

3/1-23

July 20, 2023

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

Re: Variance/Special Permit/Site Plan Review – 176 Main Street  
Warren 176 Main St. QOZB LLC  
Map 47 Lot 1113  
G.A.F. Job No.: 22-9822

WV1R zoning district

Dear Zoning Board of Appeals Members,

G.A.F. Engineering, Inc., on behalf of our client, Warren 176 Main St. QOZB LLC, hereby submits the following materials which comprise our application for Site Plan Review. Also included is a Variance Application required for a reduction to the required landscape buffer (Article 10: Landscaping) and a Special Permit Application required for the change in use requiring ten (10) or more parking spaces (Article 15: Site Plan Review).

- Site Development Plans dated July 18, 2023. (3 full size and 7 half size sets)
- Stormwater Report dated July 18, 2023. (2 copies)
- Site Plan Review Application (9 copies)
- Project Narrative and Impact Assessment Report
- Building Department Denial Letter
- 300' Certified Abutters list
- Tax Verification Form
- Copy of quitclaim deed
- Site Plan Review Checklist
- Filing fee of seven hundred fifty dollars (\$750.00)
- Advertising fee of one hundred fifty dollars (\$150.00)
- Abutter notification fee (\$266.36)

The project consists of repurposing the existing building as a restaurant building with associated parking, access drives, utilities, and stormwater management system. The project has been designed in compliance with the applicable sections of the Wareham Zoning By-Laws. Electronic copies of this application are being submitted as well.

Please contact me directly if you have any questions.

Sincerely,

William F. Madden, P.E.

[bill@gafenginc.com](mailto:bill@gafenginc.com)

WFM/jlc

Enclosures

cc: Warren 176 Main St. QOZB LLC  
Town Clerk



**ENGINEERING,  
INC.**

ENGINEERS  
SURVEYORS

266 MAIN ST.  
WAREHAM, MA 02571

TEL 508.295.6600  
FAX 508.295.6634

# **Project Narrative & Impact Assessment Report**

For

## **“Site Development Plan”**

Map 47 Lot 1113  
176 Main Street  
Wareham, MA

Prepared for

### **Warren 176 Main St QOZB LLC**

P.O. Box 1206  
Carver, MA 02330

Prepared by

### **G.A.F. Engineering, Inc.**

266 Main Street  
Wareham, MA 02571

**July 18, 2023**

**G.A.F. Job No.: 22-9822**

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## **Project History**

Warren 176 Main St QOZB LLC owns the subject premises located at 176 Main Street. The building was most recently used as Advanced Engine where high-performance engines were modified and or rebuilt. The parcel is located in the Wareham Village 1 (WV1) and Wareham Village 2 (WV2) zoning district and is improved with an existing structure, bituminous concrete parking field, landscaping/stormwater management system and vacant land at the rear of the existing building. The parcel encompasses 32, 979 SF of land.

Warren 176 Main St QOZB LLC intends to repurpose the existing building as a restaurant. In addition to the interior improvements, site improvements will include new site drainage at the rear of the property, construction of a 22'6" x 24'0" cast-in-place concrete patio, a dumpster pad with enclosure, improved handicap accessible parking as well as a crushed stone parking area to accommodate 10 parking stalls plus 2 handicap parking stalls. Also included is a designated loading area.

## **Project Site**

The project site is fully developed with a building and associated parking area encompassing 32,979 SF. The site is split between two (2) zoning districts, Wareham Village 1 (WV1) and Wareham Village 2 (WV2). The lot is identified as lot 1113 on assessor's map 47.

The premises fronts on Main Street to the east and abuts commercial uses to the north and south and a residential use to the west.

The building is served by municipal sewer, town water for both domestic and fire protection needs, gas, and electric.

A portion of the site falls in FEMA Flood Zone AE 14 elevation 14.

There are no areas on the site mapped as significant to rare wildlife mapped by Natural Heritage Endangered Species Program (NHESP).

## **Project Description**

The project consists of repurposing the existing building for use as a restaurant and providing site upgrades. Site upgrades include providing site access to a 12 stall crushed stone parking area with handicap parking and building access. Additionally a 24' x 22'6" cast-in-place concrete patio and a dumpster pad with enclosure is proposed. A designated loading area to receive supplies is located on the northeast corner of the building.

A stormwater management system designed to provide compliance with the MassDEP Stormwater Handbook and Town of Wareham Stormwater Regulations has also been provided. The stormwater system serving the rear of the building consists of three (3) 1,000-gallon leaching pits with overflow and a deep sump hooded catch basin.

The existing parking area at the front of the building is being restriped and is provided with 13 parking stalls. The existing drainage infiltration stone is intended to remain. Snow storage areas are also provided.

The site and building is provided with natural gas, domestic water and fire protection service. The existing sanitary sewer will be provided with an offline 2,000-gallon grease trap. This grease trap will function as a pretreatment device prior to connection to the building sewer.

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

### Town Services

There is no anticipated significant increase in demand for municipal services in association with this project. A modest increase in water usage and sewer flow is expected. The project will create construction phase employment, increase long-term employment, and increase tax revenue for the Town of Wareham.

Mitigation: None required.

### Water System

The building is provided with a two-inch (2') domestic water service and four-inch (4") Fire Protection Service. The size of these services will accommodate the designated use.

Mitigation: None required.

### Sanitary Sewer System

The existing building is provided with a 6" sanitary sewer connected to the existing sanitary sewer in Main Street. A 2,000-gallon precast concrete grease trap is proposed as a pretreatment device for fats, oil, and grease. The discharge from the grease trap will be connected to the existing building sewer utilizing a sanitary sewer manhole installed in line.

Mitigation: None required.

### Parks and Recreation

The project does not take away lands currently used as parks or for recreation. It will not create a need for additional recreation space or impact the Town's inventory of parks and recreation areas.

Mitigation: None required.

### Police Protection

The Town of Wareham Police Department and Massachusetts State Police currently patrol Main Street periodically and in response to specific calls. Access to the site is provided from Main Street. The building will be equipped with a security system, fire alarm system and fire protection system. The parking lot will be illuminated with

building mounted wall packs and pole mounted lighting fixtures in Main Street. The proposed use of the facility does not create an increased risk of crime. No increase in the frequency of patrols is anticipated.

Mitigation: None required.

### Fire Protection

The building is provided with a 4" Fire Protection Service. There is an existing hydrant in close proximity to the site on Main Street. Travel lanes around and through the parking lot have been designed to provide sufficient space for circulation and access to the facility.

Mitigation: None required.

### Schools

The proposed use will not generate additional demands on the school department as the project will not add students to the school system.

Mitigation: None required.

### Traffic

This project does not generate or attract a large volume of traffic. Service to the public is limited to the proposed hours of operation of Monday through Saturday 11:00 am to 1:00 am and Sundays from 8:00 am to 5:00pm. The location of the existing curb cut provides sufficient distance with respect to available sight distance and stopping sight distance. The existing curb cut at the gutter line of Main Street is 26 feet wide. The site access driveway will be located on the South bound lane of Main Street.

In our opinion these factors negate the need for further traffic study.

Mitigation: None required.

### Ecology of the Site

### Land

This property is 32,979 square feet in size and is essentially fully developed. There are no wetland resource areas on the lot although a portion of the lot is in the AE-14 Flood Zone. The property is bounded by commercial properties to the North and South, Main Street to the East and residential properties to the West. The topography

is moderately flat and as such the project can be constructed with shallow excavations to accommodate drainage and minimal fill to establish the parking lot and building grades. The moderately steep slope at the rear of the site will remain vegetated.

Mitigation: None required.

### Surface Water

There are no surface waters on or adjacent to the proposed site. The topography of the land directs surface water from the west to the east (Main Street). A stormwater management system has been designed for the newly developed portion of the site at the rear of the building to collect and treat surface runoff prior to infiltration to the ground. The flow of surface runoff to adjacent properties is eliminated as a result of the project. All stormwater runoff is retained on-site under normal circumstances.

Mitigation: No additional mitigation required.

### Groundwater

The estimated depth to seasonal high groundwater at the project location is approximately 10 feet. Surface water will be rerouted through a deep sump hooded catch basin prior to discharge into the infiltration chambers. This project includes infiltration basins which store and infiltrate surface runoff to protect the groundwater. An infiltration basin is one of the best management practices for reducing tss, nitrogen, and phosphorous. A more detailed analysis of the project's compliance with the applicable standards is included in the drainage report.

Mitigation: No additional mitigation required.

### Air Quality

Minimal impact due to construction phase vehicle emissions and potential dust from excavation and site grading. The contractor and owner will be responsible to perform dust control measures during construction. No long-term air quality impacts will result from this project.

Mitigation: None required.

### Noise

The facility will operate from 11:00 AM to 1:00 AM Monday through Saturday and 8:00 AM to 5:00 PM on Sundays. The drive by traffic on Main Street generates the dominant outdoor noise at this location. There will be short-term noise from the construction phase of the project which will be limited to the hours stipulated by



Town approvals. Relatively minor amounts of noise are expected as a result from business activities.

Mitigation: No additional mitigation required.

### Wetlands

There are no jurisdictional wetland areas on the property or in the immediate area. A Request for Determination of Applicability will be filed with the Wareham Conservation Commission for confirmation as required by the Site Plan Review approval process. A portion of the site is located in the AE 14 Flood Zone.

Mitigation: No mitigation required.

### Wildlife

There will be no appreciable impact to wildlife since the project is situated on a fully developed parcel of land fronting on a busy street. The project does not include extensive security fencing.

Mitigation: No mitigation required.

### Rare Species

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

Mitigation: None required.

**APPLICATION FOR SITE PLAN REVIEW**

Applicant: Name: Warren 176 Main St. QOZB LLC

Mailing Address: P.O. Box 1206, Carver, MA 02330

Telephone: 508-947-8539

Project: Street & Number: 176 Main Street

Assessor's Map: 47 Lot(s): 1113

Dwelling Units #: N/A

Parking Spaces #: 23

Acres: 0.76 Square feet commercial space: 8,500 SF ±

Briefly describe project:

The project consists of repurposing the existing building as a restaurant building with associated parking, access drives, utilities, and stormwater management system.

Date: July 18, 2023

Signature of Applicant: \_\_\_\_\_

**\*Signature of approval needed from Treasurer-Collector prior to processing application**

Treasurer-Collector: All attached form Date: 7.18.23

**RECEIVED**  
AUG 02 2023  
By Jania Raposo  
Planning Dept.  
\$750.00 Fee  
CK# 1809 ROND

**RECEIVED**  
JUN 02 2023  
TOWN OF WAREHAM  
BOARD OF HEALTH

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

Check one:            ANR \_\_\_      Form B \_\_\_      Form C \_\_\_      Site Plan Review  X

Date stamped in \_\_\_\_\_ Date decision in due \_\_\_\_\_

Applicant's name(s) Warren 176 Main St QOZB LLC

Applicant's address P.O. Box 1206, Carver, MA 02330

Telephone number 508-947-8539

Address of property 176 Main Street, Wareham, MA 02571

Landowner's name Warren 176 Main St QOZB LLC

Owner's address P.O. Box 1206, Carver, MA 02330

Telephone number 508-947-8539

Contact person Phil Warren Telephone 617-688-8506

Map# 47 Lot# 1113 Zone WV1 & WV2

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

Comments (state reasons for denial or stipulations of approval)

\_\_\_\_\_  
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Conditions for:.....  
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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: 176 Main Street LOT: 47 MAP: 1113  
ZONING DISTRICT: WV1 & WV2  
USE REQUESTED: Repurpose the existing building as a restaurant  
OWNER OF LAND & BUILDING: Warren 176 Main St QOZB LLC TEL.# 508-947-8539  
ADDRESS OF OWNER: P.O. Box 1206, Carver, MA 02330  
PERSON(S) WHO WILL UTILIZE PERMIT: Warren 176 Main St QOZB LLC  
ADDRESS: P.O. Box 1206, Carver, MA 02330  
DATE: July 18, 2023 SIGNATURE: *Warren J. Madden agent*  
This application was received on the date stamped here:

WAREHAM TOWN CLERK  
2023 AUG 2 PM 1:14

Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_  
Tax Collector: *See attached form* Date: *7.18.23*  
Planning/Zoning Dept.: *Ma Rappin* Date: *8/2/23*  
Application fee paid: *750.00* Check #: *1835* Receipt: \_\_\_\_\_  
Advertising fee paid: *150.00* Check #: *1811* Receipt: \_\_\_\_\_  
Abutters fee paid: *33.90* Check #: *1834* Receipt: \_\_\_\_\_

JUN 02 2023

TOWN OF WAREHAM  
BOARD OF HEALTH

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: Warren 176 Main St QOZB LLC

Applicant's Address: P.O. Box 1206, Carver, MA 02330

Telephone Number: 508-947-8539

Cell Phone Number: 617-688-8506

Email Address: philmwarren@gmail.com

Address of Property/Project: 176 Main Street, Wareham, MA 02571

Landowner's Name: Warren 176 Main St QOZB LLC

Owner's Address: P.O. Box 1206, Carver, MA 02330

Telephone Number: 508-947-8539

Contact Person: Phil Warren Telephone Number: 617-688-8506

Map 47 Lot 1113 Zone WV1 & WV2

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

Paul Turner  
Director of Inspectional Services

July 3, 2023

Mr. Robert Rogers  
266 Main Street  
Wareham Massachusetts, 02571

**RE: 176 Main Street / Map 47, Lot 1113**

Mr. Rogers,

I have reviewed your Building Permit application B-23-367, submitted June 9, 2023 to “renovate the existing building for use as a restaurant” located at 176 Main Street, Wareham, Massachusetts. At this time I must deny your request.

Your application is being denied under the following sections of the Wareham Zoning By-Laws:

**Article 10: Landscaping;**

**1040 Landscape Buffers,**

**1041 Landscape Buffers between land Uses;**

Landscape buffers shall be provided between land uses as specified in Section 1042. The proposed site plan does not depict any new landscaping buffers. A **Variance** will be required in order to proceed.

**Article 15: Site Plan Review;**

**1520 Applicability.**

Any new development expansion, or change of use other than a single family or two family residence which would, under the parking schedule “Number of Parking Spaces Required” of section 920, require ten (10) or more parking spaces, regardless of the number of parking spaces on the premises, shall be permitted only upon the issuance of a **Special Permit** from the Planning Board for Site Plan Review.

The Special Permit Granting Authority (SPGA) under Section 1510 Of this By-Law shall be the Planning Board provided, however, that where the applicable development requires a Special Permit, Comprehensive Permit or Variance from the Board of Appeals, the **SPGA under Section 1510 of this By-Law shall be the Board of Appeals.**

The change of use," Restaurant" is requiring one (1) parking spot per five (5) seats. The proposed floor plan shows 112 seats generating more than ten new parking spots, therefore site plan review will be required.

Therefore, a **Special Permit and a Variance** must be secured from the Zoning Board of Appeals in order to proceed with your application.

The subject dwelling is located in **WV1/WV-1R** zoning district.

Respectfully,

Paul E Turner  
Building Commissioner  
Zoning Enforcement Officer

**It is the owners' responsibility to check with other departments to ensure full compliance.**

**In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.**

[Home](#) » [Departments](#) » [Assessing Department](#) » [Abutter Request Form - Online](#) » [Webform results](#)

# Submission #159

[View](#)

[Delete](#)

[Previous submission](#)

[Next submission](#)

[Print](#) [Resend e-mails](#)

## Submission information

Form: [Abutter Request Form - Online](#)  
Submitted by Anonymous (not verified)  
May 23, 2023 - 10:21am  
2603:3005:261c:0:c0ce:46f6:43c3:33ee

## Contact Information

Jamie @ GAF Engineering

### Phone Number:

508-295-6600

### Email Address:

jamie@gafenginc.com

### Date of Request:

May 23, 2023

### Owners Name:

Warren 176 Main St QOZB LLC

### Property Location:

176 Main Street

### Map/Lot

47/1113

### Distance Required

300'

### Which Board are you appearing before?

Zoning Board of Appeals

[Previous submission](#)

[Next submission](#)



TOWN OF WAREHAM ABUTTERS

MAP 47 LOT 1113 300'  
OWNER WARREN 176 MAIN ST QOZB LLC

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
132-0-1088	COMM OF MASS, EXEC OFFICE OF TRANS & CONST	MULTI-MODEL RAIL UNIT, 10 PARK PLAZA RM 317	BOSTON, MA	02116
47-0-1029	ROMAN CATHOLIC BISHOP, OF FALL RIVER	182 HIGH ST,	WAREHAM, MA	02571
47-0-1031	YORK MAUREEN E + BARROWS SHARON, CO-TRS LIGHTHOUSE IRREV TRUST	76 HIGH ST,	WAREHAM, MA	02571
47-0-1032	CHURCH OF THE GOOD SHEPHERD,	BOX 719,	WAREHAM, MA	02571
47-0-1036	BAGLEY JEFFREY & MENARD RACHEL	62 HIGH ST,	WAREHAM, MA	02571
47-0-1037	STUART GEORGE W III, STUART ANNA M	60 HIGH ST,	WAREHAM, MA	02571
47-0-1038	FENNEL SCOTT, KANTER HILARY	54 HIGH ST,	WAREHAM, MA	02571
47-0-1053	DEMORANVILLE CAROLYN J,	63 HIGH ST,	WAREHAM, MA	02571
47-0-1054	CONSOLETTI CHRISTIAN, CONSOLETTI DOLORES E	5 CENTER ST,	WAREHAM, MA	02571
47-0-1055	CIAFFONI TIMOTHY A TRUSTEE, THE 75 HIGH ST REALTY TRUST	PO BOX 483,	WAREHAM, MA	02571
47-0-1056	ONE HUNDRED NINETY ONE MAIN, STREET REALTY TRUST	TIMOTHY A CIAFFONI TRUSTEE, PO BOX 483	WAREHAM, MA	02571
47-0-1057	COSTA STEVEN TRUSTEE, 194 MAIN STREET REAL ESTATE TRUST	3 CROMWELL LN,	ROCHESTER, MA	02770
47-0-1058	R + G REALTY INC, C/O WAREHAM VILLAGE FUNERAL HOME	5 CENTER ST,	WAREHAM, MA	02571
47-0-1059	HANNEY NICHOLAS, COAKLEY BRADFORD CHARLES	43 ARTHUR HENNESSEY RD	N FALMOUTH, MA	02556
47-0-1061	NEW ENGLAND TEL & TEL CO, C/O VERIZON COMMUNICATIONS	ENGIE INSIGHT, PO BOX 2749	ADDISON, TX	75001
47-0-1064.A	STAHL RICHARD A TRUSTEE & RICHARD STAHL LIVING TRUST	PO BOX 39	HOLLIS, NH	03049
47-0-1108	200 MAIN ST WAREHAM LLC	42 FREE ST	HINGHAM, MA	02043
47-0-1110	KJELGAARD MICHAEL J & KJELGAARD CONSTANCE M TRUSTEES	8 ONSET AVE	BUZZARDS BAY, MA	02532
47-0-1112	BUBBA-MAE REALTY LLC	184 MAIN ST,	WAREHAM, MA	02571
47-0-1113	WARREN 176 MAIN ST QOZBB LLC	PO BOX 1206	CARVER, MA	02330
47-0-1115	CHOU SUSAN,	363 LINWOOD AVE,	NEWTON, MA	02460
47-0-1116	CHILDS CHERYLL ANN,	140 MAIN ST,	WAREHAM, MA	02571
47-0-1117	MEROLLA MICHELE E,	P.O. BOX 67,	FAIRHAVEN, MA	02719
47-0-1118	TOBEY HOSPITAL INC, C/O ELAINE MEREDITH	200 MILL ROAD, SUITE 230	FAIRHAVEN, MA	02719
47-0-1130	SANTOLUCITO SALVATORE A	P.O. BOX 541013,	WALTHAM, MA	02454
47-0-1131	D'ANTONIO GUY F, DIANTONIO CARREN L, C/O SPEEDWAY LLC	PROP TAX DEPT-539 S MAIN ST,	FINDLAY, OH	45840
47-0-1134	V S H REALTY INC, C/O CUMBERLAND FARMS INC	165 FLANDERS RD,	WESTBOROUGH, MA	01581
47-0-1135	LOPEZ HOLDINGS LLC	77 STATE RD	DARTMOUTH, MA	02747
47-0-1138	CORNWELL CARL W, C/O CARLS FLOOR COVERING	193 MAIN ST,	WAREHAM, MA	02571
47-0-1139	CORKERY LUIZ MARIA,	PO BOX 12,	WAREHAM, MA	02571
47-0-1140	KALKANI REALTY TRUST, DEMETRIOS T KALKANIS TRUSTEE	257 MAIN ST,	WAREHAM, MA	02571

CERTIFIED ABUTTERS AS THEY APPEAR  
ON OUR TAX ROLLS AS OF 5/23/2023

*J. Renee Atkins*  
ASSESSORS OFFICE

REQUESTED BY

JAMIE Z GAF ENGINEERING

508 295-6600

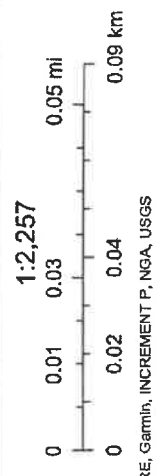
JAMIE@GAFENGINE.COM

# ArcGIS Web Map



5/23/2023, 12:32:13 PM

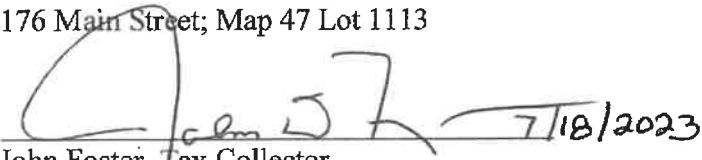
- Parcels with CAMA Data
- Town Line
- Common Line
- Property Line
- Public Road
- Miscellaneous Lines
- Railroad
- PropNotPar
- RoadNotPar



**PLANNING BOARD**  
**TAX VERIFICATION FORM**

This verifies that Warren 176 Main St QOZB LLC (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, same, is up to date on taxes on all properties he/she owns in the Town of Wareham.

176 Main Street; Map 47 Lot 1113

  
John Foster, Tax Collector

7/18/2023

\*\*\* Electronic Recording \*\*\*  
Doc#: 00017761  
Bk: 54394 Pg: 77 Page: 1 of 4  
Recorded: 02/12/2021 01:45 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 02/12/2021 01:45 PM  
Ctrl# 143451 12689  
Fee: \$2,964.00 Cons: \$650,000.00  
\*\*\*\*\*

**QUITCLAIM DEED**

**MAD HAT, INC.**, a Massachusetts Corporation, of 176 Main Street, Plymouth County, Massachusetts 02571

for consideration paid, and in full consideration of **SIX HUNDRED FIFTY THOUSAND and 00/100 (\$650,000.00) Dollars**

grants to **WARREN 176 MAIN ST QOZB, LLC**, a Delaware Limited Liability Company with a business address of 18 Church Street, Carver, Plymouth County, Massachusetts 02366

with **QUITCLAIM COVENANTS**

A certain parcel of land in Wareham, Plymouth County, Massachusetts, with the buildings thereon, bounded and described as follow:

Beginning at a stake in the westerly line of Main Street at the Northeasterly corner of land now or formerly of Frederick A. Stewart;

thence North 29° 03' West 54 feet by Main Street to a pipe;

thence South 72° 08' West 133.5 feet to a pipe;

thence North 29° 03' West to an iron bar;

thence North 2° 14' East 16.5 feet to a fence;

thence South 77° 27' West 193.5 feet by the fence and lands now or formerly of Loring and Tobey to a retaining wall;

thence South 23° 04' East 104 feet by land formerly of heirs of Martha Howard to a point for a corner;

thence North 77° 32' East 76.8 feet by land formerly of J.B. Tobey to a point for a corner;

thence North 17° 39' West 22.7 feet by said land formerly of Stewart to a post; and

Property Address: 176 Main Street, Wareham, MA 02571

thence North 73° 20' East 246.5 feet by the fence in said land now or formerly of Frederick A. Stewart to the point of beginning.

Together with the right in common with others having a like right to pass in and over a strip of land lying northerly of and adjoining the above described parcel, bounded and described as follows:

Beginning at a pipe at the westerly line of Main Street at the northeasterly corner of the above described parcel of land;

thence running South 72° 08' West 133.5 feet by the above described land to a pipe;

thence North 29° 03' West 7 feet by the above described land to an iron bar;

thence North 72° 08' East 133.5 feet by land formerly of Lillian M. Kelley to a pipe in the Westerly side of Main Street; and

thence South 29° 03' East 7 feet by Main Street to the point of beginning.

Excepting therefrom such portion as may have been taken for the widening of Main Street.

All of said courses, bounds and distances are as shown on "Plan of land of Estate of John H. Silvia and Anne C. Silvia, Wareham, Mass., April, 1923, Allan S. Beale, Civil Engineer", recorded with Plymouth County Registry of Deeds in Plan Book 7, Page 328.

AND

The land with the buildings thereon situated on the Westerly side of Main Street in the Town of Wareham, Plymouth County, Massachusetts, bounded and described as follows:

Easterly by said Main Street, 40 feet;

Northerly by land now or formerly of Woodside Simmons, 246 feet;

Westerly by land now or formerly of Woodside Simmons and by land now or formerly of the heirs of Joshua B. Tobey, 50 feet; and

Southerly by land now or formerly of William E.C. Warr, about 250 feet to the said Main Street.

Together with all rights, privileges and easements connected therewith and subject to restrictions and easements of record insofar as the same are now in force and applicable, and are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable.

The above-described premise is not the homestead property of the grantors or any other person.

This conveyance does not constitute all or substantially all of the assets of the corporation.

For GRANTOR'S title see Deed dated April 13, 2012 and recorded with the Plymouth County Registry of Deeds in Book 14609, Page 219.

[SIGNATURE PAGE TO FOLLOW]

Witness our hands and seals on this 11<sup>th</sup> day of February, 2021

Mad Hat, Inc.

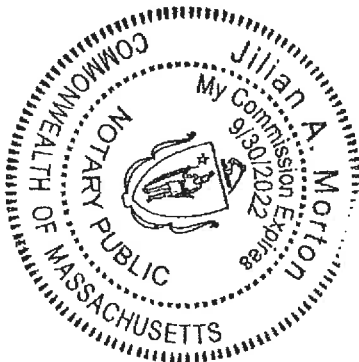
By: *Hans Westberg*  
Hans Westberg, President

By: *Tracey L. Westberg*  
Tracey L. Westberg, Treasurer

**COMMONWEALTH OF MASSACHUSETTS**

**Plymouth County, ss**

On February 11, 2021, before me the undersigned notary public, personally appeared Hans Westberg, President and Tracey L. Westberg, Treasurer, proved to me through satisfactory evidence of identifications, which were drivers license, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed on behalf of Mad Hat, Inc.



*Jillian A. Morton*  
Notary Public: Jillian A. Morton  
My commission expires: 09/30/2022

Town of Wareham Site Plan Review  
Application Checklist

**Applicability:** All new commercial and/or industrial structures or developments, multiple family dwellings, apartment houses, changes in use, reconstruction, alteration, or extension of existing uses, structures and/or developments. All developments of any type (i.e. subdivision) on 30 acres or greater.

**Name of Site:** \_\_\_\_\_ **Date:** July 18, 2023

**Owner(s):** Warren 176 Main St. QOZB LLC

**Address:** P.O. Box 1206, Carver, MA 02330

**Telephone Number:** 508-947-8539

**Developer(s):** Warren 176 Main St. QOZB LLC

**Address:** P.O. Box 1206, Carver, MA 02330

**Telephone Number:** 508-947-8539

**Relationship between Developer & Property Owner:** Owner is developer

**Surveyor:** G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571

**Engineer:** G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571

**Architect:** \_\_\_\_\_

**Landscape Architect:** \_\_\_\_\_

ITEM	COMPLETED
Application filed with Planning Board and Zoning Board (in case of Special Permit)	X
Copy filed with Town Clerk	X
Preliminary plan and supplementary materials (14 copies)	
Filing fee	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" = 2000')	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	X
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)	N/A
All contiguous land owned by the applicant or by owner of property	X
Photographs of site (8" by 10") – at discretion of Permitting Authority	
<b>EXISTING FEATURES</b>	
(Scale 1"=20', 1"=40', or 1"=100' where practical and appropriate to the size of the proposal) Must include at minimum the following:	
<b>1. Existing Natural Features</b>	
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 10.02 (1) (a-d); floodplain (100 year) with base flood elevation data;	N/A
e. Contour lines (2' intervals);	X
f. General soil types.	X
<b>2. Existing Man-Made Features</b>	
a. Vehicle accommodation areas; streets, roads, private ways, walkways;	X
b. Curbs, gutters, curb cuts, drainage grates;	X
c. Storm drainage facilities including manholes;	X
d. Utility lines including water, sewer, electric, telephone, gas, cable TV;	X
e. Fire hydrants and location of dumpsters;	X
f. Buildings, structures, and signs (free standing) including dimensions of each;	X
g. Exterior lighting features.	X
<b>3. Existing Legal Features</b>	
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
e. Monuments.	X
<b>DEVELOPMENT PLAN</b>	
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;	N/A
• Lot dimensions;	X
• Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street;	X
• Location, dimension, and designated use for all recreation areas;	N/A
• Location and dimension of all open space (indicate whether such 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;	N/A
• Curbs and gutters, curb cuts, drainage grates;	X
• Drainage facilities including manholes, pipes, drainage ditches, and retention ponds;	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
• New contour lines resulting from earth movement (2' intervals) and indication of types of ground cover and other precautions to stabilize slopes;	X
• Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways;	X
• Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements.	X
<b>IMPACT STATEMENT</b>	
<b>Part One:</b> Description of impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection; roads in the immediate vicinity of proposed development (include estimate of both peak and average daily traffic count); and the ecology of the area within the site and any significant off-site impacts.	X
<b>Part Two:</b> Description of actions that have been taken to mitigate the impacts described in part one.	X