

September 22, 2020

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



ENGINEERING,  
INC.

ENGINEERS  
SURVEYORS

**RE: Approval Not Required Plan, Map 94, Lot 6  
660 County Road & Fonseca Way  
G.A.F. Job. No. 20-9533**

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, Pauline M. Searles, we 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 for ANR plan, \$50.00 per lot, for 2 Lots.

This plan has been prepared for the purpose dividing the existing Lot 6 into two lots, shown as Lots 6-A and 6-B. The existing dwelling will be on Lot 6-A, and will maintain its frontage on County Road. Lot 6-B will create a new building lot and will get its frontage on Fonseca Way. Both lots will have adequate frontage and are in accordance with the Wareham Zoning By-Law.

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

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

A handwritten signature in dark ink, appearing to read 'William F. Madden', is written over a light-colored background.

William F. Madden, P.E.  
[wfmadden@gaf-eng.com](mailto:wfmadden@gaf-eng.com)

WFM/kcl  
Enclosures

cc: Town Clerk  
Pauline M. Searles

266 MAIN ST.

WAREHAM, MA

02571

TEL 508.295.6600

FAX 508.295.6634

[gaf@gaf-eng.com](mailto:gaf@gaf-eng.com)

Form A

APPLICATION FOR ENDORSEMENT OF PLAN  
BELIEVED NOT TO REQUIRE APPROVAL

\_\_\_\_\_ SEPT. 15, 20 20

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 WAREHAM zoning by-law/ordinance under Section CP 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 COUNTY ROAD, or
- b. a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely FONGSECA WAY, 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:

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

PAULINE M. SEARLES

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 RICHARD & PAULINE SEARLES  
dated FEB. 27, 2002 and recorded in PLYMOUTH CO. Registry  
of Deeds, Book 21711, Page 300 and WAREHAM Assessors Book MAP  
24, Page LOT 6.

Received by City/Town Clerk:

Date \_\_\_\_\_

Time \_\_\_\_\_

Signature \_\_\_\_\_

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

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

Applicant's signature

Applicant's address

Applicant's phone #

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

Pauline M Searles

660 County Rd  
W. Wareham

774-353-7099

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

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

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

LOCUS: MAP 9A, LOT 40/ 660 COUNTY ROAD

Kathy King  
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.  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.



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September 22, 2020

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

**RE: Approval Not Required Plan  
Form "A" Application  
Pauline M. Searles  
Map 94, Lot 6  
G.A.F. Job. No. 20-9533**

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" dated 9/15/2020 prepared for Pauline M. Searles is being submitted on 9/23/2020 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.  
[wfmadden@gaf-eng.com](mailto:wfmadden@gaf-eng.com)

WFM/kcl  
Encs.

cc: Pauline M. Searles  
Town Planning Board

Received by:

Date:

Wareham Clerks Office