

Form A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

July 20, 2023

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

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 Wareham zoning by-law/ordinance under Section 621 which requires 180 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 1951, the date when the subdivision control law became effective in the city/town of Wareham 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:

England Revocable Family Trust - 2014

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 TJP Realty, LLC,
dated May 5, 2022 and recorded in Plymouth Registry
of Deeds, Book 56777, Page 313 and Map 20, Lots 1019C2, 1019C4
Assessors Book _____, Page _____.

Received by City/Town Clerk:

Date _____

Time _____

Signature _____

Treasurers' office: _____

Date: _____

Richard H. England, Jr.

Applicant's signature *[Signature]*

Applicant's address A Over Jordan Road
Wareham, MA 02571

Applicant's phone # 508-291-5128

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

APPLICANT IS THE OWNER

WAREHAM TOWN CLERK
2023 AUG 23 PM 4:40

RECEIVED
JUL 27 2023
By *[Signature]*
Planning Dept.

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. N/A 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. N/A 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.

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

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

Date stamped in _____ Date decision in due _____

Applicant's name(s) England Revocable Trust-2014

Applicant's address 4 Over Jordan Road, Wareham, MA

Telephone number (508) 477-72727 (Cape & Islands, Inc. Representative)

Address of property 4 Over Jordan Road, 172 Great Neck Road

Landowner's name Same as above

Owner's address Same as above

Telephone number Same as Above

Contact person Matt Costa, Cape & Islands Engineering, Inc. Telephone 508-477-7272

Map # 20 Lot 1019-C2; 1019-J; 1019-K Zone R-60

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.

**Town of Wareham
Street Name Application Form**

Application Date: _____

Applicant:

- Check with Planning Board or Board of Selectmen to determine availability of street names.
- One copy of this form, filled out and signed should be submitted with a completed application for Form A, Form B, or Form C.
- Note: Use this form for any new street name requests for public OR private ways.

To the Planning Board:

The undersigned applicant requests the Board's approval of the following proposed names of street(s) within the proposed subdivision shown on a plan entitled: _____
_____ and dated _____.

Proposed Street name(s):

Alternative name(s)

Applicant's Signature: _____

Address: _____

The Planning Board requests your comments on this application for approval of the above proposed street name(s):

Please submit your comments to the Planning Board before: _____

Approved Name(s): _____

Approval Date: _____

Planning Board Signatures:

Distribution List:**Board of Selectmen****Police Department****Community Development****Municipal Maintenance****Building Department****Board of Health****Wareham Historical Commission****Water Department****EMS****Fire Department****Assessor's Office**

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

Signature: _____
Chairman

Received by City/Town Clerk:

Date _____

Time _____

Signature _____

Witnessed my hand and seal on this 5th day of May, 2022

TJP Realty, LLC

Thomas J. Parenteau, Jr.

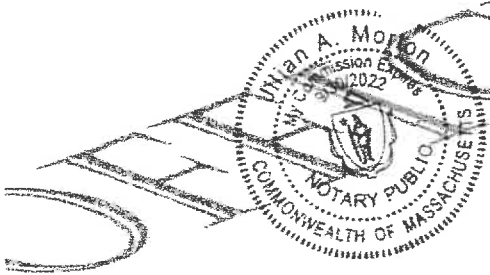
Thomas J. Parenteau, Jr., Manager

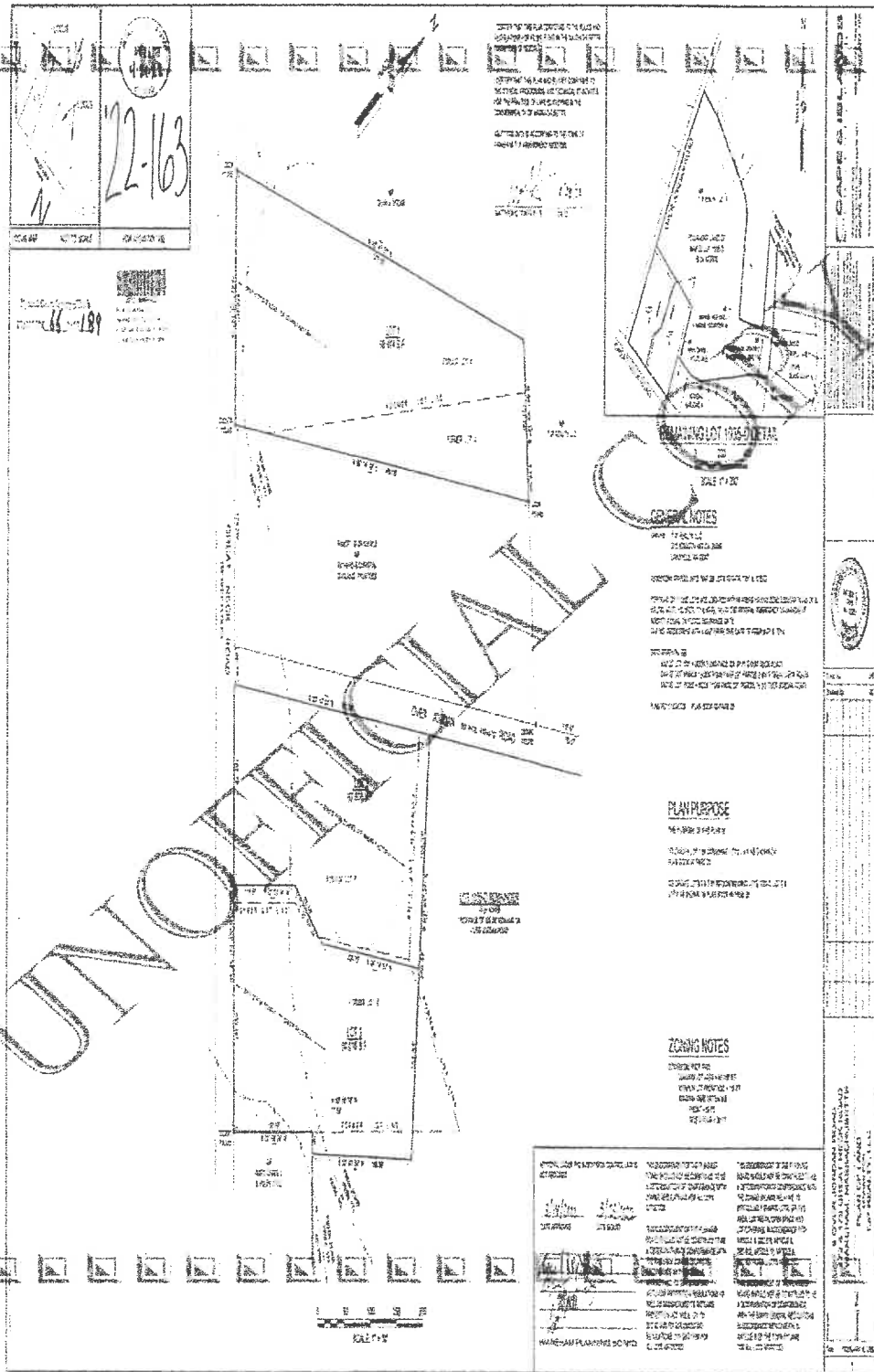
COMMONWEALTH OF MASSACHUSETTS

Plymouth County, ss

On May 5th, 2022, before me the undersigned notary public, personally appeared Thomas J. Parenteau, Jr., Manager of TJP Realty, LLC, proved to me through satisfactory evidence of identification, which was a State Issued Driver's License, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed.

Jillian A. Morton
Notary Public, Jillian A. Morton
My commission expires: 9/30/2022

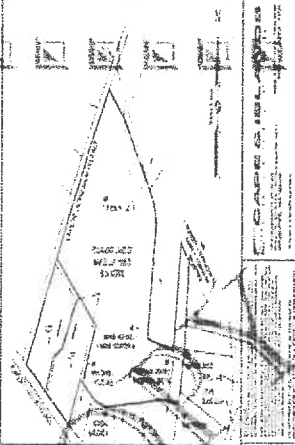




22-163

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NOT TO SCALE
 THE PLAN IS FOR INFORMATION ONLY
 AND DOES NOT CONSTITUTE A CONTRACT
 BETWEEN THE CLIENT AND THE ARCHITECT
 ALL RIGHTS ARE RESERVED BY THE ARCHITECT



SCALE 1/4\"/>

GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED A FIELD SURVEY.
- 3. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED A FIELD SURVEY.
- 4. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED A FIELD SURVEY.

PLAN PURPOSE

- 1. TO SHOW THE LOCATION OF THE PROPOSED DEVELOPMENT.
- 2. TO SHOW THE LOCATION OF THE PROPOSED DEVELOPMENT.
- 3. TO SHOW THE LOCATION OF THE PROPOSED DEVELOPMENT.

ZONING NOTES

- 1. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE ZONING REGULATIONS.
- 2. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE ZONING REGULATIONS.
- 3. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE ZONING REGULATIONS.

SYMBOL	DESCRIPTION
(Symbol)	PROPOSED DEVELOPMENT
(Symbol)	EXISTING DEVELOPMENT
(Symbol)	STREET
(Symbol)	UTILITY LINE
(Symbol)	BOUNDARY
(Symbol)	PROPOSED DEVELOPMENT
(Symbol)	EXISTING DEVELOPMENT
(Symbol)	STREET
(Symbol)	UTILITY LINE
(Symbol)	BOUNDARY

UNOFFICIAL

4 OVER JORDAN RD

Location 4 OVER JORDAN RD

Mblu 20 / 1019/C2 /

Acct#

Owner ENGLAND RICHARD H JR

Assessment \$521,700

Appraisal \$521,700

PID 3984

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$390,200	\$131,500	\$521,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$390,200	\$131,500	\$521,700

Owner of Record

Owner ENGLAND RICHARD H JR Sale Price \$100
Co-Owner ENGLAND CHRISTAL LIFE ESTATE Certificate
Address 4 OVER JORDAN RD Book & Page 56351/119
WAREHAM, MA 02571 Sale Date 01/24/2022
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ENGLAND RICHARD H JR	\$100		56351/119	1A	01/24/2022
ENGLAND RICHARD H JR	\$100		45216/0022	1A	02/10/2015
ENGLAND RICHARD H JR	\$1		6587/0201		02/18/1986

Building Information

Building 1 : Section 1

Year Built: 1980
Living Area: 2,123
Replacement Cost: \$455,003
Building Percent Good: 85

Replacement Cost
Less Depreciation: \$386,800

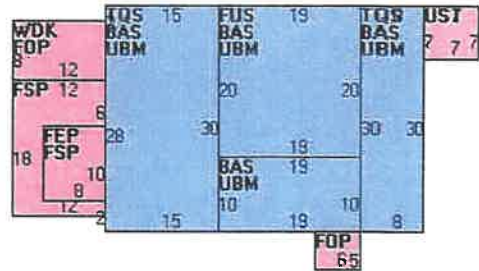
Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Above Ave
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shing
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
# of Fireplaces	1
Fireplace Type	01
Finish Bsmt SF	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos2/WarehamMAPPhotos/A00105154182.jpg>)

Building Layout



(https://images.vgsi.com/photos2/WarehamMAPPhotos/Sketches/3984_398)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,260	1,260
TQS	3/4 Story Fin	690	483
FUS	Upper Story	380	380
FEP	Enclosed Porch	80	0
FOP	Open Porch	126	0
FSP	Screen Porch	216	0
UBM	Basement Unfin	1,260	0
UST	Utility/Storage	49	0
WDK	Deck, Wood	96	0
		4,157	2,123

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 1010
 Description SINGLE FAMILY
 Zone R60
 Neighborhood 0080
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 2.3
 Frontage 0
 Depth 0
 Assessed Value \$131,500
 Appraised Value \$131,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED/FRAME			450.00 S.F.	\$3,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$390,200	\$131,500	\$521,700
2022	\$308,900	\$131,500	\$440,400
2021	\$294,600	\$131,500	\$426,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$390,200	\$131,500	\$521,700
2022	\$308,900	\$131,500	\$440,400
2021	\$294,600	\$131,500	\$426,100

172 GREAT NECK RD

Location 172 GREAT NECK RD

Mblu 20 / 1019/ K /

Acct# 20/1019K

Owner TJP REALTY LLC

Assessment \$103,500

Appraisal \$103,500

PID 109032

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$103,500	\$103,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$103,500	\$103,500

Owner of Record

Owner TJP REALTY LLC
 Co-Owner C/O RICHARD ENGLAND
 Address 4 OVER JORDAN RD
 WAREHAM, MA 02571

Sale Price \$1
 Certificate
 Book & Page 51249/227
 Sale Date 06/18/2019
 Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TJP REALTY LLC	\$1		51249/227	1V	06/18/2019

Building Information

Building 1 : Section 1

Year Built:
 Living Area: 0
 Replacement Cost: \$0
 Building Percent Good:
 Replacement Cost
 Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
# of Fireplaces	
Fireplace Type	
Finish Bsmt SF	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos2/WarehamMAPPhotos/\A0059\172%20GRE>)

Building Layout

(https://images.vgsi.com/photos2/WarehamMAPPhotos//Sketches/109032_1)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1300
Description RES ACLNDV MDL-00
Zone R60
Neighborhood 0060
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.60
Frontage
Depth
Assessed Value \$103,500
Appraised Value \$103,500

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$103,500	\$103,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$103,500	\$103,500

172R GREAT NECK RD

Location 172R GREAT NECK RD

Mblu 20 / 1019 / J /

Acct# 20/1019J

Owner TJP REALTY LLC

Assessment \$3,900

Appraisal \$3,900

PID 109033

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$3,900	\$3,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$3,900	\$3,900

Owner of Record

Owner TJP REALTY LLC
Co-Owner C/O RICHARD ENGLAND
Address 4 OVER JORDAN RD
WAREHAM, MA 02571

Sale Price \$1
Certificate
Book & Page 51249/227
Sale Date 06/18/2019
Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TJP REALTY LLC	\$1		51249/227	1V	06/18/2019

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
# of Fireplaces	
Fireplace Type	
Finish Bsmt SF	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos2/WarehamMAPhotos//default.jpg>)

Building Layout

(https://images.vgsi.com/photos2/WarehamMAPhotos//Sketches/109033_1)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1320
Description RES ACLNUD MDL-00
Zone R60
Neighborhood A
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.49
Frontage
Depth
Assessed Value \$3,900
Appraised Value \$3,900

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$3,900	\$3,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$3,900	\$3,900

PLANNING BOARD TAX VERIFICATION FORM

This verifies that England Revocable Family Trust 2014 (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 England Revocable Family Trust 2014 (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Richard H. England, Jr.
Richard H. England, Jr. (Jul 21, 2023 11:44 EDT)
John Foster, Tax Collector

Kathryn King
Senior Dept Assistant
Collector's office

Property ID's 20-1019 C2 (4 Over Jordan Road)
20-1019 K (172 Great Neck Road)
20-1019 J (172R Great Neck Road)

