



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

October 13, 2021

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

**RE: Approval Not Required Plan,
Edgewater Drive
Map 35, Lot 19
G.A.F. Job. No. 19-9385**

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, Richard Bowers, we respectfully submit the following:

1. Eight (8) copies of the Form A - Application for endorsement of plan believed not to require approval.
2. Eight (8) 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 for ANR plan, \$50.00 per lot, for 2 Lots.

This plan has been prepared for the purpose of dividing the existing Lot 19 into two parcels, shown on the submitted plan as Parcels '19-A' and '19-B'. These parcels are not to be considered as a separate building lots, as Parcel '19-A' is intended to be combined with Lot 18 and Parcel '19-B' is intended to be combined with Lot 20.

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.

Enclosure

cc: Town Clerk
Richard Bowers

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

_____ October 5, 2021 _____

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 _____ 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:

Richard Bowers
APPLICANTS NAME · PLEASE PRINT

5. Other reasons or comment: (See M.G.L., Chapter 41, Section 81-L)

Lot 19 is to be divided into two separate parcels, with each parcel being conveyed to the adjacent owners of Lots 18 and 20, adding 45' of frontage to each lot. _____

The owner's title to the land is derived under deed from Roberta Lewis, dated September 1, 2021 and recorded in Plymouth County Registry of Deeds, Book 55597, Page 323 and Assessors Map 35, Lot 19.

Received by City/Town Clerk:


Date _____

Time _____

Signature _____

Treasurers' office: _____

Date: _____

Applicant's signature 
Applicant's address 57 Edgewood Dr
Wareham MA

Applicant's phone # 508 982 9664
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 Richard D Bowers (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 Roberta H Lewis (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Assessors Map 35/ Lots 19

Brigitte Benoit 10/6/21
John Foster, Tax Collector

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Donna M and Richard D Bowers (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 Donna M and Richard D Bowers (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Assessors Map 35/ Lots 20

Brigitte Benoit 10/6/21
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. ✓ 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. M/A 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.

**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) Richard D Bowers

Applicant's address 57 Edgewater Drive, Wareham, MA

Telephone number 508-982-9654

Address of property Edgewater Drive, Wareham, MA

Landowner's name Richard D Bowers

Owner's address 57 Edgewater Drive, Wareham, MA

Telephone number 508-982-9654

Contact person William F Madden, G.A.F. Engineering, Inc. Telephone 508-295-6600

Map# 35 Lot# 19 Zone _____

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

STREET NAME PROPOSED AND ACCEPTED: N/A

Conditions for: _____

Signature: _____

Chairman

Received by City/Town Clerk:

Date _____

Time _____

Signature _____