

WAREHAM PLANNING BOARD

PLANNING BOARD SUBMITTAL VERIFICATION

On September 25, 2023, the following plan and application for a:

Form A () Form B () Form C () Site Plan Review () Other ()

for Map 61, Lot(s) 1057.A, 1057.B, 1057.C, & 1057.D, by Nazih B. Elkallassi (applicant/owner)

was submitted and accepted by the Wareham Planning Board.

Chairman

 9/27/2023

cc: Town Clerk

LOT DATA:

ASSESSORS MAP: 61/ LOT 1057.A
ADDRESS: 434 MAIN STREET
DEED REFERENCE: BOOK 55716, PAGE 321

OWNER:
NAZH B. ELKALLASSI
20 TOWER TERRACE
WAREHAM, MA 02571

ASSESSORS MAP: 61/ LOTS 1057.B, 1057.C & 1057.D
ADDRESS: 219A & 219B HIGH STREET
221A & 221B HIGH STREET
223A & 223B HIGH STREET
DEED REFERENCE: BOOK 57903, PAGE 75

OWNER:
NBE HOLDINGS, LLC
20 TOWER TERRACE
WAREHAM, MA 02571

ZONING DATA:

ZONE: WAREHAM VILLAGE 2 (WV 2)

SETBACKS:
MINIMUM LOT AREA: 15,000 S.F.
MINIMUM FRONTAGE: 75'
MINIMUM FRONT SETBACK: *
MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 10'
MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 20%
MAXIMUM IMPERVIOUS SURFACE: 50%

* THE FRONT SETBACKS IN VILLAGE DISTRICTS SHALL BE THE AVERAGE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF THE SUBJECT PROPERTY.

FLOOD ZONE DATA:

THE PROJECT IS WITHIN AREA OF MINIMAL FLOOD HAZARD ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0488K, DATED: JULY 6, 2021.

NOTES:

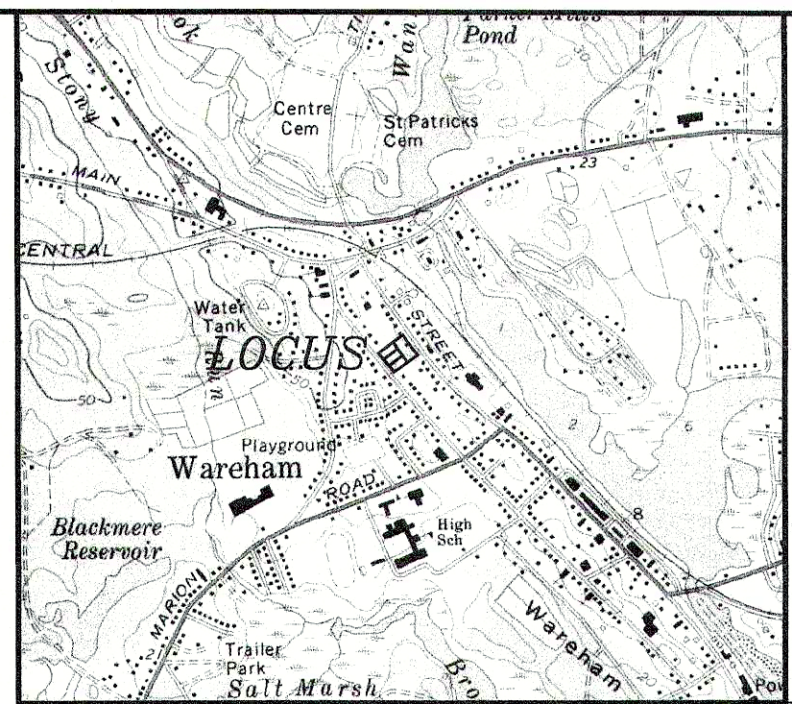
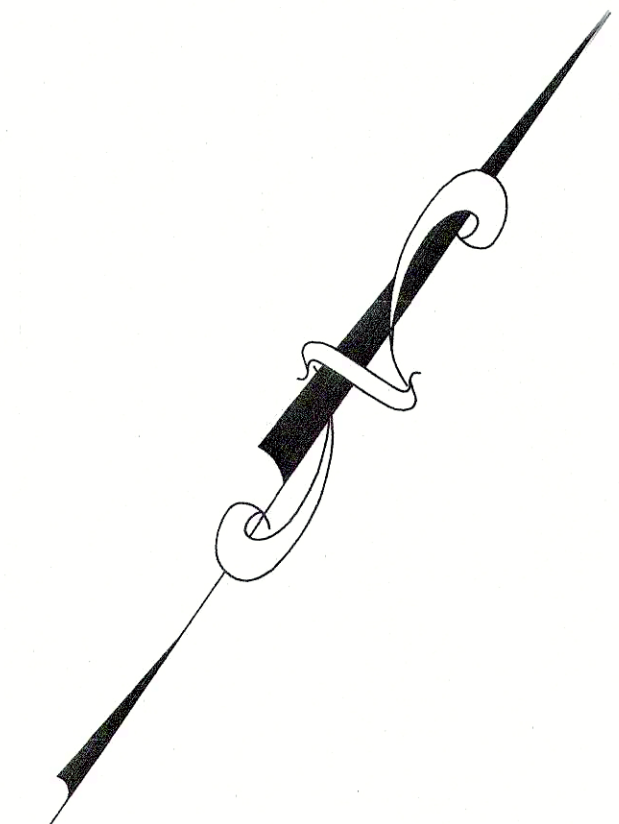
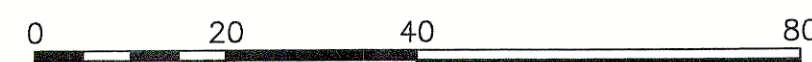
1. THE PURPOSE OF THIS PLAN IS TO RECONFIGURE EXISTING LOTS, 1057.A, 1057.B, 1057.C & 1057.D AND CREATE A 30' WIDE ACCESS AND UTILITY EASEMENT.
2. ALL LOTS SHOWN WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.

PLAN REFERENCES:

1. REFER TO PLAN PREPARED BY WALTER E. ROWLEY FOR GATEWAY BUS LINE, DATED DECEMBER 18, 1942. SEE PLAN BOOK 6, PAGE 974.
2. REFER TO PLAN PREPARED BY WALTER E. ROWLEY FOR THE EST. OF MARY ELIZABETH SULLIVAN, DATED FEBRUARY 4, 1954. SEE PLAN BOOK 9, PAGE 760.
3. REFER TO A PLAN PREPARED BY G.A.F. ENGINEERING, INC. FOR NAZH B. ELKALLASSI, DATED FEBRUARY 4, 2022. SEE PLAN BOOK 66, PAGE 97.
4. LOT 1057.A, 434 MAIN STREET, IS SUBJECT TO A SPECIAL PERMIT/SITE PLAN APPROVAL FROM THE ZONING BOARD OF APPEALS RECORDED IN PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 57772, PAGE 253.



GRAPHIC SCALE
1" = 20'



LOCUS MAP : SCALE 1" = 2000'

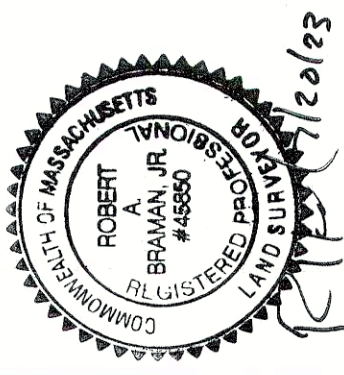
| REV. | DATE | BY | APP'D | DESCRIPTION |
|------|---------|-----|-------|---|
| 1 | 7/18/23 | JMP | RAB | RECONFIGURE LOT LINES, ADDED 30' EASEMENT |

DATE: FEB. 4, 2022
 DRAWN BY: JMP
 CHECKED BY: RAB
 JOB NO.: 21-9751
 SCALE: 1" = 20'

FOR REGISTRY USE ONLY

"I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."
 THE CERTIFICATION MADE HEREON IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.
 ABUTTERS SHOWN ARE ACCORDING TO THE TOWN OF WAREHAM ASSESSORS RECORDS

APPROVED BY:



RAB 7/20/2023
 ROBERT A. BRAMAN, JR.
 P.L.S. # 45850

TOWN OF WAREHAM
 APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

Shirley Chir 7/2/23

WAREHAM PLANNING BOARD

DATE _____

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 WAREHAM ZONING BY-LAWS IN ACCORDANCE WITH DIVISION VI, ARTICLE I AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS MASSACHUSETTS WETLAND PROTECTION ACT, M.G.L. CH. 131, §40 AND ITS IMPLEMENTING REGULATIONS, 310 CMR 10.00 FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE ZONING BY-LAWS 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 EARTH REMOVAL REGULATIONS IN ACCORDANCE WITH DIVISION IV, ARTICLE III OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.

G.A.F. ENGINEERING, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 266 MAIN STREET - WAREHAM, MA 02571
 TEL: (508) 295-6600 FAX: (508) 295-6634
 E-MAIL: info@gafenginc.com

**APPROVAL NOT REQUIRED
 PLAN OF LAND**
 PREPARED FOR:
 NAZH B. ELKALLASSI
 20 TOWER TERRACE
 WAREHAM, MA

JOB NO.: 21-9751
 DWG. 1 OF 1