



ENGINEERING,  
INC.

ENGINEERS  
SURVEYORS

May 31, 2022

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

**RE: Approval Not Required Plan  
Robert Krystofolski, Jr.  
738 County, Wareham, MA  
Map 98, Lot 1037.A  
G.A.F. Job. No. 22-9845**

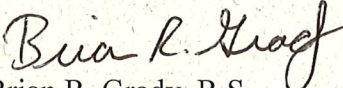
Dear Members of the Planning Board:

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, Robert Krystofolski, Jr., we respectfully submit the following:

1. One original and eight copies of the Form A - Application for endorsement of plan believed not to require approval.
2. Nine (9) copies of the Approval Not Required plan dated May 26, 2022.
3. Original mylar of the Approval Not Required plan dated May 26, 2022.
4. Tax Verification Form. - 9 Copies
5. ANR checklist. - 9 Copies
6. Payment in the amount of \$250.00 for filing fees.  
\$150.00 per plan, plus \$100.00 for each newly created lot.

The purpose of this plan is to divide the existing property at 738 County Road creating a new conforming 37,044s.f. lot. Should you have any questions regarding this proposed project, please do not hesitate to call.

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

  
Brian R. Grady, R.S.

Enclosure

cc: Town Clerk  
Robert Krystofolski

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

To The Planning Board of the 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 WAREHAM zoning bylaw/ordinance under Section 620 which requires 150 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 of Town Clerk certifies is maintained and used as a public way, namely County Road and Pierceville 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 620 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:

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

Robert Krystofolski, Sr. JR.

APPLICANT'S 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 Robert Krystofolski, Sr. JR.  
dated April 9, 2020, and recorded in PLYMOUTH COUNTY,  
Registry of Deeds, Book 52589 \*, Page 199 or Land Court Certificate of Title No. \_\_\_\_  
Registered in \_\_\_\_\_ District Book \_\_\_\_\_, Page \_\_\_\_\_ and \_\_\_\_\_ Assessors'  
Map \_\_\_\_\_ Lot \_\_\_\_\_

Received by City/Town Clerk: \_\_\_\_\_ Applicant's signature R Krystofolski  
Applicant's address 49 Durceville Rd  
~~738 County Road~~  
Date \_\_\_\_\_ W. Wareham, MA 02576

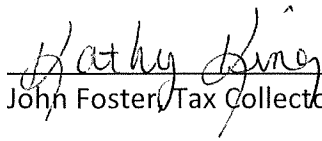
Time \_\_\_\_\_  
Signature \_\_\_\_\_ Applicant's phone # \_\_\_\_\_  
Owner's signature and address if not the applicant or  
Applicant's authorization, if not the owner

Treasurers' Office: \_\_\_\_\_  
Date: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

138 County Road  
Map 98, Lot 1037.A

  
\_\_\_\_\_  
John Foster, Tax Collector

## 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.  Title "Approval Not Required Plan drawn for **Robert Krystofolski, Jr.**";
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 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 local tax list;
8.  Location of any easement or ways, public or private, across the land with a designation as to its purpose;
9.  Bearing and distances 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 at a scale of 1"=2000' sufficient to identify the location of the property;
13.  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) Robert Krystofolski, Jr.

Applicant's address 49 Pierceville Road, W. Wareham, MA 02576

Telephone number \_\_\_\_\_

Address of property 738 County Road, Wareham, MA

Landowner's name Robert Krystofolski, Sr.

Owner's address 738 County Road, W. Wareham, MA 02576

Telephone number \_\_\_\_\_

Contact person Brian Grady, GAF Engineering Telephone 508-295-6600

Map # 98 Lot # 1037A Zone MR30

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

Comments (state reasons for denial or stipulations of approval)

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Conditions for: \_\_\_\_\_

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