

Form A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

MAY 11, 2023

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 _____ 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 _____ zoning bylaw/ordinance under Section _____, which requires _____ feet.
4. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically #32 & #34 Elmwood Street buildings were standing on the plan prior to 1951 the date when the subdivision control law went into effect in the city/town of Wareham 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:

Assessors records indicate that both buildings were built in 1940.

Julie Johnson and Myles Johnson

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 Walter W. Correia, Jr.
dated May 8, 2023 and recorded in PLYMOUTH COUNTY Registry
of Deeds, Book 57893, Page 146 and _____ Assessors Book
_____, Page _____.

Received by City/Town Clerk:

Date _____

Time _____

Signature _____

Treasurers' office: _____

Date: _____

Applicant's signature

Applicant' address

P.O. BOX 667

E. WAREHAM, MA 02538

Applicant's phone # 508-525-6523

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

SAME AS APPLICANT

PLANNING BOARD

TAX VERIFICATION FORM

This verifies that Julie & Myles Johnson (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 Julie & Myles Johnson (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Danute Cambora

John Foster, Tax Collector

1. X Zoning district, Tax Assessor's map and lot numbers, and location of any zoning district boundaries that apply within the focus of the plan (Approval Not Required (ANR) does not indicate zoning).
2. X Existing structures/septic systems on the land, including side, side and rear yard designations;
3. X Adjoining frontage of any adjoining lots of the same ownership;
4. X Existing structures/septic systems on any adjoining land in the same ownership;
5. X Name of present landowners and names of owners from the prior year (ANR).
6. X Location of easement or ways, public or private, across the road with a description as to its purpose;
7. X Bearings and distance of all lines of the lot.
8. X Notice of any decision by the Zoning Board (limited to variances and exceptions) thereon;
9. X A block with the statement "Approval Not Required" with sufficient space for Board members;
10. X A inches scale of 1" = 2,000' sufficient property;
11. X The name and hand signature of the surveyor who prepared the plan.

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 Form B _____ Form C _____ Site Plan Review _____

Date stamped in _____ Date decision in due _____

Applicant's name(s) Julie & Myles Johnson

Applicant's address P.O. Box 667, E. Wareham, MA 02538

Telephone number 508-525-6523

Address of property 32 & 34 Elmwood Street

Landowner's name SAME

Owner's address _____

Telephone number _____

Contact person Alan M. Grady, PLS Telephone 508-833-0070
Bracken Engineering, Inc.

Map # 38 Lot # 229 & 230 Zone R-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 _____

Conditions for: _____
Title: _____

- Construction shall substantially conform to the approved Site Development Plan dated (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 this 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

NOT APPLICABLE

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 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.

The Planning Board requests your comments on this application for approval of the above proposed street name(s):

Please submit your comments to the Planning Board before:

Approved Name(s): _____

Planning Board Signatures:

NOT APPLICABLE

**Town of Wareham
Street Name Application Form**

Application Date: _____

Applicant:

- Check with Planning Board or Board of Selectmen to determine availability of street names.
- One copy of this form, filled out and signed should be submitted with a completed application for Form A, Form B, or Form C.
- Note: Use this form for any new street name requests for public OR private ways.

To the Planning Board:

The undersigned applicant requests the Board's approval of the following proposed names of street(s) within the proposed subdivision shown on a plan entitled: _____

_____ and dated _____.

Proposed Street name(s):

Alternative name(s)

Applicant's Signature: _____

Address: _____

The Planning Board requests your comments on this application for approval of the above proposed street name(s):

Please submit your comments to the Planning Board before: _____

Approved Name(s): _____

Approval Date: _____

Planning Board Signatures:

Distribution List:	Board of Selectmen	Building Department	EMS
	Police Department	Board of Health	Fire Department
	Community Development	Wareham Historical Commission	Assessor's Office
	Municipal Maintenance	Water Department	

QUITCLAIM DEED

I, WALTER W. CORREIA, JR., being an unmarried male of legal age, of the County of Plymouth, Massachusetts

for consideration paid and in full consideration of FOUR THOUSAND SEVEN HUNDRED THIRTY THOUSAND and 00/100 (\$475,000.00) DOLLARS

do hereby grant to JULIE JOHNSON and MYLES JOHNSON, whose home address is 201 East Wareham, MA 02538, as joint tenants

with QUITCLAIM COVENANTS

The land in Wareham, Plymouth County, Massachusetts together with the improvements thereon bounded and described as follows:

Being shown as Lots numbered 229 and 230 on a plan entitled "Plan No. 1 of Lots at Parkwood Beach, Wareham, Mass. Owned by the Henry A. Brown Corporation, 423 Main Street, May 1, 1971, Hayward & Hayward, Surveyors, Breckton, Mass." with the Plymouth County Registry of Deeds in Plan Book 9. First reference may be made for a more particular description.

Also for additional footage of one (10) feet, more or less on Elmwood Street, see deed of Parkwood Beach Association to lot owners of Parkwood Beach Development, dated July 24, 1971, Registry of Deeds in Book 2110, Page 292.

Together with all rights, privileges and easements connected therewith, restrictions and encumbrances of record and subject to any building requirements which may be in force and applicable.

Being the same premises conveyed to Grantor by deed of 16 December 03, 2004 recorded in said Registry of Deeds in Book 2110, Page 292.

Registry Address: 100 State Street, Wareham, MA 02538

Doc#: 00027986
Bk: 57893 Pg: 146 Page: 1 of 2
Recorded: 05/08/2023 03:18 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 05/08/2023 03:18 PM
Ctrl# 164905 27716
Fee: \$2,166.00 Cons: \$475,000.00

QUITCLAIM DEED

I, WALTER W. CORREIA, JR., being an unmarried man, of Wareham, Plymouth County, Massachusetts

for consideration paid and in full consideration of FOUR HUNDRED SEVENTY FIVE THOUSAND and 00/100 (\$475,000.00) DOLLARS

grant to JULIE JOHNSON and MYLES JOHNSON, whose mailing address is P.O. Box 667, East Wareham, MA 02538, as joint tenants

with QUITCLAIM COVENANTS

The land in Wareham, Plymouth County, Massachusetts together with the buildings thereon bounded and described as follows:

Being shown as Lots numbered 229 and 230 on a plan entitled "Plan No. 1 of Lots at Parkwood Beach, Wareham, Mass. Owned by the Henry A. Brown Corporation, 153 Main Street, May 1, 1923, Hayward & Hayward, Surveyors, Brockton, Mass", recorded with the Plymouth County Registry of Deeds in Plan Book 3, Page 512, to which reference may be made for a more particular description.

Also for additional frontage of ten (10) feet, more or less on Elm Street, now known as Elmwood Street, see deed of Parkwood Beach Association Incorporated to the respective lot owners of Parkwood Beach Development, dated July 29, 1950, recorded with said Registry of Deeds in Book 2110, Page 232.

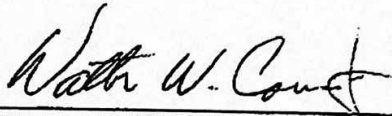
Together with all rights, privileges and easements connected therewith and subject to restrictions and easements of record and subject to any building and zoning law requirements which may be in force and applicable.

Being the same premises conveyed to Grantor by deed of Sandy V. Rogers dated December 12, 2012 and recorded in said Registry of Deeds in Book 42384, Page 123.

Property Address: 32-34 Elmwood Street, Wareham, MA 02571

Under the pains and penalties of perjury, I, the Grantor named herein, do hereby voluntarily release all my rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other person or persons entitled to any Homestead rights other than those executing this deed.

Witness my hand and common seal this 8th day of May, 2023.

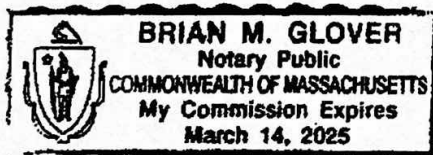

WALTER W. CORREIA, JR.

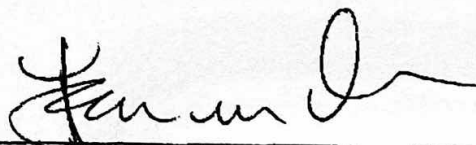
COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

May 8, 2023

On this day before me, the undersigned Notary Public, personally appeared WALTER W. CORREIA, JR. and proved to me through satisfactory evidence of identification, which was a photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person(s) whose name(s) is/are signed above, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and it was his/her/their free act and deed.




Notary Public: Brian M. Glover
My Commission Expires: 3/14/25