct a home occupation is being denied under the following sections of the Wareham Zoning by-law:

- **Section 320 Table of Principle Use**, The proposed service in your zoning district requires a Special Permit from the Zoning Board of Appeals.

The subject home is located in Zoning district R-130.

Respectfully,

*[Signature]*  
David Morris

It is the owners' responsibility to check with other departments, i.e. Health, and conservation, etc. to ensure full compliance.

In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.

RECEIVED  
Francis Westgate

No: \_\_\_\_\_ \$50.00 fee  
Date: \_\_\_\_\_

The Commonwealth of Massachusetts  
Town of Wareham  
Business Certificate Application

In conformity with the provisions of Chapter 110, Section 5 of the General Laws, as amended, the under-signed hereby declare(s) that a business under the title of: Wildlife Pet Grooming

is conducted at: 41 Standish Ave. East Wareham MA 02538  
Business Ph #: 774-678-4927 Home Ph #: 774-251-7146

By the following person(s):

April Hughes

Mailing Address:

41 Standish Ave  
East Wareham MA 02538

Type of Business: HOME OCCUPATION

Zoning Approva: \_\_\_\_\_



2018 00774469

Bk: 636 Pg: 1 Cert: 127201  
Doc: DEED 07/27/2018 11:59 AM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 07/27/2018 11:59 AM  
Ctrl# 115892 13521 Doc# 00774469  
Fee: \$1,386.24 Cons: \$303,900.00

**CANCELLED**

**QUITCLAIM DEED**

We, **ROBERT FORREST AND DEBORAH FORREST**, Husband and Wife, and **DAVID O'DELL AND LEGENE O'DELL**, Husband and Wife, with a mailing address of P.O. Box 1352, Onset, Massachusetts 02558, as Tenants in Common, for consideration and in consideration of **THREE HUNDRED THREE THOUSAND NINE HUNDRED & 00/100 DOLLARS (\$303,900.00)** grant to **PATRICK W. HUGHES II AND APRIL L. HUGHES**, Husband and Wife, as Tenants by the Entirety, of 54 Maitland Street, New Bedford, Massachusetts 02740 with **QUITCLAIM COVENANTS**, the following:

The land with the buildings and improvements thereon situated at 41 Standish Avenue, East Wareham, Plymouth County, Commonwealth of Massachusetts being more particularly described in Exhibit A attached hereto and made a part of.

This is made together with all rights, privileges and easements connected therewith and subject to such restrictions, conditions, easements of record and any building and zoning law requirements so far as the same are now in force and applicable.

Grantors do hereby expressly and voluntarily release all rights of homestead, if any, as set forth in MGL Chapter 188 and state that there are no other person or persons entitled to any homestead rights in the premises.

**GRANTOR TITLE:** Meaning and intending to convey the premises described in Quitclaim Deed from CitiFinancial Servicing, LLC, successor by merger to CitiFinancial Services, Inc. to Robert Forrest & Deborah Forrest and David O'Dell & Legene O'Dell recorded with the Plymouth County District of the Land Court as Document No. 769158, Certificate No. 126447.

**PROPERTY ADDRESS:** Now known as 41 Standish Avenue, East Wareham, Massachusetts.

RETURN TO:  
April & Patrick Hughes II  
41 Standish Avenue  
East Wareham, MA 02538

WITNESS our hands and seals this 27<sup>th</sup> day of July, 2018.

Robert Forrest

Robert Forrest

Deborah Forrest

Deborah Forrest

Dayid O'Dell

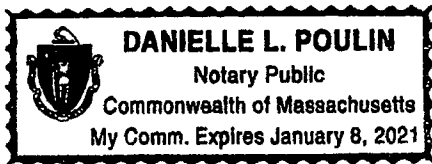
Legene O'Dell

Legene O'Dell

**COMMONWEALTH OF MASSACHUSETTS**

Plymouth County, ss.

On this 27<sup>th</sup> day of July, 2018, before me, the undersigned notary public, personally appeared Robert Forrest, proved to me through satisfactory evidence of identification which was MA Drivers License, to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purpose and stated that the information contained herein is accurate to the best of his knowledge and belief.



[Signature]

Notary Public:

My Commission Expires: 1-8-21

[affix Notarial Seal]

91 Standish Ave

MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
MAP 121 LOT 1580						
OWNER PATRICK W & APRIL L HUGHES						
121-1093	DAUS BONNIE G		22 BARKER RD	E WAREHAM	MA	02538
121-1085	SOLBERG JEREMY S		38 BARKER RD	E WAREHAM	MA	02538
121-1123	SAUNDERS TERENCE P		36 BARKER RD	E WAREHAM	MA	02538
121-1424	FLUEGEL SUSAN M		11 QUAKER RD	E WAREHAM	MA	02576
121-1131	WALSH STEPHEN		15 FAIRFAX ST	DORCHESTER	MA	02124-5113
121-1133	SHEPARD MARK		44 BARKER RD	E WAREHAM	MA	02538
121-1135	KING THOMAS J	COLON USA	42 JENSEY AVE	BRAINTREE	MA	02184
121-1413	CHRUNIAK PHILIP M		PO BOX 223	E WAREHAM	MA	02538
121-1438	GILLPATRICK KENNETH R		8 STANDISH AVE	E WAREHAM	MA	02538
121-1441	TARRANT EDWARD T	TARRANT DONNA M	14 STANDISH AVE	RED1 E WAREHAM	MA	02538
121-1410	MARTINEZ KELLY A		39 BARKER RD	E WAREHAM	MA	02538
121-1444	MANIA FRANK J	MANIA RENE MARIE	20 STANDISH AVE	E WAREHAM	MA	02538
121-1408	GARNETT DENISE	C/O DENISE SHIVERS	41 BARKER RD	E WAREHAM	MA	02538
121-1447	RYAN ROBERT M II		30 STANDISH AVE	E WAREHAM	MA	02538
121-1860	MILLER KAREN M		47 BARKER RD	E WAREHAM	MA	02538
121-1450	PRICE JOHN W JR	PRICE CHARLENE L	32 STANDISH AVE	E WAREHAM	MA	02538
121-1453	GRISWOLD DONALD E	GRISWOLD LINDA S	34 STANDISH AVE	E WAREHAM	MA	02538
121-1398	LOW ROBERT W	CRAIG PAMELA M	MAIN ST	BOXFORD	MA	01921
121-1567	CHADWICK STEPHEN C TRUSTEE	118 MERRIMACK STREET REALTY TR	9 STANDISH AVE	E WAREHAM	MA	02538
121-1456	CHASE DAMON A		36 STANDISH AVE	E WAREHAM	MA	02538
121-1570	STINEHAM ROLAND S		17 STANDISH AVE	E WAREHAM	MA	02538
121-1458	KELLY BEVERLY S		44 STANDISH AVE RFD 1	E WAREHAM	MA	02538
121-1573	BRIGHT INVESTMENT PROPERTIES LLC		10 WALDO TERR	BRIGHTON	MA	02135
121-1461	MCCARTHY JAMES P	MCCARTHY PATRICIA M	46 STANDISH AVE	E WAREHAM	MA	02538
121-1576	FLORY RICHARD		27 STANDISH AVE	E WAREHAM	MA	02538
121-1464	MCEWAN JAMES L	MCEWAN LESLIE J	54 STANDISH AVE	E WAREHAM	MA	02538
121-1467	LEMIEUX ERIN M		58 STANDISH AVE	E WAREHAM	MA	02538
121-1590	DONATI ELMER G	DONATI DEBORAH J	164 TISPAQUIN ST	MIDDLEBORO	MA	02346-3330
121-1594	BURNS HELEN A	C/O PAUL SOMERS	5 OAK TERRACE	WAREHAM	MA	02571
128-1002/8	BARTLETT POND VILLAGE LLC		270 COMMUNICATION WAY UNIT 78	HYANNIS	MA	02601
121-1600	KALLIANDIS CHRIS	KALLIANDIS KATHLEEN	63 STANDISH AVE	E WAREHAM	MA	02538
128-1002/03	COMMONWEALTH OF MASS	DEPARTMENT OF FISH AND GAME	251 CAUSEWAY ST SUITE 400	BOSTON	MA	02114
128-1002/01	US BANK NATIONAL ASSOCIATION	C/O OCWEN LOAN SERV LLC	1661 WORTHINGTON RD STE 100	W PALM BEACH	FL	33409
128-1002/02	COMMONWEALTH OF MASS	DEPARTMENT OF FISH AND GAME	251 CAUSEWAY ST SUITE 400	BOSTON	MA	02114
CERTIFIED ABUTTERS AS						
THEY APPEAR ON OUR TAX ROLLS						
AS OF 12/31/2019						
<i>Y. Bar also</i>						
ASSESSORS OFFICE						
REQUESTED BY						
FRANK WESTGATE						
FWWESTGATE@MSN.COM						