

November 9, 2021
Project No. 2443

Ms. Michele Bissonnette, Town Clerk
Wareham Town Clerk's Office
54 Marion Road
Wareham, MA 02571

**Subject: Notification of Definitive Subdivision Plan Modification Submittal
Shell Point Place – 69 Great Neck Road**

Dear Ms. Bissonnette,

In accordance with MGL Chapter 41, Section 81-T, notice is hereby given that the undersigned, on behalf of the applicant of record, David Andrade, has submitted a Definitive Subdivision Plan of Land to the Wareham Planning Board at a regularly scheduled meeting on November 8, 2021 for land located at 69 Great Neck Road. A copy of the Form C Definitive Plan Application is attached to this notification.

Said plan represents a 6-lot definitive subdivision of the following parcel located at 69 Great Neck Road and shown on the Town of Wareham Assessors Map 41, Lot 1019 owned by David Andrade, Kenneth A. Duluze Sr. and Mark V. Voner of 144 Lincoln Street, Norwell, MA.

Kindly acknowledge receipt of this filing by signing at the appropriate space below. If you have any questions, please contact me at (508) 758-2749.

Very truly yours,
Field Engineering, Inc.



Kenneth J. Motta
Senior Project Manager

cc: David Andrade

Received:

Town Clerk

Date

October 7, 2021
Project No. 2443

Mr. Kenneth Buckland, Town Planner
Town of Wareham Planning Board
54 Marion Road
Wareham, MA 02571

RE: WAREHAM - Request for Waivers Letter
Shell Point Place Definitive Subdivision of Land
69 Great Neck Road, Wareham, MA

Dear Members of the Board:

On behalf of the owner/applicant of record, David Andrade, we hereby request the following waivers from the current Planning Board Rules & Regulations Governing the Subdivision of Land.

1. Section IV.B.26. – Waiver to not require the preparation of a Street Light & Tree Plan.

The applicant will work with the public utility provider to install an LED street light mast arm on the existing UP 24/52 on Great Neck Road to provide lighting at the intersection in accordance with of Section IV.D. For the remaining portion of Roadway A, the applicant is proposing to install two (2) driveway lanterns at each Lot under a Covenant to be recorded with the Subdivision Plan. The driveway lanterns will be wired to the electric service to each home and will be maintained by the individual homeowners.

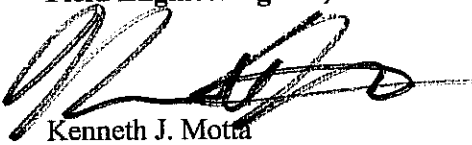
With respect to Street Trees within the 40-wide right-of-way, the location of the underground utilities such as gas, electric, telephone and CATV, as well as the required 5-foot sidewalk on one side, does not leave sufficient area to locate trees. On the sidewalk side, the proposed gas service is within the 3-foot grass strip between the front of the sidewalk and the back of the asphalt berm. Most public utility companies do not allow trees or sidewalks over their utilities. There is no room on the sidewalk side of Roadway A to plant trees.

The electric, telephone, and CATV duct bank along with the utility pedestals and manholes will occupy most of the opposite shoulder. The location of the duct bank was governed by the location of the hydrants which share the same side of the road.

If you have any questions or require additional information, please contact me at (508) 758-2749.

Town of Wareham Planning Board
Mr. Kenneth Buckland, Town Planner
October 7, 2021, Page 2

Very truly yours,
Field Engineering Co., Inc.

A handwritten signature in black ink, appearing to read 'K. Motta', written over a horizontal line.

Kenneth J. Motta
Senior Project Manager

cc: David Andrade

Form C

APPLICATION FOR APPROVAL OF
DEFINITIVE SUBDIVISION PLAN

October 7, 20 21

To the Planning Board of the City/Town of Wareham

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: Definitive Subdivision Plan of Land - David Andrade

by Field Engineering Co., Inc., dated 10/7/21

and described as follows: _____,

located at 69 Great Neck Road, Map 41, Lot 1019, number of lots

proposed 6 total acreage of tract 5.96 acres, said applicant hereby submits said

plan as a **DEFINITIVE** 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 Beverly J. Bartlett and Donna Kennedy

by deed dated 8/27/21 and recorded in the Plymouth County

District Registry of Deeds Book 55547, Page 162, registered in the _____

Registry District of the Land Court.

Certificate of Title No. _____ and

said land is free of encumbrances except for the following: _____

Said plan has () has not (X) evolved from a preliminary plan submitted to the Board on _____, 20____ and approved (with modifications) () (disapproved) () on _____, 20____.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Received by City/Town Clerk: _____

Applicant's signature 

Date _____

Applicant's address P.O. Box 255
Onset, MA 02558

Time _____

Applicant's phone # 508-889-8545

Signature _____

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

Treasurers office: _____

Date: _____

Check-list of items to be submitted with application:

1. Form C application
2. Application fee:
Amount submitted: \$ 2,453.00
3. Original plan: # of sheets 8
4. Copies of plan: # of copies 10
5. Engineering Calculations

**TOWN OF WAREHAM
ANR/SUBDIVISION/SITE PLAN REVIEW FORM**

Check one: ANR _____ Form B _____ Form C X Site Plan Review _____

Date stamped in _____ Date decision in due _____

Applicant's name(s) David Andrade

Applicant's address P.O. Box 255, Onset, MA 02558

Telephone number 508-889-8545

Address of property 69 Great Neck Road

Landowner's name Kenneth Duluze Sr., Mark Voner & David Andrade

Owner's address P.O. Box 255, Onset, MA 02558

Telephone number 508-889-8545

Contact person Kenneth J. Motta, Senior Project Manager Telephone 508-758-2749

Map # 41 Lot # 1019 Zone R130

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

Conditions for: _____

Title: _____

- Construction shall substantially conform to the approved Site Development Plan dates (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 his 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 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 of 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.4of 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.

FORM C/DEFINITIVE PLAN CHECKLIST

The Definitive Plan shall be prepared by a registered engineer or land surveyor and shall be clearly and legibly drawn in black ink upon mylar suitable for registering at the Plymouth County Registry of Deeds (24" x 36"). The plan shall be at a scale of one inch equals 40 feet (1" = 40') or such other scale that the Board may accept, to show details in a clear and adequate fashion. In addition, 10 copies of reduced plans on ledger-size paper (11" x 17") shall accompany the Definitive Plan submission. At a minimum, the plan shall contain the following information:

1. X The title, "Subdivision Plan of (name of subdivision)"; Shell Point Place
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, including property owners on the opposite side of any street abutting the subdivision;
6. X Book and page deed references of the property to be subdivided;
7. X A note referring to which lots will be served by either Town Water Supply, private wells, municipal sewer or private septic systems and the location of the nearest existing public water and sewer utility services;
8. X A locus map at 1" = 2,000', exhibiting the boundaries of the proposed subdivision, location of proposed streets and relation to adjoining properties within a radius of one quarter mile and an aerial map exhibiting the general area surrounding the subject property (approximately ½ mile surrounding the site);
9. X The zoning district, including any overlay district of the land shown on the plan;
10. X The location of all wetlands protected under CMR 10.00 Wetlands

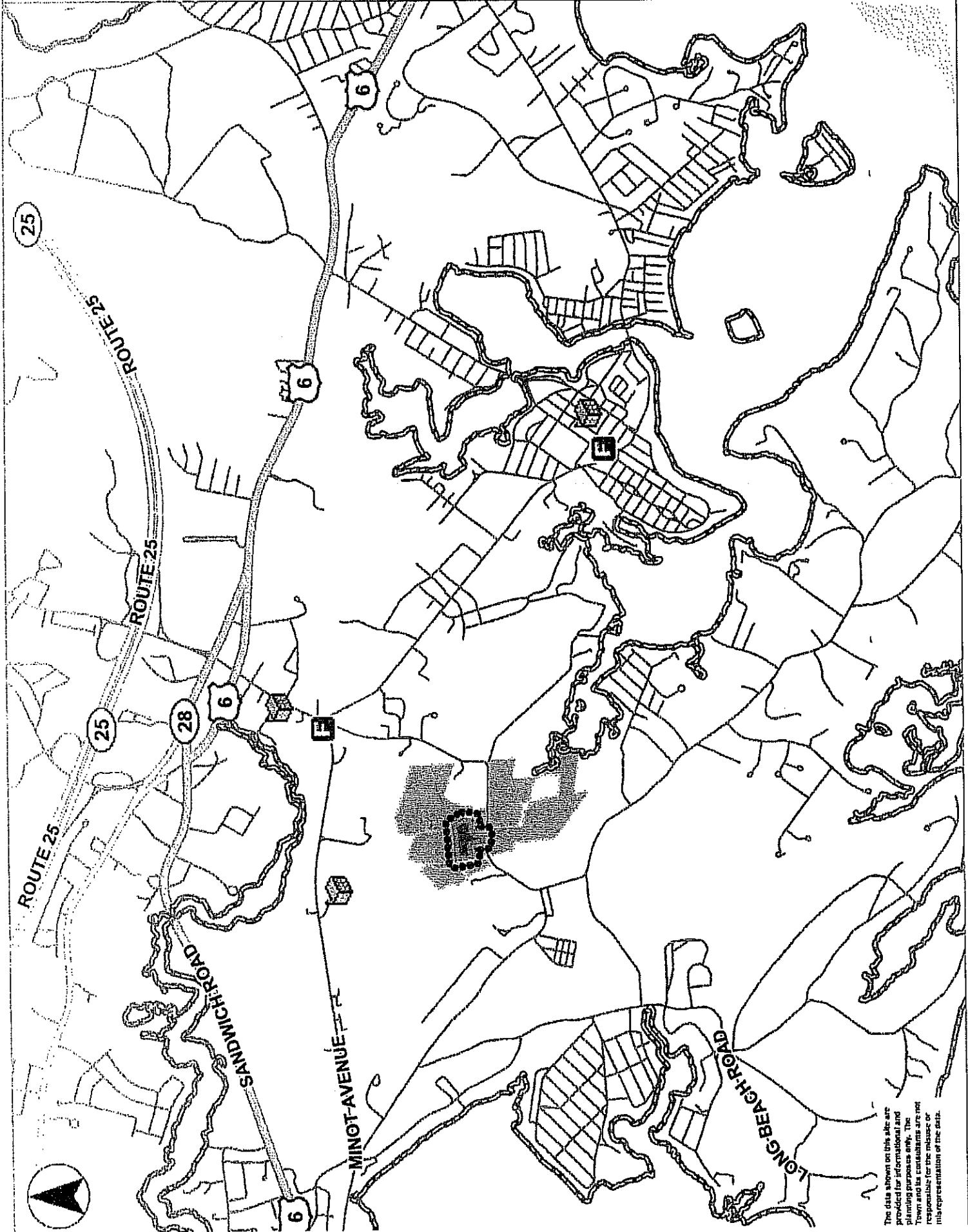
Protection. If protected wetlands are to be filled or altered, an approval from the Wareham Conservation Commission must accompany this definitive application;

11. X Sufficient data to readily determine the location, direction and length of every street, way, easement, lot and boundary line and to establish those lines on the ground. The areas of all lots shall be shown and all lots shall be numbered. All bearings are to be referred to Massachusetts Prime Meridian if reference points are within a reasonable distance;
12. X The location and present widths of streets bounding, approaching or within a reasonable proximity of the subdivision (500');
13. X The location of all permanent monuments, properly identified as to whether existing or proposed; location of temporary stakes to enable the Planning Board to find and appraise features of the subdivision plan;
14. Proposed street names with approval of the Town's 911 system;
15. N/A Any public or common areas within the subdivision;
16. N/A The location of all abutting land owned by the applicant not presently being subdivided;
17. X A suitable block to record the action and signatures of the Planning Board;
18. X A suitable block for the Town Clerk's signature along with the statement "I hereby certify that 20 days have elapsed since the notice of approval from the Planning Board was received and recorded, and no notice of appeal has been filed in this office";
19. X A listing of all requested waivers from the literal requirements of these Rules and Regulations;
20. X A contour plan showing existing and proposed topography at 2' intervals Related to an existing permanent benchmark;
21. X Utility plan showing in plan and profile, but not limited to, the size and location of existing and proposed water and sewer lines, hydrants, electric lines, telephone lines, gas lines, fire alarm systems, cable television lines, storm drains and any easements pertinent thereto;
22. X A drainage plan shall be prepared showing existing and proposed streets,

lots, 2' contours and other pertinent data; the drainage limits and acreage of the area tributary to each stormwater inlet and culvert; location and type of inlets proposed; location, size, length, invert elevations, slope of proposed drains and culverts; structural details of inlets, manholes, pipe, headwalls and all other drainage structures required to complete the plan; an estimate of the present rate and volume of run-off, as well as an estimate of the rate and volume of run-off that would occur after completion of the proposed subdivision, shall both be submitted along with supporting data. In calculating the run-off and drainage requirements, consideration shall be given to the impact of septic systems on the ability of the soil to absorb any additional stormwater, as well as any upgradient run-off which may impact the subdivision;

23. X Street plans and profiles at a horizontal scale of one inch equals forty feet (1" = 40') and a vertical scale as the Planning Board may approve. The following information shall be included:
- a. exterior lines of the right of way with sufficient data to determine their location, direction and length;
 - b. existing centerline profile to be shown as a fine continuous line. Existing centerline profile for intersecting streets to be shown for at least 10', each side of the intersection on street centerlines. Proposed right sideline shall be shown as a dashed black line, left sideline is black dots. Evaluations shall be based on USGS datum;
 - c. proposed centerline profile to be a heavy continuous line with elevations based on USGS datum shown every 50', every 25' on vertical curves;
 - d. road centerline stationing.
24. X A typical section showing proposed roadway construction at a scale of one inch equals ten feet (1" = 10') shall be provided with the profile plan (see typical section in appendix);
25. X Street lights and tree planting plan shall be provided for the area within the proposed street right of way. The plan shall be superimposed on the contour plan and shall show the following:
- a. existing trees to be preserved within the right of way;
 - b. any proposed street trees;
 - c. existing and proposed street lights.
26. TBD If the Planning Board determines that erosion due to development activity will be excessive or significant to wetlands, streams, ponds or other water bodies, the developer shall submit a soil erosion and sediment control plan. This plan shall consist of a drawing certified by a

- MA Place
- Fire Station
- Police Station
- Town Hall
- Public Library
- School
- Buildings
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Rd.
- Streets
- Bathymetry
 - 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
- Abutting Town Label
- Abutting Towns



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



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