



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

August 30, 2021

Town of Wareham
Planning Board
54 Marion Road
Wareham, MA 02571
Attn: Mr. Kenneth Buckland, Town Planner

Re: Maritime Haven
7 Lot Definitive Subdivision Plan
Map 4, Lots A, B, C
36, 42, 48 Robinwood Road
G.A.F. Job No. 20-9600

Dear Members of the Planning Board:

Pursuant to the Town of Wareham's Rules and Regulations of the Planning Board Governing the Subdivision of Land as well as the requirements of M.G.L. Chapter 41, Section 81O, G.A.F. Engineering, Inc., on behalf of our client, RESI, LLC, respectfully submit the following:

- One (1) original and thirteen (13) copies of a properly executed Form C Application for Approval of Definitive Subdivision Plan.
- Fourteen (14) copies of the above referenced Definitive Subdivision Plan.
- Four (4) copies of the Stormwater Management Report.
- Two checks: one for \$1,925.00 made out to Town of Wareham for the Definitive Subdivision Filing Fee and one for \$100.00 made out to Wareham Week for the advertising fee.
- Certified Abutters List.
- Tax status form.
- Copy of the deeds.

A copy of the Form C Application and notice of submission has been provided to the Board of Health. I understand the Planning Board will provide a copy to the Town Clerk. Please refer to a separate letter filed with the Town Planner with a list of waivers requested for this project.

We request that you schedule this project for your next available meeting. If you have any questions, please call me at (508) 295-6600.

Sincerely,

Robert J. Rogers
Project Manager

Enc.

cc: RESI, LLC

H:\DOCUMENTS\Sec1\WINWORD\9600\9600 FORM C\COVER LETTER.doc

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

FORM C
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

August 26, 2020

To the Planning Board of the (City/Town) of Wareham

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled "Maritime Haven" Definitive Subdivision Plan of Land

by G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571 dated August 25, 2021 and described as follows: located at 36, 42, 48 Robinwood Road, Map 4, Lots A, B, C


No. of lots proposed Seven (7), total acreage of tract 8.03 Acres+/-
hereby submits said plan as a DEFINITIVE 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 The Society of Friars Minor by deed dated March 4, 2021 and recorded in the Plymouth County District Registry of Deeds Book _____, Page _____, registered in the Plymouth County Registry District of the Land Court, Certificate of Title No. 131653, 131654, 131655; and said land is free of encumbrances except for the following:

Said plan has (X) has not () evolved from a PRELIMINARY plan submitted to the Board on March 22, 2021, and approved (X) (disapproved) () on April 26, 2021 at the Public Hearing.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, and in belief that the plan conforms to the Board's Rules and Regulations.

Received by Town Clerk:

Applicant's signature 

Date: _____

Applicant's address: RESI, LLC

Time: _____

2 Charles Street

Providence, RI 02904

Signature: _____

Applicant's phone # 877-358-0078 / 617-981-3999

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

Received by Board of Health

Date _____

Time _____

Signature _____

Check-list of items to be submitted with application.

1. ☒ Form C Application
2. ☒ Application fee:
Amount submitted \$1,925.00
3. ☒ Original Plan: # sheets 8
4. ☒ Copies of Plan: 14
5. ☒ Engineering calculations

NOTE: The above check-list is only a recommendation. None of the above items can be required unless specifically required by the Planning Board's Rules and regulations.

**TOWN OF WAREHAM
ANR/SUBDIVISION/SITE PLAN REVIEW FORM**

Check one: ANR_____ Form B_____ Form C X Site Plan Review _____

Date stamped in _____ Date decision is due _____

Applicant's name(s) RESI, LLC

Applicant's address 2 Charles Street, Providence, RI 02904

Telephone number 877-358-0078

Address of property 36, 42, 48 Robinwood Road

Landowner's name RESI, LLC

Owner's Address 2 Charles Street, Providence, RI 02904

Telephone number 877-358-0078

Contact person Bob Rogers - G.A.F. Engineering Inc. Telephone 508-295-6600

Map # 4 Lots # A, B, C Zone Residence 43 (R43)

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

[illegible]

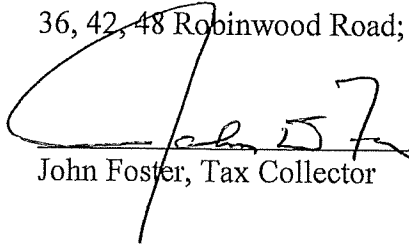
TOWN OF WAREHAM ABUTTERS							
MAP 4 LOT B 300'							
OWNER RESI LLC							
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE	
3-1C35	SULLIVAN LORNA L ET ALS	C/O JOANNA MUSSULLI MORAN	41 ROBINWOOD RD	BUZZARDS BAY	MA	02532	
3/1	MACKENZIE JEAN R		8 FOREST ST	BUZZARDS BAY	MA	02532	
4-33	LAVALLEE JOHN J	LAVALLEE MARYANN	51 ROBINWOOD ROAD	WAREHAM	MA	02532	
4/B	RESI LLC		2 CHARLES ST	PROVIDENCE	RI	02904	
4-1	AVILA THOMAS J JR	AVILA LORIANNE TRUSTEES	PO BOX 1632	ONSET	MA	02558	
4-1	BOTELHO MANUEL L & CYNTHIA A TRS	OF THE ROBINWOOD ROAD REALTY TR	52 ROBINWOOD RD	BUZZARDS BAY	MA	02532	
4-3	VITALE RICHARD D TRUSTEE	OLIVEIRA 2013 IRREV INCOME ONLY TR	24 WHITTIER RD	MEDFORD	MA	02155	
4-4	LOTFI ALI	LOTFI DENISE L	92 SHADY HILL RD	WESTON	MA	02493	
4/G	32 ROBINWOOD LLC	C/O MARLENE B ARON	855 WORCESTER RD	FRAMINGHAM	MA	01701	
CERTIFIED ABUTTERS AS THEY							
APPEAR ON OUR TAX ROLLS							
AS OF 8/18/2021							
<i>M. Rivera</i>							
ASSESSORS OFFICE							
REQUESTED BY							
BOB ROGERS G.A.F. ENGINEERING, INC.							
508 295-6600							
BOB@GAFENGINC.COM							

TOWN OF WAREHAM ABUTTERS							
MAP 4 LOT C 300'							
OWNER RESI LLC							
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE	
3/1	MACKENZIE JEAN R		8 FOREST ST	BUZZARDS BAY	MA	02532	
4-33	LAVALLEE JOHN J		51 ROBINWOOD ROAD	WAREHAM	MA	02532	
4-1	AVILA THOMAS J JR		PO BOX 1632	ONSET	MA	02558	
4/C	RESI LLC		2 CHARLES ST	PROVIDENCE	RI	02904	
4-D1	BOTELHO MANUEL L & CYNTHIA A TRS	OF THE ROBINWOOD ROAD REALTY TR	52 ROBINWOOD RD	BUZZARDS BAY	MA	02532	
4-3	VITALE RICHARD D TRUSTEE	OLIVEIRA 2013 IRREV INCOME ONLY TR	24 WHITTIER RD	MEDFORD	MA	02155	
4-4	LOTFI ALI	LOTFI DENISE L	92 SHADY HILL RD	WESTON	MA	02493	
4/G	32 ROBINWOOD LLC	C/O MARLENE B ARON	855 WORCESTER RD	FRAMINGHAM	MA	01701	
CERTIFIED ABUTTERS AS THEY							
APPEAR ON OUR TAX ROLLS							
AS OF 8/18/2021							
<i>by, Renee Atkins</i>							
ASSESSORS OFFICE							
REQUESTED BY							
BOB ROGERS G.A.F. ENGINEERING, INC.							
508 295-6600							
BOB@GAFENGINC.COM							

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that RESI, LLC (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) is up to date on taxes on all properties he/she owns in the Town of Wareham.

36, 42, 48 Robinwood Road; Map 4 Lots A, B, C

 8/16/2021
John Foster, Tax Collector

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 03/04/2021 03:16 PM
Ctrl# 143898 08168
Fee: \$2,394.00 Cons: \$525,000.00



2021 00812346

Bk: 658 Pg: 53 Cert: 131653
Doc: DEED 03/04/2021 03:16 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

CANCELLED

QUITCLAIM DEED

THE SOCIETY OF FRIARS MINOR OF THE ORDER OF ST. FRANCIS NEW YORK, 1871, a New York Not-For-Profit corporation with a mailing address of 125 Thompson Street, New York, NY 10012 ("**GRANTOR**"),

for consideration paid, and in full consideration of **FIVE HUNDRED TWENTY-FIVE THOUSAND (\$525,000.00) DOLLARS**

grants to **RESI, LLC** a Rhode Island limited liability company having an address of 2 Charles Street, Providence, RI 02904 ("**Grantee**"),

with **QUITCLAIM COVENANTS**,

A certain parcel of land situated in Wareham, in the County of Plymouth being Lot A on subdivision plan #2433D, drawn by T.A. Churbuck, Civil Engineer, dated Dec. 1909; a copy of a part of which is filed with Certificate of Title No. 149; and all of said boundaries, except the water lines, are determined by the Court to be located as shown on said plan.

There is appurtenant to the above described land a right of way in common with others entitled thereto over the street called Plymouth Avenue on said plan to Powers Avenue and over Powers Avenue, as shown on said plan, to land marked James G. Powers; also a right of way in common with others entitled thereto over said Powers land as set forth in deed given by said Powers et al Judson H. Coffin, dated April 9, 1892, and recorded with Plymouth Deeds, Book 637, Page 209.

There is also appurtenant to the above described land rights in common with others entitled thereto to lay and maintain water pipes, gas pipes, and electric and telephone wires, with the poles to support the same, in said avenue, but not in any manner that shall be a detriment to the rest of the property abutting thereon

For title see deed to Grantor dated May 9, 1967 by Russell Bullen *et. ux.* to SELLER filed in the Plymouth County Registry District of the Land Court as Document Number 112506 in Registration Book 201 Page 70 with Certificate of Title 40270

The sale of the Property herein conveyed does not represent a sale of all or substantially all of the assets of the Grantor and the sale will not cause a material change in the nature of the activities conducted by the Grantor.

EXECUTED as an instrument under seal as of the 4th day of February, 2021.

**THE SOCIETY OF FRIARS MINOR OF THE ORDER
OF ST. FRANCIS NEW YORK, 1871**

By: Fr Robert M. Campagna
Name: Robert M. Campagna
Title: Provincial Minister

Doc 812344

THE STATE OF NEW YORK

COUNTY OF New York

On this 4th day of February, 2021, before me, the undersigned notary public, personally appeared Robert M. Campagna, proved to me through satisfactory evidence of identification, which was government ID, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed such document in his capacity as the Pro. Minister of **THE SOCIETY OF FRIARS MINOR OF THE ORDER OF ST. FRANCIS NEW YORK, 1871**, and voluntarily for its stated purpose.

Michael W Ledoux
Notary Public

Michael W. Ledoux
Printed Name of Notary Public

MICHAEL W LEDOUX
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6364757
Qualified in New York County
My Commission Expires 10-02-2021

My commission expires: 10.2.21

AT 125 Thompson St.
New York NY 10012

Doc 00812346

Plymouth County LAND COURT
Registry District

RECEIVED FOR REGISTRATION

On: Mar 04, 2021 at 03:16P

Document Fee 155.00

Receipt Total: \$12,710.00

NOTED ON: CERT 131653 BK 00658 PG 53

ALSO NOTED ON: CERT 40270 BK 201 PG 70

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2)

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 03/04/2021 03:16 PM
Ctrl# 143899 10295
Fee: \$6,156.00 Cons: \$1,350,000.00



Bk: 658 Pg: 54 Cert: 131654
Doc: DEED 03/04/2021 03:16 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

CANCELLED

QUITCLAIM DEED

THE SOCIETY OF FRIARS MINOR OF THE ORDER OF ST. FRANCIS NEW YORK, 1871, a New York Not-For-Profit corporation with a mailing address of 125 Thompson Street, New York, NY: 10012 ("**GRANTOR**"),

for consideration paid, and in full consideration of **ONE MILLION THREE HUNDRED FIFTY THOUSAND (\$1,350,000.00) DOLLARS**

grants to **RESI, LLC** a Rhode Island limited liability company having an address of 2 Charles Street, Providence, RI 02904 ("**Grantee**"),

with **QUITCLAIM COVENANTS**,

A certain parcel of land situated in Wareham, in the County of Plymouth being Lot B on subdivision plan #2433D, drawn by T.A. Churbuck, Civil Engineer, dated Dec. 1909; a copy of a part of which is filed with Certificate of Title No. 149; and all of said boundaries, except the water lines, are determined by the Court to be located as shown on said plan.

There is appurtenant to the above described land a right of way in common with others entitled thereto over the street called Plymouth Avenue on said plan to Powers Avenue and over Powers Avenue, as shown on said plan, to land marked James G. Powers; also a right of way in common with others entitled thereto over said Powers land as set forth in deed given by said Powers et al Judson H. Coffin, dated April 9, 1892, and recorded with Plymouth Deeds, Book 637, Page 209.

There is also appurtenant to the above described land rights in common with others entitled thereto to lay and maintain water pipes, gas pipes, and electric and telephone wires, with the poles to support the same, in said avenue, but not in any manner that shall be a detriment to the rest of the property abutting thereon

Said lots B and C are subject to the right of Charles Whittemore, his heirs or assigns, to use the water pipe laid in the ground across the northwest corner of this property during the life of the present pipe.

For title see deed to Grantor dated May 9, 1967 by Russell Bullen *et. ux.* to SELLER filed in the Plymouth County Registry District of the Land Court as Document Number 112506 in Registration Book 201 Page 70 with Certificate of Title 40270

The sale of the Property herein conveyed does not represent a sale of all or substantially all of the assets of the Grantor and the sale will not cause a material change in the nature of the activities conducted by the Grantor.

42 Robinwood Road, Wareham, MA 02558

EXECUTED as an instrument under seal as of the 4th day of February, 2021.

THE SOCIETY OF FRIARS MINOR OF THE ORDER
OF ST. FRANCIS NEW YORK, 1871

By: Robert M. Campagna
Name: Robert M. Campagna
Title: Provincial Minister

Doc 812344

THE STATE OF NEW YORK

COUNTY OF New York

On this 4 day of February, 2021, before me, the undersigned notary public, personally appeared Robert M. Campagna, proved to me through satisfactory evidence of identification, which was govt. ID, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed such document in his capacity as the Prov. M. M. of THE SOCIETY OF FRIARS MINOR OF THE ORDER OF ST. FRANCIS NEW YORK, 1871, and voluntarily for its stated purpose.

Michael W Ledoux
Notary Public

MICHAEL W LEDOUX
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6364757
Qualified in New York County
My Commission Expires 10-02-2021

Michael W. Ledoux
Printed Name of Notary Public

My commission expires: 10.2.21

Doc 00812350

Plymouth County LAND COURT
Registry District

RECEIVED FOR REGISTRATION

On: Mar 04, 2021 at 03:16P

Document Fee 155.00

Receipt Total: \$12,710.00

NOTED ON: CERT 131654 BK 00658 PG 54

ALSO NOTED ON: CERT 40270 BK 201 PG 70

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40270

201/70

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2021 00812354

Bk: 658 Pg: 55 Cert: 131655
Doc: DEED 03/04/2021 03:16 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 03/04/2021 03:16 PM
Ctrl# 143900 14573
Fee: \$2,394.00 Cons: \$525,000.00

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grants to **RESI, LLC** a Rhode Island limited liability company having an address of 2 Charles Street, Providence, RI 02904 ("**Grantee**"),

with **QUITCLAIM COVENANTS**,

A certain parcel of land situated in Wareham, in the County of Plymouth being Lot C on subdivision plan #2433D, drawn by T.A. Churbuck, Civil Engineer, dated Dec. 1909; a copy of a part of which is filed with Certificate of Title No. 149; and all of said boundaries, except the water lines, are determined by the Court to be located as shown on said plan.

There is appurtenant to the above described land a right of way in common with others entitled thereto over the street called Plymouth Avenue on said plan to Powers Avenue and over Powers Avenue, as shown on said plan, to land marked James G. Powers; also a right of way in common with others entitled thereto over said Powers land as set forth in deed given by said Powers et al Judson H. Coffin, dated April 9, 1892, and recorded with Plymouth Deeds, Book 637, Page 209.

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48 Robinwood Road, Wareham, MA 02558

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OF ST. FRANCIS NEW YORK, 1871**

By: Fr Robert M. Campagna, OFM
Name: Robert M. Campagna
Title: Provincial Minister

THE STATE OF NEW YORK

COUNTY OF New York

On this 4th day of February, 2021, before me, the undersigned notary public, personally appeared Robert M. Campagna, proved to me through satisfactory evidence of identification, which was government ID, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed such document in his capacity as the Prov. Min. of **THE SOCIETY OF FRIARS MINOR OF THE ORDER OF ST. FRANCIS NEW YORK, 1871**, and voluntarily for its stated purpose.

MICHAEL W LEDOUX
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LE6364757
Qualified in New York County
My Commission Expires 10-02-2021

Michael W Ledoux
Notary Public

MICHAEL W. LEDOUX
Printed Name of Notary Public

My commission expires: 10.2.21

AT 125 Thompson St
New York NY 10012

Doc 00812354

Plymouth County LAND COURT
Registry District

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On: Mar 04, 2021 at 03:16P

Document Fee 155.00

Receipt Total: \$12,710.00

NOTED ON: CERT 131655 BK 00658 PG 55

ALSO NOTED ON: CERT 40270 BK 201 PG 70

3965

40270

SS CLK 394.00

21

95T1

155

11.)



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

August 30, 2021

Town of Wareham
Planning Board
54 Marion Road
Wareham, MA 02571
Attn: Mr. Kenneth Buckland, Town Planner

Re: Maritime Haven
7 Lot Definitive Subdivision Plan
Map 4 - Lots A, B, C
36, 42, 48 Robinwood Road
Waiver Request
G.A.F. Job No. 20-9600

Dear Members of the Planning Board:

Pursuant to Massachusetts General Laws, Chapter 41, Section 81R, G.A.F. Engineering, Inc., on behalf of the Applicant, RESI, LLC, request the following waivers from the Town of Wareham Rules and Regulations Governing the Subdivision of Land. The requested waivers may be granted by the Planning Board upon a finding that the granting of such waiver(s) is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.

The following table is a list of waivers from the Town of Wareham Rules and Regulations Governing the Subdivision of Land, submitted in accordance with Section I.J.

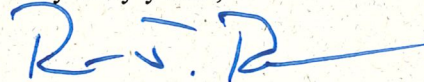
Subdivision Rules & Regulations Citation	Section Language – <i>Waiver Requested</i>
Section V.B.1	An estimate of both the rate and volume of runoff prior to and after development shall be submitted along with supporting data. <i>This project is located within Land Subject to Coastal Storm Flowage and does not include any discharges to adjacent properties or Buzzards Bay. We therefore request a waiver from the comparative analysis of peak rates and volumes of runoff.</i>
Section VI.F.	Street trees not less than 12 feet in height and of a species approved by the Tree Warden shall be planted on each side of every street wherever, in the opinion of the Planning Board, existing woodlands or suitable trees are not retained. <i>Street trees are not proposed. This subdivision road will remain private in perpetuity. Existing trees will be retained to the extent practicable.</i>

Section VI.G.	<p>Sidewalks of not less than five (5) feet in width shall be constructed on at least one side of the Residential Minor and Residential Local streets and North sides of Residential Collector streets.</p> <p><i>The proposed roadway will remain private in perpetuity. There are no sidewalks in Robinwood Road to connect to. An access easement is being created for the residents to walk from the cul-de-sac to the beach. The twenty-foot road pavement width is sufficient for pedestrian safety given the extremely low traffic volume and speed.</i></p>
Section VI.H	<p>Cape Cod Molded bituminous or bituminous berms satisfactory to the Planning Board may be installed where, in the judgement of the Planning Board, because of grades, curves, or traffic, their installation is justified.</p> <p><i>A limited amount of Cape Cod Berm is proposed around the cul-de-sac to direct runoff to the proposed swale. The intent of the design is to allow runoff to flow off the road across the grassed shoulder and into the swale along the majority of its length to reduce the potential for erosion.</i></p>

The waivers requested above are technical in nature and for each waiver requested there are reasons which are in the public interest and are consistent with the objective of minimization of potential impacts outlined in Section V.A.1. of the Rules and Regulations Governing the Subdivision of Land.

We trust the foregoing is sufficient for your immediate needs as we look forward to discussing this project with the Board.

Very truly yours,



Robert J. Rogers

RJR/rjr

Cc: RESI, LLC