

Form B

Town of Wareham
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

October 9, 2023

To the Planning Board of the City/Town of Wareham

The undersigned, being the applicant as defined under the Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Preliminary Subdivision Plan of Barlow's Way

by Prime Engineering, Inc., dated 10/6/2023
and described as follows: Map 103, Lots 1037, 1038 and 1039,
located 1-13 North Carver Road, number of lots
proposed 7 total acreage of tract 60.10, said applicant hereby submits said
plan as a Preliminary subdivision plan in accordance with the Rules and Regulations of the
Wareham Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from _____

by deed dated 11/06/2014 and recorded in the Plymouth County
District Registry of Deeds Book 44921, Page 0100, registered in the _____
Registry District of the Land Court.

Certificate of Title No. _____

Received by City/Town Clerk:

WAREHAM TOWN CLERK
2023 OCT 18 PM 4:39
Date _____

Time _____

Signature _____

Applicant's signature Eric M. Crisler
Applicant's address Christi LLC
c/o Eric Crisler, 1508 W. 30th
Austin, TX 78703

Applicant's phone # (512) 736-2038

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

Cindy A. Barlow
19 East Bar Le Doc Drive
Corpus Christi, TX 78414
(720) 641-7283

Received by Board of Health

RECEIVED
Date _____

Time _____

Signature _____

OCT 12 2023
TOWN OF WAREHAM
BOARD OF HEALTH

RECEIVED
OCT 17 2023
By Samia Kapuszo
Planning Dept.

Form B

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19 East Bar Le Doc Drive
Corpus Christi, TX 78414
(720) 641-7283

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RECEIVED

Date

OCT 12 2023

Time

Signature

TOWN OF WAREHAM
BOARD OF HEALTH

RECEIVED
OCT 17 2023
By Sonia Raposo
Planning Dept.

**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) Christi LLC

Applicant's address c/o Eric Crisler, 1508 W. 30th Street, Austin, TX 78703

Telephone number 512 736-2038

Address of property 1-13 North Carver Road

Landowner's name Cindy A. Barlow

Owner's address 19 East Bar Le Doc Drive, Corpus Christi, TX 78414

Telephone number 720 641-7283

Contact person Richard J. Rheume, Prime Engineering Telephone 508 947-0050 x111

Map # 103 Lot # 1037, 1038, 1039 Zone _____

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

FORM B/PRELIMINARY PLAN CHECKLIST

The Preliminary Plan shall be drawn on appropriate, reducible paper and should exhibit the following information by which to form a clear basis for discussion and for the preparation of a Definitive Plan:

1. The title, "Preliminary Plan of (name of subdivision)";
2. Date, scale and North arrow, Assessor's Map(s) and Lot(s) number(s) and a legend to explain any graphic representation or symbols on the plan;
3. The names, addresses and telephone numbers of the owner(s) of record and applicant(s);
4. The names of the designer, engineer and/or surveyor who prepared the plan;
5. The names of all abutters, as determined from the most recent local tax list;
6. The existing and proposed lines of streets, ways, easements and any public areas within the subdivision;
7. The proposed drainage system, including adjacent existing natural waterways;
8. The approximate boundary lines, dimensions, and areas of proposed lots;
9. The names, locations, and widths of adjacent streets;
10. The general topography of the land;
11. Location and distance to nearest public water and sewer utility services;
12. A locus map scaled at 1" = 2,000' and an aerial map exhibiting the general area surrounding the subject property (approximately ½ mile surrounding the site).

This application constitutes the applicant's willingness to work under the Town of Wareham's Subdivision Rules and Regulations. Any errors or omissions from this checklist or the Subdivision Regulations may result in the applicant not being placed on a Planning Board agenda or denial of this Form B/Preliminary Plan.

RECORD OF PLANNING BOARD PROCEEDINGS AND DECISIONS
Town of Wareham Planning Board

Name of Subdivision or Project: _____

APPLICATION: FORM A _____ FORM B _____ FORM C _____
 SITE PLAN REVIEW _____ OTHER _____

DATE SUBMITTED: _____

DATE DECISION IS DUE: _____

DATE OF PUBLIC HEARING(S): _____

DECISION DATE: _____

DATE DECISION SENT TO TOWN CLERK: _____

DATE APPEALS PERIOD BEGINS _____ ENDS _____

PLANNING BOARD DECISIONS: (yes or no or abstention) if abstaining, appropriate recusal form should accompany decision.

FORM A:

M. Baptiste _____ C. Schulz _____ M. King _____ J. Gleason _____

S. Quirk _____ S. Corbitt _____

FORM B:

M. Baptiste _____ C. Schulz _____ M. King _____ J. Gleason _____

S. Quirk _____ S. Corbitt _____

FORM C:

M. Baptiste _____ C. Schulz _____ M. King _____ J. Gleason _____

S. Quirk _____ S. Corbitt _____

SITE PLAN:

M. Baptiste _____ C. Schulz _____ M. King _____ J. Gleason _____

S. Quirk _____ S. Corbitt _____

COMMENTS OR STIPULATIONS ON DECISION: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

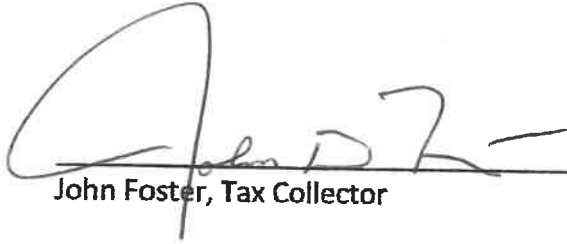
Date signed: _____

Attest: _____
George Barrett, Chairman
WAREHAM PLANNING BOARD

Date copy sent to Town Clerk: _____

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Christi LLC (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 Cindy A. Barlow (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

 10/12/23
John Foster, Tax Collector



2014 00082379

Bk: 44921 Pg: 100 Page: 1 of 5
Recorded: 11/06/2014 03:30 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

I, Cindy A. Barlow, Personal Representative for the Estate of James E. Croke, Docket No. PL12P2107EA, Plymouth County by power conferred by my appointment by the Plymouth County Probate and Family Court as Personal Representative as of February 14, 2013

for consideration paid, and in full consideration of love and affection only, no monetary consideration

grant to Cindy A. Barlow, Individually, of 19 East Bar LeDoc Drive, Corpus Christi, Texas, with Quitclaim Covenants, the land in the Towns of Carver, Middleboro and Wareham, County of Plymouth and Commonwealth of Massachusetts, bounded and described as follows:

with quitclaim covenants

The land in the Towns of Carver, Middleboro and Wareham, County of Plymouth and Commonwealth of Massachusetts, bounded and described as follows:

Parcel I:

The land situated in the Town of Wareham containing 5.98 acres, more or less, on the westerly side of Route 58 and on the easterly side of the line dividing the Towns of Middleboro and Wareham and being shown on an unrecorded plan entitled: "Plan of Land Situated in Wareham, Mass., Surveyed for William M. Griffin Est., Scale: 1" = 50', January, 1944, Walter E. Rowley, Sur., a copy of which is on file with the office of Charles L. Rowley & Associates, Civil Engineers & Surveyors, 2229 Cranberry Highway, West Wareham, MA., and being more particularly described as follows:

Beginning at a stone bound set in or near the division line of the Towns of Middleboro and Wareham at the southwesterly corner of the lot to be described;

thence in said Town Line, N. 2° 40' 50" W., as shown on said plan, a distance of 747.84 feet to a stone bound and land now or formerly of Helvi E. Timonen;

thence in said Timonen's line, S. 72° 40' 50" E., a distance of 132.0 feet to a stone bound;

thence again in said Timonen's line, S. 63° 33' 30" E., a distance of 234.49 feet to a white oak tree;

thence in line of land now or formerly of Heirs of Nahum F. Morse, S. 33° 19' 50" E., a distance of 279.78 feet to a stone bound;

PROPERTY LOCATION: VACANT RT. 58 WAREHAM & CARVER, MA
LAND

Return to:
GAY & GAY, P.C.
P.O. Box 988
Taunton, MA 02780

TGJr

thence again in line of land of said Morse Heirs, S. 26° 30' 00" W., a distance of 420.10 feet to a stone bound and other land of the grantor;

thence in said grantor's line, S. 86° 36' 00" W., a distance of 160.0 feet to a stone bound;

thence again in line of land of the grantor, N. 81° 35' 20" W., a distance of 108.77 feet to the point of beginning.

Parcel II:

The land on the northwesterly side of Route 58 partly in the Town of Wareham and partly in the Town of Carver and adjacent to the division line between the Towns of Middleboro and Wareham, containing 58 acres, more or less, and being more particularly described as follows:

Beginning at a point in the northwesterly sideline of Route 58, a 1964 highway layout; said point being the intersection point of said northwesterly sideline of Route 58 and the division line between the Towns of Middleboro and Wareham;

thence in said town Line, northerly, a distance of 1510 feet, more or less, to a stone bound and southwesterly corner of Parcel III, described above;

thence in line of Parcel III, S. 81° 35' 20" E., a distance of 108.77 feet to a stone bound;

thence again in line of Parcel III, N. 86° 36' 00" E., a distance of 160.0 feet to a stone bound and land now or formerly of the Heirs of Nahum F. Morse;

thence in line of land now or formerly of the Heirs of Nahum F. Morse, northeasterly and northwesterly to land now or formerly of Helvi E. Timonen;

thence northerly in said Timeonen's line to the Weweantic River;

thence easterly and downstream by the Weweantic River to the westerly sideline of Carver Road;

thence southerly, and southwesterly by the westerly sideline of Carver Road and the northwesterly sideline of Route 58, a distance of 2470 feet, more or less, to the point of beginning.

Subject to drainage easements on the westerly side of Carver Road near its intersection with the Weweantic River.

EXCEPTING from the above-described parcel that portion of land contained within the above description and known as Wareham Assessors Sheet 103, Lot 1040.

Meaning and intending to convey as Parcel IV, all of the premises described in a deed from Ruel S. Gibbs to Homer L. Gibbs dated February 8, 1952, recorded in Plymouth County Registry of Deeds at Book 2191, Page 160, which lies between the division line of the Towns of Middleboro and

Wareham, the northwesterly sideline of Route 58 and westerly sideline of Carver Road, and southerly of the Weweantic River and including that portion of the premises situated on the northwesterly side of Route 58 which is described in a deed from Homer L. Gibbs and Mildred H. Gibbs dated December 14, 1959, recorded in Plymouth County Registry of Deeds at Book 2747, Page 498, and which is shown on an unrecorded plan entitled: "Plan of Land situated in Wareham, Mass., Survey for Homer L. Gibbs, et al, Scale: 1" = 100', May 28, 1938" by Samuel H. Corse, Surveyor, Rochester, Mass., a copy of said plan being on file with the Office of Charles L. Rowley & Associates, Civil Engineers & Surveyors, 2229 Cranberry Highway, West Wareham, Mass.

Parcel III:

A certain parcel or tract of land situated in the Towns of Wareham and Carver, County of Plymouth, and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the easterly sideline of Carver Road, also known as Route 58 in the Town of Wareham; said point being situated N. 7° 38' 02" E., of and 98.65 feet distance from the most northerly corner of the lot shown on a plan entitled: "Plan of Land Prepared For Philip H. Gibbs, Route 58 & Carver Road, West Wareham, MA, Scale: 1" = 60', October 21, 1992" by Charles L. Rowley & Associates, Civil Engineers & Surveyors, West Wareham, MA and recorded as Plan No. 29 of 1993 in the Plymouth County Registry of Deeds; (the above referenced bearing of N. 07° 38' 02" E., is the extension of the easterly street line of Carver Road as shown on the plan but which has been adjusted to the Massachusetts Coordinate System, NAD '27).

Thence S. 80° 01' 08" E., a distance of 500.61 feet;

thence S. 10° 31' 38" E., a distance of 167.78 feet;

thence S. 79° 24' 44" E., a distance of 179.61 feet;

thence in the middle line of a dike, S. 61° 54' 37" E., a distance of 465.45 feet;

thence in the general line of an existing bog road, the following fourteen courses:

- S. 29° 15' 23" E., a distance of 29.30 feet;
- S. 07° 17' 37" E., a distance of 132.84 feet;
- S. 03° 47' 33" E., a distance of 76.92 feet;
- S. 23° 22' 47" E., a distance of 37.84 feet;
- S. 52° 12' 29" E., a distance of 34.70 feet;
- S. 81° 22' 38" E., a distance of 55.57 feet;
- S. 69° 44' 52" E., a distance of 31.71 feet;
- S. 51° 01' 09" E., a distance of 53.61 feet;
- S. 62° 44' 48" E., a distance of 45.88 feet;
- N. 86° 49' 33" E., a distance of 32.00 feet;
- N. 50° 33' 53" E., a distance of 39.86 feet;
- N. 30° 13' 18" E., a distance of 49.45 feet;

N. 36° 50' 13" E., a distance of 44.66 feet;
N. 45° 40' 15" E., a distance of 69.89 feet;

thence leaving the general line of the bog road and running S. 62° 31' 47" E., a distance of 77.54 feet to a point in the Town Line separating the Towns of Carver and Wareham;

thence in said Town Line S. 41° 19' 06" E., a distance of 300 feet, more or less, to the Weweantic River;

thence following the course of said River Northerly and Northwesterly to a point in the Easterly sideline of Tremont Street in Carver, where said River crosses Tremont Street;

thence Southerly in line of Tremont Street and Carver Road approximately 1200 feet more or less, to the point and place of beginning.

Intending to convey and hereby conveying all land Easterly of Carver - Tremont Road, bounded Northerly and Easterly by the Weweantic River and Southerly by land this day conveyed to Paul E. Rinta and Linda A. Rinta.

There is also conveyed a right in common with others, to use the bog road running Easterly from Tremont Street and being the Southerly boundary of the lot conveyed. Said road may be used for all purposes incident to cranberry horticulture on land abutting to the South and this day conveyed to said Rinta, et ux.

Intending to convey and hereby conveying the land known as Carver Assessors Sheet 128, Lots 7, 8 and 9; and Wareham Assessors Sheet 104, Lot 1049A (part thereof), Lot 1049B (part thereof), and 1049C (part thereof).

Parcel IV

The land in the Town of Carver, County of Plymouth and Commonwealth of Massachusetts, located on the westerly side of Tremont Street shown and delineated as Carver Assessors Map 97, Lot 1; and Carver Assessors Map 98, Lots 1 and 7.

Also intending to convey to grantee herein all land located on the Westerly side of Carver Road in Wareham, adjacent to the Town Line between Carver and Wareham bounded Southerly by the Weweantic River at a point on Tremont Street and Northeasterly by the Town Line of Wareham and Carver and not otherwise described herein.

Being the same premises conveyed to the late James E. Croke, by deed of Philip H. Gibbs, individually and as Trustee of P.H.G. Trust and Jean O. Gibbs a/k/a Jean Gibbs, individually and as Trustee of J.O.G. Trust dated January 22, 1993 and recorded with the Plymouth County Registry of Deeds at Book 11608, Page 252. See Form M792 for the Estate of James E. Croke recorded at the Plymouth County Registry of Deeds at Book 44705, Page 13.

WITNESS my hand and seal this 3RD day of NOV, 2014.

Cindy A. Barlow
Cindy A. Barlow, Personal Representative
Estate of James E. Croke

State of Texas

On this 3RD day of Nov, 2014, before me, the undersigned notary public, personally appeared **Cindy A. Barlow** proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state government agency, oath or affirmation of a credible witness, or personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.



Bobbi Jo Schaefer
Notary Public
My Commission Expires: 12/20/2016

(*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor. If not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Genevieve Reynolds

From: Eric Crisler <eric@enteroenergy.com>
Sent: Tuesday, October 10, 2023 2:25 PM
To: Genevieve Reynolds
Subject: Re: FW: deputization For 370 County Road and LSE Tucana
Attachments: image001.jpg

I, Eric Crisler, deputize Prime Engineering to sign on my behalf for the preliminary subdivision applications for Projects
1. 370 County Road

Note: Entity Name is: 370 County Road LLC

2. 1 - 13 North Carver Road

Note: Entity Name is: Christi LLC

Please call me with any questions or concerns,

Eric Crisler
512 736 2038

On Tue, Oct 10, 2023 at 4:21 AM Genevieve Reynolds <greynolds@primeengineering.org> wrote:

Hi Eric:

Please update the LSE Lucana LLC to Christi LLC in your email below.

Thanks,

Genny

Genevieve Reynolds

Office Manager at **Prime Engineering, Inc.**

350 Bedford St, PO Box 1088, Lakeville, MA 02347

Office: 1-508-947-0050 x123

Direct: 1-774-213-0623

Genevieve Reynolds

From: Eric Crisler <eric@enteroenergy.com>
Sent: Tuesday, October 10, 2023 3:10 PM
To: Genevieve Reynolds; CINDY BARLOW
Subject: Fwd: Prime

----- Forwarded message -----

From: **CINDY BARLOW** <icbarlow@comcast.net>
Date: Tue, Oct 10, 2023 at 9:08 AM
Subject: Prime
To: Eric Crisler <eric@enteroenergy.com>

*Please accept this email as my agreement to deputize Prime Engineering and allow them to sign on my behalf with regard to the subdivision plan for 1-13 North Carver Road.
Thank you
Cindy A. Barlow*

Genevieve Reynolds

From: Renee Nevitt-Akins <MRAkins@wareham.ma.us>
Sent: Wednesday, October 11, 2023 8:38 AM
To: Genevieve Reynolds
Subject: Re: North Carver Road

Good morning,

I have checked the abutters list and it is still valid for you to use. Have a great day!

M. Renee Akins
Assessors Office
508 291-3100 ext 3167

From: Genevieve Reynolds <greynolds@primeengineering.org>
Sent: Tuesday, October 10, 2023 3:42:07 PM
To: Renee Nevitt-Akins
Subject: RE: North Carver Road

Thank you!

From: Renee Nevitt-Akins <MRAkins@wareham.ma.us>
Sent: Tuesday, October 10, 2023 3:41 PM
To: Genevieve Reynolds <greynolds@primeengineering.org>
Subject: Re: North Carver Road

I will check the abutters and see if they are the same if not I will create a new one.

M. Renee Akins
Assessors Office
508 291-3100 ext 3167


From: Genevieve Reynolds <greynolds@primeengineering.org>
Sent: Tuesday, October 10, 2023 3:32:31 PM
To: Renee Nevitt-Akins
Subject: North Carver Road

Hello Renee:

We are filing with the Planning Board and have an abutters' list for 300' that is attached. Can you please tell me if it is valid or does it need to be re-ordered?

Thank you,
Genny

Genevieve Reynolds
Office Manager at *Prime Engineering, Inc.*

TOWN OF WAREHAM						
ABUTTERS LIST - 300'						
OWNER: BARLOW, CINDY A						
MAP 103 LOTS 1037 THROUGH 1039						
MAP/LOT	OWNER	MAILING ADDRESS	TOWN	ST	ZIP	
103-1019/A	RINTA PAUL E + LINDA A	34 N CARVER RD	W WAREHAM	MA	02576	
103-1038	BARLOW CINDY A	19 EAST BAR LE DOC DR	CORPUS CHRISTI	TX	78414	
103-1036	SELLON DEBORAH G	15 NORTH CARVER RD	W WAREHAM	MA	02576	
103-1037	BARLOW CINDY A	19 EAST BAR LE DOC DR	CORPUS CHRISTI	TX	78414	
103-1039	BARLOW CINDY A	19 EAST BAR LE DOC DR	CORPUS CHRISTI	TX	78414	
103-1042	ERICKSON RICHARD A TRUSTEE	77 BEACH ST	MIDDLEBORO	MA	02345	
103-1040	BARBOZA THOMAS H + SHIRLEY A	628 COUNTY RD	W WAREHAM	MA	02576	
104-1050/A	MEREDITH BRETT W	PO BOX 359	CARVER	MA	02330	
104-1050/B	SELLON LORING W	15 N CARVER RD	W WAREHAM	MA	02576	
104-1049/D	MEREDITH BRETT W	PO BOX 359	CARVER	MA	02330	
CERTIFIED ABUTTERS AS THEY						
APPEAR ON OUR TAX ROLLS						
AS OF 11/15/2021						
						
ASSESSORS OFFICE						
REQUESTED BY: GENNY REYNOLDS/ PRIME ENGINEERING						
grynolds@primeengineering.org						

- MA Places
- Fire Station
- Police Station
- Town Hall
- Public Library
- School
- Buildings
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Road
- Streets
- Barren
- 0-5 ft
- 5-10 ft
- 10-15 ft
- 15-20 ft
- 20-30 ft
- 30-40 ft
- 40-50 ft
- 50-60 ft
- 60-70 ft
- 70+ ft
- Abutting Town Labels
- Abutting Towns

