



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

November 8, 2023

Attn: Mr. Kenneth Buckland, Director of Planning and Economic Development
Town of Wareham Planning Board
54 Marion Road
Wareham, MA 02571

Re: Site Plan Review – 59 Main Street
Major Modification to an Approved Site Plan Case No. 39-21
Warren QOZB LLC
Map 47 Lots 1124, 1125, 1126
G.A.F. Job No.: 20-9438

Dear Planning Board Members,

G.A.F. Engineering, Inc., on behalf of our client, Warren QOZB LLC, hereby submits the following materials which comprise our application for Major Modification, Site Plan Review Case No. 39-21.

- Site Development Plans dated November 8, 2023. (3 full size and 7 half size sets)
- Site Plan Review Application (9 copies)
- Project Narrative and Impact Assessment Report
- 300' Certified Abutters list
- Tax Verification Form
- Copy of quitclaim deed
- Site Plan Review Checklist
- Decision Case No. 39-21
- Filing fee of seven hundred fifty dollars (\$750.00)
- Advertising fee of one hundred fifty dollars (\$150.00)
- Abutter notification fee

This project was previously approved by the Wareham Planning Board by a decision referenced as Case No. 39-21 which is recorded in the Plymouth County Registry of Deeds Book 56894 Page 56. This application requests approval for changes to the location and/or size of the buildings which were shown on the approved site plans.

No significant changes are proposed with respect to site access, parking, landscaping, lighting, utilities, grading, and stormwater management.

Please contact me directly if you have any questions.

Sincerely,

William F. Madden, P.E.

bill@gafenginc.com

WFM/jlc

Enclosures

cc: Warren QOZB LLC
Town Clerk

APPLICATION FOR SITE PLAN REVIEW

Applicant: Name: Warren QOZB LLC

Mailing Address: P.O. Box 1206, Carver, MA 02330

Telephone: 508-947-1066

Project: Street & Number: 59 Main Street

Assessor's Map: 47 Lot(s): 1124

Dwelling Units #: N/A

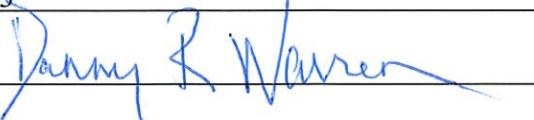
Parking Spaces #: 46

Acres: 1.4 Square feet commercial space: 11,156

Briefly describe project:

Approval is requested for Modifications to Site Plan Review Case No. 39-21. The decision is recorded in the Plymouth County Registry of Deeds Book 56894 Page 56. This project proposes to modify the size of the buildings as well as the locations for the buildings consisting of a pavilion with office space for the marina and a conex box which will be used for food preparation and sale.

Date: November 8, 2023

Signature of Applicant: 

***Signature of approval needed from Treasurer-Collector prior to processing application**

Treasurer-Collector: _____ Date: _____

Project Narrative & Impact Assessment Report

For

Major Modification “Site Development Plan”

59 Main Street
Wareham, MA

Prepared for

Warren QOBZ LLC

18 Church Street
P.O. Box 1206
Carver, MA 02330

Prepared by

G.A.F. Engineering, Inc.

266 Main Street
Wareham, MA 02571

November 8, 2023

G.A.F. Job No. 20-9438

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Project Site

The project site is approximately 1.4 acres of land located at 59 Main Street shown as lots 1124, 1125, and 1126 on Assessors map 47. The site is located within the Town's Wareham Village 1 Zoning District. The existing site is currently under construction for the buildings and parking areas previously approved by the Wareham Planning Board under an application which was assigned Case No. 39-21.

The property is situated between Main Street and the Wareham River. Besse Park is adjacent to the property on the north side. The British Landing condominiums are located adjacent to the property on the south side. The site is within the 200 foot Riverfront Zone from the Wareham River and within FEMA Special Flood Hazard Zone AE-16. The original project which is under construction was approved by the Wareham Conservation Commission by the issuance of an Order of Conditions on March 9, 2022 under DEP File No. SE76-2717.

Project Description

The project is a Modification of the approved site plan with respect to a 26' x 70' open pavilion with an office above, and an 8'x 40' conex box for food preparation and take-out. Access to the site will be via two (2) separate driveway entrances at the North and South end of the site. Parking for 46 vehicles will be provided to serve the patrons of the facility. New water, sewer, electric, and gas services have been provided to the site.

This project was previously approved by both the Planning Board and Conservation Commission as referenced above. This filing is required to obtain approval for the changes to the site plans according to the conditions. No changes are proposed to the site access, parking lot, grading, lighting, landscaping, and stormwater management system. A Stormwater Report dated November 22, 2021 was submitted with the original Site Plan Review submittal. The report and site design plans were peer reviewed by the Town's consultant. The report was based on a total impervious area of 39,309 square feet. The current project includes a total impervious area of 38,512 square feet, which is a reduction of 797 square feet. This ensures the validity of the prior report and adequate capacity of the underground infiltration system for water quality and infiltration volumes.

The following Environmental Impact Statement is provided for confirmation that no negative impacts will result from development of the modified project.

Environmental Impact Statement - Impacts and Mitigation

Town Services

There is no anticipated increase in demand for municipal services in association with this site development. The new buildings and site work will significantly increase the value of the property. The project will create construction phase employment, increase long-term employment, and increase tax revenue to the Town of Wareham.

Mitigation: None required.

Water System

A four-inch fire service and two-inch domestic water line will be connected to the main building. The Town water distribution system will not be impacted by the project. It is estimated that actual domestic water use will be in the range of 1500-2000 gallons per day.

Mitigation: None required.

Sanitary Sewer System

This area of Wareham is provided with municipal sewer available in Main Street. The new buildings will be connected to the municipal sanitary sewage collection system. Kitchen waste will be directed into grease traps for pretreatment prior to connection to the municipal system.

Mitigation: None required.

Parks and Recreation

The project is classified as an allowed use in the Wareham Village I Zoning District. The expanded development of the lot will not impact the current inventory of parks and recreational areas within the Town of Wareham. A small marina has been constructed which will provide access for water-based recreation. The site is adjacent to existing town owned open space.

Mitigation: None required.

Police Protection

The police department currently patrols the area periodically and in response to specific calls. The site includes security fencing and lighting. No increase in the frequency of patrols is anticipated.

Mitigation: None required.

Fire Protection

The main building will be provided with an automatic sprinkler fire protection system. An existing fire hydrant is located between the building and Main Street at the southerly end of the project. The site is readily accessible by emergency vehicles.

Mitigation: None required.

Schools

The proposed use will not generate additional demands on the school department as no new school age children will be introduced as a result of this project.

Mitigation: None required.

Traffic

Traffic to and from the site will increase during construction and as a result of employees and customers frequenting the facility. Employees will be scheduled on shifts. Each employee and customer generates a minimum of 2 vehicle trips per day. Total vehicle trips to the site will vary based on the season of the year and frequency of functions.

Mitigation: None required.

Ecology of the Site

Land

This property is currently under construction consistent with the prior approvals. The proposed use is consistent with the Town's Zoning By-Laws. The site will be improved with new buildings, parking lot, lighting, stormwater management systems and site landscaping. Soils on the property are comprised of glacial tills (hydrologic Soil Group B) which are conducive to the infiltration of stormwater runoff. The total lot coverage is proposed to be 62.9%, building coverage is 18.8%. A planted

buffer complying with the Zoning By-Law is provided along property lines and street lines.

Mitigation: None required.

Surface Water

The site is bordered by the Wareham River to the east. Stormwater runoff flows away from Main Street toward the east. The runoff from the buildings and paved surfaces will be collected, treated, and infiltrated within pea stone trenches and an infiltration basin in accordance with the MassDEP Stormwater Management Standards as a redevelopment project. Surface runoff will be treated to the maximum practical degree. The requested modifications to the site design result in a reduction of 797 square feet of impervious area when compared to the approved project and original drainage report.

Mitigation: Stormwater is managed per DEP Stormwater Standards for Redevelopment.

Groundwater

This project will be developed without significant changes in topography. Several underground storage systems will store and infiltrate runoff within the property. No removal or withdrawal of groundwater is proposed.

Mitigation: No additional mitigation required.

Air Quality

Minimal impact due to construction phase vehicle emissions and potential dust from excavation and site grading. Cooking activities will be performed within the proposed buildings. Ventilator hoods will discharge outside. No long-term adverse air quality impacts will result from this project.

Mitigation: None required.

Noise

The use will not generate any significant discernable noise in outside areas. There will be short term noise from the construction phase of the project. Noise from customers entering/leaving the site will create noise consistent with that associated with village type activities.

Mitigation: None required.

Wetlands

There are jurisdictional wetland areas on the property and in the immediate area. An Order of Conditions was previously issued on March 9, 2022 under DEP File No. SE76-2717. The changes to the pavilion and conex box buildings will require an Amended Order of Conditions which will requested to be issued by the Conservation Commission.

Mitigation: No further mitigation required.

Wildlife

There will be no appreciable impact to wildlife, since the project is located on a previously developed parcel of land. The total lot disturbance is less than allowed by Zoning.

Mitigation: No mitigation required.

Rare Species

The site is not located within a mapped Priority Habitat of Rare Species as determined by the Natural Heritage Endangered Species Program.

Mitigation: No mitigation required.

[Home](#) » [Departments](#) » [Assessing Department](#) » [Abutter Request Form - Online](#) » [Webform results](#)

Submission #231

[View](#)

[Delete](#)

Welcome to the website. For Help Documentation & Videos, please visit our [Municipal User Center](#) or, for schools, visit our [Schools User Center](#). **It is recommended you write down the following credentials to login to the User Center - Username: "CivicOpen" and Password: "ClientUser10!"**

[Previous submission](#) [Next submission](#)

[Print](#) [Resend e-mails](#)

Submission information

Form: [Abutter Request Form - Online](#)
Submitted by Anonymous (not verified)
November 2, 2023 - 2:43pm
2603:3005:261c:0:1115:8d48:4701:d50d

Contact Information

Bob Rogers

Phone Number:

508-295-6600

Email Address:

bob@gafenginc.com

Date of Request:

November 2, 2023

Owners Name:

Warren QOZB, LLC

Property Location:

59 Main Street

Map/Lot

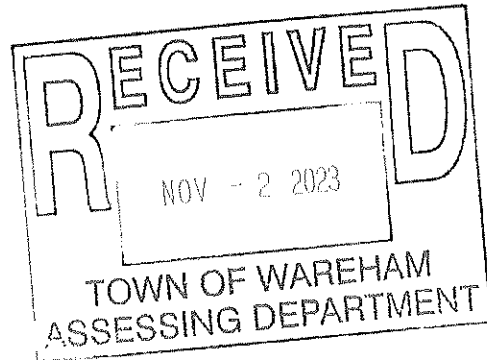
47 / 1124

Distance Required

300'

Which Board are you appearing before?

Planning Board



[Previous submission](#) [Next submission](#)

TOWN OF WAREHAM ABUTTERS

MAP 47 LOT 1124

OWNER WARREN GOZB, LLC

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
45-0-1003	CAPE COD SHIPBUILDING CO,	BOX 152,	WAREHAM, MA	02571
46-0-BL101	BENCO CLARE C, C/O ONORATO CLARE C	53 MAIN ST #101,	WAREHAM, MA	02571
46-0-BL102	SOUZA BRUCE K, SOUZA DENISE E	323 SOUTH ST,	HANSON, MA	02341
46-0-BL103	DEMPSEY KATHERINE,	45 MAIN ST UNIT 103,	WAREHAM, MA	02571
46-0-BL104	COLEMAN JEREMIAH, COLEMAN MARGARET	53 MAIN ST UNIT 104,	WAREHAM, MA	02571
46-0-BL105	WALSH KIM L,	53 MAIN ST UNIT 105,	WAREHAM, MA	02571
46-0-BL106	DONG KENNETH, WONG-DONG CHRISTINA M TRUSTEES	1501 CENTRE ST,	NEWTON HIGHLANDS, MA	02461
46-0-BL107	BACCHIOCCHI ROBERT D, MITCHELL TAYLOR M	45 MAIN ST UNIT 107,	WAREHAM, MA	02571
46-0-BL108	DLOUHY RALPH LJR, RUSSELL EILEEN M	53 MAIN ST UNIT 108,	WAREHAM, MA	02571
46-0-BL109	KELLY GERARD,	2 CIRCLE LN,	POCASSET, MA	02559
46-0-BL110	MCCUSKER VERONICA L, MCCUSKER DAVID	88 WOODLAWN ST	HAMDE, CT	06517
46-0-BL111	FRITSCHNER ANN R	45-53 MAIN ST UNIT 111	WAREHAM, MA	02571
46-0-BL112	HARKINS JAMES P, WILLIAMS KIMBERLY GOULD	45 MAIN ST UNIT 112,	WAREHAM, MA	02571
46-0-BL113	HART WILLIAM P & BEVERLY C,	157 PLEASANT ST	S YARMOUTH, MA	02664
46-0-BL114	KEATING ANN TRUSTEE OF KIZER, REALTY TRUST 1	45 MAIN ST, UNIT 114	WAREHAM, MA	02571
46-0-BL115	HOOD DAWN K TRUSTEE, DAWN K HOOD TRUST	45 MAIN ST UNIT 115,	WAREHAM, MA	02571
46-0-BL116	BROWNING JOHN H, BROWNING SALLY A TRUSTEES	45 WARREN POINT RD,	WAREHAM, MA	02571
46-0-BL117	PELOQUIN WILLIAM, PITERA CHERILYN	45 MAIN ST UNIT 117,	WAREHAM, MA	02571
46-0-BL118	VELOZO DONALD, VELOZO LYNNE A	22 CHOCTAW DR,	BUZZARDS BAY, MA	02532
46-0-BL201	TRINGALE TALIA LEE,	45 MAIN ST UNIT 201,	WAREHAM, MA	02571
46-0-BL202	CARR MICHAEL	237 DORCHESTER ST #2	S BOSTON, MA	02127
46-0-BL203	CASPERSEN KEITH H + RUTH ANNA TRS	77 BLOXBERRY HILL RD	E FALMOUTH, MA	02536
46-0-BL204	GLMRE LLC,	32 BAY STREET,	BUZZARDS BAY, MA	02532
46-0-BL205	SEYFERT SHERYL,	447 DAVISVILLE RD,	E FALMOUTH, MA	02536
46-0-BL206	CAPELLE ANTHONY P, CAPELLE HEATHER	186 TOBEY WAY	W HYANNISPORT, MA	02601
46-0-BL207	DEANE PATRICK A,	45 MAIN ST UNIT 207,	WAREHAM, MA	02571
46-0-BL208	MCCRAY MAUREEN	45 MAIN ST, UNIT 208,	WAREHAM, MA	02571
46-0-BL209	KOSINSKI CORRIN T,	45 MAIN ST UNIT 209,	WAREHAM, MA	02571
46-0-BL210	JOHNSON CYNTHIA,	45 MAIN ST UNIT 210,	WAREHAM, MA	02571
46-0-BL211	KIEFFER KENDALL PAIGE,	7 PAULS WAY	SANDWICH, MA	02563
46-0-BL212	BAUM MICHELLE A TRUSTEE, RJMA REALTY TRUST	10 PETER COOPER DR,	WAREHAM, MA	02571
46-0-BL213	PURPURA NANCY A,	53 MAIN ST UNIT 213,	WAREHAM, MA	02571
46-0-BL214	DEVRIES JEFFREY, DEVRIES STEPHEN C	45 MAIN ST UNIT 214	WAREHAM, MA	02571

46-0-BL215	DENECAULT DANIEL A, WEIRATH PAULINE	53 MAIN ST UNIT 215,	WAREHAM, MA	02571
46-0-BL216	PILOTTE CLAUDE G, PILOTTE LEA ANN	45 MAIN ST UNIT 216,	WAREHAM, MA	02571
46-0-BL217	TOOMBS CLYDE M	45 MAIN ST UNIT 217	WAREHAM, MA	02571
46-0-BL218	ASACK GARY P, ASACK CATHERINE A	45 MAIN ST UNIT 218,	WAREHAM, MA	02571
46-0-BL219	AUGUSTSON FAMILY REVOCABLE + TRUST	45 MAIN ST UNIT 219	WAREHAM, MA	02571
46-0-BL21	MORIARTY MEGAN	45 MAIN SST UNIT 21	WAREHAM, MA	02571
46-0-BL220	GRINKIS LISA C,	45 MAIN ST UNIT 220,	WAREHAM, MA	02571
46-0-BL221	R K COLLINS IRREVOCABLE TRUST, LEONARD T A HIRST II TRUSTEE	1238 CROWN POINTE LN	ORMAON BEACH, FL	32174
46-0-BL222	COFFEY PAUL J, COFFEY ELENA ANN	53 MAIN ST UNIT 222,	WAREHAM, MA	02571
46-0-BL223	WEINGARTEN DAVID,	1223 E BLUEBELL LN,	TEMPE, AZ	85291
46-0-BL224	MUEHLMANN KARL H, MUEHLMANN BRIGITTE W	100 RAFFAELE DR,	WALTHAM, MA	02452
46-0-BL22	CUNIO ROBERT T TRUSTEE, ROBERT CUNIO TRUST	45 MAIN ST UNIT 22,	WAREHAM, MA	02571
46-0-BL23	DUVA ROBERT J, DUVA PAULA K TRUSTEE C/O DUVA GREGORY	31 SUMMER ST	BRAINTREE, MA	02184
46-0-BL24	LACHANCE LUC R, LACHANCE ELAINE P TRUSTEES	2473 MONROE TERRACE,	THE VILLAGES, FL	32162
46-0-BL25	LEE DEBORAH J,	45 MAIN ST UNIT 25,	WAREHAM, MA	02571
46-0-BL26	RILEY JOSEPH P,	45 MAIN ST UNIT 26,	WAREHAM, MA	02571
46-0-BL26	ZECCO MARINE LLC,	2 WARR AVE,	WAREHAM, MA	02571
46-0-BL301	O'BRIEN GREGORY M,	53 MAIN ST UNIT 301,	WAREHAM, MA	02571
46-0-BL302	TUCKER ALYSSA	45 MAIN ST UNIT 302,	WAREHAM, MA	02571
46-0-BL31	WRIGHT DOMINIQUE,	51 BLISSFUL LN	E WAREHAM, MA	02538
46-0-BL32	PILOTTE ZACHARY,	45 MAIN ST UNIT 32,	WAREHAM, MA	02571
46-0-BL33	KILPELA JAMES M TRUSTEE, JAMES KILPELA 2017 TRUST	45 MAIN ST UNIT 33,	WAREHAM, MA	02571
46-0-BL34	DONOVAN USA M,	45 MAIN ST UNIT 34,	WAREHAM, MA	02571
46-0-BL35	CARNEY MARK O,	45 MAIN ST UNIT 35,	WAREHAM, MA	02571
46-0-BL36	SUMMER PLACE REALTY LLC	72 DEER VIEW WAY	FRANKLIN, MA	02038
46-0-BL37	LELIEVRE BRIAN J, LELIEVRE BERNICE B	99 OAKLAND ST,	MEDWAY, MA	02053
46-0-BL38	WILBUR AMANDA R	45 MAIN ST UNIT 38	WAREHAM, MA	02571
46-0-BL39	HARRIS JEAN, HARRIS JUSTIN	45 MAIN ST UNIT 39,	WAREHAM, MA	02571
46-0-BLCL1	CROSSROAD PROPERTIES LLC,	166 SHORE RD,	BOURNE, MA	02532
46-0-BLCL3	MOLT ELECTONICS CORP	45 MAIN ST UNIT C-3	WAREHAM, MA	02571
46-0-BLCL4	DUNN MATTHEW G & BAER MADALAINE A	25 COLONIAL RD	BOURNE, MA	02532
46-0-BLCL6	CONDO ON THE RIVER LLC	47 BRAUNECKER RD	PLYMOUTH, MA	02360
46-0-BS10	CONRY DENNIS J, SEVFERT SHERYL	245 MAINST,	WAREHAM, MA	02571
46-0-1007	NSTAR ELECTRIC COMPANY, PROPERTY TAX DEPT	PO BOX 2915,	HARTFORD, CT	06104
46-0-1018	MIHALEC GAIL M TRUSTEE OF THE, 12 CEDAR STREET REALTY TRUST	270 BARKER RD,	E WAREHAM, MA	02538
46-0-1019 A	SANTILLI DAVID B, HASTREITER KRISTINE L	8 CEDAR ST,	WAREHAM, MA	02571
47-0-1121	HOLLYWOOD EAST REALTY LLC, 72-76 MAIN ST LLC	128 LANCASTER TER	BROOKLINE, MA	02446
47-0-1122 A	POYANT ANGELA E TRUSTEE, ANEPO REALTY TRUST	58 MAIN ST,	WAREHAM, MA	02571
47-0-1123 A	LORIZIO CHRISTOPHER LORIZIO, LORIZIO JOSEPH P SR	137 GREAT NECK RD	WAREHAM, MA	02571

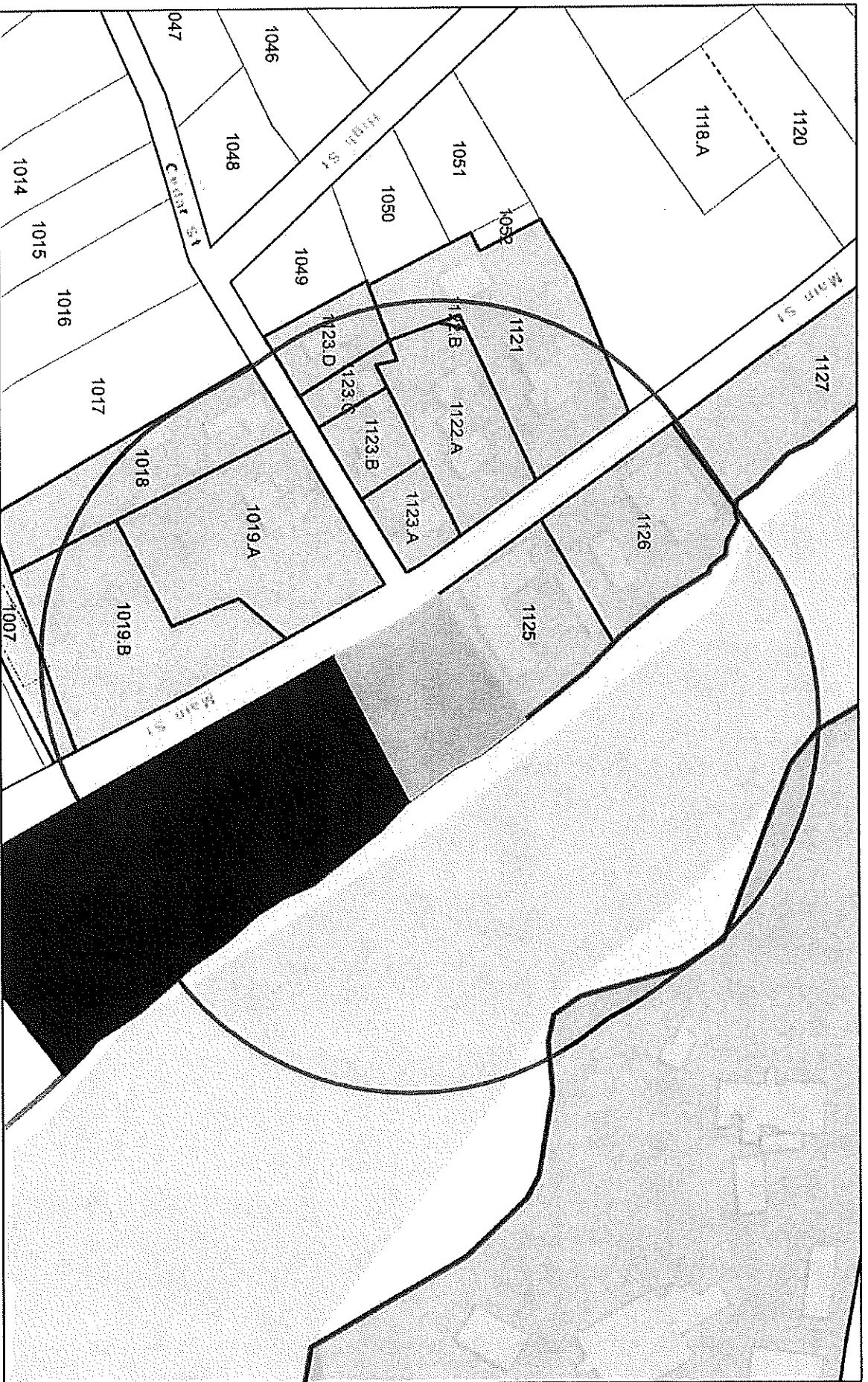
47-0-1123.B	ATWOOD SCOTT A TRUSTE, SILVER MAPLE REALTY TRUST	PO BOX 151,	E BRIDGEWATER, MA	02333
47-0-1123.C	BARNABY KEITH,	8 WEST STREET,	WEST WAREHAM, MA	02576
47-0-1123.D	COLLINS DANA A,	94 SHICKASHEEN WAY	W KINGSTON, RI	02892
47-0-1124	WARREN QOZB LLC	PO BOX 1206	CARVER, MA	02330

CERTIFIED ABUTTERS AS THEY APPEAR ON
 OUR TAX ROLLS AS OF 11/7/2023

W. Teresa Alvares
 ASSESSORS OFFICE

REQUESTED BY
 BOB ROGERS
 508 295-6600
 BOB@GAFENGINE.COM

ArcGIS Web Map



11/7/2023, 11:01:41 AM

Parcels with CAMA Data

Parcel Lines

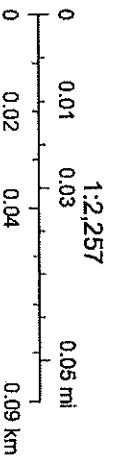
Town Line

Common Line MiscPolys

Property Line



Right of Way

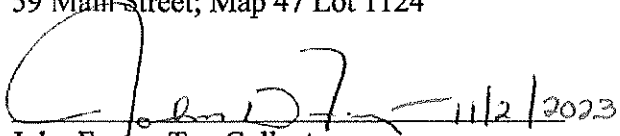


Est. HERE, Garmin, INCREMENT P, NGA, USGS

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Warren QOZB 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.

59 Main Street; Map 47 Lot 1124


John Foster, Tax Collector 11/2/2023

*** Electronic Recording ***
Doc#: 00043950
Bk: 52811 Pg: 211 Page: 1 of 2
Recorded: 05/27/2020 12:58 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

LOCUS:
57-59 Main Street
Wareham MA

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 05/27/2020 12:58 PM
Ctr/# 134734 17011
Fee: \$4,560.00 Cons: \$1,000,000.00

QUITCLAIM DEED

I, John W. Baker of 979 Main Street, Acton, Middlesex County, Massachusetts, Trustee of the Wareham River Realty Trust under declaration of Trust dated March 20, 1997 and recorded at the Plymouth Registry of Deeds, Book 14718, Page 3 (The "Trust")

for consideration of One Million (\$1,000,000.00) Dollars, grant to WARREN QOZB, LLC
With an address at 18 Church Street, Carver, Ma 02330
with QUITCLAIM COVENANTS

Three contiguous parcels of land in Wareham, Massachusetts with the buildings thereon situated on the easterly side of Main Street in said Wareham and bounded and described as follows:

Parcel #1

Premises shown as Lot 1125 on the Wareham Assessor's Records at Sheet 47 and described in deed of Maria Ethel Greer, dated December 28, 1935, to Edwin K. Greer, Co. and recorded with Plymouth County Registry of Deeds in Book 1698, Page 509.

Parcel #2

BEGINNING: At a bound in the easterly side line of Main Street at the corner of land now or formerly of Edwin K. Greer, thence running

SOUTH: 17° 45' feet East, 107.43 feet by Main Street to a concrete bound; thence

NORTH: 81° 26' East, 162.13 feet by land formerly of the New Bedford and Onset Railway Co. to a spike in the end of a cap log; thence on the same course 3 feet more or less in to the Wareham River; thence

NORTH: 21° 17' West, 134 feet by low water line of the Wareham River to said Greer land; and thence

SOUTH: 72° 05' West, 154.79 feet by said Greer land to the point of beginning.

Containing 0.43 acres more or less. Being Parcel B as shown on plan of Land of Tremont Nail Co., by Silvanus & Hannah Bourne, December 1926, filed with Plymouth County Deeds in Plan Book 4, Page 233.

Parcel #3

NORTHEASTERLY: by land of the Town of Wareham;

EASTERLY: Northerly and Easterly again by the Wankinco or Wareham River;

Please remit to: Law Offices of Robert D'Auria, P.C.
133 Great Road, Ste. 101, Belford, MA 01730

SOUTHERLY: by other land of Edwin K. Greer Co.; and

WESTERLY: by Main Street.

Said parcel is shown as Lot 1126 on Wareham Assessors Sheet 47 containing by estimate 18,912 square feet of land, more or less.

For Grantors title see Deed of Elaine J. McLaughlin, individually and as Executrix of the Estate of Lawrence B. McLaughlin, Jr., to then Trustee, Robert H. D'Auria, Trustee of Wareham River Trust, under declaration of trust dated October 15, 1996, and recorded in the Plymouth Registry of Deeds in Book 14718, Page 9.

Witness our hand and seal this 27th day of May, 2020


John W. Baker, Trustee


COMMONWEALTH OF MASSACHUSETTS

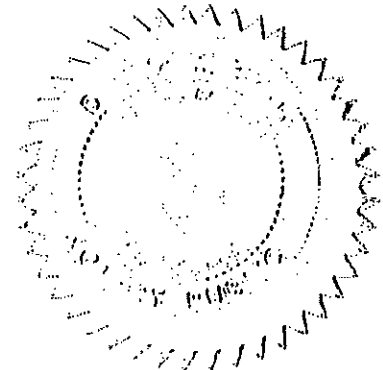
Middlesex, ss

On this 27th day of May, 2020, before me, the undersigned notary public, personally appeared, John W. Baker, and proved to me through satisfactory evidence of identification, which was his drivers license to be the person whose names are signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public
My Commission Expires:

 **DONNA M. SHAW**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 27, 2026



Site Plan Review Application Checklist

Note to Applicant(s): The following checklist serves as an instrument to help ensure that all necessary information and materials are submitted with the application for Site Plan Review. Please verify that all related items listed below have been accounted for in your submission. (Refer to Article 15 of the Zoning By-Law of the Town of Wareham, Massachusetts, adopted October 2004).

Name of site: Warren QOBZ, LLC Date: 11/08/2023

Owner(s): Danny Warren

Address: P.O. Box 1206, Carver, MA 02330

Telephone Number: 508-947-1066 Cell Phone: _____

Developer(s): Warren QOBZ, LLC

Address: P.O. Box 1206, Carver, MA 02330

Telephone Number: 508-947-1066 Cell Phone: _____

Relationship between Developer & Property Owner: Same entity

Surveyor: G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571

Engineer: G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571

Architect: ASAP Engineering & Design Co., Inc., 155 East Grove St., Middleboro, MA 02346

Landscape Architect: _____

ITEM	Complete
Application for Site Plan Review – Special Permit filed with Planning Board (14 copies of application and supplementary materials)	X
Application for Special Permit – Residential Cluster Development filed with Planning Board (11copies of application and supplementary materials)	
Copies filed with Town Clerk	
Filing Fees	X
GENERAL INFORMATION	
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	
List of abutters, certified by Board of Assessors	X
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: <ul style="list-style-type: none"> Any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh, or swamp bordering the ocean, any estuary, creek, river, stream, pond, or lake Lake under any of the water bodies listed above; Land subject to tidal action 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. 	
EXISTING FEATURES	
(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:	
1. Existing Natural Features	
a. Tree line of natural area;	X
b. Individual trees 18" dbh or over;	N/A
c. Bogs or agricultural areas;	
d. All wetlands protected under 310 CMR 10.01 (1) (a-d); floodplain (100 year) with base flood elevation data;	X
e. Contour lines (2' intervals);	X
f. General soil types.	X
2. Existing Man-Made Features (Vacant Land)	
a. Vehicle accommodation areas; streets, roads, private ways, walkways;	X
b. Curbs, gutters, curb cuts, drainage grates;	X
c. Storm drainage facilities including manholes;	X
d. Utility lines including water, sewer, electric, telephone, gas, cable TV;	X
e. Fire hydrants and location of dumpsters;	X
f. Buildings, structures, and signs (free standing) including dimensions of each;	X
g. Exterior lighting features.	X
3. Existing Legal Features	
a. Zoning of property (district lines);	X
b. Property lines (with dimensions identified);	X
c. Street right-of-way lines;	X
d. Utility or other easement lines;	X
e. Monuments.	X

DEVELOPMENT PLAN	
Proposed changes to existing natural features, existing man-made features, and existing legal features including the following;	
• Area of each new lot in square feet;	X
• Lot dimensions;	X
• Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street;	X
• Location, dimension, and designated use for all recreation areas;	N/A
• Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or remain private);	N/A
• Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land;	X
• Curbs and gutters, curb cuts, drainage grates;	X
• Drainage facilities including manholes, pipes, drainage ditches, and retention ponds;	X
• Sidewalks and walkways showing widths and materials;	X
• Outdoor illumination with lighting fixture size and type identified;	X
• Utilities – Water, sewer, electric, telephone, gas, cable TV;	X
• Fire hydrant locations;	X
• Dumpster (trash collection facilities);	X
• New contour lines resulting from earth movement (2' intervals) and indications of types of ground cover and other precautions to stabilize slopes;	X
• Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways;	X
• Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements.	X
IMPACT STATEMENT	
Part One: 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;	X
Traffic report of existing and future traffic within and adjacent to proposed development. (Include estimate of both peak and average daily traffic count);	
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;	
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;	
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;	

Part Two: Description of actions that have been taken to mitigate the impacts described in Part One.	X
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**TOWN OF WAREHAM
PLANNING BOARD
DECISION**

CASE NO.39-21

LANDOWNER: Danny Warren
PETITIONER: Warren QOBZ, LLC
SUBJECT PROPERTY: ASSESSOR'S MAP 47, LOTS 1124, 1125, 1126
REFERENCE: BOOK 52811, PAGE 0211
ADDRESS: 59 Main Street

Following a public hearing opened on December 13, 2021 (continued), January 10, 2022 (continued), January 24, 2022 (continued), February 14, 2022 (continued), and February 22, 2022, the Wareham Planning Board ("Planning Board") (Members Michael King, Michael Baptiste, Carl Schulz, Sam Corbitt, Jane Gleason) unanimously voted 5-0-0 on February 22, 2022, in exercise of its discretionary powers, to approve the Petition of the above Petitioner for Site Plan Review Approval to construct a 6,500sf restaurant with a 25'x65' deck, a 26.5'x44' open pavilion, a 1200sf commercial/retail space, and attendant site utilities, parking facility, pedestrian and vehicular circulation and site landscaping, with conditions memorialized in this Decision. The site is located at 59 Main Street and in the WV-1 Zoning District. The project is depicted on plans entitled "Site Development Plan, 59 Main Street, Wareham, Massachusetts" prepared for Warren QOBZ, LLC., by G.A.F. Engineering pf 266 Main Street, Wareham, MA 02571 dated November 22, 2021 with latest revision date of February 15, 2022.

A. THE BOARD FINDS THE FOLLOWING FACTS:

The proposed work lies within an existing site that was previously cleared and is under developed.

The site is approximately 1.4 ac with about 8,000 s.f. of proposed commercial space.

A Notice of Intent (NOI) was filed with Wareham Conservation Commission for work proposed in jurisdictional areas, and an Order of Conditions was issued for the work.

The Property is located within the Residential (WV-1) District and is allowable with the issuance of a Site Plan Approval under Article 15 of the Wareham Zoning By-Laws by the Wareham Planning Board in accordance with the Table of Principal Use Regulations in Article 3 of the Wareham Zoning By-Laws (the By-Law).

The Property is bordered by Main Street on the west, Besse Park to the north, Wareham River to the east, and the British Landing condominiums to the south.

B. THE GRANTING OF SITE PLAN APPROVAL IS BASED ON THE FOLLOWING CONSIDERATIONS:

1. Protection of adjacent areas against detrimental or offensive uses on the site by provisions of adequate surface water drainage, buffers against lighting, sight, sound, dust, and vibration.
2. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas.
3. Adequacy of facilities of handling and disposal of refuse and other production by-products.
4. Protection of environmental features on the site and in adjacent area.
5. Promotion of appropriate arrangement of structures within the site and in relation to existing structures within the district and neighborhood.
6. Design of building, lighting, landscaping, wetlands, water courses, buildings and signs.
7. Compliance with applicable sections of the Zoning By-Law has been demonstrated.

C. THE GRANTING OF SITE PLAN APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. The proposed 6,500sf restaurant with a 25'x65' deck, a 26.5'x44' open pavilion, a 1200sf commercial/retail space, and attendant site utilities, parking facility, pedestrian and vehicular circulation and site landscaping is to be constructed per the Site Plans titled "Site Development Plan, 59 Main Street, Wareham, Massachusetts" prepared for Warren QOBZ, LLC, LLC by G.A.F. Engineering of 266 Main Street, Wareham, MA 02571 dated November 22, 2021 with latest revision date of February 15, 2022.
2. The project shall comply with all requirements necessary for obtaining road opening permits for driveways and utilities per standards of the Municipal Maintenance Director.
3. The Planning Board and its Staff shall have access to the project site to ensure that these conditions are complied with.
4. Any plan revisions shall be submitted to and approved by the Planning Board and construction shall conform to those final plans so approved. The Planning Board reserves the right to approve, without the need for a new noticed public hearing, any minor modifications.
5. During construction, debris shall be removed and disposed of properly, portable toilets shall be provided, work shall be performed between the hours of 7:00am to 5:00pm, and no work shall be done on Sundays or holidays unless approved by the Building Inspector. No stumps or other debris shall be disposed of on site.
6. Applicant shall comply with all bylaws of the Town of Wareham and the approvals and conditions of all Town Boards and Commissions and the Water District.
7. Changes in sewage flow and consequent changes in wastewater disposal required by the Wastewater Treatment Facility must be submitted for consideration for site plan modification.
8. Inspections shall be required for all site work as noted on the approved plans and the road opening and closing. Adequate notice, in no case less than 24 hours, shall be given to the Planning Board or its designee to make inspections of the work. A schedule of inspections shall be agreed upon the petitioner, the petitioner's contractor and the Planning Board or its designee prior to the commencement of any work on the site, including the clearing of

trees.

9. Inspections of site construction should include but not be limited to the following:
 - a. After limits of work and the hay bale line have been set but before site clearing commences,
 - b. After clearing is complete and high ground water elevations have been confirmed,
 - c. After storm drainage facilities are installed but prior to backfilling,
 - d. The gravel base shown on the pavement cross section shall be fine graded and compacted to a point 8 inches below finish grade prior to placing the 4 inches of dense grade base material.
 - e. After binder course of paving has been placed and before wearing surface is applied,
 - f. Paving of the wearing surface should include a complete cleaning and sweeping of the binder surface and with a complete tack coat of asphalt emulsion is applied to the binder surface by tack equipment. Hand application of emulsion will not be allowed except at joints where old and new pavements abut.
 - g. After final striping of the wearing surface and after landscaping has been completed along with loam and seeding of all disturbed surfaces.
10. No occupancy permit shall be granted until a final site construction inspection has been made with a report to the Planning Board and Director of Inspectional Services that all work has been completed in accordance with the approved plan and Special Permit.
11. If an occupancy permit is requested prior to the completion of all site work, the Planning Board may allow that if proper security is posted in an amount and form satisfactory to the Planning Board.
12. The Planning Board's designee will witness the final design of the storm water system including groundwater elevations with test pits prior to determine that proper separation from groundwater levels is achieved.
13. Prior to constructing any of the infiltration systems shown on the plan additional exploratory testing should be done to determine if unsuitable soil is present and to what extent.
14. The landscape plantings will be maintained for 2 years in accordance with section 1071 of the Zoning By-Laws.
15. Lighting will be limited to onsite-directed, shielded fixtures.
16. Upon completion, an "As Built" plan is to be submitted to the Building Department with a copy provided to the Planning Board.
17. Any damage to the existing surfaces within Main Street shall be repaired to the satisfaction of the Department of Municipal Maintenance at the expense of the applicant.
18. If substantial use or construction permitted by this Site Plan Review Special Permit has not commenced within two years from the date of which a copy of this decision is filed with the Town Clerk, excluding the amount of time required for an appeal period to expire and the amount of time required to pursue and await the determination of any such appeal, then this Site Plan Review Special Permit shall expire in so far as the foregoing statement is modified by Chapter 195 of the Acts of 1984. Any person exercising rights under a duly appealed Special Permit does so at the risk that a court may reverse the permit and any construction performed under the permit may be ordered undone.
19. Any person aggrieved by this decision of the Planning Board may file an appeal pursuant to the provisions of M.G.L. Chapter 40A, section 17 within twenty (20) days of the filing of this decision in the office of the Town Clerk. If no appeal is taken within the allotted

time, the Clerk may so certify.

20. For this decision to become effective, a copy of said decision and notice thereof must be filed at the Plymouth County Registry of Deeds and must bear the certification of the Town Clerk that twenty (20) days have elapsed and no appeals have been filed, or that if such appeal has been filed, that it has been dismissed or denied. A certified copy of said recording must be thereafter filed with the Board.
21. The proposed traffic mitigation improvements are to be constructed and implemented per the Traffic Mitigation Plan titled, "Wareham Village Streetscape – Phase 2", dated August 15, 2013, prepared by G.A.F. Engineering of 266 Main Street, Wareham, MA 02571.

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

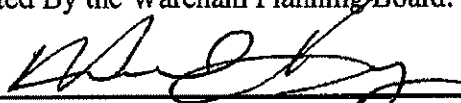
- Final Overall Approval: Compliance with Wareham Town Zoning By-Laws
- Motion: Motion to Approve the Site Plan Review application with Conditions

Wareham Planning Board Member 1/Chairperson	Vote:	Yay
Wareham Planning Board Member 2	Vote:	Yay
Wareham Planning Board Member 3	Vote:	Yay
Wareham Planning Board Member 4	Vote:	Yay
Wareham Planning Board Member 5	Vote:	Yay

We hereby certify that this decision filed with the Town Clerk (and Director of Inspectional Services) on _____.

SIGNATURES:

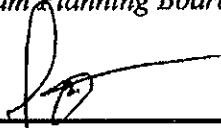
Submitted By the Wareham Planning Board:



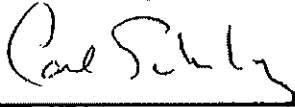
 Wareham Planning Board Member 1/Chairperson 2/23/2022
Date



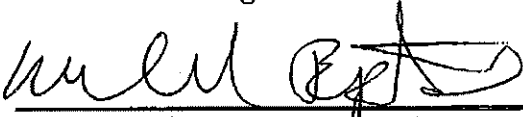
 Wareham Planning Board Member 2 2/23/2022
Date



 Wareham Planning Board Member 3 2-23-22
Date




 Wareham Planning Board Member 4 2/24/2022
Date



 Wareham Planning Board Member 5 2/29/2020
Date

I hereby certify that 20 days have elapsed since the decision was filed in the office of the Town Clerk of Wareham and no appeal has been filed in accordance with Section 17, Chapter 40A of the Massachusetts General Laws.


 Town Clerk 6/7/2022

46-BL220	GRINKIS USA C		45 MAIN ST UNIT 220	WAREHAM	MA	02571
46-BL105	WALSH KIM L		53 MAIN ST UNIT 105	WAREHAM	MA	02571
46-BL221	R K COLLINS IRREVOCABLE TRUST	LEONARD T A HIRST II TRUSTEE	45 MAIN ST UNIT 221	WAREHAM	MA	02571
46-BL112	HARKINS JAMES P	WILLIAMS KIMBERLY GOULD	45 MAIN ST UNIT 112	WAREHAM	MA	02571
46-BL218	ASACK GARY P &	ASACK CATHERINE A	45 MAIN ST UNIT 218	WAREHAM	MA	02571
46-BL215	DENEAULT DANIELA	WEIRATH PAULINE	53 MAIN ST UNIT 215	WAREHAM	MA	02571
46-BL214	DEVRIES JEFFREY &	DEVRIES STEPHEN C	45 MAIN ST UNIT 214	WAREHAM	MA	02571
46-BL217	TOOMBS CLYDE M		45 MAIN ST UNIT 217	WAREHAM	MA	02571
46-BL103	DEMPSEY KATHERINE		45 MAIN ST UNIT 103	WAREHAM	MA	02571
46-BL25	LEE DEBORAH J		45 MAIN ST UNIT 25	WAREHAM	MA	02571
46-BL21	KODZIS RAYMOND M TRUSTEE	KODZIS SALLY A TRUSTEE	5 SPRING ST	LUNENBURG	MA	01462
46-BL35	CARNEY MARK O		45 MAIN ST UNIT 35	WAREHAM	MA	02571
46-BL33	KILPELA JAMES M TRUSTEE	JAMES KILPELA 2017 TRUST	45 MAIN ST UNIT 33	WAREHAM	MA	02571
46-BL38	BRUCE MARY G		45 MAIN ST UNIT 38	WAREHAM	MA	02571
46-BL26	RILEY JOSEPH P		45 MAIN ST UNIT 26	WAREHAM	MA	02571
46-BL115	HOOD DAWN K TRUSTEE	DAWN K HOOD TRUST	45 MAIN ST UNIT 115	WAREHAM	MA	02571
46-BL224	MUEHLMANN KARL H	MUEHLMANN BRIGITTE W	100 RAFFAELE DR	WALTHAM	MA	02452
46-BL222	COFFEY PAUL J	COFFEY ELENA ANN	53 MAIN ST UNIT 222	WAREHAM	MA	02571
46-BL22	CUNIO ROBERT T TRUSTEE	ROBERT CUNIO TRUST	45 MAIN ST UNIT 22	WAREHAM	MA	02571
46-BL101	BENGO CLARE C	C/O ONORATO CLARE C	53 MAIN ST #101	WAREHAM	MA	02571
46-BL110	TSANG BETTY MEILING WONG		5 HEATHER DR	MILTON	MA	02186
46-BL209	KOSINSKI CORIN T		45 MAIN ST UNIT 209	WAREHAM	MA	02571
46-BL202	FERRERA LAURA L		45 MAIN ST UNIT 202	WAREHAM	MA	02571
46-BL205	SEVFERT SHERYL		447 DAVISVILLE RD	E FALMOUTH	MA	02536
46-BL206	MUEHLMANN K HEINZ		100 RAFFAELE DR	WALTHAM	MA	02452
46-BL24	LACHANCE LUC R	LACHANCE ELAINE P TRUSTEES	2473 MONROE TERRACE	THE VILLAGES	FL	32162
46-BL207	DEANE PATRICK A		45 MAIN ST UNIT 207	WAREHAM	MA	02571
46-BL204	GLMRE LLC		32 BAY STREET	BUZZARDS BAY	MA	02552
46-BL108	DLOUHY RALPH L JR	RUSSELL EILBEN M	53 MAIN ST UNIT 108	WAREHAM	MA	02571
46-BL37	LELEVRE BRIAN J	LELEVRE BERNICE B	99 OAKLAND ST	MEDWAY	MA	02053
46-BL113	HART WILLIAM P & BEVERLY C		PO BOX 39	S YARMOUTH	MA	02664
46-BL118	TUCKER ALYSSA		45 MAIN ST UNIT 302	WAREHAM	MA	02571
46-BL302	DRESSER JENNIFER+CORBETT NICOLE	ROSE NICHOLAS JR + VERNA C LIFE EST	45 MAIN ST UNIT 302	WAREHAM	MA	02571
46-BL219	AUGUSTSON FAMILY REVOCABLE & TRUST		45 MAIN ST UNIT 219	WAREHAM	MA	02571
46-BL114	KEATING ANN TRUSTEE OF KIZER	REALTY TRUST 1	45 MAIN ST UNIT 114	WAREHAM	MA	02571
46-BL31	WRIGHT DOMINIQUE		51 BLISSFUL LN	E WAREHAM	MA	02538
46-BL107	BACCHIOCCHI ROBERT D	MITCHELL TAYLOR M	45 MAIN ST UNIT 107	WAREHAM	MA	02571
46-BL1	CROSSROAD PROPERTIES LLC		166 SHORE RD	BOURNE	MA	02532
46-BL116	BROWNING JOHN H	BROWNING SALLY A TRUSTEES	45 WARREN POINT RD	WAREHAM	MA	02571
46-BL32	PILOTTE ZACHARY		45 MAIN ST UNIT 32	WAREHAM	MA	02571
46-BL223	WEINGARTEN DAVID		1223 E BLUEBELL LN	TEMPE	AZ	85291
46-BL212	BAUM MICHELLE A TRUSTEE	IRUMA REALTY TRUST	10 PETER COOPER DR	WAREHAM	MA	02571

WARREN QOZB, LLC
P.O. BOX 1206
CARVER, MA 02330

ROCKLAND TRUST BANK
CARVER, MA
53-447/113

9739

11/7/2023

PAY TO THE ORDER OF **Town of Wareham**

\$ ****750.00**

Seven Hundred Fifty and 00/100*****

DOLLARS

Town of Wareham

MEMO



Joe Wain
AUTHORIZED SIGNATURE

Security features included. Details on back.

WARREN QOZB, LLC
P.O. BOX 1206
CARVER, MA 02330

ROCKLAND TRUST BANK
CARVER, MA
53-447/113

9740

11/7/2023

PAY TO THE ORDER OF **Wareham Week**

\$ ****150.00**

One Hundred Fifty and 00/100*****

DOLLARS

Wareham Week

MEMO



Joe Wain
AUTHORIZED SIGNATURE

Security features included. Details on back.