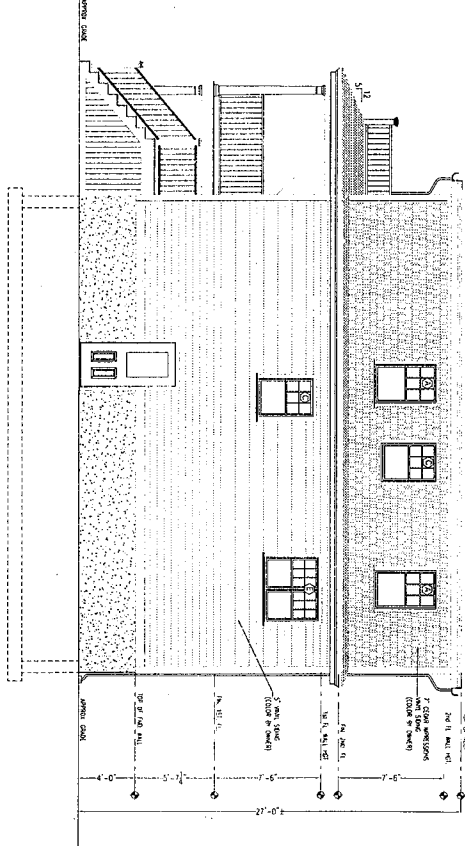
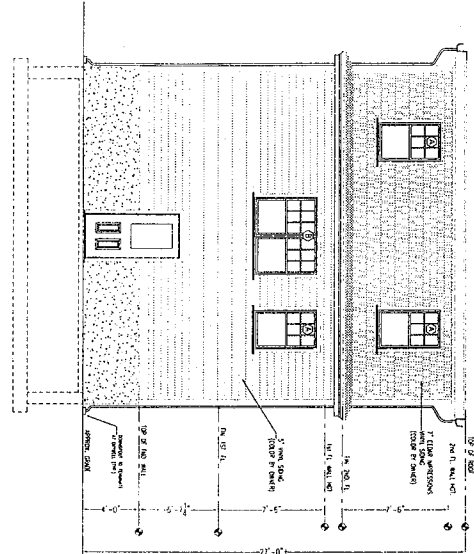


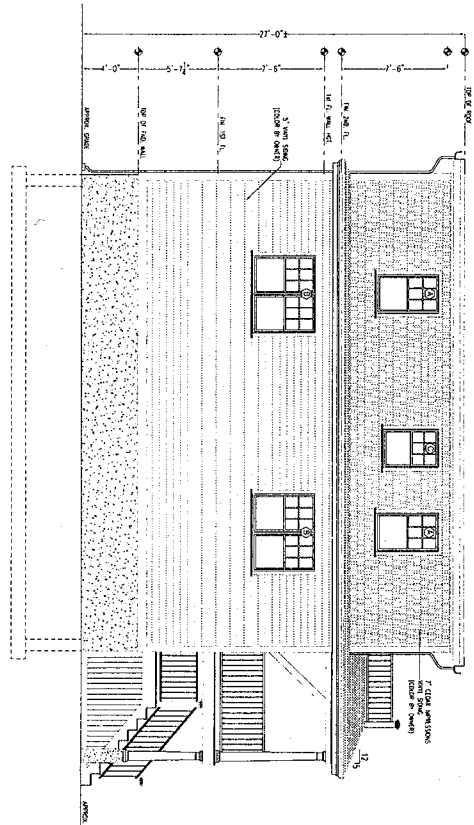
FRONT ELEVATION  
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

**MD**  
**MORETTI**  
**DESIGNS**  
ARCHITECTURAL DESIGN  
CONSTRUCTION MANAGEMENT

PROJECT:  
MARCLEY RESIDENCE  
10 THIRTEENTH STREET  
ONSET, MA 02538

OWNER:  
HOWARD MARCLEY  
40 WILLIAMS STREET  
BEVERLY, MA 01915

REGISTERED ARCHITECT

PROJECT NO. 20-002

DRAWN BY J. MORETTI

DATE OF ISSUE 3/9/2020

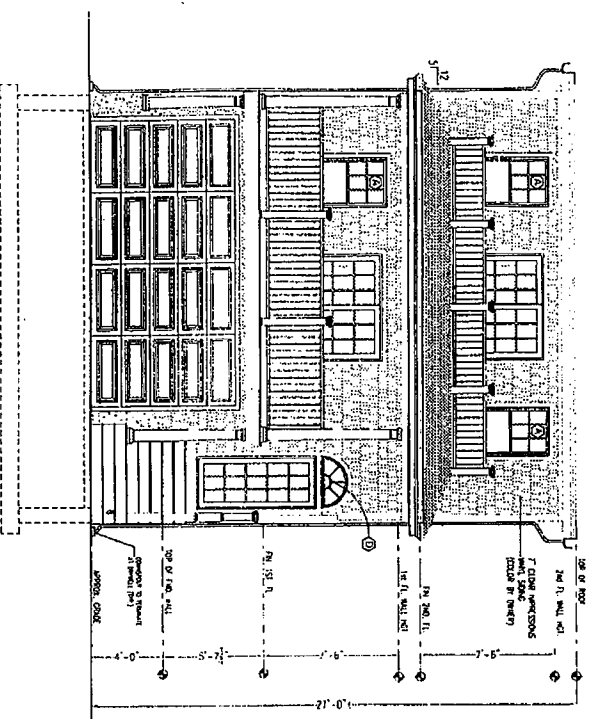
SCALE AS NOTED

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION

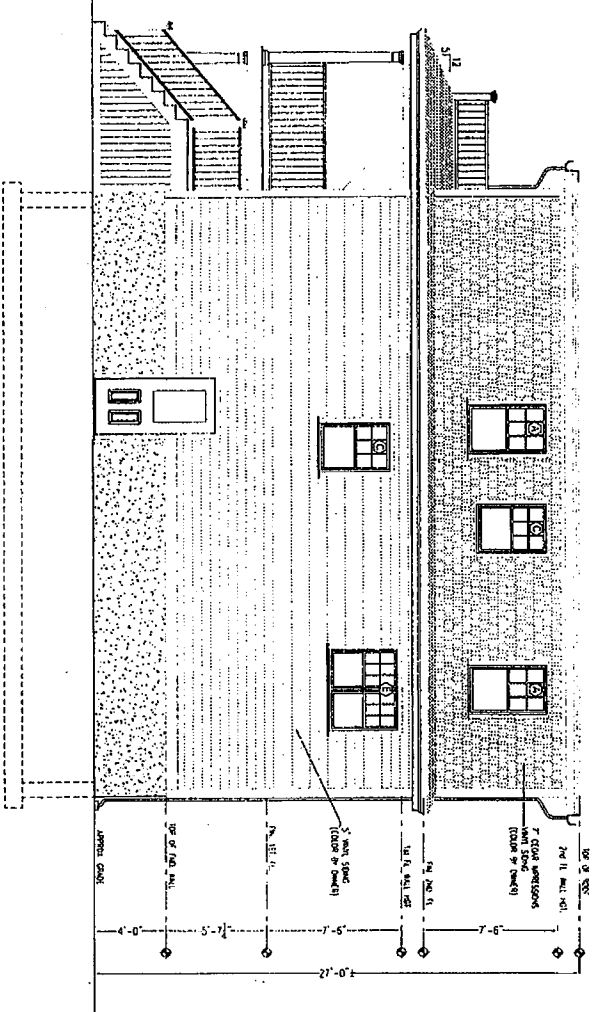
THIS SET OF PERMIT DRAWINGS IS THE PROPERTY OF MORETTI DESIGNS AND SHALL REMAIN THE PROPERTY OF MORETTI DESIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS SET OF PERMIT DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MORETTI DESIGNS.

SHEET TITLE:  
ELEVATIONS

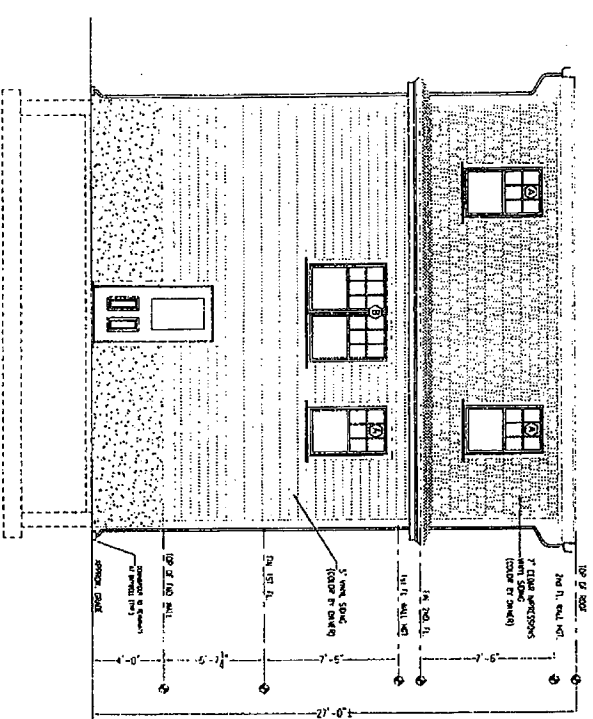
SHEET NUMBER:  
**A-01**



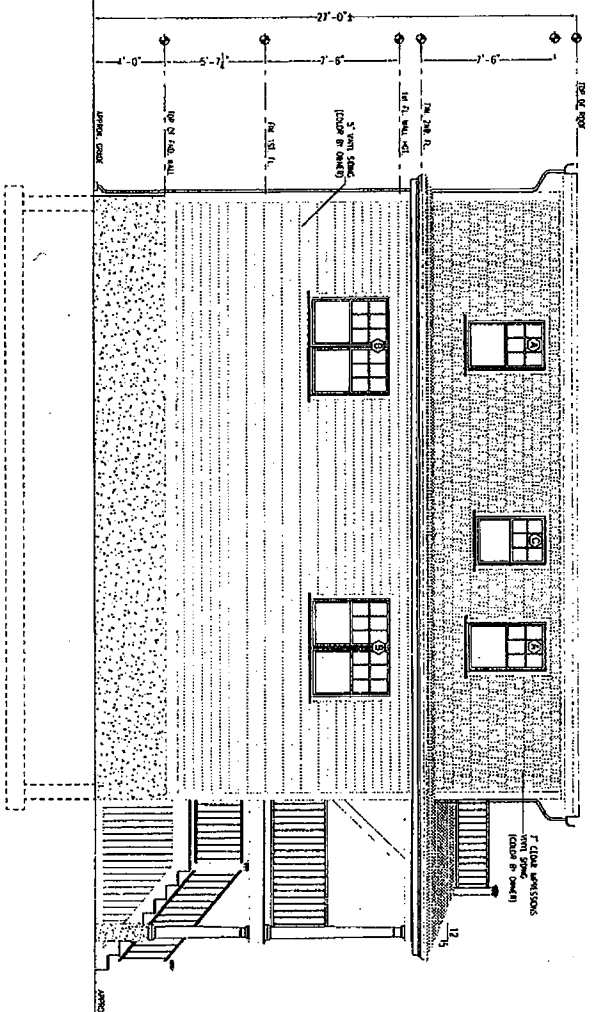
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

**MJD**  
MORETTI  
DESIGNS  
ARCHITECTURAL DESIGN  
CONSTRUCTION MANAGEMENT

PROJECT:  
MARCLEY RESIDENCE  
10 THIRTEENTH STREET  
ONSET, MA 02538

OWNER:  
HOWARD MARCLEY  
40 WILLIAMS STREET  
BEVERLY, MA 01915

REGISTERED ENGINEER

PROJECT NO.: 20-002

DRAWN BY: J. MORETTI

DATE OF ISSUE: 3/9/2020

SCALE: AS NOTED

REVISIONS	
NO.	DATE
1	10/7/20
2	3/9/21

ATTORNEY: PROJECT DESIGN, INC.  
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SHEET TITLE:  
ELEVATIONS

SHEET NUMBER:  
A-01

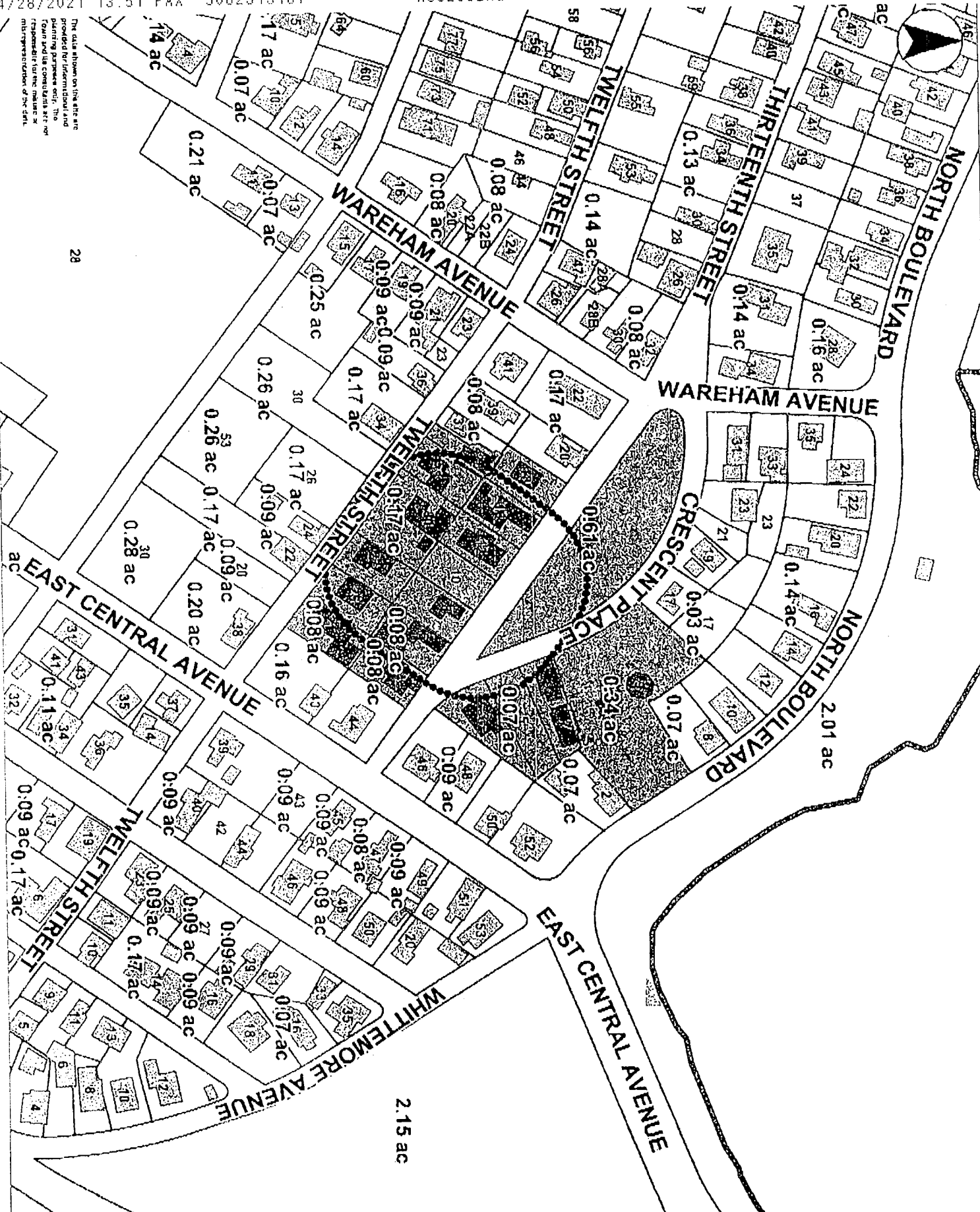
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the make or misrepresentation of the data.

200'

J00 A

Printed on 04/28/2021 at 01:32 PM

28



MapsOnline by PeopleGIS

- AVA Places
- Fire Station
- Police Station
- Town Hall
- Public Library
- School
- Buildings
- PSN
- Permits
- Town Boundary
- M/A
- Highways
- US Interstate
- US Highway
- Numbered Rte.
- Specials
- Barbribery
- 0-5 ft
- 5-10 ft
- 10-15 ft
- 15-20 ft
- 20-30 ft
- 30-40 ft
- 40-50 ft
- 50-60 ft
- 60-70 ft
- 70+ ft
- Assessing Town Land
- Assessing Towns
- ESN



74207  
Received & Recorded  
PLYMOUTH COUNTY  
REGISTRY OF DEEDS  
30 JUN 2006 11:42AM  
JOHN R. BUCKLEY, JR.  
REGISTER  
Bk 3295B Pg 35

TREASURER'S DEED

COMMONWEALTH OF MASSACHUSETTS

TOWN OF WAREHAM

OFFICE OF THE TREASURER

I, John D. Foster, Treasurer of the Town of Wareham, pursuant and subject to the provisions of General Laws, Chapter 60, Section 77B, in consideration of Ninety Thousand Five Hundred and 00/100 (\$90,500.00) Dollars paid, hereby grant to Dominic Cammarano, Jr. and Howard F. Marcley, Jr., c/o P. O. Box 910, Onset, MA 02558-0910, the following described land:

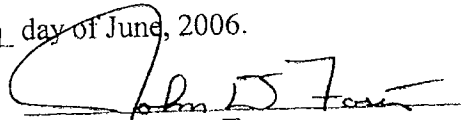
All that certain parcel of land with any buildings thereon, containing about 3,600 sq. ft. of land, more or less, situated at 10 13<sup>th</sup> Street, Onset, Plymouth County, Massachusetts and shown on Assessors' Map 1 as Lot 344. See Tax Taking recorded with Plymouth County Registry of Deeds in Book 11839, Page 340.

The whole of said land was sold to the grantee at auction on May 13, 2006, pursuant to said Section 77B, after publication of notice of sale in the New Bedford Standard Times on April 30 and May 6, 2006, and the posting of copies of said Notice in the following places: (1) Town Hall, and (2) U. S. Post Office, Wareham, Massachusetts.

This deed is given with the warranty that there has been full compliance with the provisions of G.L. c. 44 Section 63A.

An Arson/Tax Delinquency Statement has been received from the grantee(s) named herein in accordance with G.L. c. 60 Section 77B, paragraph 3.

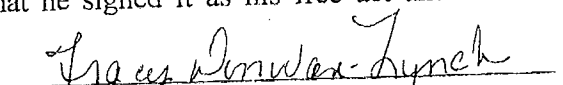
Executed as a sealed instrument this 12<sup>th</sup> day of June, 2006.

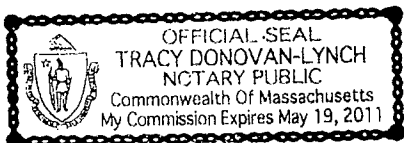
  
John D. Foster, Treasurer

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH COUNTY, SS

On this 12<sup>th</sup> day of June, 2006, before me, the undersigned notary public, personally appeared John D. Foster, who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on this document, and acknowledged to me that he signed it as his free act and deed as Treasurer of the Town of Wareham.

  
Notary Public  
My commission expires: May 19, 2011



Return to:  
Dominic Cammarano Jr.  
P.O. Box 910  
Onset, MA 02558-0910

Property Address: 10 13th St. Onset, MA

TOWN OF WAREHAM  
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

- o Complete this form.
- o Complete information packets. (Directions attached)
- o Submit application form and packet to Town Clerk for signature.
- o Submit application form and packet to Town Collector for signature.
- o Submit completed form, packets, and appropriate fees\*\* to the Zoning Board of Appeals secretary.

\*\*Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

\*\*A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$100.00.

\*\*The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.90 per certified letter to each abutter. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 10 Thirteenth St. LOT: 344 MAP: 1  
ZONING DISTRICT: OV-2  
USE REQUESTED: Primary Residence  
OWNER OF LAND & BUILDING: Howard F. Marcle, Jr. TEL.# 781-704-9000  
ADDRESS OF OWNER: 40 Williams St, Beverly, MA 01915  
PERSON(S) WHO WILL UTILIZE PERMIT: Howard F. Marcle, Jr.  
ADDRESS: same as above  
DATE: 04/12/2021 SIGNATURE: [Signature]

This application was received on the date stamped here:

Town Clerk:	_____	Date:	_____		
Tax Collector:	_____	Date:	_____		
Planning/Zoning Dept.:	_____	Date:	_____		
Application fee paid:	_____	Check #:	_____	Receipt:	_____
Advertising fee paid:	_____	Check #	_____	Receipt:	_____
Abutters fee paid:	_____	Check #	_____	Receipt:	_____

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One:  Variance  Special Permit  Site Plan  Appeal

Date stamped in: \_\_\_\_\_ Date decision is due \_\_\_\_\_

Applicant's Name: Howard F. Marcley, Jr.

Applicant's Address: 40 Williams St, Beverly, MA 01915

Telephone Number: 781-704-9000

Cell Phone Number: 781-704-9000

Email Address: Howie2233@gmail.com

Address of Property/Project: 10 Thirteenth St, Wareham, MA 02538

Landowner's Name: same

Owner's Address: \_\_\_\_\_

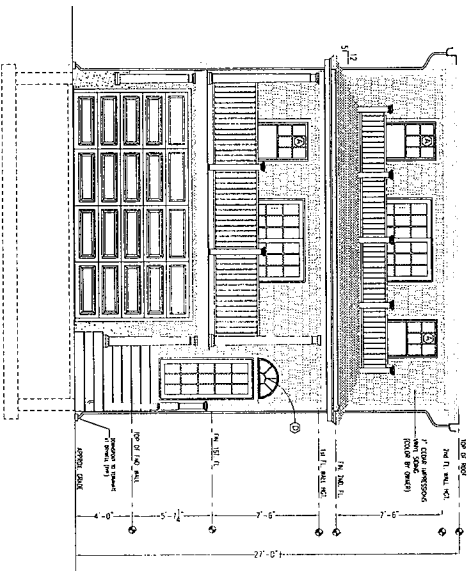
Telephone Number: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

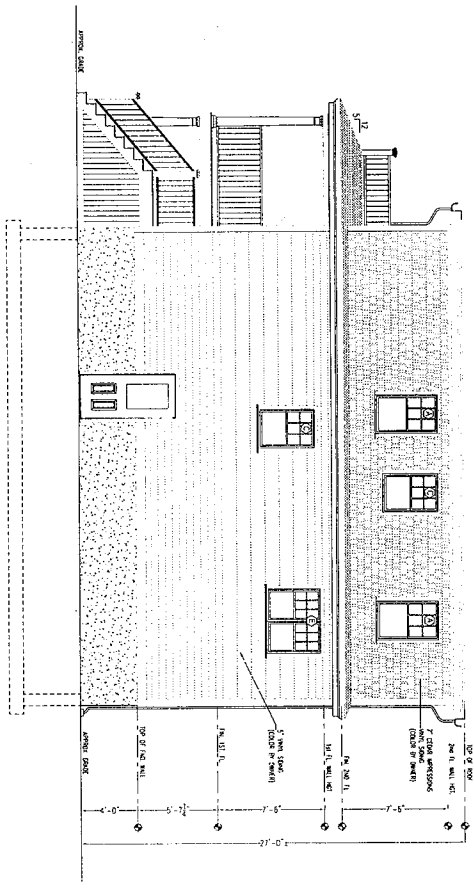
Map 1 Lot 344 Zone OV-2

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

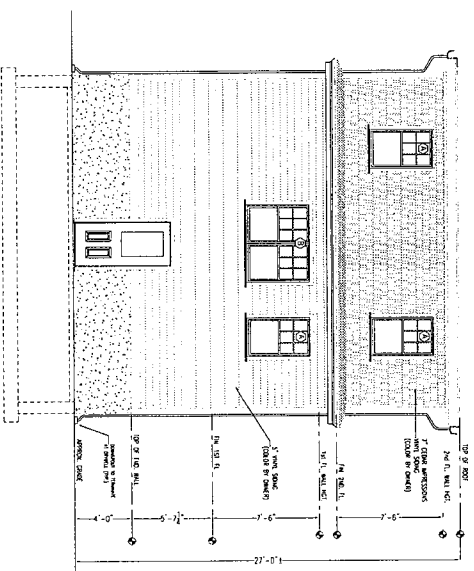
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



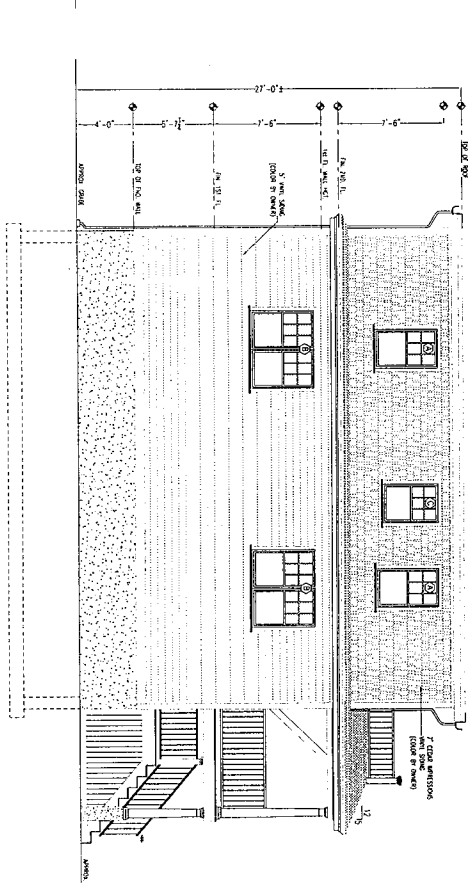
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

**MD**  
MORETTI  
DESIGNS  
ARCHITECTURAL DESIGN  
CONSTRUCTION MANAGEMENT

PROJECT:  
MARCLEY RESIDENCE  
10 THIRTEENTH STREET  
ONSET, MA 02538

OWNER:  
HOWARD MARCLEY  
40 WILLIAMS STREET  
BEVERLY, MA 01915

REGISTERED ENGINEER

PROJECT NO: 20-1002

DRAWN BY: J. MORETTI

DATE OF ISSUE: 3/9/2020

SCALE: AS NOTED

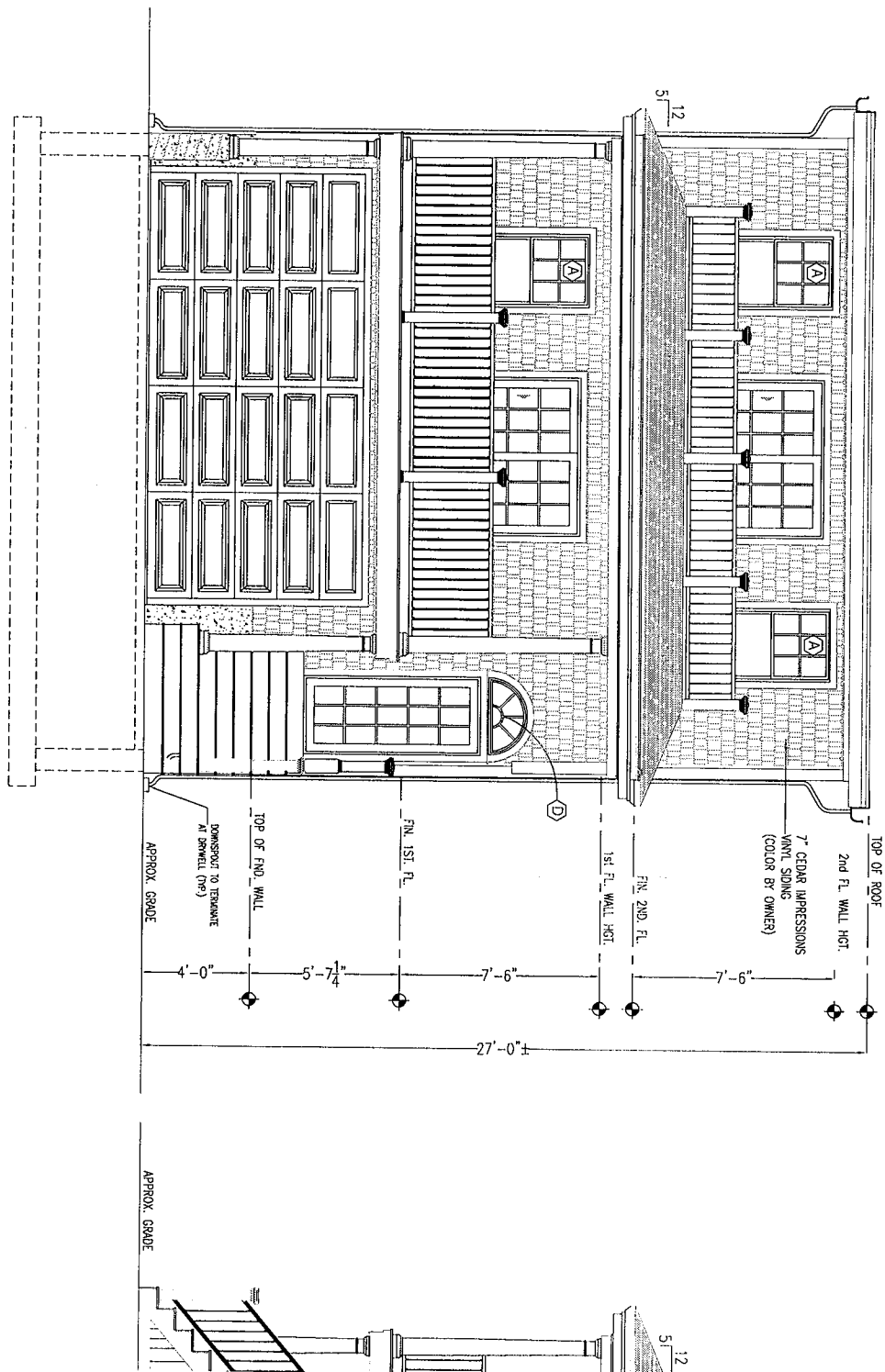
REVISIONS	
NO.	DESCRIPTION
1	ISSUE
2	REVISED

NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE MASSACHUSETTS STATE BOARD OF BUILDING OFFICIALS (SBO) REGULATIONS.  
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.  
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

SHEET TITLE:  
ELEVATIONS

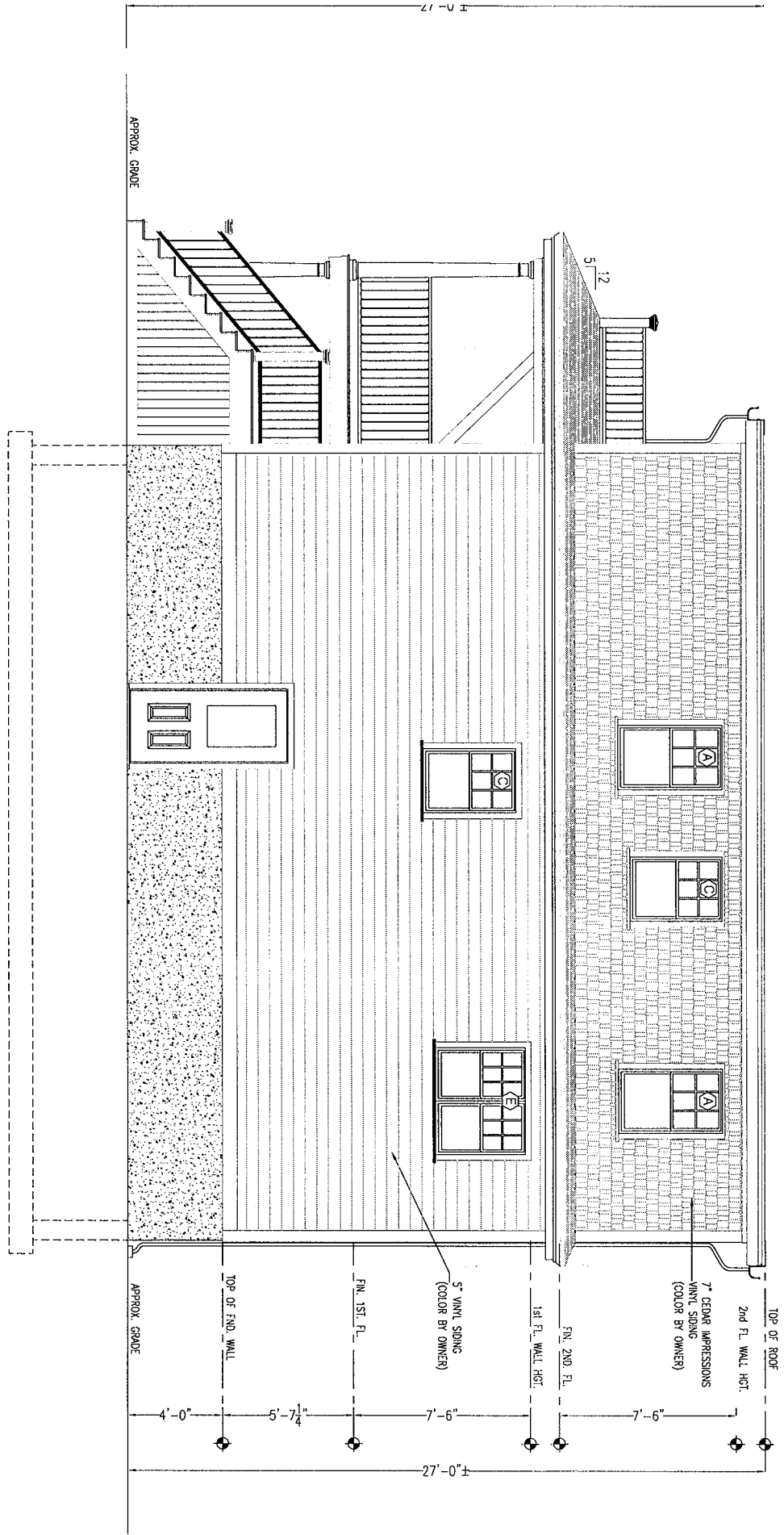
SHEET NUMBER:  
A-01





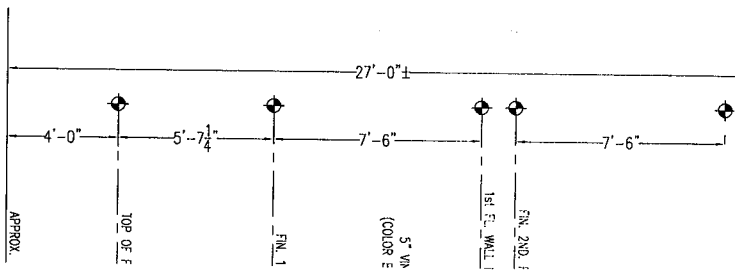
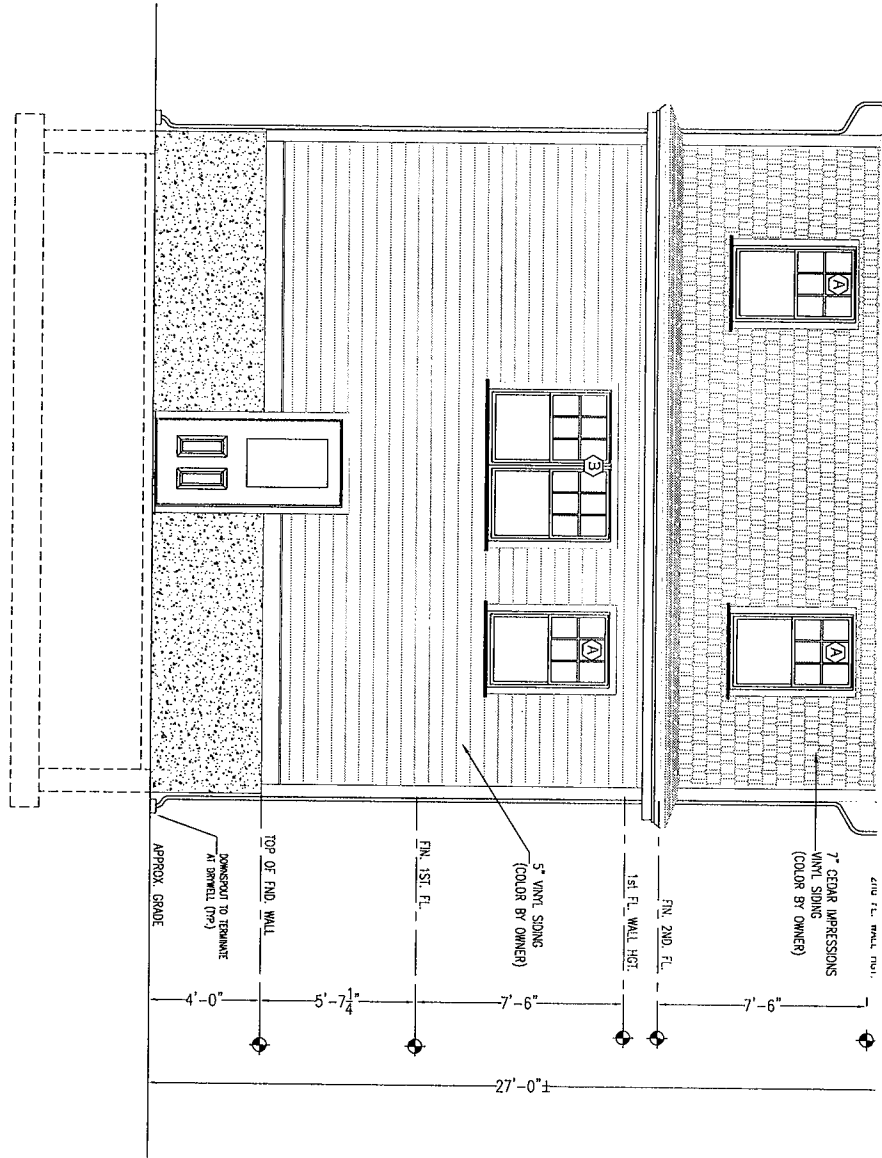
**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

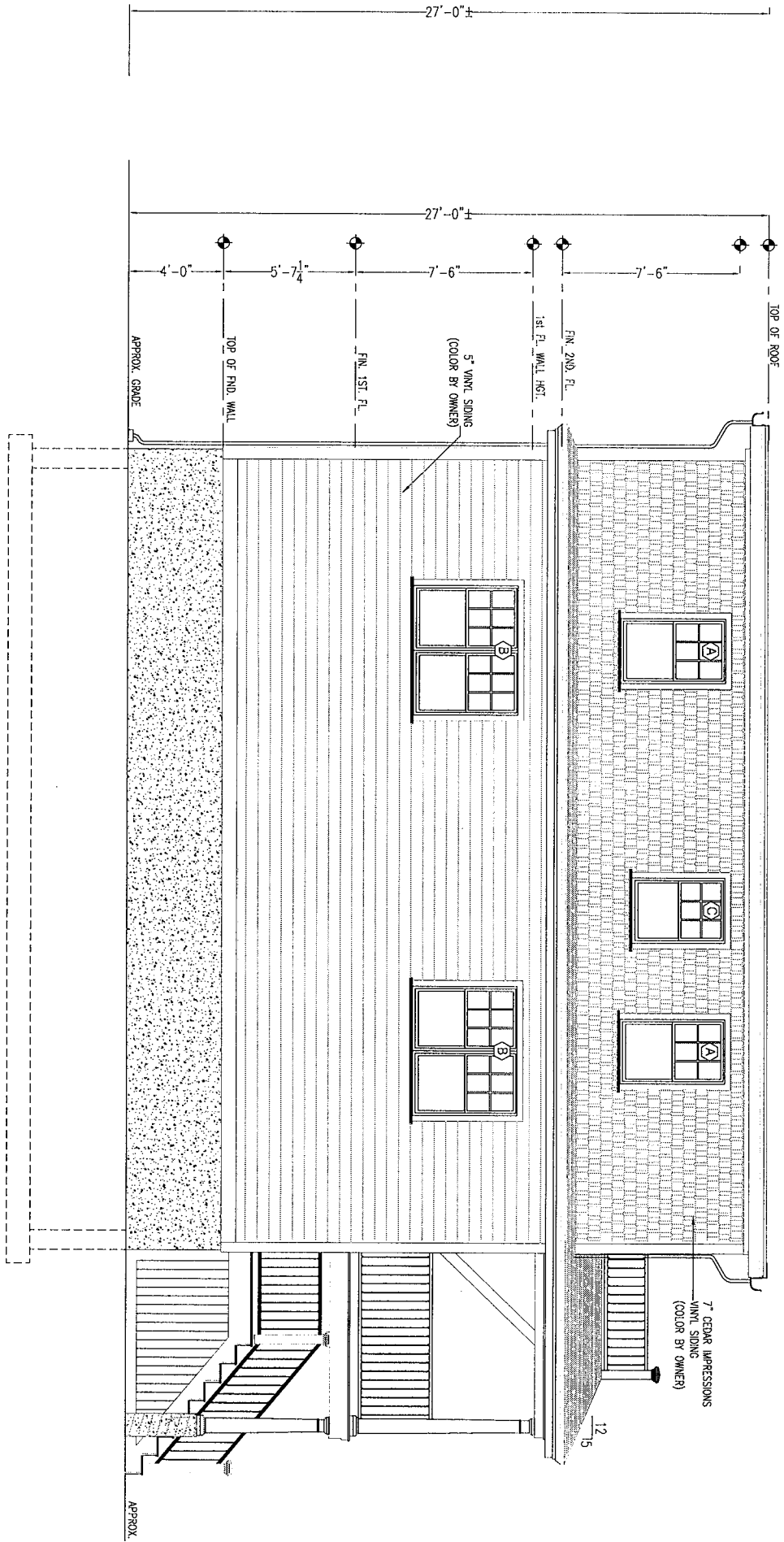


**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



REAR ELEVATION  
 SCALE: 1/4" = 1' 0"



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**PROJECT:**  
**MARCLEY RESIDENCE**  
 10 THIRTEENTH STREET  
 ONSET, MA 02538

**OWNER:**  
**HOWARD MARCLEY**  
 40 WILLIAMS STREET  
 BEVERLY, MA 01915

REGISTERED ENGINEER

PROJECT NO. 20-002

DRAWN BY: J. MORETTI

DATE OF ISSUE: 3/9/2020

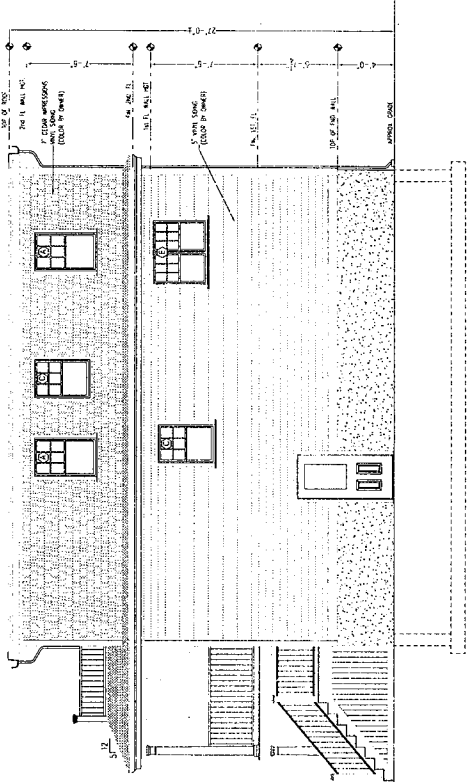
SCALE: AS NOTED

REVISIONS	
NO.	DESCRIPTION
1.	ISSUE SET
2.	ISSUE SET

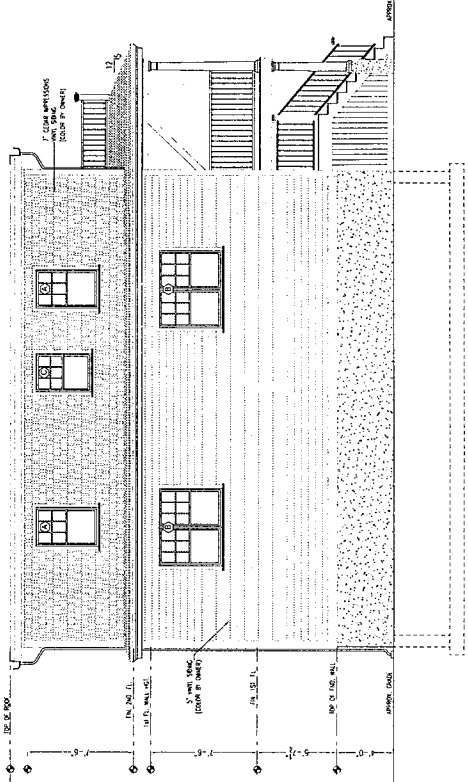
THIS DOCUMENT IS THE PROPERTY OF MORETTI DESIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MORETTI DESIGNS.

SHEET TITLE:  
**ELEVATIONS**

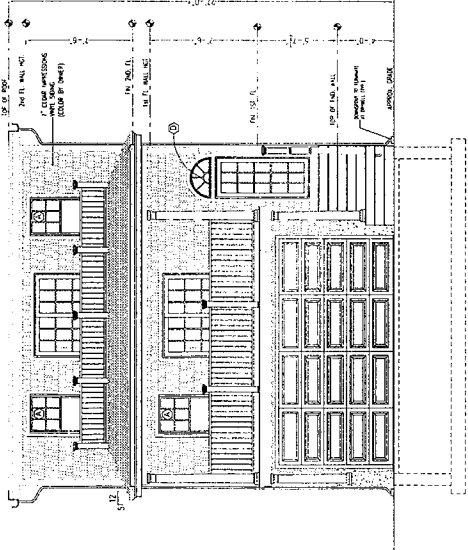
SHEET NUMBER:  
**A-01**



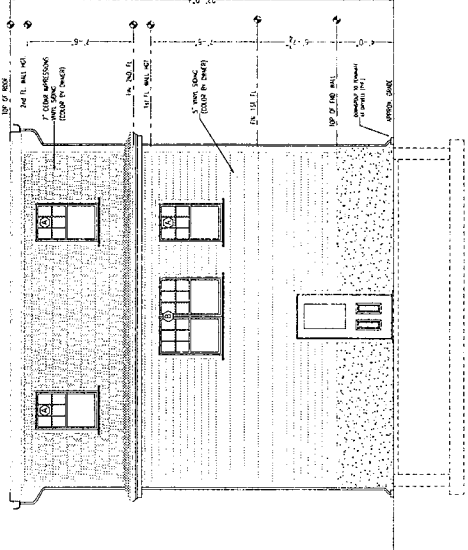
RIGHT SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



REAR ELEVATION  
 SCALE: 1/4" = 1'-0"

# PROPOSED SITE PLAN

CLIENT FILE NO. 4766 DEED REF: BOOK: 32958 PAGE: 35

OWNER: DOMINIC CAMMARANO, JR. PLAN REF: BOOK: 1 PAGE: 58

ADDRESS: 10 THIRTEENTH STREET LAND COURT CERT. OF TITLE: LAND COURT PLAN:

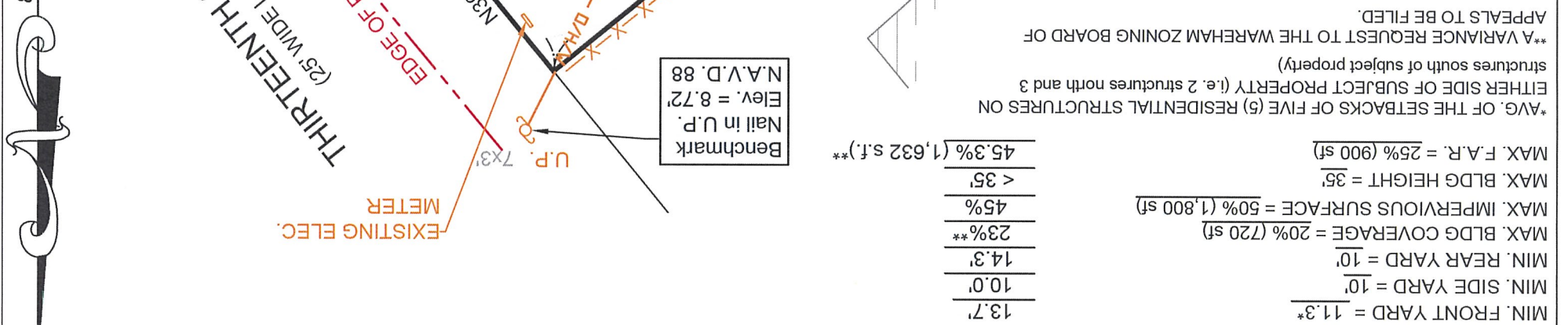
ONSET, MA 02538 ASSESSORS MAP: 1 LOT: 344

ZONING DISTRICT: OV-2  
REQUIRED

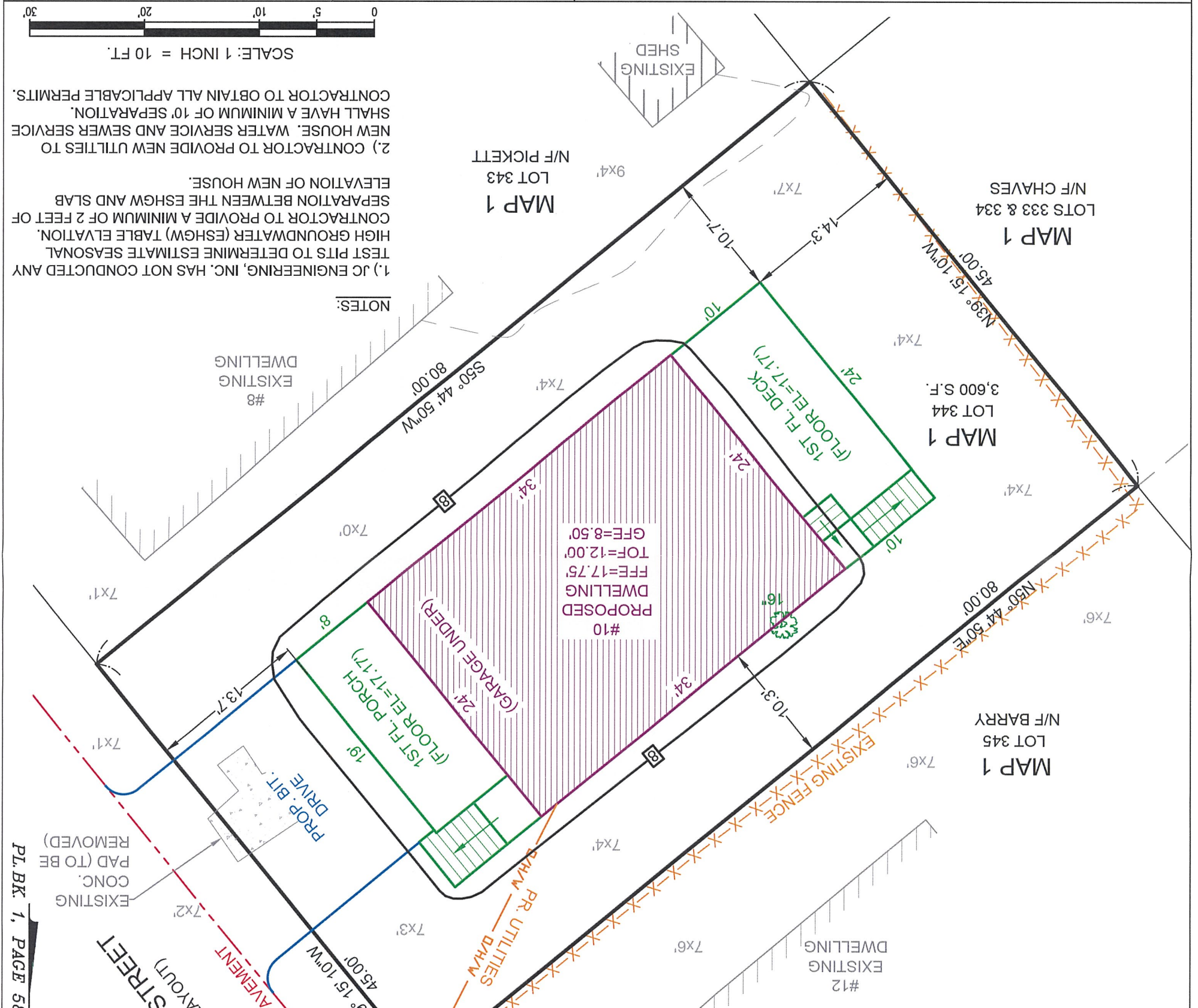
MIN. FRONT YARD = 11.3'	PROPOSED
MIN. SIDE YARD = 10'	10.0'
MIN. REAR YARD = 10'	14.3'
MAX. BLDG COVERAGE = 20% (720 sf)	23%**
MAX. IMPERVIOUS SURFACE = 50% (1,800 sf)	45%
MAX. BLDG HEIGHT = 35'	< 35'
MAX. F.A.R. = 25% (900 sf)	45.3% (1,632 s.f.)**

\*AVG. OF THE SETBACKS OF FIVE (5) RESIDENTIAL STRUCTURES ON EITHER SIDE OF SUBJECT PROPERTY (i.e. 2 structures north and 3 structures south of subject property)  
\*\*A VARIANCE REQUEST TO THE WARHAM ZONING BOARD OF APPEALS TO BE FILED.

Benchmark  
Nail in U.P.  
Elev. = 8.72'  
N.A.V.D. 88



PL.BK. 1, PAGE 58



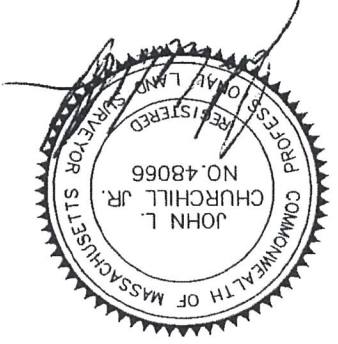
SCALE: 1 INCH = 10 FT.  
0 5 10 20 30

NOTES:  
1.) JC ENGINEERING, INC. HAS NOT CONDUCTED ANY TEST PITS TO DETERMINE ESTIMATE SEASONAL HIGH GROUNDWATER (ESHGW) TABLE ELEVATION. CONTRACTOR TO PROVIDE A MINIMUM OF 2 FEET OF SEPARATION BETWEEN THE ESHGW AND SLAB ELEVATION OF NEW HOUSE.  
2.) CONTRACTOR TO PROVIDE NEW UTILITIES TO NEW HOUSE. WATER SERVICE AND SEWER SERVICE SHALL HAVE A MINIMUM OF 10' SEPARATION. CONTRACTOR TO OBTAIN ALL APPLICABLE PERMITS.

**JC ENGINEERING, INC**  
2854 CRANBERRY HIGHWAY  
EAST WARHAM, MA 02538  
TEL. (508) 273-0377 FAX. (508) 273-0367  
DATE: NOVEMBER 13, 2019 SCALE: 1" = 10'

A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25023C0581K DATED 07/16/2014 HAS BEEN CONDUCTED AND TO THE BEST OF MY INTERPRETATION, THIS SUBJECT PROPERTY IS IN FLOOD ZONE AE (EL. 14), WHICH IS A SPECIAL FLOOD HAZARD ZONE.

I hereby certify that the lot corners, dimensions, and setbacks to the PROPOSED DWELLING as shown on this plan are correct and were based on a field instrument survey.



Date 11/13/19  
John L. Churchill Jr., PE, PLS

JOB #4766