

Form A

APPLICATION FOR ENDORSEMENT OF PLAN  
BELIEVED NOT TO REQUIRE APPROVAL

July 13, 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 Lot 2 ~~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 624 (Table of Dimensional Requirements) which requires 100 feet for erection of a building on such lot; and ~~every lot~~ Lot 2 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 Main Street and/or High Street, 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 conveyance of land which adds to/takes away from/changes the size and shape of, lots in such a manner so that ~~no~~ Lot 2 is not ~~lot affected is~~ left without frontage as required by the Wareham zoning bylaw/ordinance under Section 624, which requires 100 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:

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

SOUTHCOAST HOSPITAL GROUP, LLC

APPLICANTS NAME · PLEASE PRINT

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

Variance Granted by the Wareham Zoning Board of Appeals on April 14, 2021 as noted in Decision Recorded in  
Book 54966 Page 25  
\_\_\_\_\_  
\_\_\_\_\_

The owner's title to the land is derived under deed from See Attached Sheet,  
dated \_\_\_\_\_ and recorded in Plymouth County Registry  
of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_ and \_\_\_\_\_ Assessors Book  
\_\_\_\_\_, Page \_\_\_\_\_.

Received by City/Town Clerk: \_\_\_\_\_  
Date \_\_\_\_\_  
Time \_\_\_\_\_  
Signature \_\_\_\_\_

Applicant's signature [Signature]  
Applicant' address 101 Page Street  
New Bedford, MA 02740

Applicant's phone # 508-973-5885  
Owner's signature and address if not the  
applicant or applicant's authorization if not  
the owner

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

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

Record Owner Information

Deeds recorded at the Plymouth County Registry of deeds

Wareham Assessors Map 47 Lots 1050 & 1051

Deed from Denise Callegaro, fka Denise C. Moses, Book 34615 Page 343

Wareham Assessors Map 47 Lot 1118

Deed from Tobey Hospital (to be renamed Tobey Health Systems), Book 6311 Page 124

Wareham Assessors Map 47 Lot 1118B

Deed from First National Bank of Boston, Book 1764 Page 494



TOWN OF WAREHAM  
PLANNING BOARD  
54 Marion Road  
Wareham, Massachusetts 02571

NOTICE OF PUBLIC HEARING

In accordance with the provisions of Chapter 40-A, Section 5, Massachusetts General Laws, the Planning Board will hold a public hearing on January 25, 2010, at 7:00 p.m. in the Lower Level Cafeteria of Wareham Town Hall, 54 Marion Road, Wareham, MA to consider the following proposed revisions to the Subdivision Rules and Regulations;

**SECTION VII FILING FEES** – effective 01/26/10

**A. APPROVAL NOT REQUIRED PLANS**

Filing fee: \$150.00 per plan sheet + \$50.00 each newly-created lot

**B. PRELIMINARY PLAN**

Filing fee: \$500.00 + \$100.00 per lot + \$75.00 advertising fee

**C. DEFINITIVE PLAN**

Filing fee:

\$750.00 + \$75.00 per lot if Form B has been submitted, plus \$1.00 per linear foot of road + \$75.00 advertising fee.

\$1,500.00 + \$50.00 per lot if Form B has not been submitted, plus \$1.00 per linear foot of road + \$75.00 advertising fee.

**COVENANT RELEASE/BOND RELEASE**

Filing fee: \$100.00 per request

**Subdivision Modifications**

Filing fees for subdivision modifications shall be the same as listed above for an original application. Review Fees shall also be the same.

**D. REVIEW FEES REQUIRED**

Where specific conditions arising from the land or the nature of the proposal necessitates the assistance of planning, engineering, legal, traffic, soils, hydrologic or other consultants, the Planning Board may engage such consultant services to assist the Board in analyzing the project to ensure compliance with all relevant laws, by-laws, regulations, good design principles and best available practices. In these instances the Board will require the applicant to pay a review fee consisting of the reasonable costs to be incurred by the Board for these services (The provisions for this language, MLG Ch. 44, Sec. 53G, were adopted at the October 22, 2002 Town Meeting).

Funds received by the Board pursuant to this section shall be deposited with the Town Treasurer who shall establish a special individual account for this purpose. Expenditures from this special account may be made at the direction of the Board. Expenditure from this account shall be made only in connection with the review of a specific project or projects for which a review fee has been, or will be, collected from the applicant. Failure of an applicant to pay all review fees shall be grounds for denial of the application or permit.

Review fees may only be spent for services rendered in connection with the specific project for which they were collected. Accrued interest may also be spent for this purpose. At the completion of a Board's review of a project, any excess amount of funds in the account, including any interest, attributable to a specific project, shall be repaid to the applicant or the applicant's successor in interest. The applicant must submit a written request for these funds. Upon request, a final report for said account shall be made available to the applicant, or the applicant's successor in interest. For the purpose of this regulation, any person or entity claiming to be an applicant's successor in interest shall provide the Board with the documentation establishing such succession in interest.

Any applicant may take an administrative appeal from the selection of the outside consultant to the Board of Selectmen, providing that such appeal is taken within 14 days of notification of the Board's appointment to the consultant. The grounds for such an appeal shall be limited to the claims that the selected consultant has a conflict of interest or does not possess the minimum required qualifications as may be set by the Board. The minimum qualifications shall consist of a licensed professional in a related field. The required time limit for action upon an application by the Board shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Board of Selectmen within one month following the filing of the appeal, the selection made by the Board will stand.

**\*Amended 01/25/10 by majority vote; The Board may waive fees if deemed modification is to be minor. The Board, in its discretion, may waive or adjust the fees if it deems the modification to be a minor modification.**

#### **OTHER COST AND EXPENSES**

All expenses for professional services, ancillary report reviews, supplemental studies, advertising, publication of notices, postage and mailings and all other expenses in connection with the proposed subdivision, including without limitation sampling and/or testing, shall be borne by the applicant. Re-inspection fees shall be the reasonable costs to be incurred to observe and inspect the construction of the proposed improvements and shall be based on an estimate provided by the Town's engineer.

The Planning Board shall not accept an application or schedule a public hearing for any application without receipt of a dollar deposit as listed in the Consulting Fee Schedule to be used only for payment of engineering, legal and other consulting services related to the proposed project.

The Planning Board may request supplemental payments, as needed, which shall be due and payable within fourteen (14) days of the request. Failure to pay the deposit amount or any supplemental payment shall be grounds for denial of the application. Any person

interested or wishing to be heard on the proposed revisions to the Subdivision Rules and Regulations should appear at the time and place designated.

George T. Barrett  
Chairman

**NOTICE PUBLICATION DATES:**

First Notice:                January 7, 2010  
Second Notice:              January 14, 2010

## 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.



**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) Southcoast Hospitals Group, Inc.

Applicant's address 101 Page Street, New Bedford, MA 02740

Telephone number 508-973-1262

Address of property 124 Main Street and 15 & 43 High Street

Landowner's name Southcoast Hospitals Group, Inc.

Owner's address Same as above.

Telephone number Same as above.

Contact person Chris Gilbert - Farland Corp. Inc. Telephone 508-717-3479

Map # 47 Lot # 1118, 1118B, 1050 & 1051 Zone Institutional

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

Comments (state reasons for denial or stipulations of approval)

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

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

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



STREET NAME PROPOSED AND ACCEPTED: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_

Chairman

Received by City/Town Clerk:

Date \_\_\_\_\_

Time \_\_\_\_\_

Signature \_\_\_\_\_

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

**Title:** \_\_\_\_\_

- Construction shall substantially conform to the approved Site Development Plan dated (ENTER DATE OF PLAN WITH ANY REVISION DATES) except as modified by the below listed conditions.
- If substantial use or construction permitted by this approval has not commenced within two years from the date on which a copy of this decision was filed with the Town Clerk, excluding the amount of time required for the appeal period of twenty days to expire and the amount of time to pursue and await the final determination of any such appeal, then this approval shall expire.
- The developer/applicant shall be required to establish a Homeowners Association (HOA) that will be responsible for the maintenance and operation of the approved street light plan and to provide for the maintenance and operation the storm water system including any and all retention basins, and all other common land within the approved subdivision. The HOA organization will be approved by Town Counsel and shall remain in force and operation for the duration of the life of the subdivision.
- The developer/applicant shall develop a storm water management and maintenance plan as required by the Rules and Regulations Governing the Subdivision of Land. Such plan shall be approved by the Town's Conservation Administration and Wareham's Director of Municipal Maintenance prior to the start of construction. The plan will prevent runoff of storm water to abutting properties. The developer/applicant's general contractor will be responsible for the inspection and maintenance of the storm water BMP during construction, including the submission of required reports to the Planning Board and Conservation Administrator. Once the construction is complete and the complex has been accepted, the HOA will be responsible for the required inspections and maintenance of the storm water system as delineated on the approved plan.
- With the final approval of the Site Development Plan the developer/applicant shall work with the Town Engineer and Director of Municipal Maintenance to compile a list of inspections required under Form N, Town of Wareham's Rules and Regulations Governing the Subdivision of Land.
- All rubbish, rubble, metals, stumps, and other debris shall be removed and properly disposed off-site. The developer/applicant will provide a "port-a-potty" on site for the use of construction crews. No work will be permitted on Sundays and legal holidays unless specific approval is granted by the Town of Wareham's Zoning Enforcement Officer.
- The site will not be clear-cut. The applicant shall preserve a minimum of 10' vegetative buffer along the side and rear lot lines of all lots. The developer/applicant will provide a

landscaping plan under Article X of the Town of Wareham Zoning Bylaws that will indicate existing vegetation, including trees, which will be preserved. To ensure the long term maintenance and implementation a two year guarantee program shall be provided to the Town on all new plant material. Street trees shall be planted along every 50' along both sides of the road. The developer/applicant furnished landscape material for street use shall be drought resistant.

- Street lighting is required by the Town of Wareham's Rules and Regulations Governing the Subdivision of Land, is required to maintain all streets and utilities in satisfactory condition until such streets and utilities are accepted by the Town of Wareham.
- Be advised that the developer/applicant, under Section (1)c of the Town of Wareham Rules and Regulations Governing the Subdivision of Land, is required to maintain all streets and utilities in satisfactory condition until such streets and utilities are accepted by the Town of Wareham.
- If public water is available within 1,500' the applicant shall be required to connect to the system per Section VI, part B.4 of the Town of Wareham Rules and Regulations Governing the Subdivision of Land.
- No further subdivision of any lots by this action, to create any new buildable lots, will be permitted in perpetuity.
- Approvals and conditions from all other applicable Town Departments, Town Boards, Town Commissions and State agencies shall be made part of these conditions.

**Town of Wareham  
Street Name Application Form**

Application Date: July 13, 2021

**Applicant:**

- Check with Planning Board or Board of Selectmen to determine availability of street names.
- One copy of this form, filled out and signed should be submitted with a completed application for Form A, Form B, or Form C.
- Note: Use this form for any new street name requests for public OR private ways.

**To the Planning Board:**

The undersigned applicant requests the Board's approval of the following proposed names of street(s) within the proposed subdivision shown on a plan entitled: N/A  
\_\_\_\_\_ and dated \_\_\_\_\_.

**Proposed Street name(s):**

**Alternative name(s)**

_____	_____
_____	_____
_____	_____
_____	_____

Applicant's Signature: \_\_\_\_\_

Address: \_\_\_\_\_

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The Planning Board requests your comments on this application for approval of the above proposed street name(s):

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

Please submit your comments to the Planning Board before: \_\_\_\_\_

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**Approved Name(s):** \_\_\_\_\_

**Approval Date:** \_\_\_\_\_

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

**Planning Board Signatures:**

_____	_____
_____	_____
_____	_____

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**Distribution List:**

Board of Selectmen	Building Department	EMS
Police Department	Board of Health	Fire Department
Community Development	Wareham Historical Commission	Assessor's Office
Municipal Maintenance	Water Department	