

Form A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

June 8, 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 Creating a new Parcel _____ 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 Wareham Zoning By-Law zoning bylaw/ordinance under Section Article 6 (Sec. 623 for CS zone) which requires 150 feet. (*Plan shows one conforming lot and one parcel, not a building lot*)

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:

Peter Koulours

APPLICANTS NAME · PLEASE PRINT

5. Other reasons or comment: (See M.G.L., Chapter 41, Section 81-L)

The owner's title to the land is derived under deed from Mayflower Cooperative Bank,
dated October 29, 2010 and recorded in Plymouth County Registry
of Deeds, Book 39195, Page 333 and Assessors Book
Page.

Received by City/Town Clerk:

Date _____

Time _____

Signature _____

Treasurers' office: _____

Date: _____

Applicant's signature

Applicant's address

3125 Cranbury Hwy
15 Wrentham MA

Applicant's phone # _____

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

Owners signature

Owners address

Tom Anderson, City Clerk
Moller
atty for owner,

RECEIVED

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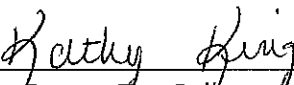
Planning Dept.

Dina Rapost

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Koulouras Family Trust (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 Anderson-Ferreira LLC (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

(Anderson-Ferreira LLC ; Lot 1022-A) (Koulouras Family Trust ; Lots 1020 & 1021)



John Foster, Tax Collector

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. The title "Approval Not Required Plan drawn for **NAME OF OWNER**";
2. Date, scale and North arrow;
3. 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. Any existing structures/septic systems on the land, including setback, side and rear yard designations;
5. Remaining frontage of any adjoining land in the same ownership;
6. Any existing structures/septic systems on any adjoining land in the same ownership;
7. Names of present landowners and names of abutters from the most recent tax list;
8. Location of any easement or ways, public or private, across the land with A designation as to its purpose;
9. Bearings and distance of all lines of the lots shown on the plan;
10. 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. 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. A locus scale of 1" = 2,000' sufficient to identify the location of the property;
13. The name, seal and signature of the Registered Professional Land Surveyor who prepared the plan.

June 8, 2022

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



**ENGINEERING,
INC.**

**ENGINEERS
SURVEYORS**

**RE: Approval Not Required Plan
Peter Koulouras
3127 Cranberry Highway,
Wareham, MA, 02571
MAP 8 / LOT 1022-A and 1023-C
G.A.F. Job. No. 22-9890**

Dear Members of the Planning Board:


Pursuant to the Town of Wareham's Rules and Regulations governing the Subdivision of Land, G.A.F. Engineering, Inc., on behalf of our client, Peter Koulouras, we respectfully submit the following:

1. One original and eight copies of the Form A - Application for endorsement of plan believed not to require approval.
2. Nine (9) copies of the Approval Not Required plan dated June 8, 2022.
3. Original mylar of the Approval Not Required plan dated June 3, 2022.
4. Tax Verification Form. - 9 Copies
5. ANR checklist. - 9 Copies
6. Payment in the amount of \$250.00 for filing fees.
\$150.00 per plan, plus \$100.00 for each newly created lot.

This applicant desires to take the existing lots 1022- A and 1023-C and create one new lot and one parcel.

We trust the foregoing information is sufficient for the Board's immediate needs. An electronic file has also been sent. Please contact me directly if you have any questions.

Very Truly Yours,
G.A.F. Engineering, Inc.


William F. Madden, P.E.
bill@gafenginc.com

RECEIVED

JUN 14 2022

Planning Dept.

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

WFM/lgt

Enclosure

cc: Town Clerk
Peter Koulouras



**ENGINEERING,
INC.**

**ENGINEERS
SURVEYORS**

June 8, 2022

Town of Wareham
Town Clerk
54 Marion Road
Wareham, MA 02571

**RE: Approval Not Required Plan
Peter Koulouras
3127 Cranberry Highway, Wareham, MA, 02571
Map 8, LOT 1022-A and 1023-C
G.A.F. Job. No. 22-9890**

Dear Town Clerk:

Notice is hereby given of the submittal of the above referenced Approval Not Required Plan to the Town of Wareham. A plan entitled "Approval Not Required Plan of Land" dated June 3, 2022, prepared for Peter Koulouras, is being submitted on June 8, 2022, by hand delivery. Also enclosed is the executed Form "A" Application.

This submission is intended to satisfy the requirements of M.G.L. Chapter 41, Section 81T.

If there are any questions, please contact me directly at 508-295-6600.

Very Truly Yours,

William F. Madden
G.A.F. Engineering, Inc.
bill@gafenginc.com

WFM/lgt

Enclosure

cc: Peter Koulouras
Town Planning Board

Received by:

Date:

Wareham Clerks Office

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634