



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

March 16, 2021

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

RE: **Approval Not Required Plan**
Map 105, Lots 16R, 17R
G.A.F. Job. No. 20-9529

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, Jonathan Rogers, we respectfully submits the following:

1. One original and one copy of the Form A - Application for endorsement of plan believed not to require approval.
2. Six (6) copies of the Approval Not Required plan dated March 16, 2021.
3. Original mylar of the Approval Not Required plan dated March 16, 2021.
4. 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 set is to reconfigure the above mentioned lots at Charlotte Furnace Road. Parcel "A", containing 3,797sf, will be added to Lot 17-R. No new building lots will be created through this plan. Should you have any questions regarding this proposed project, please do not hesitate to call.

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

Brian R. Grady
Brian R. Grady, R.S.

Enclosure

cc: Town Clerk
Jonathan Rogers

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 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/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 insatiation of municipal services to serve such land and the buildings erected or to be erected thereon, namely Over Jordan Road
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 a conveyance 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 WAREHAM zoning bylaw/ordinance under Section 620 which requires 180 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:

Jonathan Jesus Rogers

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 A.D. Makepeace Company
dated Nov. 8, 2019, and recorded in PLYMOUTH COUNTY
Registry of Deeds, Book 52050 *, Page 142 or Land Court Certificate of Title No.
Registered in _____ District Book _____, Page _____ and _____ Assessors'
Map _____ Lot _____

Received by City/Town Clerk:

Applicant's signature Jonathan Jesus Rogers

Applicant's address 221 Hatheway Street

Date _____

Wareham, MA 02571

Time _____

Signature _____

Applicant's phone # 774-766-9438

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

Treasurers' Office: _____

Date: _____

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 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.

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Jonathan Rogers (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 _____ (name of property owner) is up-to-date on taxes on all properties he/she owns in the Town of Wareham.

Charlotte Furnace Road Map 105 / Lots 16, 17

John Foster, Tax Collector