



May 6, 2021

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

**Re: Preliminary Subdivision Plan
Fearing Hill Subdivision
91 & 101 Fearing Hill Road Wareham, MA (Parcel ID: 91-1000 & 74-1007)
Atlantic Job #3055.02**

Dear Members of the Planning Board:

On behalf of the applicant, Wareham MA 3, LLC, we respectfully submit the following relative to a Preliminary Subdivision of the above-mentioned property:

- Three (3) copies of a properly executed Form B – Application for Approval of Preliminary Subdivision Plan.
- Four (4) copies of the above-referenced Preliminary Subdivision Plan.
- One copy Planning Board Tax Verification Form - Signed
- One check for \$700 made out to the Town of Wareham for the Preliminary Subdivision filing fee (\$500.00 + \$100/Lot x 2)
- One for \$100.00 made out to the Wareham Week for the advertising fee.
- Certified Abutters Lists
- Preliminary Plan Checklist
- Copy of Deeds
- One copy transmittal letters to Board of Health and Town Clerk

This filing is pursuant to the Town of Wareham's Rules and Regulations Governing the Subdivision of Land as well as the requirements of M.G.L. Chapter 41, Section 81S. Accordingly, a copy of the Form B application has also been submitted to the Town Clerk and Board of Health.

If you have questions, please feel free to reach out to us at (508) 888-9282.

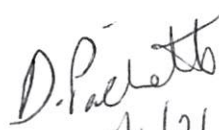
Very truly yours,

ATLANTIC DESIGN ENGINEERS, INC.



Richard J. Tabaczynski, P.E.
Vice President

cc: Wareham MA 3, LLC



5/6/21

Form B

Town of Wareham
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

May 6, 20 21

To the Planning Board of the City/Town of Wareham, Massachusetts

The undersigned, being the applicant as defined under the Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Preliminary Plan of Fearing Hill Subdivision

by Atlantic Design Engineers, Inc., dated 5/6/21
and described as follows: A subdivision comprised of 2 lots and a short ±150' long cul-de-sac,
located on the north side of Fearing Hill Road (Map 91 Lot 1000 and Map 74 Lot 1007), number of lots
proposed 2 total acreage of tract 44 acres, said applicant hereby submits said
plan as a Preliminary subdivision plan in accordance with the Rules and Regulations of the
Wareham Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from Michael E. O'Neil, Jr., Esq., duly appointed Commissioner to Sell Real Estate by deed dated March 24, 2021 and recorded in the Plymouth County District Registry of Deeds Book 56648, Page 68, and from Robert B. Ahearn by deed dated February 9, 2012 and recorded in the Plymouth County District Registry of Deeds Book 40960, Page 290, registered in the _____ Registry District of the Land Court. Certificate of Title No. _____.

2/25/21 8:13 AM
3/17/21 10:00 AM

Received by City/Town Clerk:

Date _____

Time _____

Signature Michael Bessone

Applicant's signature Joseph Shandoy

Applicant's address Wareham MA 3, LLC

100 Summit Lake Drive, Suite 210

Valhalla, NY 10595

Applicant's phone # (978) 888-4088

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

Owner's signature Joseph R. Crespi / Robert B. Ahearn

Ninety Six Realty, LLC

246 South Meadow Rd., Gate 4, Hangar NW8

Plymouth, MA 02360

Received by Board of Health:

RECEIVED

Date _____

MAY 06 2021

Time _____

Signature _____

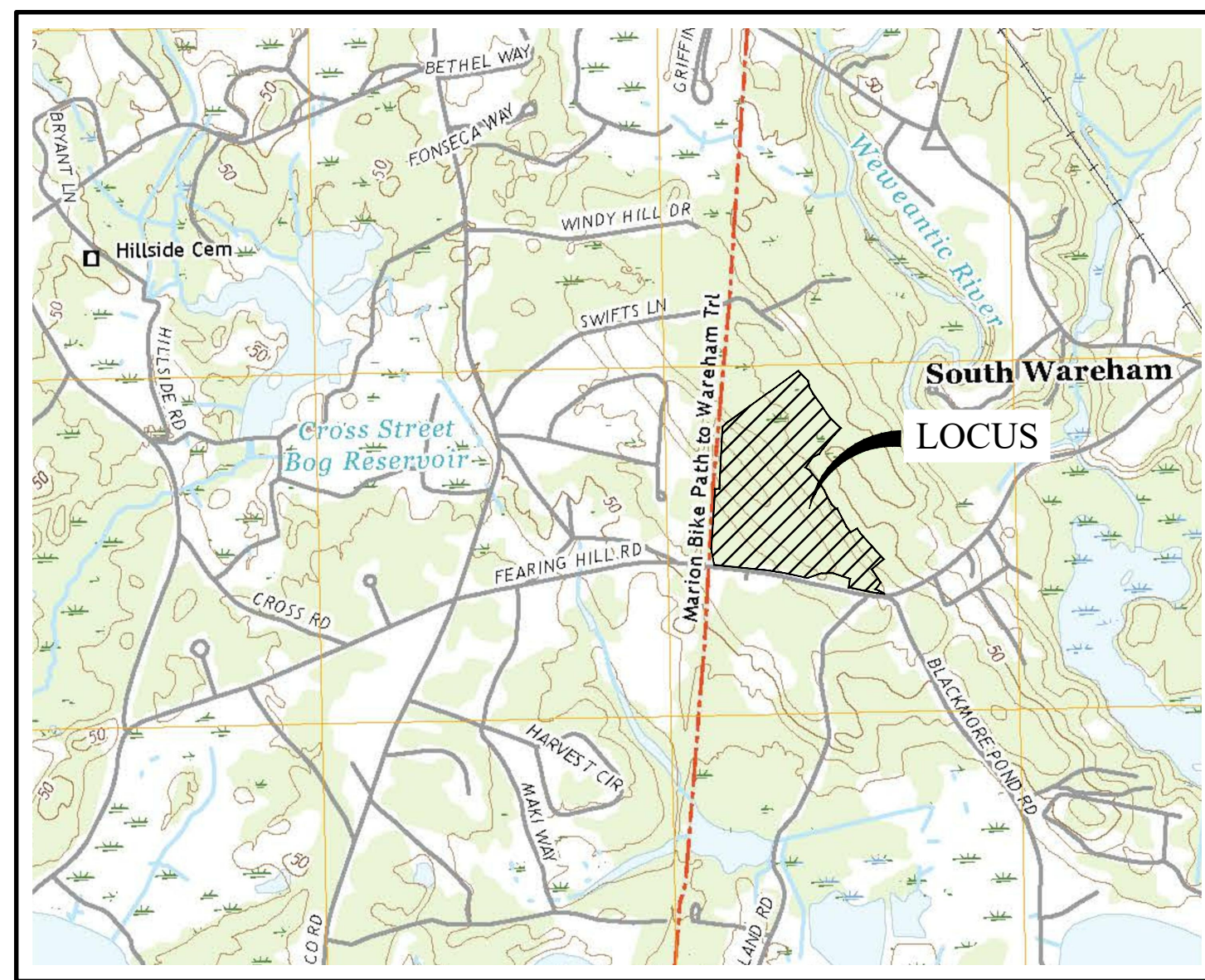
TOWN OF WAREHAM
BOARD OF HEALTH

KB

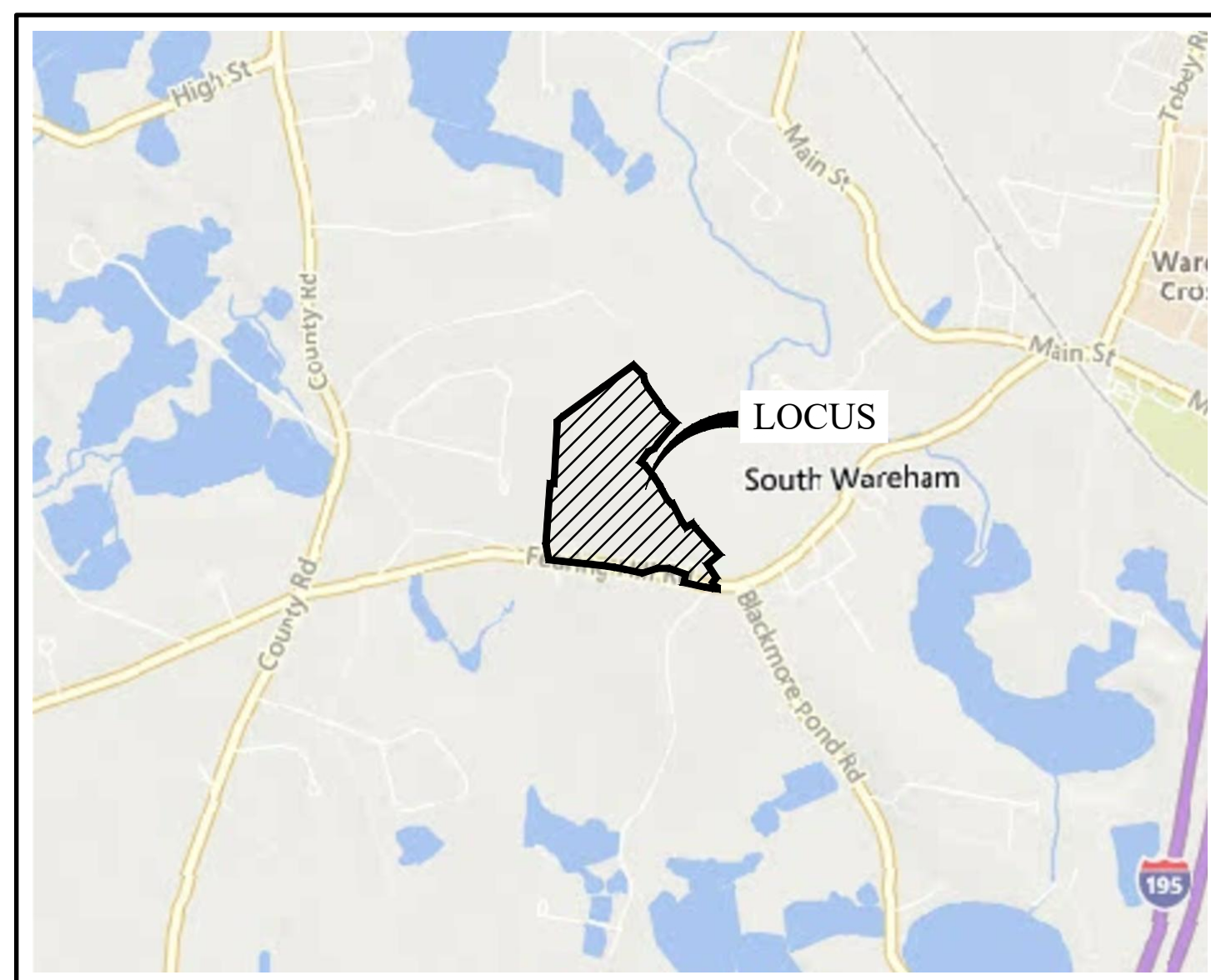
PRELIMINARY PLAN OF FEARING HILL SUBDIVISION

91 AND 101 FEARING HILL ROAD
WAREHAM, MASSACHUSETTS 02578

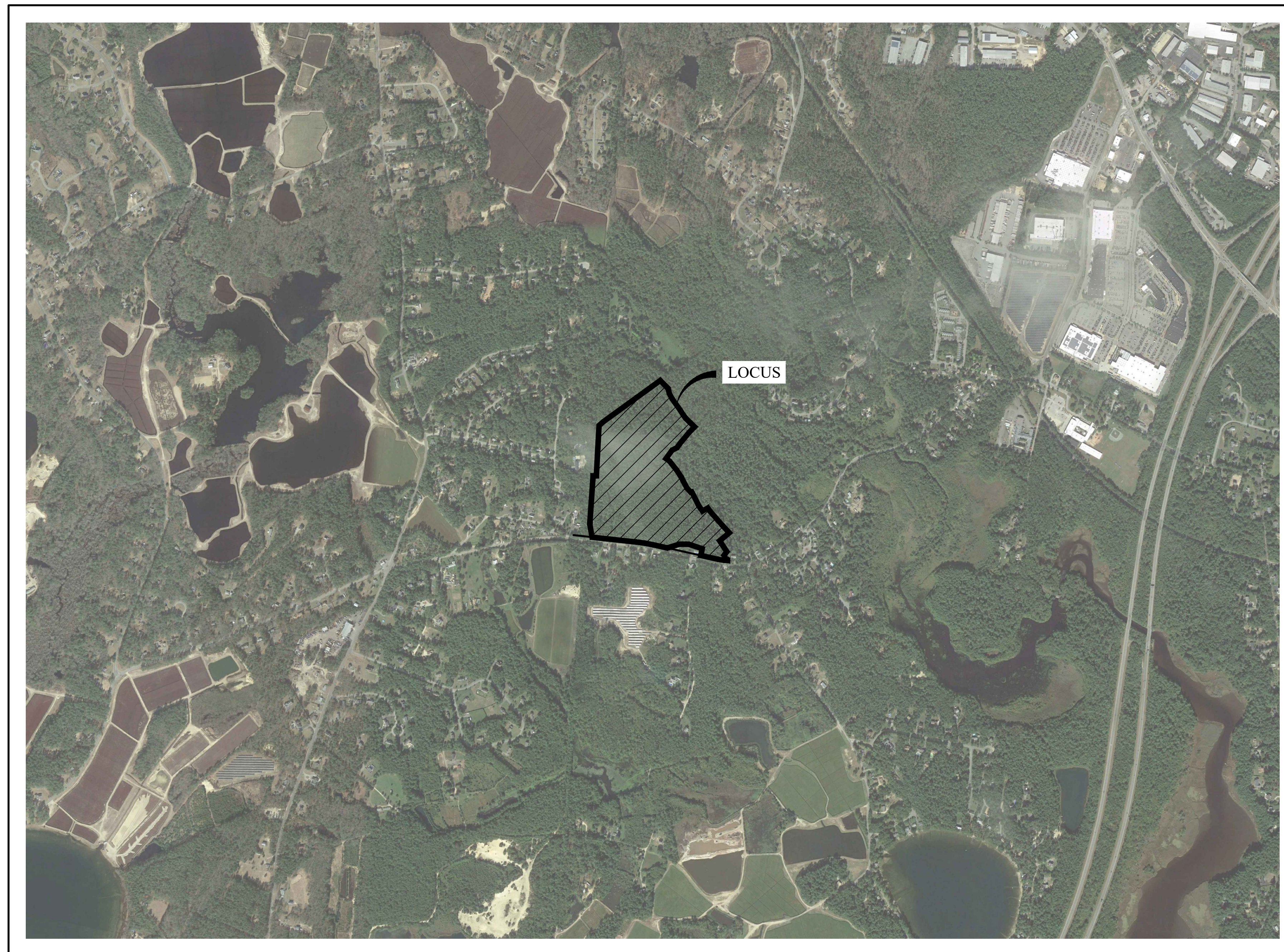
DATE: MAY 6, 2021



VICINITY MAP
1" = 1,500'



LOCUS MAP
1" = 1,500'



AERIAL OVERVIEW
SCALE: 1" = 800'

INDEX OF PLANS		
SHEET NO.	TITLE	SCALE
1	COVER SHEET	1" = 800'
2	OVERALL SUBDIVISION PLAN	1" = 100'
3	SUBDIVISION PLAN	1" = 40'

OWNER:

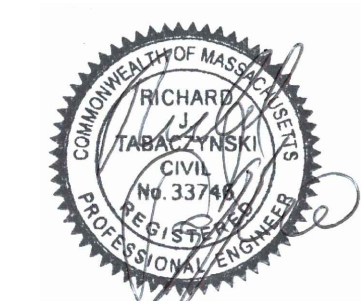
NINETY SIX REALTY LLC
246 SOUTH MEADOW ROAD,
GATE 4, HANGER NW8
PLYMOUTH, MA 02360
BOOK 54648 PAGE 68
BOOK 40960 PAGE 290
508-847-5548

APPLICANT:

WAREHAM MA 3, LLC
100 SUMMIT LAKE DRIVE, SUITE 210
VALHALLA, NY 10595
(978) 888-4088

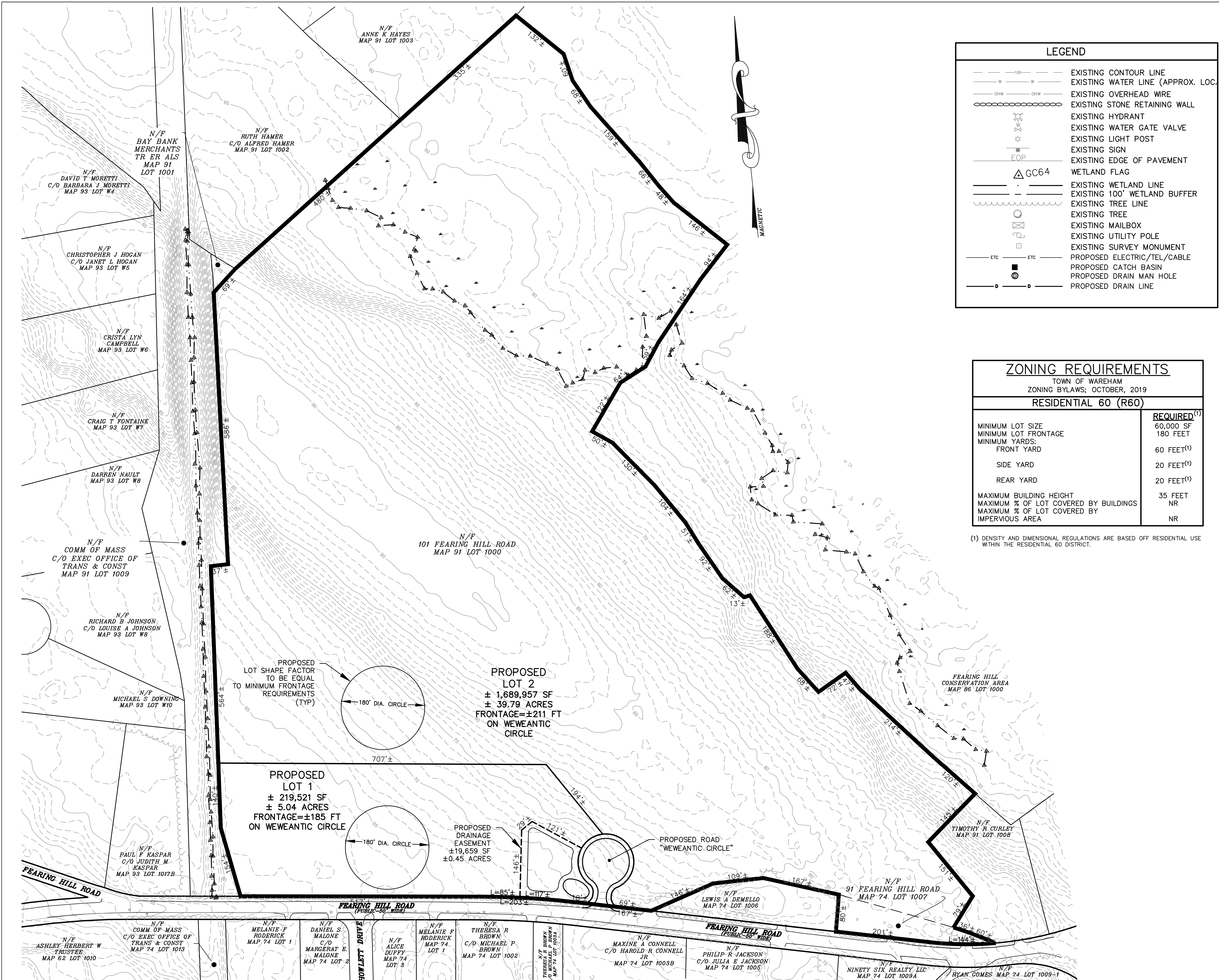
ENGINEER:

Atlantic[®]
DESIGN ENGINEERS, INC.
P.O. Box 1051, Sandwich, MA 02563
PHONE NUMBER: (508) 888-9282



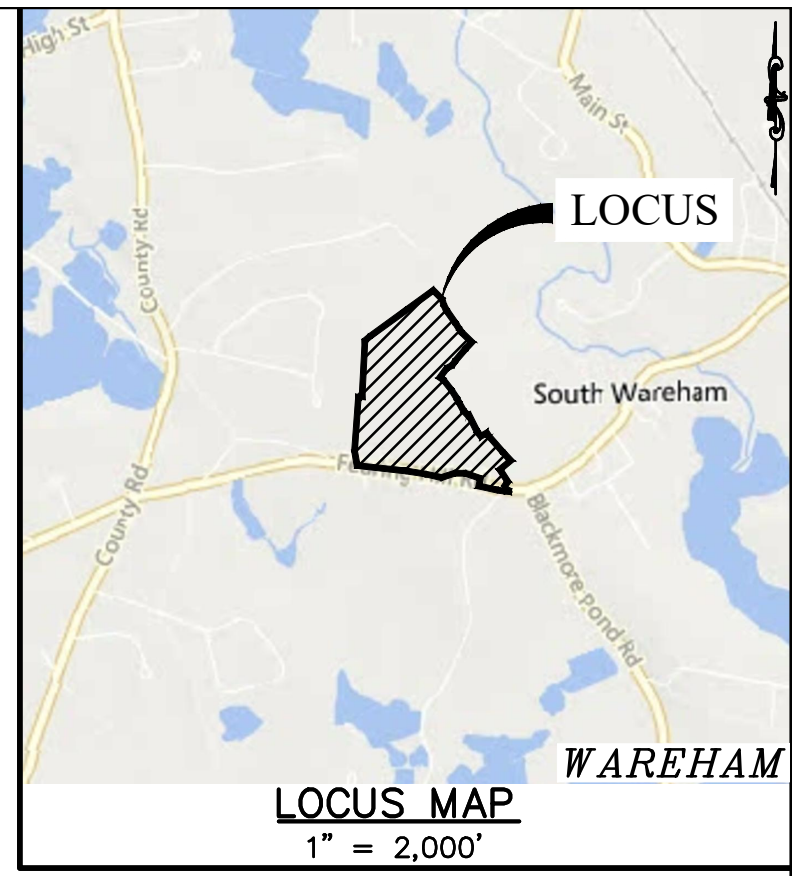
FILE: 3055.02-PRE

Sheet	of
1	3
JOB NUMBER	
3055.02	



LEGEND

	EXISTING CONTOUR LINE
	EXISTING WATER LINE (APPROX. LOC.)
	EXISTING OVERHEAD WIRE
	EXISTING STONE RETAINING WALL
	EXISTING HYDRANT
	EXISTING WATER GATE VALVE
	EXISTING LIGHT POST
	EXISTING SIGN
	EXISTING EDGE OF PAVEMENT
	WETLAND FLAG
	EXISTING WETLAND LINE
	EXISTING 100' WETLAND BUFFER
	EXISTING TREE LINE
	EXISTING TREE
	EXISTING MAILBOX
	EXISTING UTILITY POLE
	EXISTING SURVEY MONUMENT
	PROPOSED ELECTRIC/TEL/CABLE
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MAN HOLE
	PROPOSED DRAIN LINE



GENERAL NOTES:

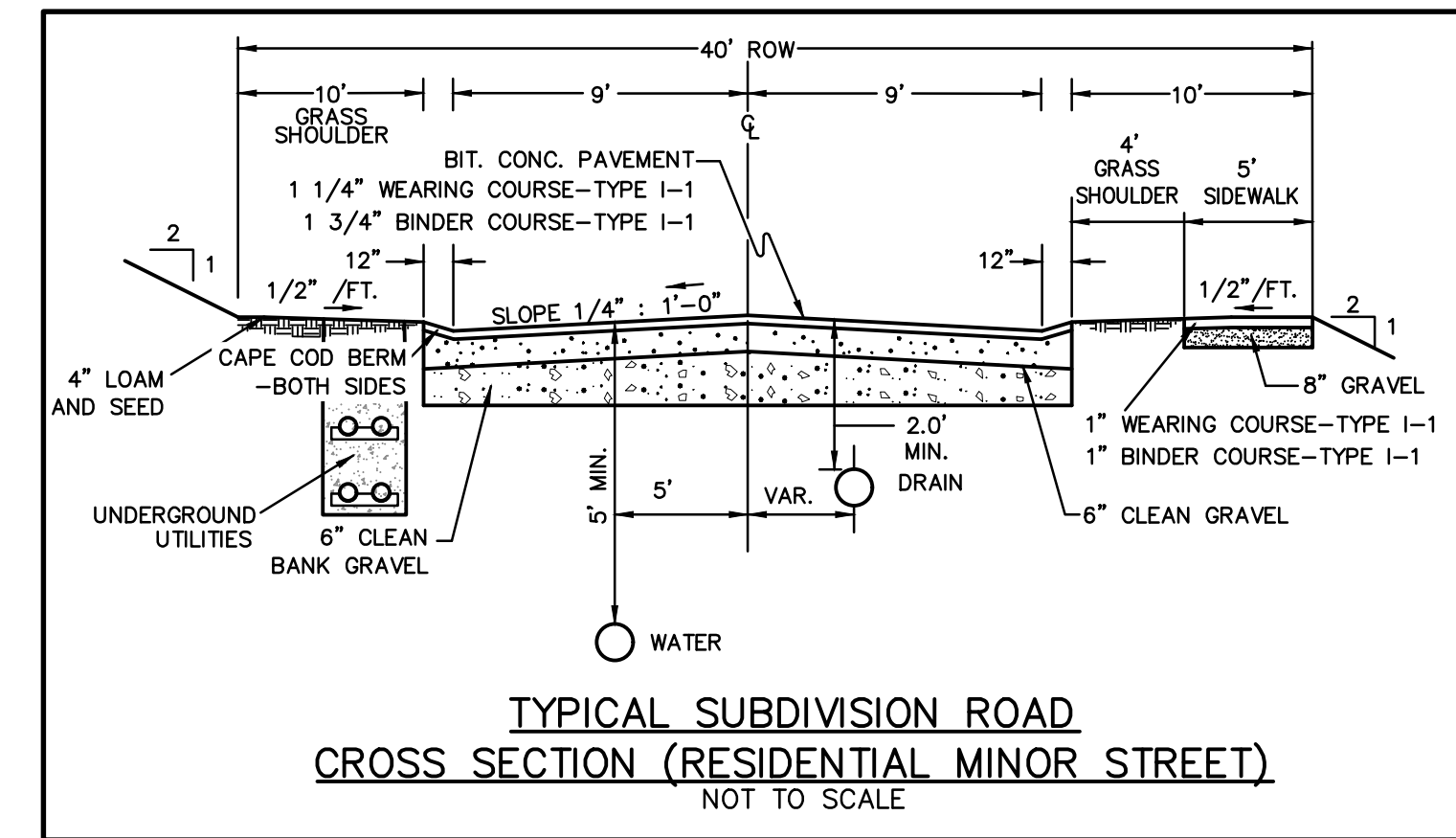
- OWNER OF RECORD:
NINETY SIX REALTY LLC
246 SOUTH MEADOW ROAD, GATE 4, HANGER NW8,
PLYMOUTH, MA 02360
BOOK 54648 PAGE 68
BOOK 40960 PAGE 290
- THE SUBJECT PROPERTIES ARE IDENTIFIED AS LOTS 1000 & 1007, ON THE TOWN OF WAREHAM ASSESSOR MAP 91 & 74, RESPECTIVELY. TOTAL LAND AREA IS APPROXIMATELY 44± ACRES.
- BASED UPON A REVIEW OF THE TOWN OF WAREHAM ZONING MAP AND PROPERTY CARDS, THE SUBJECT PROPERTIES LIE WITHIN AN RESIDENTIAL-60 (R-60) DISTRICT.
- THE PROPERTY LINES SHOWN HEREON, ARE PARTLY BASED ON FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS AND IS SUPPLEMENTED BY THE MASSACHUSETTS GIS INFORMATION AND ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE NOT BASED UPON A BOUNDARY SURVEY BY ATLANTIC DESIGN ENGINEERS, INC.
- EXISTING CONDITIONS DEPICTED HEREON ARE BASED FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS IN MARCH 2021.
- THE PROPERTY LIES WITHIN A FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 2502300469J, DATED JULY 17, 2012.
- WETLAND RESOURCE AREAS SHOWN HEREON ARE BASED UPON DELINEATION BY GODDARD CONSULTING IN MARCH 2021 AND FIELD LOCATED BY ATLANTIC DESIGN ENGINEERS IN MARCH 2021.
- THE PROPERTY IS NOT LOCATED WITHIN A ZONE II OR AN INTERIM WELLHEAD PROTECTION AREA BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM AND TOWN ZONING MAP.
- THE SITE IS NOT LOCATED WITHIN AN ESTIMATED HABITAT OF RARE WILDLIFE AND/OR A PRIORITY HABITAT OF RARE SPECIES BASED UPON A REVIEW OF THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM MAPS OBSERVED ON THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
- THE PROPERTY DOES NOT LIE WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
- THE LOCATION TO THE NEAREST PUBLIC SEWER IS APPROXIMATELY 1 MILE AWAY ON MAIN ST (WAREHAM).

ZONING REQUIREMENTS

TOWN OF WAREHAM
ZONING BYLAWS; OCTOBER, 2019
RESIDENTIAL 60 (R60)

	REQUIRED ⁽¹⁾
MINIMUM LOT SIZE	60,000 SF
MINIMUM LOT FRONTAGE	180 FEET
MINIMUM YARDS:	
FRONT YARD	60 FEET ⁽¹⁾
SIDE YARD	20 FEET ⁽¹⁾
REAR YARD	20 FEET ⁽¹⁾
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM % OF LOT COVERED BY BUILDINGS	NR
MAXIMUM % OF LOT COVERED BY IMPERVIOUS AREA	NR

(1) DENSITY AND DIMENSIONAL REGULATIONS ARE BASED OFF RESIDENTIAL USE WITHIN THE RESIDENTIAL 60 DISTRICT.



Atlantic DESIGN ENGINEERS, INC.
P.O. Box 1051, Sandwich, MA 02563 (508) 888 - 9282

Designed by: _____
 Drawn by: _____
 Checked by: _____
 Survey chk. by: _____
 Approved by: _____

SCALE
SCALE 1" = 100'
0 25 50 100 200

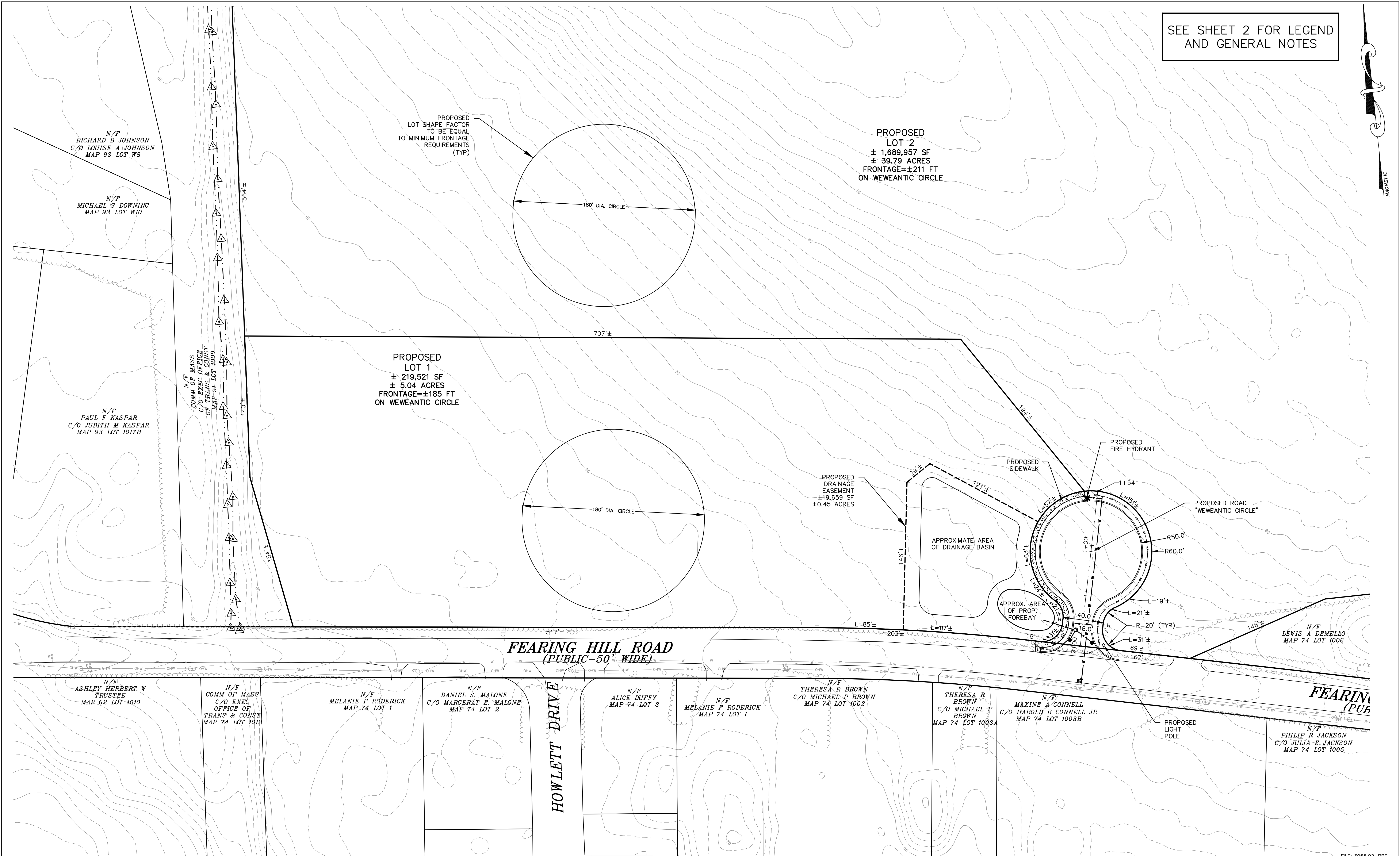
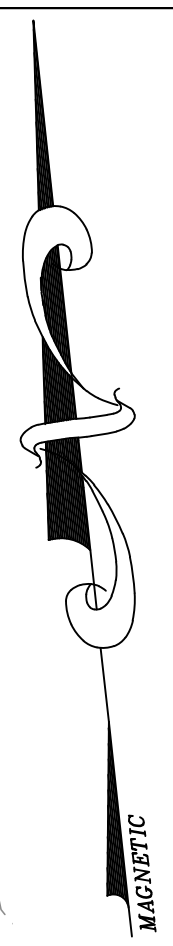
NO.	BY	DATE	REVISION

PREPARED FOR
WAREHAM MA 3, LLC
100 SUMMIT LAKE DRIVE, SUITE 210
VALHALLA, NY 10595

PRELIMINARY PLAN
OF
FEARING HILL SUBDIVISION
WAREHAM, MASSACHUSETTS 02576
MAY 6, 2021

FILE: 3055.02-PRE
Sheet of
2 3
JOB NUMBER
3055.02

SEE SHEET 2 FOR LEGEND
AND GENERAL NOTES



Atlantic DESIGN ENGINEERS, INC.
P.O. Box 1051, Sandwich, MA 02563 (508) 888 - 9282

Designed by : _____
 Drawn by : _____
 Checked by : _____
 Survey chk. by : _____
 Approved by : _____

SCALE
 SCALE 1" = 40'
 0 10 20 40 80

NO.	BY	DATE	REVISION

PREPARED FOR
WAREHAM MA 3, LLC
 100 SUMMIT LAKE DRIVE, SUITE 210
 VALHALLA, NY 10595


PRELIMINARY PLAN
 OF
FEARING HILL SUBDIVISION
 WAREHAM, MASSACHUSETTS 02576
 MAY 6, 2021

FILE: 3055.02-PRE
 Sheet of
3 3
 JOB NUMBER
3055.02

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Wareham MA 3, LLC (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 Ninety Six Realty, LLC (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Map 91, Lot 1000
Map 74, Lot 1007



John Foster, Tax Collector

REQUEST FOR AN ABUTTERS LIST

PERSON REQUESTING Rebecca Peduzzi, Office Admin./Atlantic Design Engineers, Inc

DATE REQUESTED 4/7/2021

CONTACT INFORMATION rpeduzzi@atlanticcompanies.com/(508) 888-9282

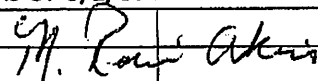
OWNERS NAME Ninety Six Realty, LLC c/o Joe Crespi **MAP/LOT** Map 74, Lot 1007

ADDRESS OF PROPERTY 91 Fearing Hill Road, W. Wareham, MA 02576

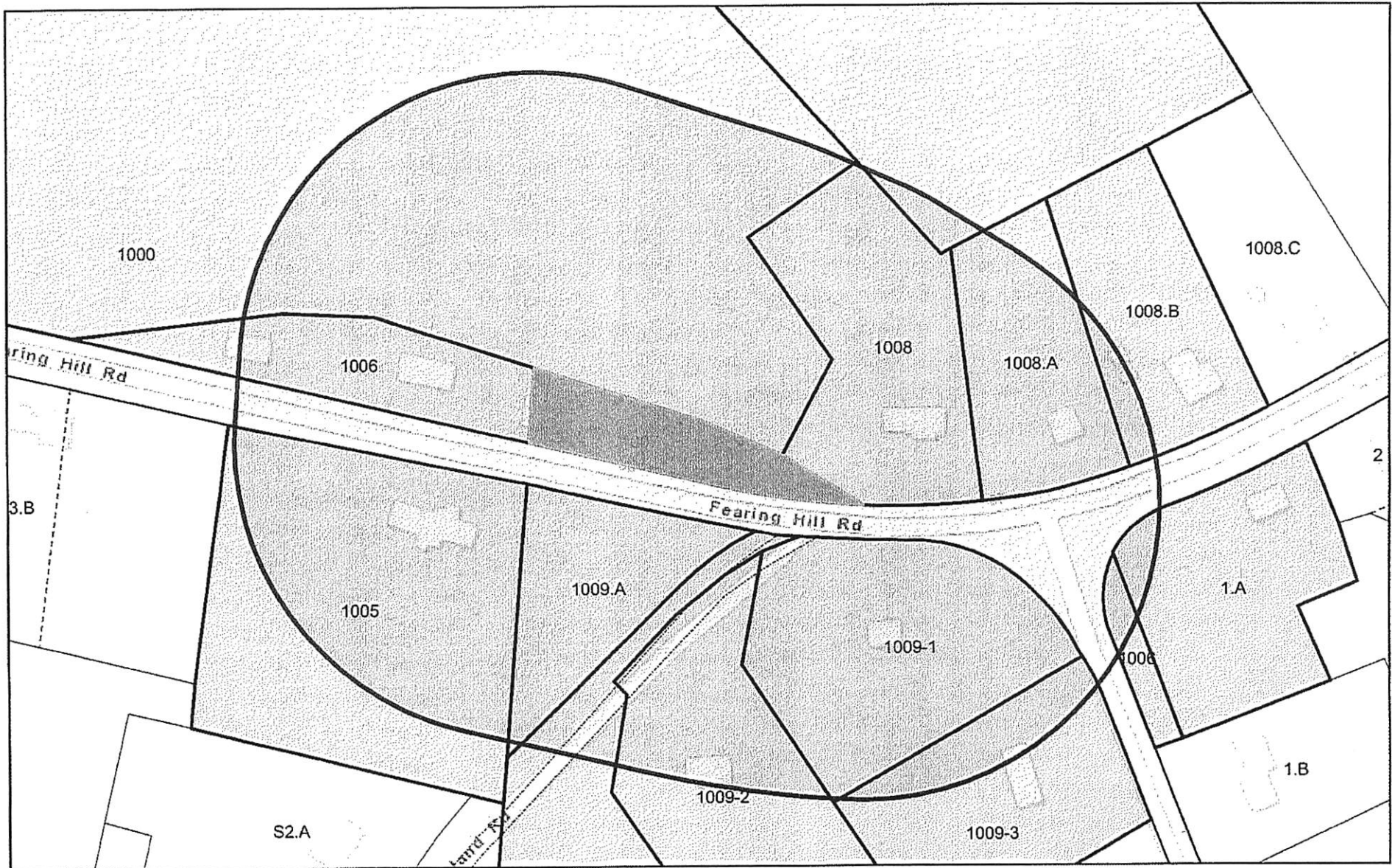
DISTANCE REQUIRED DIRECT 100' 300' X 500'

TURNAROUND FOR ABUTTERS LIST CAN BE UP TO 10 DAYS

BUT NORMALY ONLY 1 OR 2 DAYS.

TOWN OF WAREHAM ABUTTERS				
MAP 74 LOT 1007				
OWNER NINETY SIX REALTY LLC				
MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
74-0-1005	JACKSON PHILIP R, JACKSON JULIA E	94 FEARING HILL RD,	W WAREHAM, MA	02576
74-0-1006	DEMELLO LEWIS A,	95 FEARING HILL RD,	W WAREHAM, MA	02576
74-0-1007	NINETY SIX REALTY LLC, C/O JOE CRESPI	PO BOX 454,	TAUNTON, MA	02780
75-0-1.A	GLYNN CHARLES DAVID,	82 FEARING HILL RD,	W WAREHAM, MA	02576
75-0-1006	YUEN GORDEN L, YUEN THERESA M	37 STEARNS LN,	SUDBURY, MA	01776
86-0-1000	TOWN OF WAREHAM,	54 MARION RD,	WAREHAM, MA	02571
91-0-1008	CURLEY TIMOTHY R,	DRAWER 1111,	MARION, MA	02738
91-0-1008.A	SMITH ROBERT A, SMITH DEBBRA L	81 FEARING HILL RD,	W WAREHAM, MA	02576
91-0-1008.B	GUAMAN LUIS,	68 SHERIDAN ST,	BROCKTON, MA	02302
74-0-1009-3	PHIPPS MICHAEL, PHIPPS DANIELLE	5 BLACKMORE POND RD,	W WAREHAM, MA	02576
74-0-1009-2	ELKALLASSI VERONICA T, DEBONISE ERNEST	4 SQUIRREL ISLAND RD,	W WAREHAM, MA	02576
74-0-1009-1	GOMES RYAN,	88 FEARING HILL RD,	W WAREHAM, MA	02576
74-0-1009-9	ALEXANDER ADAM V, ALEXANDER ERIN K	6 SQUIRREL ISLAND RD	W WAREHAM, MA	02576
CEERTIFIED ABUTTERS ASS THEY				
APPEAR ON OUR TAX ROLLS				
AS OF 3/1/2021				
				
ASSESSORS OFFICE				
REQUESTED BY				
REBECCA PEDUZZI				
508 888-9282				
RPADUZZI@ATLANTICCOMPANIES.COM				

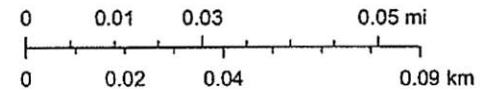
ArcGIS Web Map



4/8/2021, 9:09:55 AM

1:2,257

- Parcels with CAMA Data
- Parcel Lines
- Common Line
- Property Line MiscPolys
- Public Road
- Private Road ROW



Esri, HERE, Garmin, INCREMENT P, NGA, USGS

REQUEST FOR AN ABUTTERS LIST

PERSON REQUESTING Rebecca Peduzzi, Office Admin./Atlantic Design Engineers, Inc

DATE REQUESTED 4/7/2021

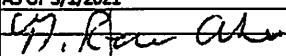
CONTACT INFORMATION rpeduzzi@atlanticcompanies.com/(508) 888-9282

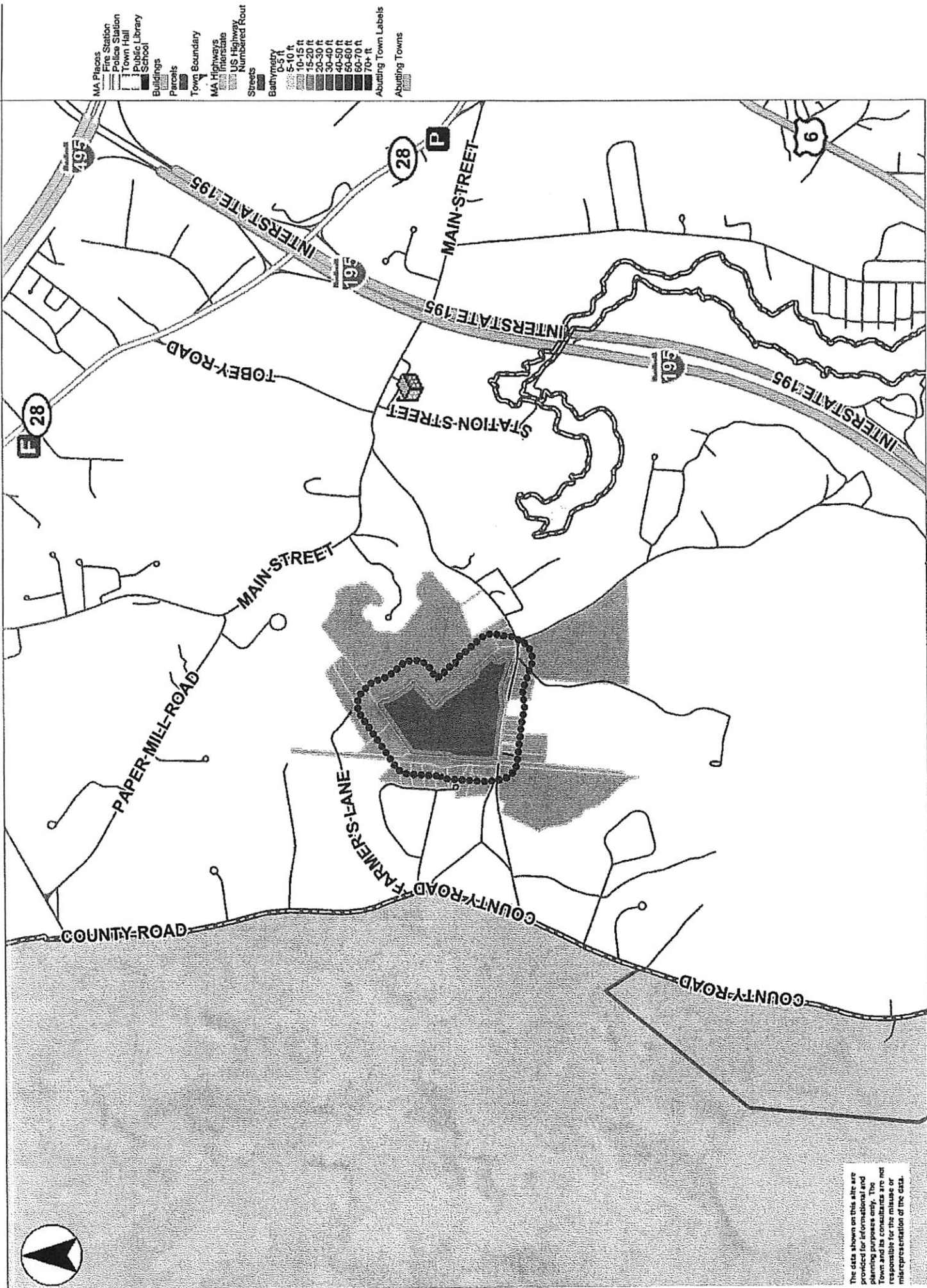
OWNERS NAME Ninety Six Realty, LLC c/o Joe Crespi **MAP/LOT** Map 91, Lot 1000

ADDRESS OF PROPERTY 101 Fearing Hill Road, W. Wareham, MA 02576

DISTANCE REQUIRED DIRECT 100' 300' X 500'

**TURNAROUND FOR ABUTTERS LIST CAN BE UP TO 10 DAYS
BUT NORMALY ONLY 1 OR 2 DAYS.**

TOWN OF WAREHAM ABUTTERS				
MAP 91 LOT 1000				
OWNER NINETY SIX REALTY LLC				
MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
62-0-1010	ASHLEY HERBERT W, ASHLEY PATRICIA I TRUSTEES	142 FEARING HILL RD,	W WAREHAM, MA	02576
74-0-1	RODERICK MELANIE F,	116 FEARING HILL RD,	W WAREHAM, MA	02576
74-0-1002	LEARY KATHLEEN	106 FEARING HILL RD,	W WAREHAM, MA	02576
74-0-1003.B	CONNELL MAXINE A, CONNELL HAROLD R JR	7 GLAD ST,	ASSONET, MA	02702
74-0-1005	JACKSON PHILIP R, JACKSON JULIA E	94 FEARING HILL RD,	W WAREHAM, MA	02576
74-0-1006	DEMELLO LEWIS A,	95 FEARING HILL RD,	W WAREHAM, MA	02576
74-0-1011	MARTINUK JILL C, FITZGERALD RYAN P	110 FEARING HILL RD,	W WAREHAM, MA	02576
74-0-1013	COMM OF MASS, EXEC OFFICE OF TRANS & CONST	MULTI-MODEL RAIL UNIT, 10 PARK PLAZA RM 3170	BOSTON, MA	02116
74-0-2	MALONE DANIEL S, MALONE MARGARET E	PO BOX 252,	W WAREHAM, MA	02576
74-0-3	DUFFY ALICE,	PO BOX 213,	W WAREHAM, MA	02576
74-0-4	DIAS MICHAEL J,	1 HOWLETT DR,	W WAREHAM, MA	02576
86-0-1000	TOWN OF WAREHAM,	54 MARION RD,	WAREHAM, MA	02571
91-0-1000	NINETY SIX REALTY LLC, C/O JOE CRESPI	PO BOX 454,	TAUNTON, MA	02780
91-0-1001	BAY BANK MERCHANTS TR ER ALS, C/O JUDY GALAVOTTI	8 SEAMEADOW LN,	WAREHAM, MA	02571
91-0-1002	HAMER RUTH, C/O ALFRED HAMER	461 COUNTY RD,	W WAREHAM, MA	02576
91-0-1003	HAYES ANNE K,	52 FARMER'S LN,	W WAREHAM, MA	02576
91-0-1008	CURLEY TIMOTHY R,	DRAWER 1111,	MARION, MA	02738
91-0-1008.A	SMITH ROBERT A, SMITH DEBBRA L	81 FEARING HILL RD,	W WAREHAM, MA	02576
91-0-1008.B	GUAMAN LUIS,	68 SHERIDAN ST,	BROCKTON, MA	02302
91-0-1008.C	PAPPALARDO KATHLEEN M, MCHALE NANCY L	87 FEARING HILL RD,	W WAREHAM, MA	02576
93-0-1017.A	DANDREA LOUIS ALAN,	3 OLD FEARING HILL RD,	W WAREHAM, MA	02576-1489
93-0-1017.B	KASPAR PAUL F, KASPAR JUDITH M	121 FEARING HILL RD,	W WAREHAM, MA	02576
93-0-W10	DOWNING MICHAEL S,	PO BOX 282,	W WAREHAM, MA	02576
93-0-W4	MORETTI DAVID T, MORETTI BARBARA J	20 HELEN ST,	W WAREHAM, MA	02576
93-0-W5	HOGAN CHRISTOPHER J, HOGAN JANET L	22 HELEN ST,	W WAREHAM, MA	02576
93-0-W6	CAMPBELL CRISTA LYN,	24 HELEN ST,	W WAREHAM, MA	02576
93-0-W7	FONTAINE CRAIG T,	26 HELEN ST,	W WAREHAM, MA	02576
93-0-W8	NAULT DARREN, NAULT WENDY A	28 HELEN ST,	W WAREHAM, MA	02576
93-0-W9	JOHNSON RICHARD B, JOHNSON LOUISE A	17 LAURA LN,	FAIRHAVEN, MA	02719
74-0-1009-2	ELKALLASSI VERONICA T, DEBONISE ERNEST	4 SQUIRREL ISLAND RD,	W WAREHAM, MA	02576
74-0-1009-1	GOMES RYAN,	88 FEARING HILL RD,	W WAREHAM, MA	02576
74-0-1009-9	ALEXANDER ADAM V, ALEXANDER ERIN K	6 SQUIRREL ISLAND RD	W WAREHAM, MA	02576
CERTIFIED ABUTTERS AS THEY				
APPEAR ON OUR TAX ROLLS				
AS OF 3/1/2021				
				
ASSESSORS OFFICE				
REQUESTED BY				
REBECCA PADUZZI				
508 888-9282				
RPADUZZI@ATLANTICCOMPANIES.COM				



The data shown on this site are provided for informational and planning purposes only. The Town of ... is not responsible for the misuse or misrepresentation of the data.



Printed on 04/08/2021 at 08:15 AM

FEARING HILL SUBDIVISION
FORM B/PRELIMINARY PLAN CHECKLIST

The Preliminary Plan shall be drawn on appropriate, reducible paper and should exhibit the following information by which to form a clear basis for discussion and for the preparation of a Definitive Plan:

1. X The title, "Preliminary Plan of (name of subdivision)";
2. X Date, scale and North arrow, Assessor's Map(s) and Lot(s) number(s) and a legend to explain any graphic representation or symbols on the plan;
3. X The names, addresses and telephone numbers of the owner(s) of record and applicant(s);
4. X The names of the designer, engineer and/or surveyor who prepared the plan;
5. X The names of all abutters, as determined from the most recent local tax list;
6. X The existing and proposed lines of streets, ways, easements and any public areas within the subdivision;
7. X The proposed drainage system, including adjacent existing natural waterways;
8. X The approximate boundary lines, dimensions, and areas of proposed lots;
9. X The names, locations, and widths of adjacent streets;
10. X The general topography of the land;
11. X Location and distance to nearest public water and sewer utility services;
12. X A locus map scaled at 1" = 2,000' and an aerial map exhibiting the general area surrounding the subject property (approximately ½ mile surrounding the site).

This application constitutes the applicant's willingness to work under the Town of Wareham's Subdivision Rules and Regulations. Any errors or omissions from this checklist or the Subdivision Regulations may result in the applicant not being placed on a Planning Board agenda or denial of this Form B/Preliminary Plan.

Customer Name:	Rich Tabaczynski
Date:	5/4/2021 9:50:09 AM
Number of Documents:	1
Number of Pages:	2
Document #:	11963
Page #:	
Total Charge:	2\$



2012 00011963

Bk: 40960 Pg: 290 Page: 1 of 2
Recorded: 02/10/2012 11:10 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

CONFIRMATORY DEED

I, ROBERT B. AHEARN of Plymouth, Plymouth County, Massachusetts

in consideration of One and no\100's (\$1.00) dollar PAID

grant and release to Ninety Six Realty, LLC, a duly organized and validly existing Massachusetts limited liability company of 246 South Meadow St., Gate 4, Hangar NW8, Plymouth, Plymouth County, Massachusetts and those claiming title thereunder

All of my right, title and interest in and to the parcels described on Exhibit A hereto.

The within confirmatory deed is given to confirm and correct the deed dated October 5, 2006 and recorded in Book 33797 Page 254 wherein the name of the grantee was improperly recited and there were scrivener and typographical errors in the Exhibit A attached. No new consideration is paid herein.

Witness my hand and seal this 9th day of February, 2012

ROBERT B. AHEARN

THE COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS.

February 9, 2012

On this 9 day of February, 2012 before me, the undersigned notary public, personally appeared **ROBERT B. AHEARN** proved to me through satisfactory evidence of identification, which was drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public
My Commission Expires: Feb. 13, 2015

Return to:
Atty. Louis J. Accavaro, Jr
Duggan + Accavaro
89 Access Rd, Unit A
Norwood MA 02062

Property addresses: 12-34 Blackstone Pond Rd, 18 Westmore Pond Rd, RT 6 Marion Rd, 33 Farmer Lane, 33 Blackstone Pond Rd.

EXHIBIT A

All rights, title and interest in the following seven (7) parcels of land in the Town of Wareham, Plymouth County, Massachusetts, and described on the Wareham Assessor's Maps as hereinafter set forth:

Parcel 1

Being Lot 1000 on Wareham Assessor's Map 91. Fearing Hill Road by Blackmore Pond Road, and containing 44.05 acres of land, more or less, according to said Wareham Assessor's Map.

Parcel 2

Being Lot 1003 on Wareham Assessor's Map 75, 12-34 Blackmore Pond Road, and containing 7.56 acres of land, more or less, according to said Wareham Assessor's Map. See also Plymouth Deeds Book 301 Page 1 and Book 415 Page 275.

Parcel 3

Being Lot 1004 on Wareham Assessor's Map 75, Blackmore Pond Road, and containing 19.03 acres of land, more or less, according to said Wareham Assessor's Map.

Parcel 4

Being Lot 1000 on Wareham Assessor's Map 53, Route 6 Marion Road, and containing 2.60 acres of land, more or less, according to said Wareham Assessor's Map. See also Plymouth Deeds Book 562 Page 473.

Parcel 5

Being Lot 1018 on Wareham Assessor's Map 93, 33 Farmers Lane and containing 6.5 acres of land, more or less, according to said Wareham Assessor's Map. See also Plymouth Deeds Book 504 Page 154.

Parcel 6

Being Lot 1009 on Wareham Assessor's Map 74, 33 Blackmore Pond Road, and containing 37.62 acres of land, more or less, according to said Wareham Assessor's Map. See also Plymouth Deeds Book 301 Page 1 and Book 415 Page 275.

Parcel 7

Being Lot 1007 on Wareham Assessor's Map 74, Fearing Hill Road and containing 13,504 square feet of land, more or less, according to said Wareham Assessor's Map. See also Plymouth Deeds Book 301 Page 1 and Book 415 Page 275.

Address of properties: Lot 1000, Map 91 Fearing Hill Road by Blackmore Pond Road; Lot 1003, Map 75, 12-34 Blackmore Pond Road; Lot 1004, Map 75, Blackmore Pond Road; Lot 1000, Map 53, Route 6 Marion Road; Lot 1018, Map 93, 33 Farmers Lane; Lot 1009, Map 74, 33 Blackmore Pond Road; Lot 1007, Map 74, Fearing Hill Road, all Wareham, Plymouth County, Massachusetts.

Property Address: 101 Fearing Hill Road, Wareham, MA

*** Electronic Recording ***
Doc#: 00033742
Bk: 54648 Pg: 68 Page: 1 of 2
Recorded: 03/24/2021 02:23 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 03/24/2021 02:23 PM
Ctrl# 144339 31123
Fee: \$369.36 Cons: \$80,781.25

DEED

I, Michael G. O'Neil, Jr, Esq., of Quincy, Massachusetts, duly appointed Commissioner to Sell Real Estate in Matter of Petition for Partition per Plymouth Probate and Family Court Docket#: PL18E0033PP by Power conferred by said Court and Decree dated February 4, 2021 and every other power, and for consideration paid of EIGHTY THOUSAND SEVEN HUNDRED EIGHTY-ONE and 25/100 Dollars (\$80,781.25), which represents a set-off of 11.45833333% of the total parcel and not a sale of the total parcel, grant to: Ninety-Six Realty, LLC, a Massachusetts Limited Liability Company, having its usual place of business at 246 South Meadow Road, Gate 4, Hanger NW8, Plymouth, MA 02360

with quitclaim covenants,

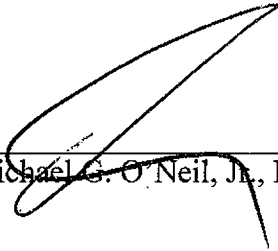
A certain parcel of land situated on the north side of Fearing Hill Road in the Town of Wareham, I the County of Plymouth, Commonwealth of Massachusetts, which is currently identified as Lot 1000 on Wareham Assessor Map 91, and which according to the said Assessors Map consists of 44.05 acres, more or less. Said parcel is believed to be identified as the "Grove Lot" in Article 3 of the Will of Elbridge G. Fearing, who died July 16, 1884, Plymouth County Probate Docket#: 1518.

Containing, according to said plan, 44.05 acres of land.

Property Address: 101 Fearing Hill Road, Wareham, MA 02571.

Being shown as Parcel 1 on Deed recorded with said Deeds at Book 33797, Page 254. See also Deed at Book 28301, Page 255 and Deeds and Instruments at Book 33140 Page 103 et seq.

Witness my hand and seal this 24th day of March, 2021.

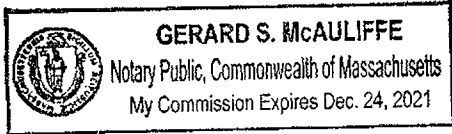


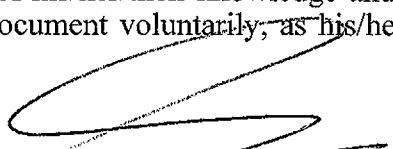
Michael G. O'Neil, Jr., Esq., Commissioner

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

On this 24th day of March, 2021, before me, the undersigned notary public, personally appeared, Michael G. O'Neil, Jr., and proved to me through satisfactory evidence of identification, which was MA Driver License, to be the person(s) whose names is(are) signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her/their knowledge and belief and acknowledged he/she/they signed the foregoing document voluntarily, as his/her/their free act(s) and deed(s), as Commissioner.





Gerard S. McAuliffe, Notary Public:
My Commission Expires:



May 6, 2021

Town of Wareham
Board of Health
54 Marion Road
Wareham, MA 02571

**Re: Preliminary Subdivision
Fearing Hill Road Solar Project
91 & 101 Fearing Hill Road Wareham, MA (Parcel ID: 91-1000 & 74-1007)
Atlantic Job #3055.02**

Dear Members of the Board of Health:

On behalf of the applicant, Wareham MA 3, LLC, we respectfully submit the following relative to a Preliminary Subdivision of the above-mentioned property:

- One copy of a properly executed Form B – Application for Approval of Preliminary Subdivision Plan.
- One copy of the above-referenced Preliminary Subdivision Plan.


This filing is pursuant to the Town of Wareham's Rules and Regulations Governing the Subdivision of Land as well as the requirements of M.G.L. Chapter 41, Section 81S.

Accordingly, a copy of the Form B application has also been submitted to the Town Clerk and Planning Board.

If you have questions, please feel free to reach out to us at (508) 888-9282.

Very truly yours,

ATLANTIC DESIGN ENGINEERS, INC.


Richard J. Tabaczynski, P.E.
Vice President

cc: Wareham MA 3, LLC

RECEIVED

MAY 06 2021

TOWN OF WAREHAM
BOARD OF HEALTH



May 6, 2021

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

**Re: Preliminary Subdivision
Fearing Hill Road Solar Project
91 & 101 Fearing Hill Road Wareham, MA (Parcel ID: 91-1000 & 74-1007)
Atlantic Job #3055.02**

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- One copy of the above-referenced Preliminary Subdivision Plan.


This filing is pursuant to the Town of Wareham's Rules and Regulations Governing the Subdivision of Land as well as the requirements of M.G.L. Chapter 41, Section 81S.

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If you have questions, please feel free to reach out to us at (508) 888-9282.

Very truly yours,

ATLANTIC DESIGN ENGINEERS, INC.


Richard J. Tabaczynski, P.E.
Vice President

cc: Wareham MA 3, LLC

7018 2290 0000 9436 4678

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Wareham, MA 02571

OFFICIAL USE

Certified Mail Fee	\$3.60	
Postage	\$2.20	
Extra Services & Fees (check box, add fees as appropriate)		\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Total Postage and Fees	\$8.65	

Postmark Here
0563 12
05/06/2021

Sent To: Town of Wareham / Town Clerk
Street and Apt. No., or PO Box No.: 54 Marion Rd.
City, State, ZIP+4®: Wareham MA 02571 3055.02

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WAREHAM TOWN CLERK
2021 MAY 6 PM 1:47

