



ENGINEERING,  
INC.

ENGINEERS  
SURVEYORS

May 17, 2021

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

**RE: Approval Not Required Plan  
Map 105, Lot B-1  
G.A.F. Job. No. 9670**

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, Canning Realty, LLC, respectfully submits the following:

1. Two (2) copies of the Form A - Application for endorsement of plan believed not to require approval.
2. Seven (7) copies of the Approval not required plan.
3. Original mylar of the Approval not required plan.
4. Payment in the amount of \$250.00 for filing fees.  
( \$150.00 per sheet plus \$50.00 per two new lots )

The purpose of the plan is to create a new lot from Lot B-1, shown on the plan as Lot B-1B, having approximately 2.62 acres. The remaining developed area is shown as on the plan as Lot B-1A and contains approximately 4.38 acres.

Should you have any questions regarding this proposed project, please do not hesitate to call.

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

Jeffrey S. Harper

Enclosure  
cc: Town Clerk  
Canning Realty, LLC.

266 MAIN ST.  
WAREHAM, MA 02571

TEL 508.295.6600  
FAX 508.295.6634

Form A

APPLICATION FOR ENDORSEMENT OF PLAN  
BELIEVED NOT TO REQUIRE APPROVAL

MAY 17, 2021

To the Planning Board of the City/Town of WABELEM

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 WABELEM zoning by-law/ordinance under Section 1820 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 CHARLOTTE FURNACE ROAD, 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 \_\_\_\_\_ 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CRAIG CHANNING / CHANNING REALTY, LLC  
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 A-D MAKEPEACE CO.  
dated FEB. 3, 2014 and recorded in PLYMOUTH CO. Registry  
of Deeds, Book 44075, Page 32 and WARREN Assessors Book  
MAP 105, Page LOT B-1.

Received by City/Town Clerk:

Date \_\_\_\_\_

Time \_\_\_\_\_

Signature \_\_\_\_\_

Treasurers' office: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant's signature

Applicant's address PP BOX 718  
W. WARREN, MA.

Applicant's phone # 403 684 8122

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

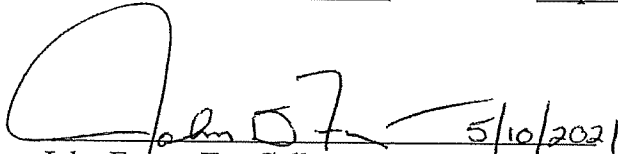
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLANNING BOARD**  
**TAX VERIFICATION FORM**

This verifies that Canning Realty, LLC (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 Canning Realty, LLC (name of property owner) is up-to-date on taxes on all properties he/she owns in the Town of Wareham.

81 Charlotte Furnace Road

Map 105, Lot B-1

  
John Foster, Tax Collector

5/10/2021

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.