



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

February 28, 2022

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

**RE: Approval Not Required Plan, Map 2, Lots H1, H2, and H3
Lacasse Realty Trust
Cahoon Road (a.k.a. Short Neck Road) & Onset Avenue
G.A.F. Job. No. 20-9824**

Dear Members of the Planning Board:

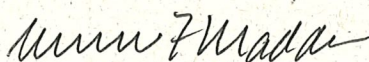
Pursuant to the Town of Wareham's Rules and Regulations governing the Subdivision of Land, G.A.F. Engineering, Inc., on behalf of our client, Lacasse Realty Trust, we respectfully submit the following:

1. One (1) original and eight (8) copies of the Form A Application.
2. Nine (9) copies of the Approval Not Required plan dated February 4, 2022.
3. Original mylar of the Approval Not Required plan dated February 4, 2022.
4. Tax Verification Form – 9 copies
5. ANR Check list – 9 copies
6. Record of Planning Board Proceedings
7. ANR/Subdivisions/Site Plan Review Form
8. 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 redefine the lot line between Lot H1 and Lots H2/H3, to eliminate the existing encroachment of the garage structure at Lot H-1. The two new reconfigured lots are shown as H1A and H2A. The proposed Lot H1A maintains the exact area previously shown for Lot H1 on the record plan, and the proposed Lot H2A maintains the exact area previously shown for Lots H2 & H3 combined.

Both buildings were in existence prior to 1951, the date when the subdivision control law went into effect in the Town of Wareham. Should you have any questions regarding this proposed project, please do not hesitate to call.

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



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

WFM/lmf
Enclosures

cc: Town Clerk
Lacasse Realty Trust



ENGINEERING,
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February 28, 2022

Town Clerks Office
Town of Wareham
54 Marion Road
Wareham, MA 02571

**RE: Approval Not Required Plan, Map 2, Lots H1, H2, and H3
Lacasse Realty Trust
Cahoon Road (a.k.a. Short Neck Road) & Onset Avenue
G.A.F. Job. No. 20-9824**

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" dated February 4, 2022, prepared for Lacasse Realty Trust is being submitted on February 28, 2022, by hand delivery. Also enclosed is the executed Form "A" Application.

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

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

WFM/lmf
Enclosures

cc: Lacasse Realty Trust
Town Planning Board

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

Received by:

Date:

Wareham Clerks Office

Form A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

February 4, 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 _____ 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 _____ 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 #3 Short Neck & #109 Onset Ave, buildings were standing on the plan prior to 1951, the date when the subdivision control law went into effect in the city/town of Wareham 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:

Per Wareham Assessors data #3 Short Neck Road was built in the year 1900

Per Wareham Assessors data #109 Onset Avenue was built in the year 1940

Scott Facchetti ; Successor Trustee of the Lacasse Realty Trust

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 Lionel J. Lacasse
dated August 15, 2012 and recorded in Plymouth County Registry
of Deeds, Book 41809, Page 249 and _____ Assessors Book
_____, Page _____.

Received by City/Town Clerk: _____

Date _____

Time _____

Signature _____

Treasurers' office: _____

Date: _____

Applicant's signature

Applicant' address

Applicant's phone #

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

Scott Facchetti TRUSTEE

16 KENDALL RD
WAREHAM, MA 02571

(508) 295-6633

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.

