

November 22, 2021

Attn: Mr. Kenneth Buckland, Director of Planning and Economic Development Town of Wareham Planning Board 54 Marion Road Wareham, MA 02571

Re: Site Plan Review – Proposed Site Development Warren QOBZ LLC 59 Main Street, Wareham, MA G.A.F. Job No. 20-9438

Dear Planning Board Members,

G.A.F. Engineering, Inc., on behalf of our client Warren QOBZ LLC, hereby submits 4 sets of the following materials which comprise our application for Site Plan Review.

- Site Development Plans dated November 22, 2021, 4 Full Size Sets and 10 Half Size Sets
- Architectural Plans (By ASAP Engineering)
- Site Plan Review Application.
- Stormwater Report dated November 22, 2021. (4 Copies)
  - o Project Narrative and Impact Assessment Report.
  - o 300' Certified Abutters list.
  - o Tax Verification Form.
  - Site Plan Review Checklist.
- Filing fee of seven hundred fifty dollars (\$750.00).
- Advertising fee of Four Hundred five dollars and thirty-six cents (\$405.36 made payable to SouthCoast Media Group).

This project consists of the construction of a 6,500 square foot restaurant, 26' x 60'open pavilion, and 1500 square feet Commercial Retail Space and attendant site utilities, parking facility, pedestrian and vehicular circulation, and site landscaping. The project has been designed in compliance with the applicable sections of the Wareham Zoning By-Laws.

Please contact me directly if you have any questions.

Sincerely,

266 MAIN ST. WAREHAM, MA 02571

TEL 508.295.6600 FAX 508.295.6634 Milliam F. Madden, P.E.

WFM/lmf

Cc: Warren QOBZ LLC

Town Clerk

# APPLICATION FOR SITE PLAN REVIEW

1 age 1	
Applicant:	Name: Warren QOBZ, LLC
	Mailing address: P.O. Box 1206  Carver, MA
	Telephone: <u>1-508-947-8539</u>
Project:	Street & Number: 59 Main Street
	Assessor's Map: 47 Lot(s) 1124, 1125, 1126
	Dwelling Units#_ 0
	Parking Spaces#46
	Acres: 1.40 A Square Feet Commercial Space: 8,000 SF
Briefly desc 1500 SF co circulation a District.	cribe project: Construction of a 6,500 S.F. restaurant with deck, a 26 x 60 open pavilion, a symmercial/retail space, and attendant site utilities, parking facility, pedestrian and vehicular and site landscaping. The project is proposed in the Wareham Village I (WV1) Zoning
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Date: <u>11/2</u>	
Signature o	of Applicant: Lanny RWsnen

# TOWN OF WAREHAM ANR/SUBIDIVISION/SITE PLAN REVIEW FORM

Check one:	ANR	Form B	Form C	Site Plan Review	_X
Date stamped in		Date dec	ision in due		
Applicant's name(s) _	Warren QOI	BZ LLC			
Applicant's address _	18 Church S	treet, P.O. Box	1206, Carver, I	MA 02330	
Telephone number <u>.</u>	508-728-48 <u>3</u>	6			
Address of property	59 Main Str	eet Wareham I	MA 02571		
Landowner's name <u>I</u>	Danny Warre	en			
Owner's address 18	Church Stre	et, P.O. Box 120	06, Carver, MA	A 02330	
Telephone number <u></u>	508-728-483	6			
Contact person Dani	ny Warren		Telepl	hone <u>508-728-4836</u>	
Map# 47	Lot	# 1126, 1125, 1	L124 Zone V	Vareham Village I	
Date Approved			_Date Denied _		
Comments (state rea	isons for der	nial or stipulatio	ns of approval	)	
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Conditions for:					
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# RECORD OF PLANNING BOARD PROCEEDINGS AND DECISIONS Town of Wareham Planning Board

Name of Subdivisi	ion or Project:		
APPLICATION:		FORM BOTH	FORM C HER
DATE SUBMITTED	;		
DATE DECISION IS	DUE:		
DATE OF PUBLIC H	HEARING(S):		
DECISION DATE: _			
DATE DECISION SI	ENT TO TOWN CLERK: _		
DATE APPEALS PE	RIOD BEGINS	EN	DS
		o or abstention) if abs	taining, appropriate recusal forn
should accompan	y decision.		
FORM A:	C B	NA ET	n n i
			B. Reed
	A. Slavin		
FORM B:	C. Dawnath	N/ F:+	D. Dood
-			B. Reed
FORM C:	A. Slavin		
	G Parrott	M Eitzgorald	B. Reed
	A. Slavin		b. Reed
SITE PLAN:	A. Siaviii		
	G Barrett	M Fitzgerald	B. Reed
	A. Slavin		
		<del></del> -	
COMMENTS OR S	TIPULATIONS ON DECIS	SION:	

STREET NAME PROPOSED AND ACCEPTED:		
Conditions for:		

# Site Plan Review Application Checklist

**Note to Applicant(s):** The following checklist serves as an instrument to help ensure that all necessary information and materials are submitted with the application for Site Plan Review. Please verify that all related items listed below have been accounted for in your submission. (Refer to Article 15 of the Zoning By-Law of the Town of Wareham, Massachusetts, adopted October 2004).

Name of site: Warren QOBZ, LLC	Date:11/22/2021
Owner(s): Danny Warren	
Address: 18 Church Street, P.O. Box 1206, Carver	, MA 02330
Telephone Number: <u>508-728-4836</u>	Cell Phone: <u>508-728-4836</u>
Developer(s): Warren QOBZ, LLC	
Address: 18 Church Street, P.O. Box 1206, Carver	r, MA 02330
Telephone Number: 508-728-4836	Cell Phone: <u>508-728-4836</u>
Relationship between Developer & Property Own	ner: Same entity
Surveyor: G.A.F. Engineering, Inc., 266 Main Street	et, Wareham, MA 02571
Engineer: G.A.F. Engineering, Inc., 266 Main Street	et, Wareham, MA 02571
Architect:	
Landscape Architect:	

ITEM	Complete
Application for Site Plan Review – Special Permit filed with Planning Board	X
(14 copies of application and supplementary materials)	X
Application for Special Permit – Residential Cluster Development filed with	
Planning Board	
(11copies of application and supplementary materials)	
Copies filed with Town Clerk	
Filing Fees	X
GENERAL INFORMATION	
Developer Name, address, telephone number	X
Property Owner Name, address, telephone number	X
Date of Application	X
Statement briefly describing project	X
Locus Map (1" = 2,000')	X
Location of property to surrounding area (scale should be no less than $1'' = 100'$ )	
and general characteristics of all lands within 200' of the proposed site including	X
structures, parking areas, driveways, pedestrian ways, and natural characteristics	

Zoning district (sq. feet within each district if more than one)	X
Total area of project to include wetland and 100 year floodplain (both in sq. feet)	X
All contiguous land owned by the applicant or by owner of property	X
Photographs of site (8" by 10") – at discretion of Permitting Authority	
List of abutters, certified by Board of Assessors	X
Number of dwellings which could be constructed by means of a conventional	
development plan, considering the whole tract, exclusive of water bodies and	
land prohibited from development by legally enforceable restrictions, easements,	
or covenants. This includes:	
Any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh,	
or swamp bordering the ocean, any estuary, creek, river, stream, pond, or	
lake	
Lake under any of the water bodies listed above;	
Land subject to tidal action	
Land subject to coastal storm flowage or slopes in excess of fifteen (15)	
percent are not to be counted in figuring the number of permissible units	
of conventional development.	
EXISTING FEATURES	
(Scale 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of	
the proposal) Must include a minimum of the following:	
1. Existing Natural Features	
a. Tree line of natural area;	X
b. Individual trees 18" dbh or over;	
c. Bogs or agricultural areas;	N/A
d. All wetlands protected under 310 CMR 10.01 (1) (a-d); floodplain (100	X
year) with base flood elevation data;	Λ
e. Contour lines (2' intervals);	X
f. General soil types.	X
2. Existing Man-Made Features (Vacant Land)	
a. Vehicle accommodation areas; streets, roads, private ways, walkways;	N/A
b. Curbs, gutters, curb cuts, drainage grates;	N/A
c. Storm drainage facilities including manholes;	N/A
d. Utility lines including water, sewer, electric, telephone, gas, cable TV;	N/A
e. Fire hydrants and location of dumpsters;	N/A
f. Buildings, structures, and signs (free standing) including dimensions of	N/A
each;	
g. Exterior lighting features.	X
3. Existing Legal Features	
a. Zoning of property (district lines);	X
b. Property lines (with dimensions identified);	X
c. Street right-of-way lines;	X
d. Utility or other easement lines;	X X
e. Monuments.	Λ

DEVELOPMENT PLAN	
Proposed changes to existing natural features, existing man-made features, and	
existing legal features including the following;	
Area of each new lot in square feet;	X
Lot dimensions;	X
<ul> <li>Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street;</li> </ul>	X
<ul> <li>Location, dimension, and designated use for all recreation areas;</li> </ul>	N/A
<ul> <li>Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or remain private);</li> </ul>	N/A
<ul> <li>Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land;</li> </ul>	X
Curbs and gutters, curb cuts, drainage grates;	X
<ul> <li>Drainage facilities including manholes, pipes, drainage ditches, and retention ponds;</li> </ul>	X
Sidewalks and walkways showing widths and materials;	X
Outdoor illumination with lighting fixture size and type identified;	X
Utilities – Water, sewer, electric, telephone, gas, cable TV;	X
Fire hydrant locations;	X
Dumpster (trash collection facilities);	X
<ul> <li>New contour lines resulting from earth movement (2' intervals) and indications of types of ground cover and other precautions to stabilize slopes;</li> </ul>	X
<ul> <li>Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways;</li> </ul>	X
<ul> <li>Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements.</li> </ul>	X
IMPACT STATEMENT	
<b>Part One:</b> Description of neighborhood and impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection;	X
Traffic report of existing and future traffic within and adjacent to proposed development. (Include estimate of both peak and average daily traffic count);	
Analysis of site in regards to wetlands, coastal wetlands, slopes, soil conditions, 100 year flood plain, and other natural features as Planning Board may request;	
Environmental Impact Assessment Report relating to proposed plan and copy of environmental impact report if otherwise required in order to illustrate the ecology of the area within the site and any significant off-site impacts;	
Evaluation of open land proposed within cluster, with respect to size, shape, location, natural resource value, and accessibility by residents of the Town or of the cluster;	

Part Two: Description of actions that have been taken to mitigate the impacts	
described in Part One.	X

#### SITE PLAN REVIEW CHECKLIST

Plans shall be prepared by a registered architect, landscape architect, or Professional Engineer. 14 complete sets are required with the following information included:

1. GENERAL INFORMATION

# $\checkmark$ Developer name, address, telephone number Property owner name, address, telephone number, legal relationship between developer and property owner Date of application $\checkmark$ Statement briefly describing project Locus map (1'' = 2,000')Location of property to surrounding area (this plan shall show at a scale of not less than 1" = 100' the general characteristics of all lands within 200' of the proposed site and shall include structures, parking areas, driveways, pedestrian ways and natural characteristics) Zoning district (square feet within each district if more than one district) Total area of project in square feet to include wetland and 100 year flood plain (both in square feet) All contiguous land owned by the applicant or by the owner of the property. At the discretion of the Planning Board photographs of the site at size 8" x 10" 2. EXISTING FEATURES Plans shall be accurately drawn to a scale of 1'' = 20, 1'' = 40', or 1'' = 100' where practical and appropriate to the size of the proposal and shall show all existing natural, manmade, and legal features of the site. Such plans are to include but not be limited to the following: Tree line of wooded area N/A ✓ N/A ✓ Individual trees 18" dbh or over N/A ✓ Bogs or agricultural areas

	All wetlands protected under CMR 10.02 (1) (a-d)
	Flood plain (100 years) with base flood elevation data
	Contour lines (2' intervals)
<u> </u>	General soil types (Test boring logs)
2b. EXIS	STING MANMADE FEATURES
	Vehicle accommodation areas
	Street, roads, private ways, walkways
	Curbs, gutters, curb cuts, drainage grates
	Storm drainage facilities, including manholes
	Utility lines, including water, sewer, electric, telephone, gas, cable TV
	Fire hydrants and location of dumpsters
<u>N/A</u>	Building, structures, and signs (free standing), including dimensions of each
<u>N/A</u>	Existing light fixtures
2C. EXIS	STING LEGAL FEATURES
	Zoning of property (district lines)
	Property lines (with dimensions identified)
	Street right of way lines
	Utility or other easement lines
	Monuments

# 3. THE DEVELOPMENT PLAN

The development plan shall show proposed changes in the (a) existing natural features; (b) existing man-made features and (c) existing legal features.

The Deve	lopment Plan shall include:
_N/A	Square feet in every new lot
_N/A	Lot dimensions
	Location and dimensions of all buildings and free-standing signs as well as the distances from all buildings to lot lines, streets, or street right of way
	Building elevations (side, front, and back for a typical unit) showing building height and any proposed wall signs
_N/A	Location, dimensions, and designated use for all recreation areas
N/A	Location and dimension of all open space; indicate whether open space is to be dedicated to public use or to remain private
N/A	Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land
	Curbs and gutters, curb cuts, drainage grates
	Drainage facilities including manholes, pipes, drainage ditches, and retention ponds
	Sidewalks and walkways showing widths and materials
	Outdoor illumination with lighting fixture size and type identified
	Utilities; water, sewer, electric, telephone, gas, cable TV
	Fire hydrant location
	Dumpster (trash collection facilities)
	New contour lines resulting from earth movement (at 2' intervals) and indications of types of ground cover and other precautions to stabilize slopes
	Vehicle parking, loading, and circulation areas showing dimensions
	Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements

#### 4. IMPACT STATEMENT

In order to evaluate the impact of the proposed development to Town services and the welfare of the community, there shall be submitted an impact statement in two parts.

<b>√</b>	All applicable Town services including but not limited to schools, sewer services, water systems, parks, fire, and police.
<b>√</b>	The roads in the immediate vicinity of the proposed development (including an estimate of both peak and average daily counts)
<b>✓</b>	The ecology of the area within the site and any significant off-site impacts

Part Two shall describe what actions have been taken to mitigate the impacts described in Part One

This application constitutes the applicant's willingness to work under the Town of Wareham's Zoning Bylaws. Any errors or omissions from this checklist or the Zoning Bylaw may result in the application not being placed on a Planning Board Agenda or denial of the Site Plan.

# PLANNING BOARD TAX VERIFICATION FORM

This verifies that <u>Danny</u>	Warren	(name of applicant) is up-
to-date on the taxes for the p	roperty(ies) he/s	he owns in Wareham. If the applicant is not
the current owner of the pr	operty that the	application addresses, the current owner
Danny Warren		(name of property owner) is up-to-date
on taxes and on all properties	he/she owns in t	ne Town of Wareham.
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Kothy Leng	11/23/2021	
John Foster, Tax Collector		

#### PLANNING BOARD 54 Marion Road Wareham, MA 02571

#### NOTICE OF PUBLIC HEARING

The Wareham Planning Board will hold a public hearing on December 13, 2021 at 6:00 p.m. in Room 320 of the Wareham Multi Service Center, 48 Marion Road, Wareham, MA 02571 to consider Petition #39-21 for a Site Plan Review under the requirements of Article 15, Section 1520 of the Wareham Zoning By-Laws to, Warren QOBZ, LLC c/o G.A.F. Engineering, Inc. of 266 Main Street, MA 02571 proposing construction of a 6,500sf restaurant with a deck, a 26x60 open pavilion, a 1500sf commercial/retail space, and attendant site utilities, parking facility, pedestrian and vehicular circulation and site landscaping, located at 59 Main Street, Wareham, MA., Assessors Map 47, Lot 1124, 1125, 1126 in the WV-1 zoning district.

Wareham Planning Board Richard Swenson, Chairman

First Notice: November 29, 2021 Second Notice: December 6, 2021

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MAP 47 LOT 1124 300	1124 300'		the state of the s			and the same of th
OWNER WAR	OWNER WARREN GOZB, LLC			A SAFAGARATA A PARTICIPATA A P		
					_	
MPA & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
47-1120	AXIS TOBEY MEDICAL LLC		6 PRINCE SNOW CIRCLE	MATTAPOISETT	MA	02739
47-1051	SOUTHCOAST HOSPITALS	GROUP INC	101 PAGE ST	NEW BEDFORD	MA	02740
47-1052	HOLLYWOOD EAST REALTY LLC		72R MAIN ST APT 2	WAREHAM	MA	02571
47-1123/D	COLLINS DANA A		S CEDAR ST	WAREHAM	MA	02571
47-1122/B	HOLLYWOOD EAST REALTY LLC		72 MAIN ST	WAREHAM	МА	02571
47-1127	TOWN OF WAREHAM		54 MARION RD	WAREHAM	MA	02571
47-1123/C	BARNABY KEITH		8 WEST STREET	WEST WAREHAM	ΜA	02576
47-1122/A	POYANT ANGELA E TRUSTEE	& ANEPO REALTY TRUST	58 MAIN ST	WAREHAM	MA	02571
47-1123/B	ATWOOD SCOTT A TRUSTEE	SILVER MAPLE REALTY TRUST	PO BOX 151	E BRIDGEWATER	MA	02333
46-1018	MIHALEC GAIL M TRUSTEE OF THE	12 CEDAR STREET REALTY TRUST	270 BARKER RD	E WAREHAM	MA	02538
47-1123/A	LORIZIO CHRISTOPHER LORIZIO	LORIZIO JOSEPH P SR	1 CEDAR ST	WAREHAM	MA	02571
46-1019/A	SANTILLI DAVID B	HASTREITER KRISTINE L	8 CEDAR ST	WAREHAM	MA	02571
45-1002	NAWOICHIK ROBERT J		1 NARROWS RD	WAREHAM	MA	02571
47-1124	WARREN QOZB LLC		PO BOX 1206	CARVER	Ψ¥	02330
46-1019/B	SANTILLI DAVID B	HASTREITER KRISTINE L	8 CEDAR ST	WAREHAM	MΑ	02571
46-1007	NSTAR ELECTRIC COMPANY	PROPERTY TAX DEPT	PO BOX 2915	HARTFORD	ხ	06104
46-BL208	GEORGE, RONALD TRUSTEE &	TRUST GEORGE FAMILY REALTY	45 MANI ST UNIT 208	WAREHAM	MA	02571
46-BL23	FITZGERALD MARY T		PO BOX 487	ROCHESTER	MA	02770
46-Bi 109	KELLY GERARD		2 CIRCLE LN	POCASSET	MA	02559
46-BLC3	MOLT ELECTONICS CORP		45 MAIN ST UNIT C-3	WAREHAM	MA	02571
46-8127	ZECCO MARINE LLC		2 WARR AVE	WAREHAM	MA	02571
46-81.02	CROSSROAD PROPERTIES LLC		166 SHORE RD	BOURNE	MA	02532
46-BL117	PELOQUIN WILLIAM	PITERA CHERILYN	45 MAIN ST UNIT 117	WAREHAM	MA	02571
46-81216	PILOTTE CLAUDE G &	PILOTTE LEA ANN	45 MAIN ST UNIT 216	WAREHAM	MA	02571
46-8136	SUMMER PLACE REALTY LLC		72 DEER VIEW WAY	FRANKLIN	MA	02038
46-BL106	DONG KENNETH	WONG-DONG CHRISTINA M TRUSTEES	1501 CENTRE ST	NEWTON HIGHLANDS	MA	02461
46-BL201	TRINGALE TALIA LEE		45 MAIN ST UNIT 201	WAREHAM	MA	02571
46-BL39	HARRIS JEAN	HARRIS JUSTIN	45 MAIN ST UNIT 39	WAREHAM	MA	02571
46-81.102	SOUZA BRUCE K	SOUZA DENISE E	323 SOUTH ST	HANSON	MA	02341
46-BL111	COOKE JANET W		215 MILSTEAD WAY	GREENVILLE	χ	29615
46-8134	DONOVAN LISA M		45 MAIN ST UNIT 34	WAREHAM	MA	02571
46-81210	JOHNSON CYNTHIA	A shipting and the ship	45 MAIN ST UNIT 210	WAREHAM	MA	02571
46-BLC4	DUNN MATTHEW G	BAER MADELAINE A	25 COLONIAL RD	BOURNE	MA	02532
46-BL104	COLEMAN JEREMIAH	COLEMAN MARGARET	53 MAIN ST UNIT 104	WAREHAM	MΑ	02571
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DEMENDATIONNELS         WAREHAM         MA           DEVINGE STEFREY &         DEMPRES STEPHENC         55 MAINS TO UNIT 224         WAREHAMM         MA           TOOMISS CLYDE M         COMENDES CLYDE M         AS MAINS TO UNIT 224         WAREHAMM         MA           TOOMISS CLYDE M         AS MAINS TO UNIT 237         WAREHAMM         MA           EED EDROGARIJ         AS MAINS TO UNIT 237         WAREHAMM         MA           KODZIS RAYMOND M TRUSTEE         JAMES STIPLEA 2017 TRUST         45 MAINS TO UNIT 233         WAREHAMM         MA           RILDE LAMES MT TO         JAMES STIPLEA 2017 TRUST         45 MAINS TO UNIT 233         WAREHAMM         MA           RILDE LAMES MT TRUSTEE         JAMES STIPLEA 2017 TRUST         45 MAINS TO UNIT 233         WAREHAMM         MA           RICH JAMES MT TRUSTEE         DAWN K HOOD TRUST         45 MAINS TO UNIT 233         WAREHAMM         MA           RICH JAMES MT TRUSTEE         DAWN K HOOD TRUST         45 MAINS TO UNIT 232         WAREHAMM         MA           RICH JOSEN T TRUSTEE         DOWN K HOOD TRUST         45 MAINS TO UNIT 232         WAREHAMM         MA           RICH JOSEN T TRUSTEE         JOON ON RAYD CLARE C         55 MAIN ST UNIT 232         WAREHAMM         MA           REACHER DE CORRECT CLINIO TRUST         45 MA	46-BL218	ASACK GARY P &	ASACK CATHERINE A	45 MAIN ST UNIT 218	WAREHAM	MA	02571
OFFORES BEFREY &         DEVRIES STEPHEN C         65 MAIN ST LUNIT 224         WARRHAMM         MAA           TOOMBES CLYCIE         SAMIN ST LUNIT 239         WAREHAMM         MAA           LEE DEBOGAH         LIED BERDORAH         MAA         LINE DEBOGAH         MAA           LEE DEBOGAH         LIED BERDORAH         MAA         LINE DEBOGAH         MAA           LEE DEBOGAH         LINE DEBOGAH         MAA         LINE DEBOGAH         MAA           LEED GEDORAH         LINE ST LUNIT 239         WAREHAMM         MAA           CARNEY MAKNO         MARIN O         MARIN O         MAREHAMM         MAA           RILLOZ MARKO         MARIN O         SAMIN ST LUNIT 239         WAREHAMM         MAA           RILLOZ MAKNO         MARIN ST LUNIT 230         WAREHAMM         MAA           RILLOZ MARKO         AKUNIT KIRSTEE         DAWN N K HOOD TRUST         45 MAIN ST LUNIT 230         WAREHAMM         MAA           RILLOZ MARKO         CONDO DAWN K TRUSTEE         GARAN ST LUNIT 200         WAREHAMM         MAA           CONDO DAWN K TRUSTEE         GARAN ST LUNIT 200         WAREHAMM         MAA           CONDO SANN K TRUSTEE         GARAN ST LUNIT 200         WAREHAMM         MAA           CONDO SAND K TRUSTEE         GARAN S	46-81215		WEIRATH PAULINE	53 MAIN ST UNIT 215	WAREHAM	MA	02571
ATOMASS CLYDE MA         65 MAIN ST LUNT 23         WAREHAMM         MA           LEE DEBOXAH J         KODZIS SALLY A TRUSTEE         65 MAIN ST LUNT 25         WAREHAMM         MA           LEE DEBOXAH J         KODZIS SALLY A TRUSTEE         55 PRING ST LUNT 25         WAREHAMM         MA           KILDELA JAMES M TRUSTEE         JAMES KILDELA 2017 TRUST         65 MAIN ST LUNT 35         WAREHAMM         MA           KILDELA JAMES M TRUSTEE         JAMES KILDELA 2017 TRUST         65 MAIN ST LUNT 35         WAREHAMM         MA           RILEY JOSEPH P         ANN KHOOD TRUST         65 MAIN ST LUNT 35         WAREHAMM         MA           RILEY JOSEPH P         MUCHAMANI KARI H         COFFET PALL J         SAMAIN ST LUNT 35         WAREHAMM         MA           MUCHAMANI KARI H         COFFET PALL J         SAMAIN ST LUNT 35         WAREHAMM         MA           MUCHAMANI KARI H         COFFET PALL J         SAMAIN ST LUNT 36         WAREHAMM         MA           COFFET PALL J         COFFET PALL J         SAMAIN ST LUNT 30         WAREHAMM         MA           COFFET PALL J         COFFET PALL J         SAMAIN ST LUNT 30         WAREHAMM         MA           COFFET PALL J         COFFET PALL J         SAMAIN ST LUNT 30         WAREHAMM         MA	46-BL214	DEVRIES JEFFREY &	DEVRIES STEPHEN C	45 MAIN ST UNIT 214	WAREHAM	MA	02571
DEMONSEY KATHERINE         45 MAIN ST LUNT 25         WAREHAMM         MA           IEED EDGRAH I.         CODZIS SALIY A TRUSTEE         55 PRING ST         LUNTROBURG         MA           KODZIS RAVINOND M TRUSTEE         CODZIS SALIY A TRUSTEE         55 PRING ST         LUNTROBURG         MA           KODZIS RAVINOND M TRUSTEE         JAMES KILPELA ZOLT TRUST         45 MAIN ST LUNT 33         WAREHAMM         MA           RILLEY JOSEPH         ARMIN ST LUNT 33         WAREHAMM         MA           RILLEY JOSEPH         ARMIN ST LUNT 33         WAREHAMM         MA           HOOD DAWN K TRUSTEE         DAWN K HOOD TRUST         45 MAIN ST LUNT 33         WAREHAMM         MA           MUCHHAMANN KARIH         MUCHHAMANN KARIH         MUCHHAMANN KARIH         MACHAMA         MA           GUNIO ROBERT T TRUSTEE         G/O ONORATO CLARE C         53 MAIN ST LUNT 22         WAREHAMM         MA           KOSINSKI CORNIT T         G/O ONORATO CLARE C         51 HGATHER DR         MALTHAM         MA           KOSINSKI CORNIT T         GARET CHARKH         AS MAIN ST LUNT 20         WAREHAMM         MA           MUCHHAMANN K HENZ         LACHANCE ELANE P TRUSTEES         51 HGATHER DR         MALTHAMM         MA           LOLOND RATO CLARE C         52 HANIN ST LUNT 30	46-BL217	TOOMBS CLYDE M		45 MAIN ST UNIT 217	WAREHAM	MA	02571
GEDEBORAH J         GEDEBORAH J         GEDEBORAH J         MAAEEHAM         MA           KODZIS RALIY A TRUSTEE         45 MAIN ST UNIT 35         WAREHAM         MA           CARREY MARKO         ASMAIN ST UNIT 35         WAREHAM         MA           REUCE MARY G         ASMAIN ST UNIT 35         WAREHAM         MA           RELOE MARY G         ASMAIN ST UNIT 35         WAREHAM         MA           RELOE MARY G         ASMAIN ST UNIT 35         WAREHAM         MA           HOOD DAWN K TRUSTEE         DAWN K HOOD TRUST         45 MAIN ST UNIT 35         WAREHAM         MA           HOOD DAWN K TRUSTEE         DAWN K HOOD TRUST         45 MAIN ST UNIT 35         WAREHAM         MA           CONFEY PALL J         CONFEY PALL J         53 MAIN ST UNIT 32         WAREHAM         MA           CUNIO ROBERT TRUSTEE         COO NORATO CLARE C         53 MAIN ST UNIT 32         WAREHAM         MA           SINKSI CORRIN T         COOREY PALL J         43 DAMIN ST UNIT 32         WAREHAM         MA           SINKSI CORRIN T         COOREY PALL J         44 DAMIN ST UNIT 30         WAREHAM         MA           SINKS SHERT SHERW         AS MAIN ST UNIT 30         WAREHAM         MA           DICOUP TELEVER         BROWINGE BELAN         45 MAI	46-BL103	DEMPSEY KATHERINE		45 MAIN ST UNIT 103	WAREHAM	MA	02571
KODZUS RAVMOND M TRUSTEE         KODZUS RAVMOND M TRUSTEE         LUNENBURG         MAA           CARNEY MARK O         JAMES KILPELA 2017 TRUST         45 MANIN ST UNIT 33         WAREHAM         MA           RINCHE JAMES M TRUSTEE         JAMES KILPELA 2017 TRUST         45 MANIN ST UNIT 33         WAREHAM         MA           RINCH JOSEAN TRUSTEE         DAWIN K HOOD TRUST         45 MANIN ST UNIT 35         WAREHAM         MA           HOOD DAWIN K RILH         MULLIAMAN BRIGHTE W         100 RAFFEREE DR         MA         MA           COFFER PAUL J         COFFER PAUL J         COFFER PAUL J         MA         MA           CONDIN ROBERT T TRUSTEE         COFFER PAUL J         COFFER PAUL J         MA         MA           CONDIN ROBERT T TRUSTEE         COONORATO CLARE C         SP MANIN ST UNIT 202         WAREHAM         MA           CONDIN ROBERT T MELING WONG         COONORATO CLARE C         SP MANIN ST UNIT 209         WAREHAM         MA           KOSINST CORRINT         COONORATO CLARE C         SP MANIN ST UNIT 209         WAREHAM         MA           KOSINST CORRINT         COONORATO CLARE C         SP MANIN ST UNIT 209         WAREHAM         MA           KOSINST CORRINT         COONORATO CLARE C         SP MANIN ST UNIT 209         WAREHAM         MA	46-BL25	LEE DEBORAH J		45 MAIN ST UNIT 25	WAREHAM	MA	02571
CARNEY MARK O         45 MANIS STUNIT 35         WAREHAM         MA           RILPEA JAMES M TRUSTEE         JAMJES KILPEA ZOLT TRUST         45 MANIS STUNIT 35         WAREHAM         MA           RILPEA JAMES M TRUSTEE         JAMJES KILPEA ZOLT TRUST         45 MANIS STUNIT 35         WAREHAM         MA           RILPEA JOSEPH P         DAWN K HOOD TRUST         45 MANIS STUNIT 35         WAREHAM         MA           MUEHLMARNIK KRILH         MUEHLMARNIK KRILH         MUEHLMARNIK KRILH         MA         MA           COFFEY FAULL J         COFFEY FELENA ANN         53 MANIS STUNIT 22         WAREHAM         MA           COFFEY FAULL J         COFFEY FELENA ANN         53 MANIS STUNIT 22         WAREHAM         MA           BENCO CLARE C         C/O ONORATO CLARE C         53 MANIS STUNIT 22         WAREHAM         MA           TSANG BETTY MELLING WONG         C/O ONORATO CLARE C         53 MANIS STUNIT 22         WAREHAM         MA           SERVER SHERY L         LACHANCE ELINE P TRUSTEES         54 MANIS STUNIT 20         WAREHAM         MA           MUEHLWANIN K HEINZ         LACHANCE ELINE P TRUSTEES         2473 MANIS STUNIT 20         WAREHAM         MA           JOCHARE SHAN J         LELIEVER BERNICE B         150 MARTHAM         AS MANIS STUNIT 20         WAREHAM         M	46-BL21	KODZIS RAYMOND M TRUSTEE	KODZIS SALLY A TRUSTEE	5 SPRING ST	LUNENBURG	MA	01462
RILEY DOSCHEN         AMAERAM         MA           RELOKE MARY G         JAMES KILPELA JAMES WILPELA 2017 TRUST         45 MANIN ST UNIT 33         WAREHAM         MA           RILEY DOSCHAPY         45 MANIN ST UNIT 315         WAREHAM         MA           HOOD DAWNK TRUSTEE         DAWNN K HOOD TRUST         45 MANIN ST UNIT 32         WAREHAM         MA           MUEHALABIN KARL H         COFFEY PAUL J         COFFEY PAUL J         WAREHAM         MA           CONIO ROBERT TRUSTEE         ROBERT TRUSTEE         ROBERT TRUSTEE         ROBERT TRUSTEE         MAATTHAM         MA           CONIO ROBERT TRUSTEE         C/O ONORATO CLARE C         SI MANIN ST UNIT 22         WAREHAM         MA           SENCERT STREAM         C/O ONORATO CLARE C         SI MANIN ST UNIT 202         WAREHAM         MA           CONDINATO CLARE C         SI MANIN ST UNIT 202         WAREHAM         MA           MUEHALDANIN K HEINZ         LACHANCE LUC R         SI MANIN ST UNIT 202         WAREHAM         MA           MUEHALDANIN K HEINZ         LACHANCE LUC R         <	46-BL35	CARNEY MARK O		45 MAIN ST UNIT 35	WAREHAM	ΜĀ	02571
BRUCE MARY G         AS MAIN ST UNIT 36         WAREHAM         MA           RILEY JOSEPH         AS MAIN ST UNIT 26         WAREHAM         MA           HOOD DAWNK KHOOD TRUST         45 MAIN ST UNIT 25         WAREHAM         MA           HOOD DAWNK KHOOD TRUST         45 MAIN ST UNIT 22         WAREHAM         MA           COFFEY ELLIA ANIN         45 MAIN ST UNIT 22         WAREHAM         MA           GUNIO ROBERT TRUSTEE         G/O ONORATO CLARE C         53 MAIN ST UNIT 202         WAREHAM         MA           SENCO CLARE C         G/O ONORATO CLARE C         53 MAIN ST UNIT 202         WAREHAM         MA           SENCO CLARE C         G/O ONORATO CLARE C         53 MAIN ST UNIT 202         WAREHAM         MA           SENTERT SHERIN LAURA L         AS MAIN ST UNIT 202         WAREHAM         MA           ASONER LOC CLURE C         ASTANDAN ST UNIT 202         WAREHAM         MA           ASONER LOC CLUR C         ASTANDAN ST UNIT 202         WAREHAM         MA           AGOUND ROBER LOC CLUR C         ASTANDAN ST UNIT 202         WAREHAM         MA           ASONER LOC CLUR C         ASTANDAN ST UNIT 202         WAREHAM         MA           ASONER LOC CLUR C         ASTANDAN ST UNIT 202         WAREHAM         MA           G	46-BL33	KILPELA JAMES IM TRUSTEE	JAMES KILPELA 2017 TRUST	45 MAIN ST UNIT 33	WAREHAM	MA	02571
RILEY JOSEPH P         DAWN K HOOD TRUST         45 MAIN ST UNIT 35         WAREHAM         MA           HOOD DAWNK KRUSTEE         MULEHLUARAN BRIGITE W         300 RAFFAELE DR         WAREHAM         MA           HOOD DAWNK KRUSTEE         MULEHLUARAN BRIGITE W         300 RAFFAELE DR         WAREHAM         MA           COFFEY FAULI         COFFEY ELENA ANIN         53 MAIN ST UNIT 22         WAREHAM         MA           CUNIO ROBERT TRUSTEE         ROBERT CLAND TRUST         53 MAIN ST UNIT 22         WAREHAM         MA           TSANG BETTY WELLING WONG         C/O ONORATO CLARE C         55 MAIN ST UNIT 20         WAREHAM         MA           KOSINSKI CORRIN T         TERRERIAD LAUR         447 DANISHILE RD         MA         MA           KOSINSKI CORRIN T         TERRERIAD LAUR         MA         AS MAIN ST UNIT 202         WAREHAM         MA           MULHANGE LUCR         LACHANCE ELAINE PRUSTA         LACHANCE LICRE         LACHANCE ELAINE PRUSTA         MA         AS MAIN ST UNIT 202         WAREHAM         MA           DLOUHY RALPH LIR         RUSSELL EILEEN M         S28 BAY STREET         BUZZARDS BAY         MA           DLOUHY RALPH LIR         RUSSELL EILEEN M         S3 MAIN ST UNIT 302         WAREHAM         MA           DLOUHY RALPH LIR         RUSSER LEI	46-BL38	BRUCE MARY G		45 MAIN ST UNIT 38	WAREHAM	MA	02571
HOOD DAWNN K TRUSTEE         DAWN K HOOD TRUST         45 MAIN ST UNIT 135         WAREHAM         MA           MUEHLMANN KARL H         MUEHLMANN BRIGITTE W         100 RAGFAELE DR         WALTHAM         MA           COFFEY CLEICH ARN         COFFEY CLEICH ARN         33 MAIN ST UNIT 222         WAREHAM         MA           CUNO ROBERT TRUSTEE         ROBERT CLEICH ARN         53 MAIN ST UNIT 222         WAREHAM         MA           ERNCO CLARE C         CO ONORATO CLARE C         53 MAIN ST UNIT 222         WAREHAM         MA           KOSINSKI CORRINT         COONORATO CLARE C         53 MAIN ST UNIT 202         WAREHAM         MA           KOSINSKI CORRINT         COONORATO CLARE C         53 MAIN ST UNIT 202         WAREHAM         MA           SEYFERT SHERN         CACHANCE LLC         AS MAIN ST UNIT 202         WAREHAM         MA           SEYTERT SHERN         CACHANCE LLC         32473 MONINGE LEC         MALTHAM         MA           LACHANCE LLC         RUSSELL ELLERN         32 BAY STREET         BUZCARDS BAY         MA           LACHANCE LLC         RUSSELL ELLERN         32 BAY STREET         BUZCARDS BAY         MA           LACHANCE LLC         RUSSELL ELLERN         32 BAY STREET         BUZCARDS BAY         MA           LACHANGE LLC	46-BL26	RILEY JOSEPH P		45 MAIN ST UNIT 26	WAREHAM	MA	02571
MUCHILMANN KARL H         MUJEHLMANN BRIGITTE W         310 RAFFAELE DR         MALTHAM         MA           COFFEY ELRAM         55 MAIN ST UNIT 22         WAREHAM         MA           CUNIO ROBERT TRUSTEE         CONORATO CLARE C         S3 MAIN ST UNIT 22         WAREHAM         MA           ERNOC CLARE C         C/O CNORATO CLARE C         53 MAIN ST UNIT 22         WAREHAM         MA           TSANG BETTY MELLING WONG         C/O CNORATO CLARE C         51 HEATHER DR         MAREHAM         MA           FERREIRA LAUBAL         45 MAIN ST UNIT 202         WAREHAM         MA           FERREIRA LAUBAL         47 DAVISVILLE RD         FELAMOUTH         MA           ACHANGE LUC R         JOC AND CE LUCR         100 RAFFAELE DR         MALTHAM         MA           AUCHANGE LUC R         JOC AND CE LUCR         32 BAY STREET         THE VILLGES         FL           DEANIE PATRICK A         CLICHANGE LUCR         32 BAY STREET         THE VILLGES         FL           DIJOHY RALPH LIR         LELIEVER BRAN         MA         HART WILLIAM P         WAREHAM         MA           HART WILLIAM P BEVERILY C         LELIEVER BRENICE B         SAMAN ST UNIT 302         WAREHAM         MA           ILICKER ALYSSA         AUGUSTSON FAMIN FRACEAR         REALLY TRUST	46-BL115	HOOD DAWN K TRUSTEE	DAWN K HOOD TRUST	45 MAIN ST UNIT 115	WAREHAM	MA	02571
COFFEY PAUL J         COFFEY PELBA ANN         53 MAIN ST UNIT 222         WAREHAM         MA           CUNIO ROBERT T TRUSTEE         ROBERT CUNIO TRUST         45 MAIN ST UNIT 22         WAREHAM         MA           TSANIO BERITY MELLING WONG         C/O ONORATO CLARE C         53 MAIN ST UNIT 22         WAREHAM         MA           TSANIO BERTY MELLING WONG         C/O ONORATO CLARE C         54 MAIN ST UNIT 209         WAREHAM         MA           KOSINSKI CORRIN T         45 MAIN ST UNIT 209         WAREHAM         MA           FERREIRA LAURA L         45 MAIN ST UNIT 209         WAREHAM         MA           MUZHIAMANIN KIENZ         LACHANCE ELAINE P TRUSTEES         2473 MONROE TERRACE         THE VILLAGES         FL           DEANIE PATRICKA         LACHANCE ELAINE P TRUSTEES         2473 MONROE TERRACE         THE VILLAGES         FL           GLAME LLC         AS MAIN ST UNIT 302         WAREHAM         MA           DEANIE PATRICKA         AS LUCKE ALISSO         THE VILLAGES         FL           DEANIE PATRICKA         AS MAIN ST UNIT 302         WAREHAM         MA           DEONIE PATRICKA         AS MAIN ST UNIT 302         WAREHAM         MA           HART WILLIAM P & BEVERLY C         AS MAIN ST UNIT 302         WAREHAM         MA           ALGU	46-BL224	MUEHLMANN KARL H	MUEHLMANN BRIGITTE W	100 RAFFAELE DR	WALTHAM	MA	02452
CUNIO ROBERT TTRUSTEE         ROBERT CLINIO TRUST         45 MAIN ST UNIT 22         WAREHAM         MA           BENCO CLARE C         S3 MAIN ST WILL         WAREHAM         MA           KOSINSKI CORENT MELLING WONG         G/O ONORATO CLARE C         S3 MAIN ST UNIT 209         WAREHAM         MA           KOSINSKI CORRIN T         45 MAIN ST UNIT 202         WAREHAM         MA           FERREIRA LAURA L         45 MAIN ST UNIT 202         WAREHAM         MA           SEYFERT SHENL         100 RAFFAELD R         WAREHAM         MA           SEYFERT SHENL         100 RAFFAELD R         WAREHAM         MA           JEANNE LUC         100 RAFFAELD R         WAREHAM         MA           JEANNE LLC         100 RAFFAELD R         WAREHAM         MA           GLUMRE LLC         100 CUMP RALPH L JR         RUSSELL EILEEN M         S3 MAIN ST UNIT 202         WAREHAM         MA           JELEINER BRIAN J         10 LEILEYER BERINGE B         93 MAIN ST UNIT 302         WAREHAM         MA           JUCHAR LLC         10 CRESSER JENNIFER-CORBETT NICOLE         ROSS NICHOLAS JR + VERNA C LIFE EST         45 MAIN ST UNIT 302         WAREHAM         MA           JUCKER ALYSSA         10 RESSER JENNIFER CORBETT NICOLE         ROSS NICHOLAS JR + VERNA C LIFE EST         45 MAIN ST UNIT 302	46-BL222	COFFEY PAUL J	COFFEY ELENA ANN	53 MAIN ST UNIT 222	WAREHAM	MA	02571
BENCO CLARE C         G/O ONORATO CLARE C         S3 MAIN ST #101         WAREHAMM         MA           TSANG BERTY MEILING WONG         FARTHER DR         MILLTON         MA           KOSINSKI CORRIN T         45 MAIN ST UNIT 209         WAREHAMM         MA           FERREIBA LAURA I         47 DAVISVILLE RD         WAREHAMM         MA           FERREIBA LAURA I         47 DAVISVILLE RD         FFALMOUTH         MA           MUSHIMANN K HEINZ         LACHANCE ELAINE P TRUSTEES         247 DAVISVILLE RD         FFALMOUTH         MA           GLANRE LLC         LACHANCE ELAINE P TRUSTEES         247 DAVISVILLE RD         FFALMOUTH         MA           GLOUHY RALPH L JR         RUSSELL EILEEN M         32 BAY STREET         BALALHAMM         MA           GLOUHY RALPH L JR         RUSSELL EILEEN M         32 BAY STREET         BALALHAMM         MA           HART WILLIAMP & BEVERLY C         RUSSELL EILEEN M         33 BAN ST UNIT 303         WAREHAMM         MA           JUCKER ALYSSA         REALTY TRUST I         AS MAIN ST UNIT 302         WAREHAMM         MA           JUCKER ALYSSA         REALITY TRUST I         AS MAIN ST UNIT 303         WAREHAMM         MA           AUGUSTSON FAMINIQUE         ROSE NICHOLAS JR VERNA CLIFE EST         45 MAIN ST UNIT 303         W	46-BL22	CUNIO ROBERT T TRUSTEE	ROBERT CUNIO TRUST	45 MAIN ST UNIT 22	WAREHAM	MA	02571
TSANG BETTY MELLING WONG         TSANG BETTY MELLING WONG         MA           KOSINSKI CORRINT         FERREIRA LURAL         45 MAIN ST UNIT 209         WAREHAM         MA           SERREIRA LURAL         47 DAVISVILLE RD         E FALMOUTH         MA           SEFET SHERYL         47 DAVISVILLE RD         E FALMOUTH         MA           MUEHLAVANN K HEINZ         LACHANCE ELAINE P TRUSTEES         2473 MONROE TERRACE         THE VILLAGES         F.           DEANE PATRICK A         LACHANCE ELAINE P TRUSTEES         2473 MONROE TERRACE         THE VILLAGES         F.           DEANE PATRICK A         LACHANCE LUCR         AS MAIN ST UNIT 207         WAREHAMM         MA           DEOUPHY RALPH LJR         RUSSELL EILEEN M         S3 BAY STREET         BUZZARDS BAY         MA           LELIEVRE BERNICE B         99 OAKLAND ST         MAEHAMM         MA           HART WILLIAMP & BEVERLY C         ROSE NICHOLAS JR + VERNA C LIFE EST         45 MAIN ST UNIT 302         WAREHAMM         MA           ALGUSTSON FAMILY REVOCABEL & TRUST         REALLY TRUST 1         45 MAIN ST UNIT 302         WAREHAMM         MA           ALGUSTSON FROMING JOHN H         BROWNING SALLY A TRUSTEES         45 MAIN ST UNIT 307         WAREHAMM         MA           REACHOCCHI ROBERT D         MITCHELL TAYLOR M	46-BL101	BENCO CLARE C	ı	S3 MAIN ST #101	WAREHAM	MA	02571
KOSINSKI CORRIN T         FERREIRA LAUGA L         45 MAIN ST UNIT 202         WAREHAM         MA           FERREIRA LAUGA L         SEYFERT SHEKYL         475 MAIN ST UNIT 202         WAREHAM         MA           MALHUANNIX HEINZ         LACHANCE ELAINE P TRUSTEES         2473 MONROE TERRACE         FFALMOUTH         MA           DEANE PATRICK A         LACHANCE ELAINE P TRUSTEES         2473 MONROE TERRACE         THE VILLAGES         F.           DEANE PATRICK A         SAMIN ST UNIT 207         WAREHAM         MA           GLMRE LLC         SAMIN ST UNIT 207         WAREHAM         MA           DLOUHY RALPH LJR         RUSSELL EILEEN M         33 BAN ST UNIT 307         WAREHAM         MA           ALELIEWRE BRIAN J         LELIEWRE BRIAN J         LELIEWRE BRIAN J         SWAREHAM         MA           HART WILLIAMP & BEVERLY C         LELIEWRE BRIAN J         SWAREHAM         MA           TUCKER ALYSSA         PO BOX 39         SYARMOUTH         MA           ALGUSTSON FAMILY REVOCABLE & TRUST         REALTY TRUST 1         45 MAIN ST UNIT 302         WAREHAM         MA           ALGUSTSON FAMILY REVOCABLE & TRUST         REALTY TRUST 1         45 MAIN ST UNIT 302         WAREHAM         MA           RROWNING JOHN H         BROWNING JOHN H         BROWNING JOHN BASALLY TRU	46-BL110	TSANG BETTY MEILING WONG		S HEATHER DR	MILTON	MA	02186
FERREIRA LAURA L         45 MAIN ST UNIT 202         WAREHAM         MA           SEYFERT SHERYL         MACHANCE ELAINE         447 DAVISVILLE RD         E FALMOUTH         MA           MUCHLMAANN K HEINZ         LACHANCE ELAINE         100 RAFFAELE DR         WALTHAM         MA           JACHANCE LUCR         LACHANCE ELAINE         100 RAFFAELE DR         WALTHAM         MA           JACHANCE LUCR         LACHANCE ELAINE         100 RAFFAELE DR         WALTHAM         MA           GLANE LLC         MACHANCE LLC         WAREHAM         MA           GLANE LLC         BLEIEVRE BRIAN J         S.3 MAIN ST UNIT 207         WAREHAM         MA           JELIEVRE BRIAN J         LELIEVRE BRIAN J         LELIEVRE BERNICE B         99 OAKLAND ST         MAREHAM         MA           JUCKER ALYSSA         ANTILAM P & BEVERLY C         ROSE NICHOLAS JR + VERNA C LIFE EST         45 MAIN ST UNIT 302         WAREHAM         MA           ADGUSTSON FAMILY REVOCABLE & TRUST         REALLY TRUST I         45 MAIN ST UNIT 219         WAREHAM         MA           KEATING ANIN TRUSTEE OF KIZER         REALLY TRUST I         45 MAIN ST UNIT 302         WAREHAM         MA           RROWNING JOHN H         BROWNING SALLY A TRUSTEES         45 MAIN ST UNIT 302         WAREHAM         MA      <	46-BL209	KOSINSKI CORRIN T		45 MAIN ST UNIT 209	WAREHAM	MA	02571
SEYFERT SHERYL         447 DANISVILLE RD         E FALMOUTH         MA           MUJEHLMANN K HEINZ         LACHANCE LIGHE P TRUSTEES         2473 MONROE TERRACE         THE VILLAGES         H.           A GLANE LLC         LACHANCE LICR         RAE HAILAGES         H.         H.         H.           A GLANE LLC         BULOUP RAIDH LIR         RUSSELL EILEEN M         53 MAIN ST UNIT 207         WAREHAM         MA           B LEUCH RAIDH LIR         RUSSELL EILEEN M         53 MAIN ST UNIT 207         WAREHAM         MA           B LEIEVRE BRIAN J         LELIEVRE BERNICE B         99 OAKLAND ST MIT 308         MA         MA           HART WILLIAMP & BEVERLY C         ROBOX 39         SYARMOUTH         MA           B TUCKER ALYSSA         ALGUSTSON FAMILY REVOCABLE & TRUST         AS MAIN ST UNIT 302         WAREHAM         MA           B ALGUSTSON FAMILY REVOCABLE & TRUST         REALLY TRUST I         45 MAIN ST UNIT 312         WAREHAM         MA           A MGUSTSON FAMILY REVOCABLE & TRUST         REALLY TRUST I         45 MAIN ST UNIT 302         WAREHAM         MA           A MGUSTSON FAMILY REVOCABLE & TRUST I         AS MAIN ST UNIT 302         WAREHAM         MA           A BROWNING JOHN H         BROWNING SALLY A TRUSTEES         45 MAIN ST UNIT 307         WAREHAM         MA	46-BL202	FERREIRA LAURA L		45 MAIN ST UNIT 202	WAREHAM	MA	02571
5         MUCHLIAMAIN K HEINZ         LACHANCE LUGR         LACHANDE LUGR         LACHANDE LUGR         LACHANDE LUGR         LACHANDE LUGR         LACHANDE LUGR         LACHANDE LUGR         MAA           3         DIOUHY RALPH LIR         RUSSELL EILERN M         53 MAIN ST UNIT 307         WAERHAM         MA           4         LELIEVRE BRIAN J         LELIEVRE BERNICE B         99 OBX39         SYARMOUTH         MA           5         HART WILLIAMA P & BEVERLY C         ROSE NICHOLAS JR + VERNA C LIFE EST         45 MAIN ST UNIT 302         WAERHAM         MA           9         AUGUSTSON FAMILY REVOCABLE & TRUST         ROSE NICHOLAS JR + VERNA C LIFE EST         45 MAIN ST UNIT 319         WAERHAM         MA           4         KEATING ANN TRUSTEE OF KIZER         REALTY TRUST 1         45 MAIN ST UNIT 314         WAERHAM         MA           4         KEATING ANN TRUSTEE OF KIZER         ROWING JOHN H         BROWNING JOHN H         45 MAIN ST UNIT 32         WAERHAM         MA           5         BROWNING JOHN H <td>46-BL205</td> <td>SEYFERT SHERYL</td> <td></td> <td>447 DAVISVILLE RD</td> <td>E FALMOUTH</td> <td>MA</td> <td>02536</td>	46-BL205	SEYFERT SHERYL		447 DAVISVILLE RD	E FALMOUTH	MA	02536
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46-BL211	KIEFFER KENDALL PAIGE		45 MAIN ST UNIT 211	WAREHAM	MA	02571
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LYNNE@GA	LYNNE@GAFENGINC.COM					

# Project Narrative & Impact Assessment Report

For

# "Site Development Plan"

59 Main Street Wareham, MA

Prepared for

## Warren QOBZ LLC

18 Church Street P.O. Box 1206 Carver, MA 02330

Prepared by

# G.A.F. Engineering, Inc.

266 Main Street Wareham, MA 02571

November 22, 2021 G.A.F. Job No. 20-9438

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## **Project Site**

The site is located within the Town's Wareham Village 1 Zoning District. The existing site is undeveloped (previously developed land). This property was selected for use as the development site partially because the land area meets the clients building program and adequate utilities and waterfront access.

The property is bordered by Main Street on the west, Besse Park to the north. The Wareham River to the east, and the British Landing Condominiums to the south.

There are jurisdictional wetland resources on the property. It is not located within Priority Habitat mapped by the Natural Heritage Endangered Species Program.

Permitting required for this project is limited to Site Plan Review/Special Permit from the Wareham Planning Board. A Notice of Intent will be filed with the Wareham Conservation Commission as required under the SPR procedures. Once the permit is issued by the Planning Board the owner will apply for a building permit. Construction is expected to begin in the Winter of 2022.

## **Project Description**

The project consists of the construction of a 6500 square foot restaurant, 26 x 60 open pavilion, and 1500 square foot office commercial space in three (3) separate structures. Access to the site will be via two (2) separate driveway entrances at the North and South end of the site. Parking for 46 vehicles will be provide to serve the patrons of the Marina and restaurant as well as the 1500 square foot commercial building. New water, sewer, electric, and gas services will be provided to the restaurant and commercial building. New sewer connections will be provided to each building with grease traps provided as pretreatment measures used prior to connection to the municipal system.

The stormwater management system has been modified to accommodate the increased development of the lot. Several types of "Best Management Practices", or BMPs, have been specified in order to comply with the Massachusetts Stormwater Handbook and Town of Wareham regulations. A detailed description and calculations are provided in the Stormwater Management Report. The report documents the compliance of the design and protection provided for adjacent downstream properties.

In summary the successful completion of this expansion to an existing business will provide increased revenue and employment within the Town of Wareham consistent with the applicable Zoning and prior master planning efforts.

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## **Environmental Impact Statement - Impacts and Mitigation**

#### **Town Services**

There is no anticipated increase in demand for municipal services in association with the expanded site development. The new building and site work will significantly increase the value of the property. The project will create construction phase employment, increase long-term employment, and increase tax revenue to the Town of Wareham.

Mitigation: None required.

#### Water System

A four-inch fire service and two-inch domestic water line will be connected to the new building. The Town water distribution system will not be impacted by the project. It is estimated that actual domestic water use will be in the range of 1500-2000 gallons per day.

Mitigation: None required.

#### Sanitary Sewer System

This area of Wareham is provided with municipal sewer available in Main Street. The new buildings will be connected to the municipal sanitary sewage collection system. Two new dog house style manholes will be constructed on the existing sewer line. Kitchen waste will be directed into grease traps for pretreatment prior to connection to the municipal system.

Mitigation: None required.

#### Parks and Recreation

The project is classified as a restaurant which is an allowed use in the Wareham Village I Zoning District. The expanded development of the lot will not impact the current inventory of parks and recreational areas within the Town of Wareham. A small marina is proposed which will provide for water-based recreation. The site is adjacent to existing town owned open space.

Mitigation: None required.

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#### Police Protection

The police department currently patrols the area periodically and in response to specific calls. The site includes security fencing and lighting. No increase in the frequency of patrols is anticipated.

Mitigation: None required.

#### Fire Protection

The restaurant building will be provided with an automatic sprinkler fire protection system. An existing fire hydrant is located between the existing building and Main Street at the southerly end of the project. The site is readily accessible by emergency vehicles. Once the plans have been filed with the Planning Board and officially submitted to the Fire Inspector an official determination will be provided.

Mitigation: None required.

#### Schools

The proposed use will not generate additional demands on the school department as no new school age children will be introduced as a result of this project.

Mitigation: None required.

#### **Traffic**

Traffic to and from the site will increase during construction and as a result of the additional employees working in the new facility. Approximately 20-25 additional total employees are anticipated. Employees will be scheduled on shifts. Each employee generates a minimum of 2 vehicle trips per day. Construction phase traffic and deliveries of raw materials and finished products predominantly arrive and depart from south of the site. Total vehicle trips to the site will vary based on season of the year.

Mitigation: None required.

#### **Ecology of the Site**

#### Land

This property is currently undeveloped and was once the site of a lumber yard. The proposed use is consistent with the Town's Zoning By-Laws. The site will be improved with new buildings, parking lot, lighting, stormwater management systems

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and site landscaping. Soils on the property are comprised of glacial tills (hydrologic Soil Group B) which is conducive to the infiltration of stormwater runoff. The total lot coverage is proposed to be less than 65%, building coverage is 20.5%. A planted landscape buffer complying to the Zoning By-Law is provided along property lines and street lines buffer of natural trees will be preserved along the property lines.

Mitigation: None required.

#### Surface Water

The site is bordered by the Wareham River to the east. Stormwater runoff flows away from Main Street toward the east. The runoff from the buildings and paved surfaces will be collected, treated, and infiltrated within pea stone trenches and an infiltration basin in accordance with the MassDEP Stormwater Management Standards as a redevelopment project. Surface runoff will be treated to the maximum practical degree.

Mitigation: Per DEP Stormwater Standards for Redevelopment.

#### Groundwater

This project will be developed without significant changes in topography. Several underground storage systems and infiltration basins will store and infiltrate runoff within the property. No removal or withdrawal of groundwater is proposed.

Mitigation: No additional mitigation required.

#### Air Quality

Minimal impact due to construction phase vehicle emissions and potential dust from excavation and site grading. Cooking activities will be performed within the proposed buildings odors associated with these activities are likely to occur. No long-term adverse air quality impacts will result from this project.

Mitigation: None required.

#### Noise

The use will not generate any significant discernable noise in outside areas. There will be short term noise from the construction phase of the project. Noise from customers entering/leaving the site will create noise consistent with that associated with village type activities.

Mitigation: No additional mitigation required/Order of Conditions Required.

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#### Wetlands

There are jurisdictional wetland areas on the property and in the immediate area. A Notice of Intent will be filed with the Wareham Conservation Commission for review and confirmation of the Wetlands Performance Standards as required by the Site Plan Review approval process.

Mitigation: No mitigation required.

#### Wildlife

There will be no appreciable impact to wildlife, since the project is located on a previously developed parcel of land. The total lot disturbance is less than allowed by Zoning.

Mitigation: No further mitigation required.

#### Rare Species

The site is not located within a mapped Priority Habitat of Rare Species as determined by the Natural Heritage Endangered Species Program.

Mitigation: No mitigation required.