

**SPECIAL PERMIT FOR  
CLUSTER DEVELOPMENT  
AND  
SITE PLAN REVIEW  
APPLICATION**

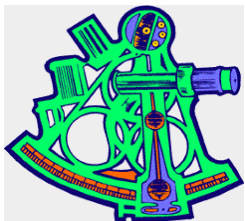
**TOWN OF WAREHAM  
PLANNING BOARD**

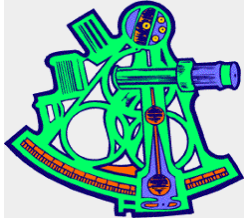
**HIDDEN TRAILS**  
Off County Road  
W. Wareham, MA 02576

September 7, 2023

**PREPARED FOR:**  
Sarajon Realty, LLC  
2854 Cranberry Highway  
E. Wareham, MA 02538

**PREPARED BY:**  
**JC ENGINEERING, Inc.**  
**Civil & Environmental Engineering**  
*2854 Cranberry Highway*  
*East Wareham, Massachusetts 02538*  
*Ph. 508-273-0377 – Fax 508-273-0367*





# JC ENGINEERING, Inc.

## Civil & Environmental Engineering

2854 Cranberry Highway  
East Wareham, Massachusetts 02538  
Ph. 508-273-0377 – Fax 508-273-0367

September 7, 2023

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

RE: Special Permit for Cluster Development, Form C, and  
Site Plan Review Applications for  
**HIDDEN TRAILS**, off County Road, West Wareham

Dear Board Members,

On behalf of the applicant, Sarajon Realty, LLC, please find enclosed a Special Permit for Cluster Development and Site Plan Review Applications accompanied by supporting design drawing entitled “HIDDEN TRAILS – Definite Subdivision Plan of Land and Special Permit for a Residential Cluster Development, off County Road, West Wareham, MA” dated September 7, 2023 (Plan) for your review and approval.

### **Narrative**

This project involves the development of a residential 56-lot cluster subdivision and its associated roadway, utilities, and stormwater management systems. In accordance with Article 8: Alternative Residential Site Development, Section 810 (Residential Cluster Development) of the Town of Wareham Zoning Bylaws, the Planning Board, as the permit granting authority, may grant a Special Permit for a Residential Cluster Development. The Plan has been prepared in conformance with Article 8 of the Zoning Bylaws, as well as the Planning Board Rules and Regulations Governing the Subdivision of Land besides a few requested waivers from the Subdivision Rules and Regulations as stated on the coversheet. The site has also been designed to meet the Massachusetts Stormwater Standards and applicable Town of Wareham regulations pertaining to Stormwater Management.

### **Existing Conditions**

The project site is accessed off of County Road and comprises of the formerly permitted definitive subdivision known as “The Pond at Fearing Hill” as well as an adjacent 18-acre undeveloped parcel shown as Lot 1013 on Assessors Map 63. The prior development has yet to be constructed, but involved the creation of approximately 11,900 feet of proposed roadways to provide access to 44 conventional sized residential lots and various open space parcels. As this development is located within the R60 zoning district, each lot contained at least 60,000 square feet of land. The layout of the previously permitted development is shown on the existing conditions plans. The total land area of the current project is approximately 153 acres, which includes a 30.5 acre manmade pond centrally located on the property. The manmade pond was

created by a former sand mining operation that is no longer active. Besides the alteration that created the pond, there are approximately 27 acres of adjacent bordering vegetated wetlands and approximately 16.5 acres of unvegetated, previously disturbed property. The approximately 79 acres of the remainder of the property, besides some trails and a couple of former sand pits, is undeveloped woodland.

### **Proposed Conditions**

The proposed project has been designed in accordance with *Article 8: Alternative Residential Site Development* of the Town of Wareham Zoning Bylaw to create a 56-lot residential cluster development. The lots will be accessed from a roadway system that has a total length of approximately 6,729 feet. The roadway and developable lots will utilize approximately 37 acres of the entire property. Article 8 allows the cluster lots to be sized at a minimum of 10,000 square feet, but this project was designed with lots no less than approximately 13,000 square feet to take into account the necessary zoning setbacks requirements that must be maintained. The remainder of the property will consist of approximately 116 acres of open space, which includes the 30.5 acre manmade pond. The percentage of the property to be placed into open space represents 75.8% of the entire parcel, which far exceeds the minimum 50% required as stated in Article 8. The grading has been designed to minimize significant cuts & fills across the site and will maintain existing drainage patterns. A Stormwater Management System will capture, treat, and infiltrate stormwater runoff up to and including a 100-year storm event.

### **Site Plan Review**

#### Impact Statement

#### **Water and Sewer System**

As can be seen on the Plan, a proposed watermain will be installed along the entire length of all roadways, and hydrants will be installed at no greater than 500' intervals and at the end of each roadway. The new watermains will connect to the most recent Wareham Fire District water system expansion in West Wareham, that included watermain installations along a number of roadways, including Fearing Hill Road, Blackmore Pond Road, and County Road. Although the roadways within the previously approved development were not constructed at the time, all 44 existing lots were already anticipated to be connected to the District's water system as the owners at the time were assessed a water betterment of approximately \$9,142 per lot. The water betterment was recorded in Deed Book 37954, Page 80 at the Plymouth County Registry of Deeds.

This development is not within 1,500 feet of a municipal sewer main, therefore, all houses will be serviced by an individual sewage disposal system on each lot. Each sewage disposal system will include an Innovative/Alternative technology to reduce the nitrogen loading within the septic system effluent.

## Fire and Police Protection

All roadways will be constructed with a 22-foot wide paved traveled surface with a one-foot cape cod berm on each side for a total pavement width of 24 feet. There is one section of roadway that will include a vertical precast concrete curb on one side, therefore the width of pavement will be 23 feet. The pavement width and cul-de-sac diameters will be in conformance with the Subdivision Rules and Regulations, therefore, providing adequate access for emergency vehicles. As mentioned above, hydrants will be spaced along all roadways in conformance with the Wareham Water District regulations for use in an emergency.

## Schools and Parks

In accordance with the Housing Assessment and Production Plan (Table 1, Page 9) for the Town of Wareham, dated June 2022, as prepared by the Wareham Planning Department, there are approximately 9,880 housing units (Dec. 2020) in Wareham, and the average household size in Wareham has 2.4 residents per household. Further, school aged children (between 5 and 18) make up 13.6% percent of the current population. According to the 2020 census, the Town of Wareham has 23,303 residents, of which school aged children account for 3,169 of the total resident count or 0.32 school aged children per residence ( $3,169 / 9,880 = 0.32$ ). With a total unit count of 56 houses, there will be approximately 134 projected number of residents living in this development ( $2.4 \times 56 = 134$ ). Of the 134 projected residents, a total of approximately 18 will be school aged children ( $56 \times 0.32 = 18$ ). Assuming that all 18 students are enrolled in the Wareham Public Schools, this increase will be insignificant to the school system.

The residents of this development will benefit from the availability of 116 acres of open space, which includes a 30.5 acres pond, that has numerous water and non-water dependent recreational uses.

## Traffic and Pedestrian

Table 1 has been prepared to estimate the vehicular trips for the proposed development.

Land Use	Units	ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<b>Trip Rates<sup>1</sup></b>								
Single Family Detached Housing (210)		9.43	0.20 (26%)	0.55 (74%)	0.75	0.63 (64%)	0.36 (36%)	0.99
<b>Trip Generation</b>								
Single Family	56	528	8	34	42	35	20	55

**Table 1**

<sup>1</sup> Trip rates are referenced from Institute of Transportation Engineers, Trip Generation Manual, 11<sup>th</sup> Edition (2021)  
ADT – average daily trips (in and out combined)

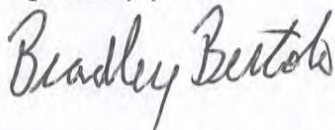
Vehicular access to the development will utilize County Road, which is a 50' wide public right of way with suitable pavement widths, grades, and site distances in the vicinity of the project to support the anticipated vehicular trips that will be generated by this new development. A sidewalk will be constructed on one side of all proposed roadways to provide safe pedestrian access throughout the roadway system. The sidewalks will also have access to the open space parcels, which have numerous existing paths that lead throughout the open space parcel. The total length of sidewalks and walking paths within this project total close to 3.5 miles in length.

### **Ecology**

Of the 153 acre property, 75.8% will be preserved as open space. The open space includes uplands, wetlands, and a manmade pond. The remaining 37 acres to be developed is clustered to the northwestern portion of this property. Besides the roadway crossing a manmade ditch around Station 11+80, all development will not take place within a wetland resource area and there will be no direct discharges of stormwater to a wetland. Portions of the development will involve activities within 100 feet of wetland resource areas, but appropriate erosion control methods will be utilized to ensure no impacts to the resource areas. To account for the increase of surface water runoff being generated by this development, multiple drainage systems are proposed to ensure the peak rate and volume of offsite runoff for the 2-, 10-, 25-, and 100-year storm events does not exceed existing conditions and causes no erosion or impacts to any onsite wetland resource areas.

For the reasons stated above, we would appreciate your favorable vote on the Special Permit for Cluster Development, Form C, and Site Plan Review Application, which is under the purview of this board.

Respectfully yours,



Bradley M. Bertolo, EIT, CSE  
Project Engineer

Cc: Sarajon Realty, LLC  
Fearing Hill, LLC  
County Road 2004 Realty Trust

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

This verifies that Sarajon Realty, 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 see list (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Danette Cambria

John Foster, Tax Collector

## Town of Wareham Residential Cluster Development Application Checklist

Name of site: HIDDEN TRAILS, off County Road, West Wareham Date: September 7, 2023

Owner(s): Fearing Hill, LLC and County Road 2004 Realty Trust

Address: 320 South Street, Plainville, MA 02762

Telephone Number: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Developer(s): Sarajon Realty, LLC

Address: 2854 Cranberry Highway, East Wareham, MA 02538

Telephone Number: 508-273-0377 Cell Phone: \_\_\_\_\_

**Relationship between Developer & Property Owner:** None

Surveyor: JC Engineering, Inc. - John L. Churchill, Jr., PE, PLS

Engineer: JC Engineering, Inc. - John L. Churchill, Jr., PE, PLS

Architect: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

ITEM	Complete
Application for Site Plan Review – Special Permit filed with Planning Board	X
(14 copies of application and supplementary materials)	X
Application for Special Permit – Residential Cluster Development filed with Planning Board	X
(11copies of application and supplementary materials)	X
Copies filed with Town Clerk	X
Filing Fees	X
<b>GENERAL INFORMATION</b>	
Developer Name, address, telephone number	X
Property Owner Name, address, telephone number	X
Date of Application	X
Statement briefly describing project	X
Locus Map (1" = 2,000')	X
Location of property to surrounding area (scale should be no less than 1" = 100') and general characteristics of all lands within 200' of the proposed site including structures, parking areas, driveways, pedestrian ways, and natural characteristics	X
Zoning district (sq. feet within each district if more than one)	X
Total area of project to include wetland and 100 year floodplain (both in sq. feet)	X
All contiguous land owned by the applicant or by owner of property	X
Photographs of site (8" by 10") – at discretion of Permitting Authority	n/a
List of abutters, certified by Board of Assessors	X

<p>Number of dwellings which could be constructed by means of a conventional development plan, considering the whole tract, exclusive of water bodies and land prohibited from development by legally enforceable restrictions, easements, or covenants. This includes:</p> <ul style="list-style-type: none"> <li>• Any bank, freshwater wetland, coastal wetland, beach, dune, flat, march, or swamp bordering the ocean, any estuary, creek, river, stream, pond, or lake</li> <li>• Lake under any of the water bodies listed above;</li> <li>• Land subject to tidal action</li> <li>• Land subject to coastal storm flowage or slopes in excess of fifteen (15) percent are not to be counted in figuring the number of permissible units of conventional development.</li> </ul>	X
<b>EXISTING FEATURES</b>	
(Scale 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal) Must include a minimum of the following:	
<p><b>1. Existing Natural Features</b></p> <ul style="list-style-type: none"> <li>a. Tree line of natural area;</li> <li>b. Individual trees 18" dbh or over;</li> <li>c. Bogs or agricultural areas;</li> <li>d. All wetlands protected under 310 CMR 10.01 (1) (a-d); floodplain (100 year) with base flood elevation data;</li> <li>e. Contour lines (2' intervals);</li> <li>f. General soil types.</li> </ul>	X
<p><b>2. Existing Man-Made Features</b></p> <ul style="list-style-type: none"> <li>a. Vehicle accommodation areas; streets, roads, private ways, walkways;</li> <li>b. Curbs, gutters, curb cuts, drainage grates;</li> <li>c. Storm drainage facilities including manholes;</li> <li>d. Utility lines including water, sewer, electric, telephone, gas, cable TV;</li> <li>e. Fire hydrants and location of dumpsters;</li> <li>f. Buildings, structures, and signs (free standing) including dimensions of each;</li> <li>g. Exterior lighting features.</li> </ul>	X
<p><b>3. Existing Legal Features</b></p> <ul style="list-style-type: none"> <li>a. Zoning of property (district lines);</li> <li>b. Property lines (with dimensions identified);</li> <li>c. Street right-of-way lines;</li> <li>d. Utility or other easement lines;</li> <li>e. Monuments.</li> </ul>	X
<b>DEVELOPMENT PLAN</b>	
Proposed changes to existing natural features, existing man-made features, and existing legal features including the following;	
<ul style="list-style-type: none"> <li>• Area of each new lot in square feet;</li> </ul>	X
<ul style="list-style-type: none"> <li>• Lot dimensions;</li> </ul>	X



<ul style="list-style-type: none"> <li>Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street;</li> </ul>	n/a
<ul style="list-style-type: none"> <li>Location, dimension, and designated use for all recreation areas;</li> </ul>	X
<ul style="list-style-type: none"> <li>Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or remain private);</li> </ul>	X
<ul style="list-style-type: none"> <li>Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land;</li> </ul>	X
<ul style="list-style-type: none"> <li>Curbs and gutters, curb cuts, drainage grates;</li> </ul>	X
<ul style="list-style-type: none"> <li>Drainage facilities including manholes, pipes, drainage ditches, and retention ponds;</li> </ul>	X
<ul style="list-style-type: none"> <li>Sidewalks and walkways showing widths and materials;</li> </ul>	X
<ul style="list-style-type: none"> <li>Outdoor illumination with lighting fixture size and type identified;</li> </ul>	X
<ul style="list-style-type: none"> <li>Utilities – Water, sewer, electric, telephone, gas, cable TV;</li> </ul>	X
<ul style="list-style-type: none"> <li>Fire hydrant locations;</li> </ul>	X
<ul style="list-style-type: none"> <li>Dumpster (trash collection facilities);</li> </ul>	n/a
<ul style="list-style-type: none"> <li>New contour lines resulting from earth movement (2' intervals) and indications of types of ground cover and other precautions to stabilize slopes;</li> </ul>	X
<ul style="list-style-type: none"> <li>Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways;</li> </ul>	n/a
<ul style="list-style-type: none"> <li>Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements.</li> </ul>	n/a
<b>IMPACT STATEMENT</b>	
<p><b>Part One:</b> Description of neighborhood and impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection;</p>	X
Traffic report of existing and future traffic within and adjacent to proposed development. (Include estimate of both peak and average daily traffic count);	X
Analysis of site in regards to wetlands, coastal wetlands, slopes, soil conditions, 100 year flood plain, and other natural features as Planning Board may request;	X
Environmental Impact Assessment Report relating to proposed plan and copy of environmental impact report if otherwise required in order to illustrate the ecology of the area within the site and any significant off-site impacts;	n/a
Evaluation of open land proposed within cluster, with respect to size, shape, location, natural resource value, and accessibility by residents of the Town or of the cluster;	X
<p><b>Part Two:</b> Description of actions that have been taken to mitigate the impacts described in Part One.</p>	X

Form C

APPLICATION FOR APPROVAL OF  
DEFINITIVE SUBDIVISION PLAN

September 7, 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: HIDDEN TRAILS

by JC Engineering, Inc., dated September 7, 2023  
and described as follows: Residential Cluster Development,  
located off County Road, number of lots  
proposed 56 total acreage of tract 153 acres, said applicant 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.

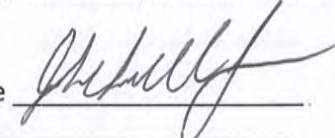

The undersigned's title to said land is derived from see attached list of applicable deeds

by deed dated \_\_\_\_\_ and recorded in the \_\_\_\_\_  
District Registry of Deeds Book \_\_\_\_\_, Page \_\_\_\_\_, registered in the \_\_\_\_\_  
Registry District of the Land Court.  
Certificate of Title No. \_\_\_\_\_ and  
said land is free of encumbrances except for the following: \_\_\_\_\_

Said plan has ( ) has not (X) evolved from a preliminary plan submitted to the Board on \_\_\_\_\_  
\_\_\_\_\_, 20\_\_\_\_ and approved (with modifications) ( ) (disapproved) ( ) on \_\_\_\_\_,  
20\_\_\_\_.

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

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

Applicant's signature   
Applicant's address \_\_\_\_\_  
2854 Cranberry Highway  
E. Wareham, MA 02538  
Applicant's phone # 508-273-0377  
Owner's signature and address if not the applicant or applicant's authorization if not the owner 

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

Henry Grilli, Trustee  
County Road 2004 Realty Trust  
320 South Street  
Plainville, MA 02762

Form C

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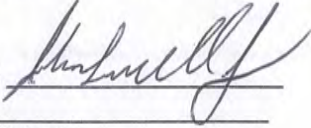
Received by City/Town Clerk: \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Signature \_\_\_\_\_

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

Applicant's signature 

Applicant's address \_\_\_\_\_

2854 Cranberry Highway

E. Wareham, MA 02538

Applicant's phone # 508-273-0377

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

Stephen Meltzer, Manager

Fearing Hill, LLC

320 South Street

Plainville, MA 02762

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

Check-list of items to be submitted with application:

1. \_\_\_\_\_ Form C application
2. \_\_\_\_\_ Application fee:  
Amount submitted: \$ \_\_\_\_\_
3. \_\_\_\_\_ Original plan: # of sheets \_\_\_\_\_
4. \_\_\_\_\_ Copies of plan: # of copies \_\_\_\_\_
5. \_\_\_\_\_ Engineering Calculations

Site Address	Parcel ID		Deed ID (Plymouth County Registry)	Owner	Size (ac)
0 County Rd Off	63	1013	Book 36343 Page 331	Fearing Hill LLC	18.08
0 Allie's Ln	63	21	Book 32966 Page 82	County Road 2004 Realty Trust	1.38
0 Marissa Way	63	22	Book 32966 Page 82	County Road 2004 Realty Trust	1.38
0 Marissa Way	63	23	Book 32966 Page 82	County Road 2004 Realty Trust	1.6
0 Marissa Way	63	24	Book 32966 Page 82	County Road 2004 Realty Trust	1.4
0 Marissa Way	63	25	Book 32966 Page 82	County Road 2004 Realty Trust	2.25
0 Marissa Way	63	26	Book 32966 Page 82	County Road 2004 Realty Trust	2.54
0 Marissa Way	63	27	Book 32966 Page 82	County Road 2004 Realty Trust	1.4
0 Marissa Way	63	28	Book 32966 Page 82	County Road 2004 Realty Trust	1.43
0 Allie's Ln	63	29	Book 32966 Page 82	County Road 2004 Realty Trust	1.38
0 Allie's Ln	63	30	Book 32966 Page 82	County Road 2004 Realty Trust	1.4
0 Allie's Ln	63	31	Book 32966 Page 82	County Road 2004 Realty Trust	1.38
0 Allie's Ln	63	32	Book 32966 Page 82	County Road 2004 Realty Trust	1.38
0 Allie's Ln	63	33	Book 32966 Page 82	County Road 2004 Realty Trust	1.42
0 Allie's Ln	63	34	Book 32966 Page 82	County Road 2004 Realty Trust	1.7
0 Allie's Ln	63	35	Book 32966 Page 82	County Road 2004 Realty Trust	1.48
0 Allie's Ln	63	36	Book 32966 Page 82	County Road 2004 Realty Trust	1.42
0 Allie's Ln	63	37	Book 32966 Page 82	County Road 2004 Realty Trust	1.6
0 Allie's Ln	63	38	Book 32966 Page 82	County Road 2004 Realty Trust	1.38
0 Allie's Ln	63	39	Book 32966 Page 82	County Road 2004 Realty Trust	1.43
0 Allie's Ln	63	40	Book 29516 Page 311	County Road 2004 Realty Trust	1.38
0 Allie's Ln	63	41	Book 29516 Page 311	County Road 2004 Realty Trust	1.38
0 Allie's Ln	63	42	Book 29516 Page 311	County Road 2004 Realty Trust	1.64
0 Allie's Ln	63	43	Book 32966 Page 82	County Road 2004 Realty Trust	2.09
0 Allie's Ln	63	44	Book 32966 Page 82	County Road 2004 Realty Trust	1.99
N/A (portion of Allie's Ln)	63	AA	Book 32966 Page 82	County Road 2004 Realty Trust	0.01
0 Allie's Ln	63	C	Book 39458 Page 131	County Road 2004 Realty Trust	0.74
0 Allie's Ln	63	F	Book 32966 Page 82	County Road 2004 Realty Trust	0.55
N/A	64	1007.K	Book 36482 Page 132	County Road 2004 Realty Trust	0.88
N/A	64	1007.J	Book 36482 Page 130	County Road 2004 Realty Trust	0.4
0 Sandy Pines Dr	64	1F	Book 32966 Page 82	County Road 2004 Realty Trust	1.82
0 Sandy Pines Dr	64	2F	Book 32966 Page 82	County Road 2004 Realty Trust	1.49
0 Sandy Pines Dr	64	3F	Book 32966 Page 82	County Road 2004 Realty Trust	1.71
0 Allie's Ln	64	4	Book 32966 Page 82	County Road 2004 Realty Trust	1.62
0 Allie's Ln	64	5	Book 32966 Page 82	County Road 2004 Realty Trust	1.38
0 Allie's Ln	64	6	Book 32966 Page 82	County Road 2004 Realty Trust	1
0 Allie's Ln	64	7	Book 32966 Page 82	County Road 2004 Realty Trust	1.38
0 Casey Ln	64	8	Book 32966 Page 82	County Road 2004 Realty Trust	1.38
0 Allie's Ln	64	13	Book 32966 Page 82	County Road 2004 Realty Trust	1.55
0 Casey Ln	64	14	Book 32966 Page 82	County Road 2004 Realty Trust	2.27
0 Allie's Ln	64	I	Book 32966 Page 82	County Road 2004 Realty Trust	5.14
0 Allie's Ln	64	15	Book 32966 Page 82	County Road 2004 Realty Trust	1.53
0 Juliana Ln	64	16	Book 32966 Page 82	County Road 2004 Realty Trust	2.1
0 Juliana Ln	64	17	Book 32966 Page 82	County Road 2004 Realty Trust	3.4
0 Juliana Ln	64	18	Book 32966 Page 82	County Road 2004 Realty Trust	2.18
0 Allie's Ln	64	19	Book 32966 Page 82	County Road 2004 Realty Trust	2.26
0 Allie's Ln	64	H	Book 32966 Page 82	County Road 2004 Realty Trust	7.21
0 Allie's Ln	64	20	Book 32966 Page 82	County Road 2004 Realty Trust	2.02
0 County Rd Off	64	G	Book 32966 Page 82	County Road 2004 Realty Trust	35.64
N/A	64	R	Book 43600 Page 248	County Road 2004 Realty Trust	0.46
0 Casey Ln	65	9	Book 32966 Page 82	County Road 2004 Realty Trust	1.38
0 Casey Ln	65	10	Book 43600 Page 248	County Road 2004 Realty Trust	1.38
0 Casey Ln	65	11	Book 43600 Page 248	County Road 2004 Realty Trust	1.42
0 Casey Ln	65	12	Book 43600 Page 248	County Road 2004 Realty Trust	1.38

\*\*includes Parcel D

\*\*Includes Book 43600 Page 248

\*\*Includes Book 43600 Page 248

\*\*Includes Book 43600 Page 248

Also, all right of ways depicted on Plan Book 55, Page 1017 (Deed Book 32966 Page 82) that include Allie's Lane, Casey Lane, Marissa Way, and Juliana Lane

## FORM C/DEFINITIVE PLAN CHECKLIST

The Definitive Plan shall be prepared by a registered engineer or land surveyor and shall be clearly and legibly drawn in black ink upon mylar suitable for registering at the Plymouth County Registry of Deeds (24" x 36"). The plan shall be at a scale of one inch equals 40 feet (1" = 40') or such other scale that the Board may accept, to show details in a clear and adequate fashion. In addition, 10 copies of reduced plans on ledger-size paper (11" x 17") shall accompany the Definitive Plan submission. At a minimum, the plan shall contain the following information:

1.   X             The title, "Subdivision Plan of (name of subdivision)";
2.   X             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.   X             The names, addresses and telephone numbers of the owner(s) of record and applicant(s);
4.   X             The names of the designer, engineer and/or surveyor who prepared the plan;
5.   X             The names of all abutters, as determined from the most recent local tax list, including property owners on the opposite side of any street abutting the subdivision;
6.   X             Book and page deed references of the property to be subdivided;
7.   X             A note referring to which lots will be served by either Town Water Supply, private wells, municipal sewer or private septic systems and the location of the nearest existing public water and sewer utility services;
8.   X             A locus map at 1" = 2,000', exhibiting the boundaries of the proposed subdivision, location of proposed streets and relation to adjoining properties within a radius of one quarter mile and an aerial map exhibiting the general area surrounding the subject property (approximately ½ mile surrounding the site);
9.   X             The zoning district, including any overlay district of the land shown on the plan;
10.   X            The location of all wetlands protected under CMR 10.00 Wetlands

Protection. If protected wetlands are to be filled or altered, an approval from the Wareham Conservation Commission must accompany this definitive application;

11. X Sufficient data to readily determine the location, direction and length of every street, way, easement, lot and boundary line and to establish those lines on the ground. The areas of all lots shall be shown and all lots shall be numbered. All bearings are to be referred to Massachusetts Prime Meridian if reference points are within a reasonable distance;
12. X The location and present widths of streets bounding, approaching or within a reasonable proximity of the subdivision (500');
13. X The location of all permanent monuments, properly identified as to whether existing or proposed; location of temporary stakes to enable the Planning Board to find and appraise features of the subdivision plan;
14. pending Proposed street names with approval of the Town's 911 system;
15. X Any public or common areas within the subdivision;
16. n/a The location of all abutting land owned by the applicant not presently being subdivided;
17. X A suitable block to record the action and signatures of the Planning Board;
18. X A suitable block for the Town Clerk's signature along with the statement "I hereby certify that 20 days have elapsed since the notice of approval from the Planning Board was received and recorded, and no notice of appeal has been filed in this office";
19. X A listing of all requested waivers from the literal requirements of these Rules and Regulations;
20. X A contour plan showing existing and proposed topography at 2' intervals Related to an existing permanent benchmark;
21. X Utility plan showing in plan and profile, but not limited to, the size and location of existing and proposed water and sewer lines, hydrants, electric lines, telephone lines, gas lines, fire alarm systems, cable television lines, storm drains and any easements pertinent thereto;
22. X A drainage plan shall be prepared showing existing and proposed streets,

lots, 2' contours and other pertinent data; the drainage limits and acreage of the area tributary to each stormwater inlet and culvert; location and type of inlets proposed; location, size, length, invert elevations, slope of proposed drains and culverts; structural details of inlets, manholes, pipe, headwalls and all other drainage structures required to complete the plan; an estimate of the present rate and volume of run-off, as well as an estimate of the rate and volume of run-off that would occur after completion of the proposed subdivision, shall both be submitted along with supporting data. In calculating the run-off and drainage requirements, consideration shall be given to the impact of septic systems on the ability of the soil to absorb any additional stormwater, as well as any upgradient run-off which may impact the subdivision;

23. X Street plans and profiles at a horizontal scale of one inch equals forty feet (1" = 40') and a vertical scale as the Planning Board may approve. The following information shall be included:
- a. exterior lines of the right of way with sufficient data to determine their location, direction and length;
  - b. existing centerline profile to be shown as a fine continuous line. Existing centerline profile for intersecting streets to be shown for at least 10', each side of the intersection on street centerlines. Proposed right sideline shall be shown as a dashed black line, left sideline is black dots. Evaluations shall be based on USGS datum;
  - c. proposed centerline profile to be a heavy continuous line with elevations based on USGS datum shown every 50', every 25' on vertical curves;
  - d. road centerline stationing.
24. X A typical section showing proposed roadway construction at a scale of one inch equals ten feet (1" = 10') shall be provided with the profile plan (see typical section in appendix);
25. X Street lights and tree planting plan shall be provided for the area within the proposed street right of way. The plan shall be superimposed on the contour plan and shall show the following:
- a. existing trees to be preserved within the right of way;
  - b. any proposed street trees;
  - c. existing and proposed street lights.
26. X If the Planning Board determines that erosion due to development activity will be excessive or significant to wetlands, streams, ponds or other water bodies, the developer shall submit a soil erosion and sediment control plan. This plan shall consist of a drawing certified by a



registered civil engineer, identifying the appropriate control measures and their locations;

27. X                      If necessary, to determine compliance with these rules and regulations, the Board may require further engineering or environmental analysis to be prepared at the expense of the applicant, employing professionals approved by the Board.

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 of the Subdivision Regulations may result in the application not being placed on a Planning Board agenda or a denial of this Definitive Plan.

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

Check one:            ANR \_\_\_\_\_ Form B \_\_\_\_\_ Form C  X  Site Plan Review  X

Date stamped in \_\_\_\_\_ Date decision in due \_\_\_\_\_

Applicant's name(s)  Sarajon Realty, LLC

Applicant's address  2854 Cranberry Highway, East Wareham, MA 02538

Telephone number  508-273-0377

Address of property  HIDDEN TRAILS, off County Road, West Wareham

Landowner's name  Fearing Hill, LLC & County Road 2004 Realty Trust

Owner's address  320 South Street, Plainville, MA 02762

Telephone number \_\_\_\_\_

Contact person \_\_\_\_\_ Telephone \_\_\_\_\_

Map #  63, 64, 65  Lot #  See attached list  Zone  R60

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

Comments (state reasons for denial or stipulations of approval)

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

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# APPLICATION FOR SITE PLAN REVIEW

Page 1

Applicant: Name: Sarajon Realty, LLC

Mailing address: 2854 Cranberry Highway, East Wareham, MA 02538

Telephone: 508-273-0377

Project: Street & Number: Off County Road, West Wareham, MA

Assessor's Map: 63, 64, 65 Lot(s) See attached list

Dwelling Units # 56

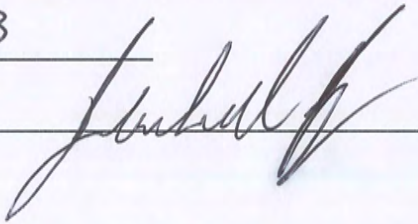
Parking Spaces # n/a

Acres: 153 acres Square Feet Commercial Space: 0 s.f.

Briefly describe project: 56-lot residential cluster development

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

Date: 9/9/23

Signature of Applicant:  \_\_\_\_\_



## SITE PLAN REVIEW CHECKLIST

Plans shall be prepared by a registered architect, landscape architect, or Professional Engineer. 14 complete sets are required with the following information included:

### 1. GENERAL INFORMATION

- X   Developer name, address, telephone number
- X   Property owner name, address, telephone number, legal relationship between developer and property owner
- X   Date of application
- X   Statement briefly describing project  
Off County Road, West Wareham, MA
- X   Locus map (1" = 2,000')
- X   Location of property to surrounding area (this plan shall show at a scale of not less than 1" = 100' the general characteristics of all lands within 200' of the proposed site and shall include structures, parking areas, driveways, pedestrian ways and natural characteristics)
- X   Zoning district (square feet within each district if more than one district)
- X   Total area of project in square feet to include wetland and 100 year flood plain (both in square feet)
- n/a   All contiguous land owned by the applicant or by the owner of the property. At the discretion of the Planning Board photographs of the site at size 8" x 10"

### 2. EXISTING FEATURES

Plans shall be accurately drawn to a scale of 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal and shall show all existing natural, manmade, and legal features of the site. Such plans are to include but not be limited to the following:

- X   Tree line of wooded area
- n/a   Individual trees 18" dbh or over
- X   Bogs or agricultural areas

- X All wetlands protected under CMR 10.02 (1) (a-d)
- X Flood plain (100 years) with base flood elevation data
- X Contour lines (2' intervals)
- X General soil types

## 2b. EXISTING MANMADE FEATURES

- n/a Vehicle accommodation areas
- X Street, roads, private ways, walkways
- X Curbs, gutters, curb cuts, drainage grates
- X Storm drainage facilities, including manholes
- X Utility lines, including water, sewer, electric, telephone, gas, cable TV
- X Fire hydrants and location of dumpsters
- n/a Building, structures, and signs (free standing), including dimensions of each
- n/a Existing light fixtures

## 2C. EXISTING LEGAL FEATURES

- X Zoning of property (district lines)
- X Property lines (with dimensions identified)
- X Street right of way lines
- X Utility or other easement lines
- X Monuments

## 3. THE DEVELOPMENT PLAN

The development plan shall show proposed changes in the (a) existing natural features; (b) existing man made features and (c) existing legal features.

The Development Plan shall include:

- |            |  |
|------------|--|
| <u>X</u>   | Square feet in every new lot   |
| <u>X</u>   | Lot dimensions   |
| <u>n/a</u> | Location and dimensions of all buildings and free standing signs as well as the distances from all buildings to lot lines, streets, or street right of way |
| <u>n/a</u> | Building elevations (side, front, and back for a typical unit) showing building height and any proposed wall signs   |
| <u>X</u>   | Location, dimensions, and designated use for all recreation areas  |
| <u>X</u>   | Location and dimension of all open space; indicate whether open space is to be dedicated to public use or to remain private                                |
| <u>X</u>   | Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land     |
| <u>X</u>   | Curbs and gutters, curb cuts, drainage grates  |
| <u>X</u>   | Drainage facilities including manholes, pipes, drainage ditches, and retention ponds   |
| <u>X</u>   | Sidewalks and walkways showing widths and materials  |
| <u>n/a</u> | Outdoor illumination with lighting fixture size and type identified  |
| <u>X</u>   | Utilities; water, sewer, electric, telephone, gas, cable TV  |
| <u>X</u>   | Fire hydrant location  |
| <u>n/a</u> | Dumpster (trash collection facilities)   |
| <u>X</u>   | New contour lines resulting from earth movement (at 2' intervals) and indications of types of ground cover and other precautions to stabilize slopes       |
| <u>n/a</u> | Vehicle parking, loading, and circulation areas showing dimensions   |
| <u>n/a</u> | Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements                             |

#### 4. IMPACT STATEMENT

In order to evaluate the impact of the proposed development to Town services and the welfare of the community, there shall be submitted an impact statement in two parts.

X All applicable Town services including but not limited to schools, sewer services, water systems, parks, fire, and police.

X The roads in the immediate vicinity of the proposed development (including an estimate of both peak and average daily counts)

X The ecology of the area within the site and any significant off-site impacts

Part Two shall describe what actions have been taken to mitigate the impacts described in Part One

This application constitutes the applicant's willingness to work under the Town of Wareham's Zoning Bylaws. Any errors or omissions from this checklist or the Zoning Bylaw may result in the application not being placed on a Planning Board Agenda or denial of the Site Plan.



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

Name of Subdivision or Project: HIDDEN TRAILS, off County Road, West Wareham

APPLICATION:        FORM A \_\_\_\_\_ FORM B \_\_\_\_\_ FORM C X  
                               SITE PLAN REVIEW X                                OTHER X (cluster special permit)

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 \_\_\_\_\_ S. Quirk \_\_\_\_\_ M. King \_\_\_\_\_ J. Gleason \_\_\_\_\_  
S. Corbitt \_\_\_\_\_ C. Schulz \_\_\_\_\_ A. Slavin \_\_\_\_\_

FORM B:

M. Baptiste \_\_\_\_\_ S. Quirk \_\_\_\_\_ M. King \_\_\_\_\_ J. Gleason \_\_\_\_\_  
S. Corbitt \_\_\_\_\_ C. Schulz \_\_\_\_\_ A. Slavin \_\_\_\_\_

FORM C:

M. Baptiste \_\_\_\_\_ S. Quirk \_\_\_\_\_ M. King \_\_\_\_\_ J. Gleason \_\_\_\_\_  
S. Corbitt \_\_\_\_\_ C. Schulz \_\_\_\_\_ A. Slavin \_\_\_\_\_

SITE PLAN:

M. Baptiste \_\_\_\_\_ S. Quirk \_\_\_\_\_ M. King \_\_\_\_\_ J. Gleason \_\_\_\_\_  
S. Corbitt \_\_\_\_\_ C. Schulz \_\_\_\_\_ A. Slavin \_\_\_\_\_

COMMENTS OR STIPULATIONS ON DECISION: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

- Construction shall substantially conform to the approved Site Development Plan dates (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 his 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 of 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 ABUTTERS  
 FEARING HILL LLC & COUNTY ROAD 2004 REALTY TURST

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
62-0-1018.C2	GALLANT STEPHEN P, GALLANT KAREN	2 WISHBONE WAY,	W WAREHAM, MA	02576
62-0-1018.B	RIPLEY LAURI-ANN, RIPLEY CLARENCE W III	528 COUNTY RD,	W WAREHAM, MA	02576
62-0-1018.C3	MICHAELIS DARREN J, MICHAELIS MELISSA	518 COUNTY RD,	W WAREHAM, MA	02576
62-0-S11	RICHARD MARY-KATHERINE, MASTERA BRANDON	39 HARVEST CIR	W WAREHAM, MA	02576
62-0-S12	ROUSSEAU GARY L, ROUSSEAU FRANCES M	43 HARVEST CIR,	W WAREHAM, MA	02576
62-0-S12.A	POLCARO JOSEPH C & GROSSMAN, LOUIS J TR AUTUMN DR RLTY TR	C/O THE GROSSMAN CO, INC. 859 WILARD ST STE 501	QUINCY, MA	02169
63-0-1000.B2	GAYDOU MICHAEL W, GAYDOU BARBARA M	500 COUNTY RD,	W WAREHAM, MA	02576
63-0-1000.B3	SEVEN HILLS COMMUNITY SERVICES INC,	81 HOPE AVE,	WORCESTER, MA	01603
63-0-1000.B4	KELLEY VINCENT G, KELLEY BONNIE C	544 CASWELL ST	E TAUNTON, MA	02718
63-0-1000.B5	GERMONI GARY, GERMONI JESSICA M	494 COUNTY RD,	W WAREHAM, MA	02576
63-0-1000.B6	BRAGA MARIO A, BRAGA ESMERALDA C	22 ALFORD ST,	NEW BEDFORD, MA	02745
63-0-1002	WOLCOTT WALTER S, WOLCOTT DONNA M	520 COUNTY RD,	W WAREHAM, MA	02576
63-0-1007	RAWLINGS W JAMES,	53 MAKI WAY,	W WAREHAM, MA	02576
63-0-1008	DEFELICE FRANCIS, COCCHI JOSEPH	4000 EMERALD BAY CT,	MURRELS INLET, SC	29576
63-0-1010	ELLIS JANICE L LIFE ESTATE,	490 COUNTY RD,	W WAREHAM, MA	02576
63-0-1013	FEARING HILL LLC, C/O JUMMY HANELIN, CONTROLLER	320 SOUTH ST	PLAINVILLE, MA	02762
63-0-1018	FIELDING RICHARD,	2432 CRANBERRY HWY,	WAREHAM, MA	02571
63-0-21	LORUSSO GERARD C, GRILLI HENRY G TRUSTEES	3 BELCHER ST,	PLAINVILLE, MA	02762
63-0-AB	ADAMS DOREEN,	4 WISHBONE WAY,	WAREHAM, MA	02576
63-0-CA	EAGLE HOLT COMPANY INC,	PO BOX 308,	WAREHAM, MA	02571
64-0-1006	HARIJ ELLEN,	370 COUNTY RD,	WAREHAM, MA	02576
64-0-1007.E	PELTIER DONALD HOMER, PELTIER NANCY LEE	444 COUNTY RD	WAREHAM, MA	02576
64-0-1007.F	ROY CHRISTOPHER J, ROY COLLEEN L	440 COUNTY RD,	WAREHAM, MA	02576
72-0-1000	HUNTER KRISTINE SUE,	12307 MARINE ST MAR VISTA,	LOS ANGELES, CA	90066
72-0-1003	MIHALEC KEVIN & GAIL, MIHALEC MICHAEL	270 BARKER ROAD,	E WAREHAM, MA	02538
72-0-1004.A	LYNCH PATRICK, LYNCH ERICA E	59 SQUIRREL ISLAND RD,	WAREHAM, MA	02576
73-0-1006	COMM OF MASS, EXEC OFFICE OF TRANS & CONST	MULTI-MODEL RAIL UNIT, 10 PARK PLAZA RM 3170	BOSTON, MA	02116
64-0-1007H	HURRIE THOMAS TRUSTEE, LEMOT REAL ESTATE TRUST	5 EDGEWATER LN,	MARION, MA	02738
72-0-1023	COMM OF MASS, EXEC OFFICE OF TRANS & CONST	MULTI-MODEL RAIL UNIT, 10 PARK PLAZA RM 3170	BOSTON, MA	02116
64-0-56	418 COUNTY ROAD LLC,	1667 CENTRAL ST,	STOUGHTON, MA	02072
63-0-1011	PENNINGTON HENRY B, PENNINGTON DORIS A LIFE ESTATE	454 COUNTY RD	WAREHAM, MA	02576

CERTIFIED ABUTTERS AS THEY APPEAR  
 ON OUR TAX ROLLS AS OF 9/5/2023  
*Gy. Renee Deems*  
 ASSESSORS OFFICE

REQUESTED BY  
 BRADLEY BERTOLO JC ENGINEERING, INC  
 508 273-0377 BBERTOLO@JCENG.ORG

# ArcGIS Web Map



9/5/2023, 11:46:42 AM

- Parcels with CAMA Data
- Town Line
- Private Road
- Common Line
- PWater
- Property Line
- Public Road
- Right of Way
- MiscPolys
- Private Road ROW
- Miscellaneous Lines
- PropNotPar
- RoadNotPar

1:18,056

0 0.1 0.2 0.4 mi

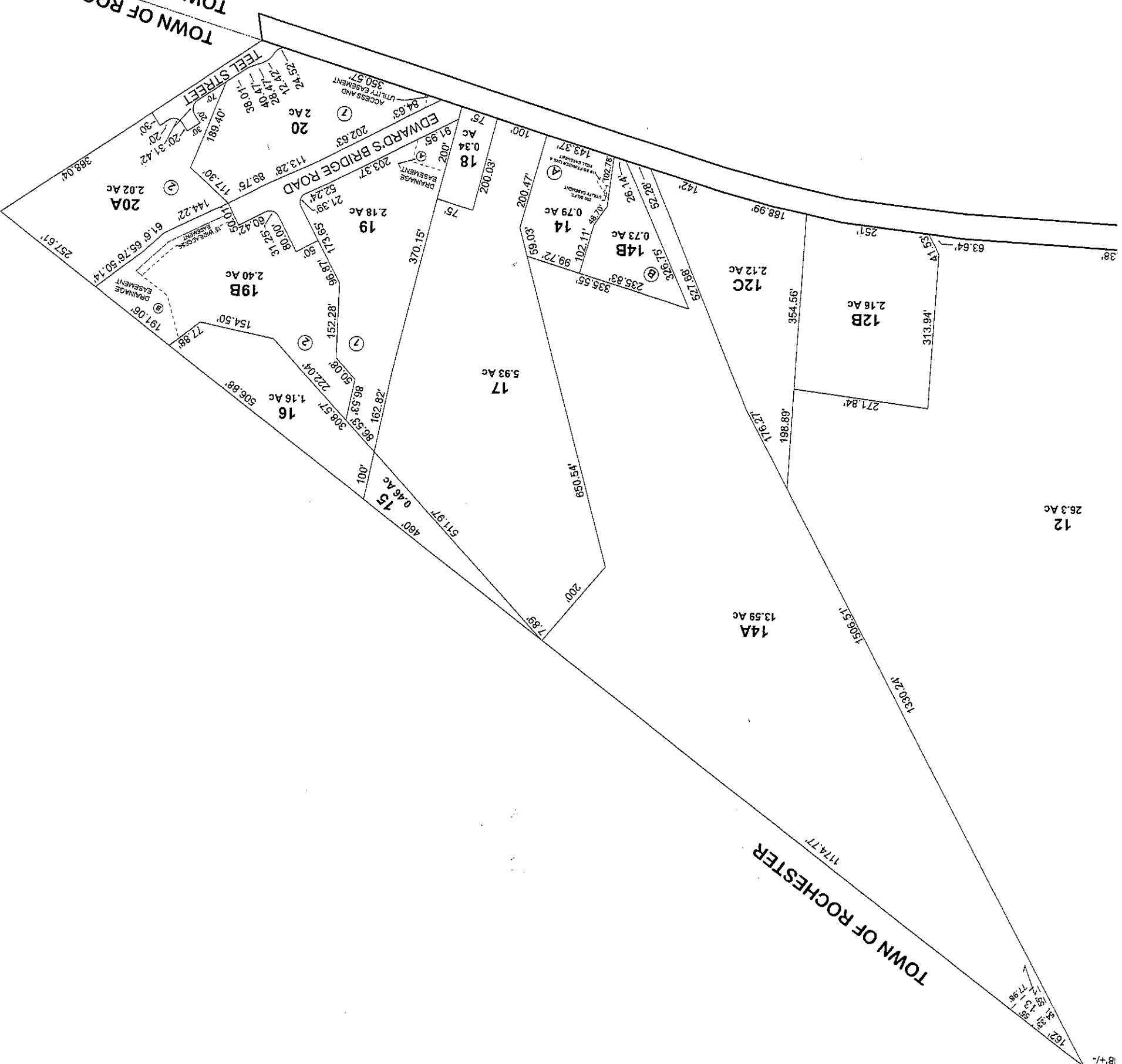
0 0.17 0.35 0.7 km

Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Certified List of Abutters received from Town of Marion on September 6, 2023

<b>ID</b>	<b>Site Address</b>	<b>Owner Name</b>	<b>C/O OWNER</b>	<b>Address</b>	<b>Owner City</b>	<b>Owner State</b>	<b>Owner Zip</b>
21/10	0 COUNTY ROAD	CAMP HADLEY TRUST	C/O ZORA ST. DON	P O BOX 504	MARION	MA	02738
21/9	0 COUNTY ROAD	CAMP HADLEY TRUST	C/O ZORA ST. DON	P O BOX 504	MARION	MA	02738
21/8C	419 COUNTY ROAD	THACKERAY DALE D TRUST		419 COUNTY ROAD	MARION	MA	02738
21/17	510 COUNTY ROAD	BRIGGS DALE & LAURA		510 COUNTY ROAD	MARION	MA	02738
21/18	525 COUNTY ROAD	WYNNE GEORGE & MARY		525 COUNTY ROAD	MARION	MA	02738
21/19	2 EDWARDS BRIDGE ROAD	375 FRONT STREET LLC		123 WAREHAM STREET	MIDDLEBORO	MA	02346
21/19B	4 EDWARDS BRIDGE ROAD	ZELL TODD & ERIN		4 EDWARDS BRIDGE ROAD	MARION	MA	02738
21/20A	4 TEEL STREET	PARAJULI SIRJANA DHUNGANA		4 TEEL STREET	MARION	MA	02738
21/20	2 TEEL STREET	ANDERSON BRIAN & ABIGAL		2 TEEL STREET	MARION	MA	02738

TOWN OF ROCHESTER  
TOWN OF WAREHAM





**OFF COUNTY ROAD - PROPERTY SHOWN AS ALLIES LANE, WAREHAM  
300 FOOT ABUTTER TO ABUTTER LOCATED IN ROCHESTER**

MAP / LOT	Site Address	Owner Name	Owner Address	Owner City	STATE	ZIP CODE
10 / 3C	9 COUNTY ROAD	BENNETT, KEVIN R. & AMY B.	9 COUNTY ROAD	WEST WAREHAM	MA	02576-1523
10 / 3E	3 COUNTY ROAD	MOTT, AMY, PAUL & PETER	3 COUNTY ROAD	WEST WAREHAM	MA	02576

BOTH PROPERTIES ARE LOCATED IN THE TOWN OF ROCHESTER  
THEIR MAILING ADDRESSES ARE IN WEST WAREHAM

