

Form A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

April 12, 2022

To the Planning Board of the City/Town of Wareham

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (Circle as appropriate.)

1. The accompanying plan is not a subdivision because the plan does not show a division of land.
2. The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the _____ zoning by-law/ordinance under Section _____ which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
 - a. a public way or way which the City or Town Clerk certifies is maintained and used as a public way, namely _____, or
 - b. a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions _____; or
 - c. a private way in existence on _____, the date when the subdivision control law became effective in the city/town of _____ having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____
3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely Parcel A which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the Town of Wareham zoning bylaw/ordinance under Section Article 6, which requires 150 feet.
4. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the plan prior to _____ the date when the subdivision control law went into effect in the city/town of _____ and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law is submitted as follows:

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Marcella Ann Holbrook & Wayne George Leslie (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 _____ (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Briette Benoit 3/24/22
John Foster, Tax Collector

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

NOTICE OF PUBLIC HEARING

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

SECTION VII FILING FEES – effective 01/26/10

A. APPROVAL NOT REQUIRED PLANS

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

B. PRELIMINARY PLAN

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

C. DEFINITIVE PLAN

Filing fee:

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

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

COVENANT RELEASE/BOND RELEASE

Filing fee: \$100.00 per request

Subdivision Modifications

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

D. REVIEW FEES REQUIRED

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

FORM A/ANR PLAN CHECKLIST

The plan shall be suitable for recording (24" x 36") in the Plymouth County Registry of Deeds (6 contact prints shall accompany the submission) and shall include at least the following:

1. X The title "Approval Not Required Plan drawn for **NAME OF OWNER**";
2. X Date, scale and North arrow;
3. X Zoning district, Tax Assessor's map and lot numbers, and location of any zoning district boundaries that may be within the locus of the plan (Approval Not Required (ANR) compliance is not indicative of zoning compliance);
4. X Any existing structures/septic systems on the land, including setback, side and rear yard designations;
5. X Remaining frontage of any adjoining land in the same ownership;
6. X Any existing structures/septic systems on any adjoining land in the same ownership;
7. X Names of present landowners and names of abutters from the most recent tax list;
8. X Location of any easement or ways, public or private, across the land with A designation as to its purpose;
9. X Bearings and distance of all lines of the lots shown on the plan;
10. X Notice of any decision by the Zoning Board of Appeals, including but not limited to variances and exceptions in regard to the land or any buildings thereon;
11. X A block with the statement "Approval Under the Subdivision Control Law Not Required" with sufficient space for the date and signatures of all Board members;
12. X A locus scale of 1" = 2,000' sufficient to identify the location of the property;
13. X The name, seal and signature of the Registered Professional Land Surveyor who prepared the plan.

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

Check one: ANR X Form B _____ Form C _____ Site Plan Review _____

Date stamped in _____ Date decision in due _____

Applicant's name(s) Marcella Ann Holbrook & Wayne George Leslie

Applicant's address 5 Johnson Street, Wareham, MA 02571

Telephone number _____

Address of property 1 Johnson Street, Wareham, MA 02571

Landowner's name Marcella Ann Holbrook & Wayne George Leslie

Owner's address 5 Johnson Street, Wareham, MA 02571

Telephone number _____

Contact person _____ Telephone _____

Map # 134 Lot # 1039 Zone MR-30

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

Signature: _____

Chairman

Received by City/Town Clerk:

Date _____

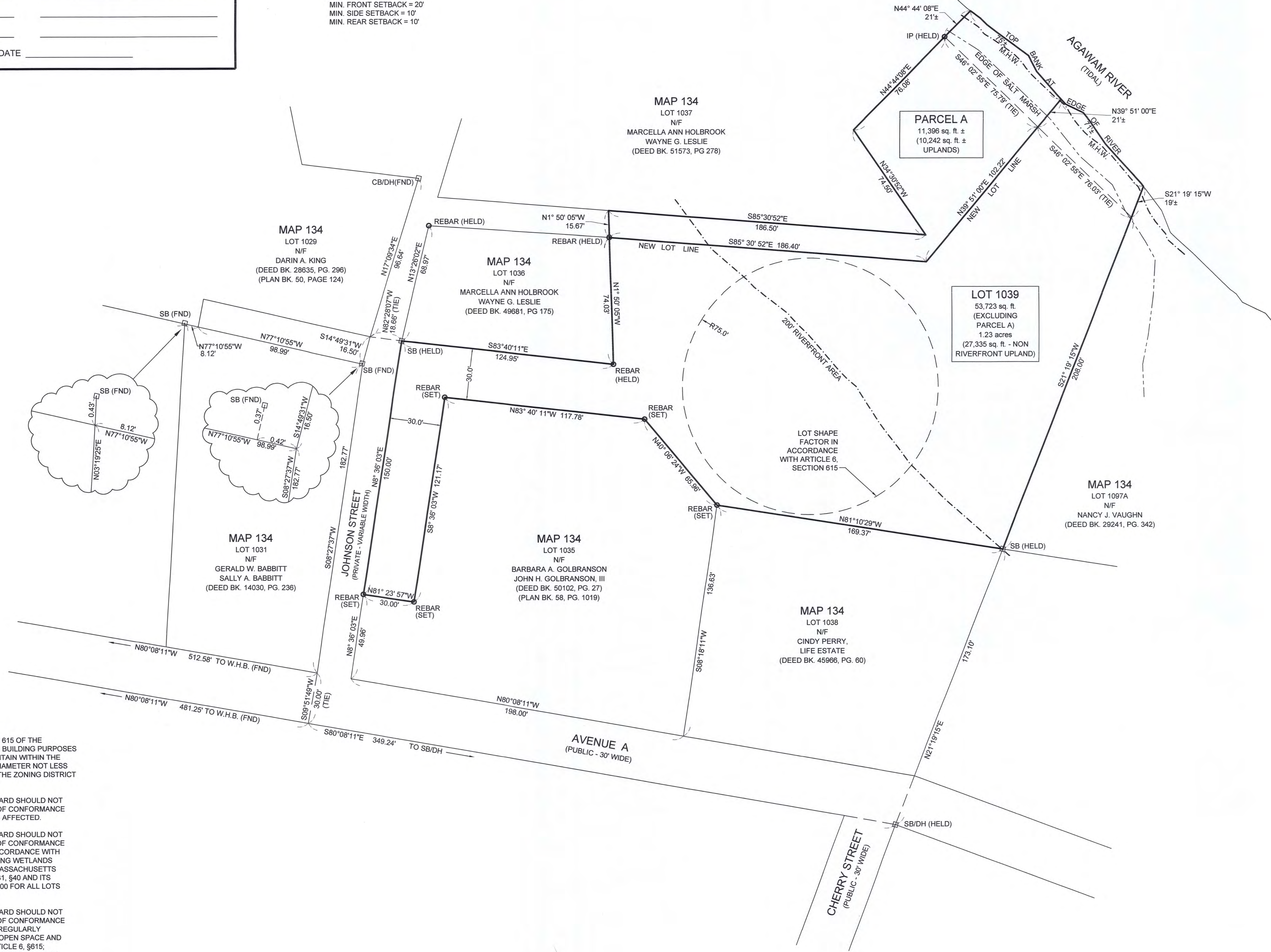
Time _____

Signature _____

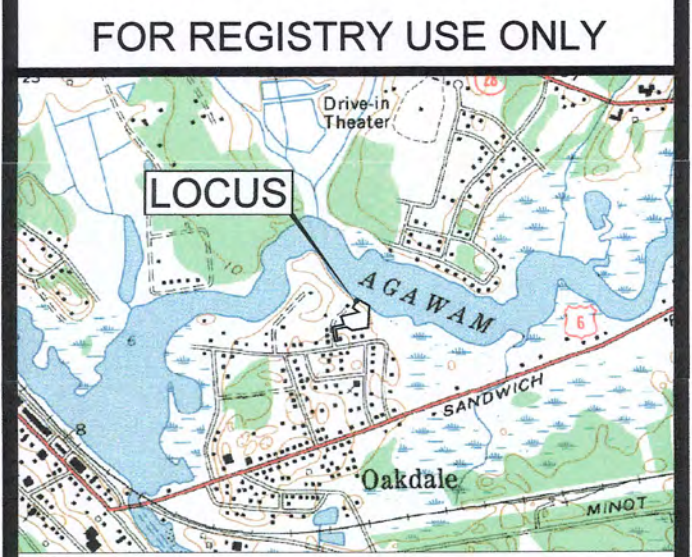
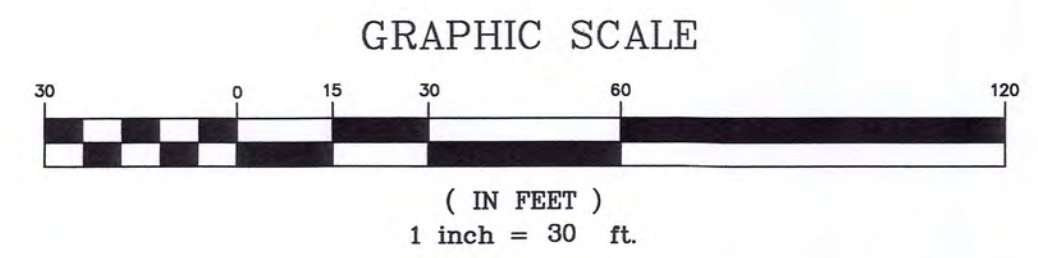
TOWN OF WAREHAM
 APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

ENDORSED DATE _____

ZONING DISTRICT: MR-30
 MIN. LOT AREA = 30,000 S.F.
 MIN. UPLAND AREA = 24,000 S.F.
 MIN. FRONTAGE = 150'
 MIN. FRONT SETBACK = 20'
 MIN. SIDE SETBACK = 10'
 MIN. REAR SETBACK = 10'



- NOTES:
- LOCUS IS SHOWN AS LOT 1039 ON WAREHAM ASSESSOR'S MAP 134.
 - OWNER OF RECORD:
 MARCELLA ANN HOLBROOK
 WAYNE GEORGE LESLIE
 5 JOHNSON STREET
 WAREHAM, MA 02571
 DEED BOOK 47328, PAGE 210
 - PLAN REFERENCE:
 PLAN BOOK 58, PAGE 1019
 - IN ACCORDANCE WITH ARTICLE 6, SECTION 615 OF THE WAREHAM ZONING BYLAWS, ALL LOTS FOR BUILDING PURPOSES SHALL BE SHAPED SO THAT THEY CAN CONTAIN WITHIN THE BUILDABLE UPLAND AREA A CIRCLE OF A DIAMETER NOT LESS THAN THE FRONTAGE REQUIREMENTS OF THE ZONING DISTRICT WITHIN WHICH THE LOT IS LOCATED.
 - THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.
 - THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAW RELATIVE TO IRREGULARLY SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, §615; ARTICLE 6, §612; ARTICLE 10; ARTICLE 6, §620 FOR ALL LOTS AFFECTED.
 - THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAW RELATIVE TO CONFORMANCE WITH DIVISION IV, ARTICLE III OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.
 - PARCEL A IS CONSIDERED UNBUILDABLE UNDER CURRENT CONFIGURATION AND IS TO BE CONVEYED AND COMBINED WITH LOT 1037.



LOCUS MAP
 SCALE 1" = 2000'

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

JOHN L. CHURCHILL, JR., P.L.S. DATE _____

APPROVAL NOT REQUIRED
PLAN OF LAND
 AT
JOHNSON STREET
 IN
WAREHAM
MASSACHUSETTS
 (PLYMOUTH COUNTY)

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
 MARCELLA ANN HOLBROOK
 WAYNE GEORGE LESLIE
 5 JOHNSON STREET
 WAREHAM, MA 02571

ENGINEERING BY:
 JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538
 508-273-0377

DATE:	MARCH 23, 2022
FIELD:	JO/JC
CALC./DESIGN:	BMB
DRAWN:	BMB
CHECK:	JLC
JOB NO:	3651-1