

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:

- Complete this form.
- Complete information packets. (Directions attached)
- Submit application form and packet to Town Clerk for signature.
- Submit application form and packet to Town Collector for signature.
- 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~~ (150.00)

**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: 3 Michael Drive LOT: K3 MAP: 129
ZONING DISTRICT: R-130
USE REQUESTED: Private Residential Pier/Dock
OWNER OF LAND & BUILDING: Todd A. Delgado TEL.# (617) 276-7360
ADDRESS OF OWNER: # Maria Julia DeBarnos Delgado, 25 Hoover Ave.
PERSON(S) WHO WILL UTILIZE PERMIT: Owners Brockton, MA
ADDRESS: Same 02301
DATE: 8/08/23 SIGNATURE: [Signature]

This application was received on the date stamped here:

WAREHAM TOWN CLERK
2023 AUG 16 PM 3:20

Town Clerk: _____ Date: _____
Tax Collector: [Signature] Date: 8/16/23
Planning/Zoning Dept.: [Signature] Date: 8/16/23
Application fee paid: 300.00 Check #: 1406 Receipt: _____
Advertising fee paid: 100.00 + 50.00 Check # 1407 + 747 Receipt: _____
Abutters fee paid: 206.90 Check # 748 Receipt: _____

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due _____

Applicant's Name: Todd A. Delgado & Maria Julia DeBarros Delgado

Applicant's Address: 25 Hoover Avenue, Brockton, MA 02301

Telephone Number: (617) 276-7360

Cell Phone Number: _____

Email Address: t2delgado@aol.com

Address of Property/Project: 3 Michael Drive

Landowner's Name: Same as Applicant

Owner's Address: _____

Telephone Number: _____

Contact Person: Todd Delgado Telephone Number: (617) 276-7360

Map 129 Lot K3 Zone R-130

Date Approved _____ Date Denied _____

Comments: _____



TOWN of WAREHAM
Massachusetts
BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

July 13, 2023

CERTIFIED MAIL
EMAIL: peter@gpeaststeel.com

Attorney John A. Markey, JR.
50 Homers Wharf
New Bedford, Massachusetts 02740

RE: 3 Michael Drive / Map 129, Lot K3

Attorney Markey,

The Building Department is in receipt of your letter dated July 5, 2023 stating that you represent the property owners, Todd Delgado and Maria DeBarros-Delgado regarding a proposed private residential pier/dock located at 3 Michaels Drive, Wareham Massachusetts.

At this time, I will not endorse the Municipal Zoning Certificate requirement of the Massachusetts Department of Environmental Protection, Chapter 91 Waterways Water –Dependent, Nonwater Dependent, Amendment Application for the following reason(s).

The construction of an accessory structure on a vacant lot is not allowed by definition.

The Town of Wareham By-Laws defines a structure as “a combination of materials assembled at a fixed location to give support or shelter, such as building, bridge, trestle tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, bin, fence, sign, flagpole or the like. “


The Wareham Zoning By-Laws does not define an “Accessory Structure” but does direct in **Article 16; Definitions, paragraph one**; “Terms and words not defined herein but defined in the State Building Code or Subdivision Regulations shall have the meanings given therein unless a contrary intention clearly appears.” The 2015 International Residential Code, which is the base code for Massachusetts State Building Code, 9th Edition defines an Accessory Structure as; “A structure that is accessory to and incidental to that of the dwelling(s) and that is located on the same lot.”

The Wareham Zoning By-Laws defines a Dwelling as; “A privately or publicly owned, permanently fixed structure, containing a dwelling unit or dwelling units. The terms “one family”, “two family” or “multi-family” dwelling shall not include hotel, lodging house, hospital, membership club, trailer, mobile home or dormitory.”

There is not a dwelling located at 3 Michael Drive, therefore by definition, an accessory structure is not allowed.

The subject dwelling is located in **R-130** zoning district.

Respectfully,



Paul E Turner
Building Commissioner
Zoning Enforcement Officer

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.

TOWN OF WAREHAM ABUTTERS
 MAP 129 LOT K3
 OWNER TODD + MARIA DELGADO

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
129B-5-37	BOONE ROBERTA M,	6 PAPER MILL RD,	W WAREHAM, MA	02576
129B-5-38	JAS REALTY LLC,	PO BOX 573,	E WAREHAM, MA	02538
129B-5-39	PACHECO JOANNE M TRUSTEE, JOANNE M PACHECO REV TR	73 SUSAN ST,	NEW BEDFORD, MA	02745
129B-5-40	FULLER SCOTT R, FULLER AMY	7 IRVING DR,	WALPOLE, MA	02081
129B-5-41	PEREZ MIGDALIA, DEJUSES ELLIOT	119 GLEN CHARLIE RD	E WAREHAM, MA	02538
129-0-1010	DOHERTY MARGARET M,	224 TREMONT ST,	MANSFIELD, MA	02048
129-0-1011	CAIN SUSAN M,	PO BOX 893,	EAST WAREHAM, MA	02538
129-0-G1	LAVOIE MICHELLE, REGO BRIAN	136 GLEN CHARLIE RD,	E WAREHAM, MA	02538
129-0-G2	WILLIAMS ERIC S, WILLIAMS TRACIE M	138 GLEN CHARLIE RD,	E WAREHAM, MA	02538
129-0-GB	TAKAYANAGI TETSUO,	12 OAKWOOD RD,	AUBURNDALE, MA	02466
129-0-K1	LEWIN MACKENZIE, ROUGEALX MAGGIE LEWIN	140 GLEN CHARLIE RD	E WAREHAM, MA	02538
129-0-K2	MITCHELL WILLIAM J,	1 MICHAEL DR,	E WAREHAM, MA	02538
129-0-K3	DELGADO TODD, DELGADO MARIA JULIA DEBARROS	25 HOOVER AVE	BROCKTON, MA	02301
129-0-K4	SAWCZUK DOLORES W,	1 DIANNE DR,	E WAREHAM, MA	02538
129-0-K5	HOWES BENJAMIN S II, HOWES LLEWELLA E	3 DIANNE DR,	E WAREHAM, MA	02538
129-0-K6	SCHULTZ FRANK J JR, SCHULTZ NANCY	5 DIANNE DR,	E WAREHAM, MA	02538
129-0-K7	SABOURIN STEVEN E, SABOURIN MICHELE D	4 DIANNE DR,	E WAREHAM, MA	02538
129-0-K8	KAURANEN JASON J, KAURANEN ERIKA L	2 DIANNE DR,	E WAREHAM, MA	02538
129-0-01	CONSTITUTION PROPERTIES LLC	967 NORTH MAIN ST	RANDOLPH, MA	02368
129-0-02	CLARK DINAH R TRUSTEE, BITTERSWEET REALTY TRUST	144 GLEN CHARLIE RD,	E WAREHAM, MA	02538
127-0-222	ZEOLI ANTHONY, ZEOLI BARBARA	14 SNELL AVE,	BROCKTON, MA	02302

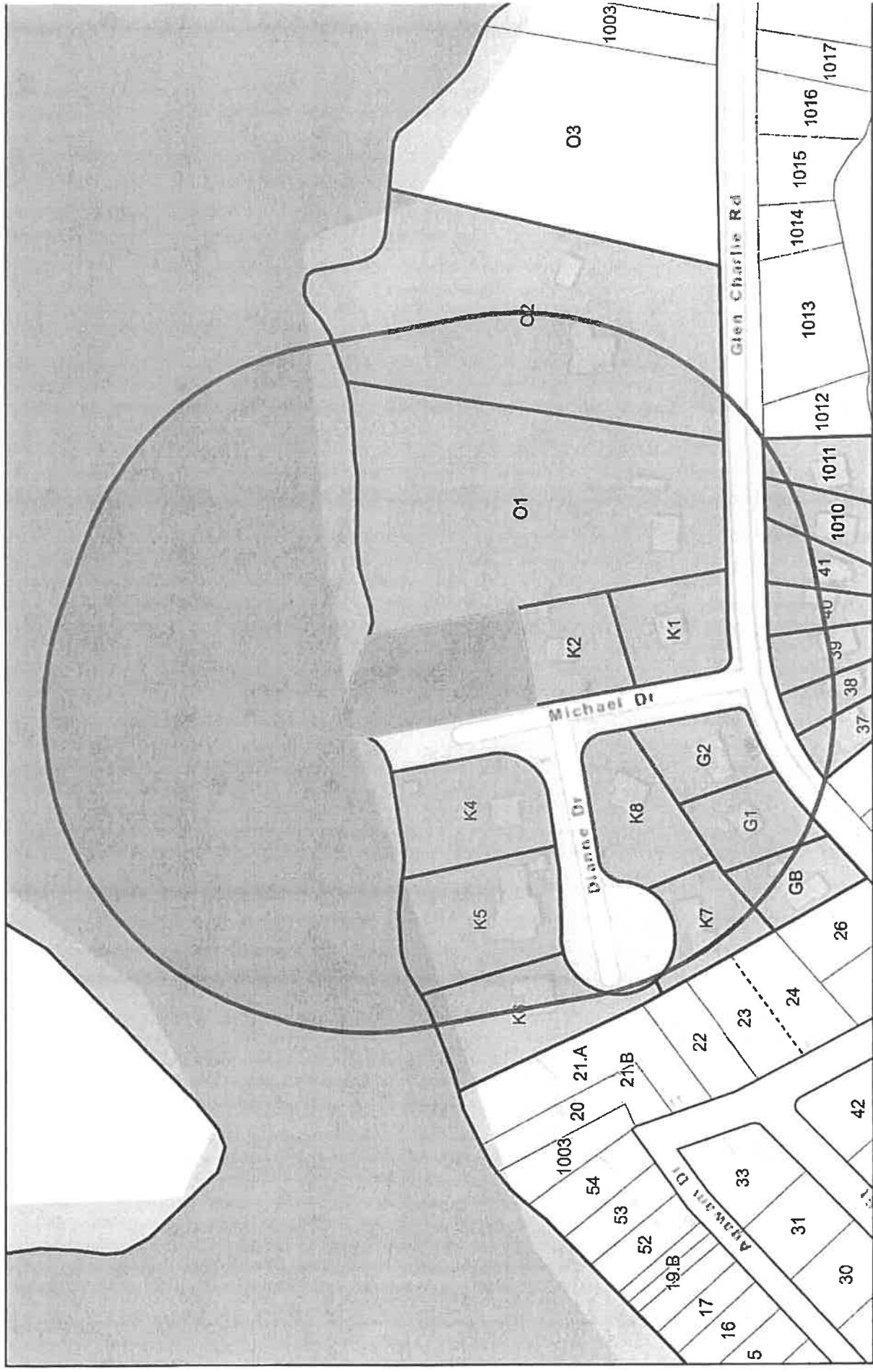
CERTIFIED ABUTTERS AS THEY APPEAR
 ON OUR TAX ROLLS AS OF 8/7/2023

W.P. Renee Atkins
 ASSESSORS OFFICE

REQUESTED BY
 DAVID M DAVIGNON
 508 758-7866

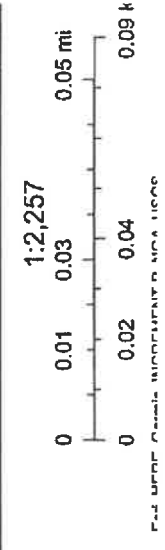
DISQUARED3368@YAHOO.COM

ArcGIS Web Map



8/7/2023, 1:29:35 PM

Parcels with CAMA Data
Parcel Lines
PWater
Property Line
Miscellaneous Lines
Public Road



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

Submission #191

[View](#) [Delete](#)

Welcome to the website. For Help Documentation & Videos, please visit our [Municipal User Center](#) or, for schools, visit our [Schools User Center](#). **It is recommended you write down the following credentials to login to the User Center - Username: "CivicOpen" and Password: "ClientUser10!"**

[Previous submission](#) [Next submission](#)

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

<p>Submission information</p> <p>Form: Abutter Request Form - Online Submitted by Anonymous (not verified) August 7, 2023 - 12:38pm 24.60.99.124</p>
--

Contact Information

David M. Davignon

Phone Number:

5087587866

Email Address:

dsquared3368@yahoo.com

Date of Request:

August 7, 2023

Owners Name:

Todd & Maria Delgado

Property Location:

3 Michael Drive

Map/Lot

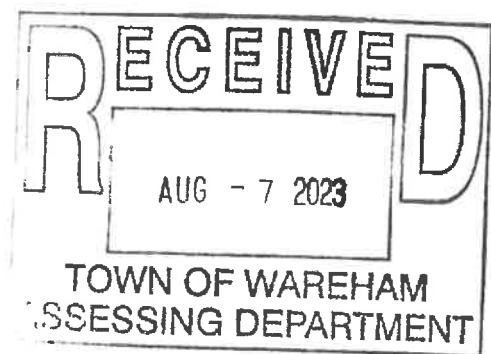
129 K3

Distance Required

300'

Which Board are you appearing before?

Zoning Board of Appeals

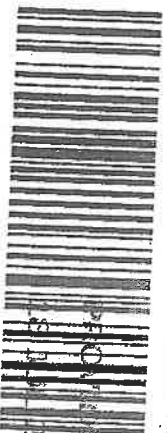


[Previous submission](#) [Next submission](#)



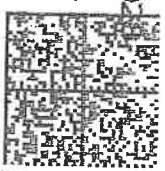
TOWN OF WAREHAM
 Inspectional Services Department
 54 Marlon Road
 Wareham, MA 02571

PERMIT REQUIRED



7020 3160 0002 0585 7039

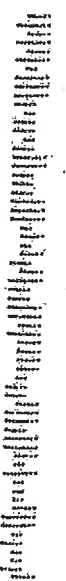
PERMISSION
 ENCE RI O
 1023 PM 4



US POSTAGE and METS
 ZIP 02571 \$ **008.53**⁰
 02 4M
 0000351046

Attorney John A Markey Jr.
 58 Homers Marf
 New Bedford MA 02740

02740-724550



Wareham, MA 02571

54 Marion Road

MEMORIAL TOWN HALL

INSPECTION DEPARTMENT

• Sender: Please print your name, address, and ZIP+4® in this box.

United States Postal Service

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10



USPS TRACKING#

9590 9402 6516 6470 40

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Attorney John Maney Jr.
50 Horners Wharf
New Bedford MA 02740



9590 9402 6516 0346 6470 40

7020 3160 0002 0565 7039

(over 3500)

PS Form 3811, July 2020 PSN 7530-02-000-9053



COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
James Kelly Addressee

B. Received by (Printed Name) *James Kelly* C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Restricted Delivery
 Certified Mail[®]
 Collect on Delivery
 Delivery Restricted Delivery
 Registered Mail[™]
 Registered Mail Restricted Delivery
 Signature Confirmation[™]
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

MARKEY & WALSH
ATTORNEYS AT LAW

JOHN A. MARKEY, Jr.**
TIMOTHY P. WALSH

Admitted in RI* CT*

OF COUNSEL
HON. RICHARD T. MOSES
HON. JOHN A. MARKEY
WALTER SMITH

July 5, 2023

Town of Wareham
Building Department
54 Marion Road
Wareham, MA 02571

Attn: Paul Turner, Building Commissioner

Re: 3 Michael Drive, Zoning Determination
Proposed Private Residential Pier/Dock

Dear Mr. Turner,

This office represents property owners, Todd Delgado and Maria DeBarros-Delgado, in the above matter.

It is my understanding that my clients have engaged a local engineering company to prepare a Plan (see enclosed) to construct a pier/dock to provide boating access into the waters of Agawam Mill Pond. The plan was approved by the Conservation Commission on June 13, 2023 (see enclosed Order of Conditions).

The Engineering Firm is in the process of submitting a Chapter 91 Waterways License Plan to the DEP-Waterways Program as required by the Wareham By-Laws, specifically Division IV, Article 1, Section 2B. Waterways Rules and Regulations, 17. A. Piers and Docks.

The project also complies with Division VI, Article 1, Wareham Wetland Protective By-Law as determined by the Conservation Commission.

My clients have informed me that you determined that a Building Permit is not required for the pier/dock project. Nevertheless, they informed me that you are not willing to endorse the Zoning Certification which is a requirement of the DEP-Waterways Application process because you have some concern that the project may not comply with the Wareham Zoning By-Laws.

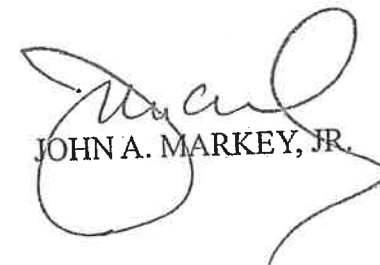
I have reviewed the Wareham Zoning and General By-Laws and I have not found any by-law that restricts or prohibits the installation of a pier/dock in these circumstances. My clients mentioned

Attn: Paul Turner, Building Commissioner
Town of Wareham
Building Department
July 5, 2023
Page 2

that you believed that there may be an issue with the project because there is no house or residence located on the subject property. Despite this suggestion, I was not able to find any by-law prohibiting a pier/dock on a property without a house. In an effort to further examine any precedent regarding the issue, I conducted an initial review of Mass-GIS Mapping to see if there are other similar properties without houses and with piers/docks. That effort revealed numerous similar situations where a pier/dock installation was allowed.

As such, I respectfully ask that you endorse the enclosed document for filing with the DEP. In the alternative, I ask that you provide me with a written zoning determination setting forth your position and referencing the specific section of the zoning bylaws they which prohibits the proposed pier/dock absent zoning relief so that my clients can file an application for relief with the Zoning Board of Appeals.

Yours truly,



JOHN A. MARKEY, JR.

JAM/mc
Enclosures

I CERTIFY THAT THIS PLAN
CONFORMS WITH THE RULES
AND REGULATIONS OF THE
REGISTERS OF DEEDS.

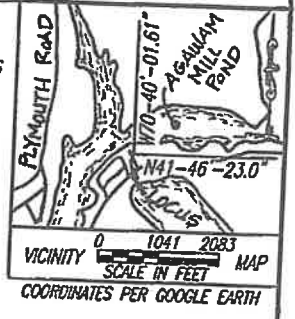
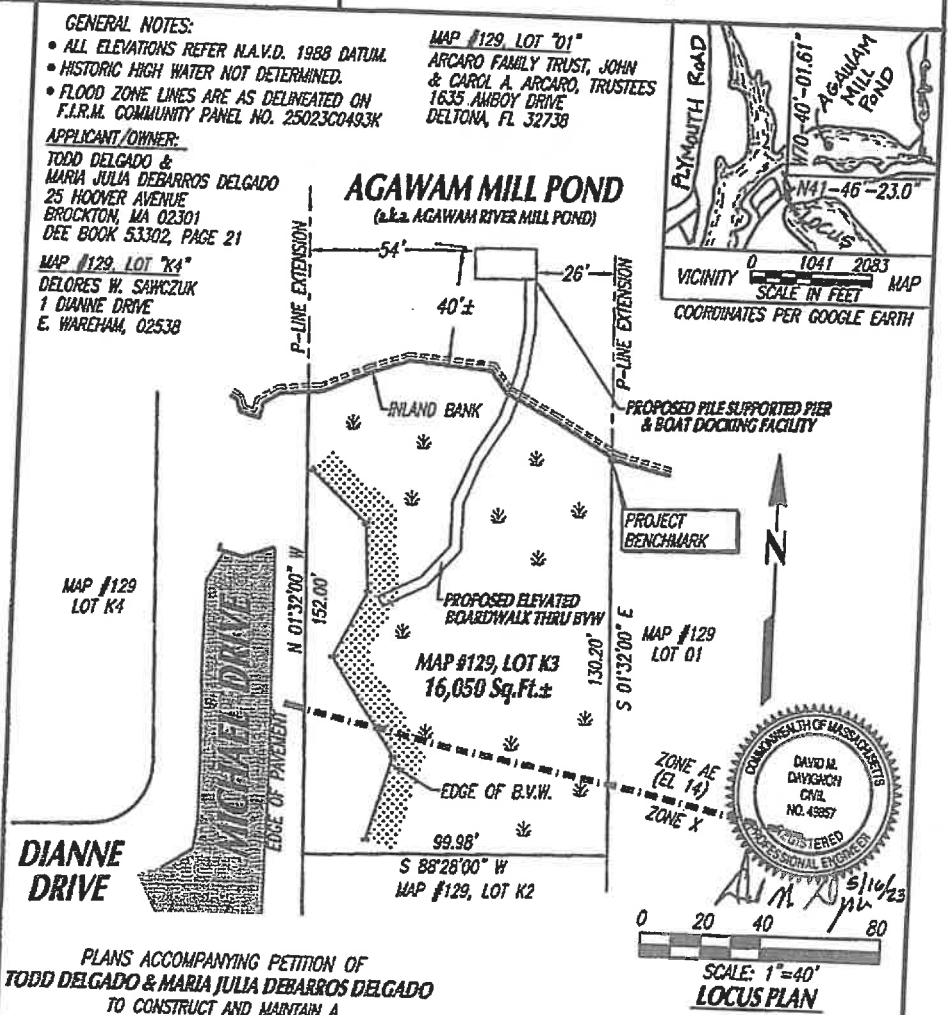
A.M. Dinn
PREPARER

GENERAL NOTES:
 • ALL ELEVATIONS REFER N.A.V.D. 1988 DATUM.
 • HISTORIC HIGH WATER NOT DETERMINED.
 • FLOOD ZONE LINES ARE AS DELINEATED ON
 F.I.R.M. COMMUNITY PANEL NO. 25023C0493K

APPLICANT/OWNER:
 TODD DELGADO &
 MARIA JULIA DEBARROS DELGADO
 25 HOOVER AVENUE
 BROCKTON, MA 02301
 DEE BOOK 53302, PAGE 21

MAP #129, LOT "K4"
 DELORES W. SAWCZUK
 1 DIANNE DRIVE
 E. WAREHAM, 02538

MAP #129, LOT "01"
 ARCARO FAMILY TRUST, JOHN
 & CAROL A. ARCARO, TRUSTEES
 1635 AMBOY DRIVE
 DELTONA, FL 32738



DAVID M. DAVIGNON
 CIVIL
 NO. 43867
 REGISTERED
 PROFESSIONAL ENGINEER

A.M. Dinn 5/16/23

SCALE: 1"=40'
 LOCUS PLAN

PLANS ACCOMPANYING PETITION OF
 TODD DELGADO & MARIA JULIA DEBARROS DELGADO
 TO CONSTRUCT AND MAINTAIN A
 PILE SUPPORTED PIER/DOCK
 IN THE WATERS OF
AGAWAM MILL POND
 at 3 MICHAEL DRIVE in
 TOWN OF WAREHAM
 COUNTY OF PLYMOUTH, MA
 MAY 16, 2023 SCALE AS NOTED

SCHNEIDER, DAVIGNON & LEONE, INC.
 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 81A COUNTY RD, UNIT G, P.O. BOX 480, MATTAPOISSETT, MA 02739
 1-800-750-7888

Drawn By: D.M.D. Checked By: D.M.D. Job No. 3406

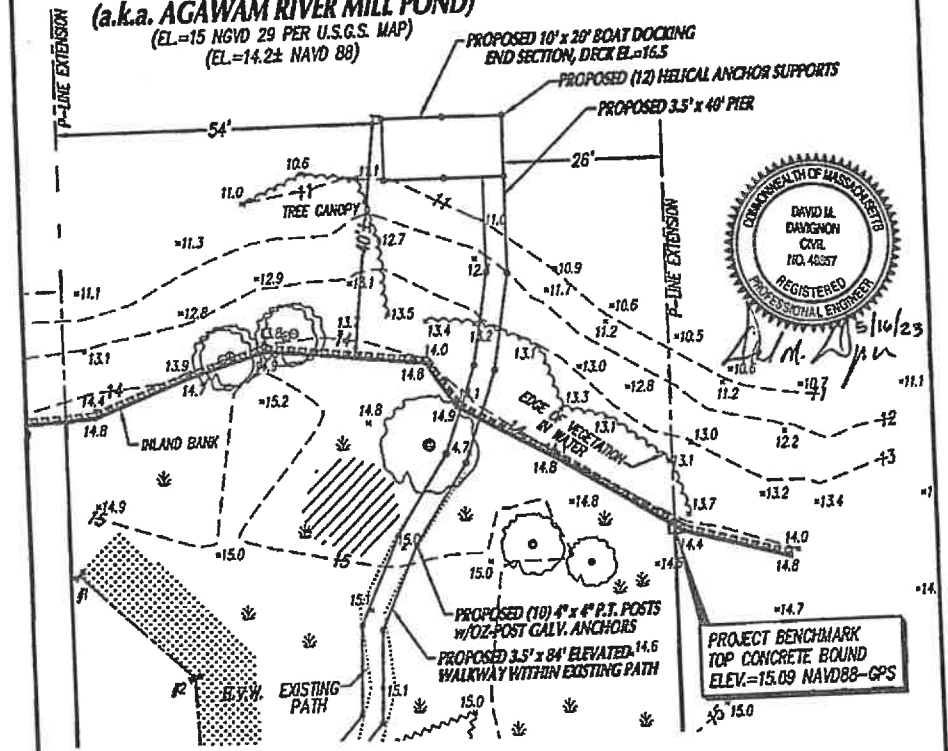
NO.	REVISION DATE	DESCRIPTION
1		

SHEET 1 OF 3 SHEETS

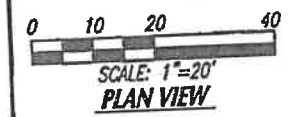
I CERTIFY THAT THIS PLAN
CONFORMS WITH THE RULES
AND REGULATIONS OF THE
REGISTERS OF DEEDS.

David M. Davignon
PREPARER

AGAWAM MILL POND
(a.k.a. AGAWAM RIVER MILL POND)
(EL.=15 NGVD 29 PER U.S.G.S. MAP)
(EL.=14.2± NAVD 88)



5/16/23
David M. Davignon



NO.	REVISION DATE	DESCRIPTION
1		

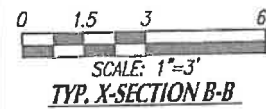
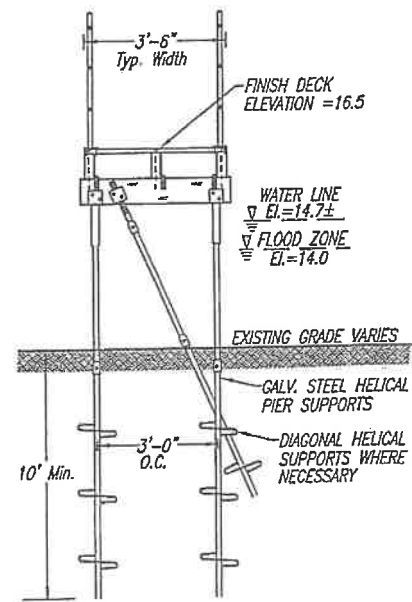
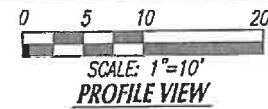
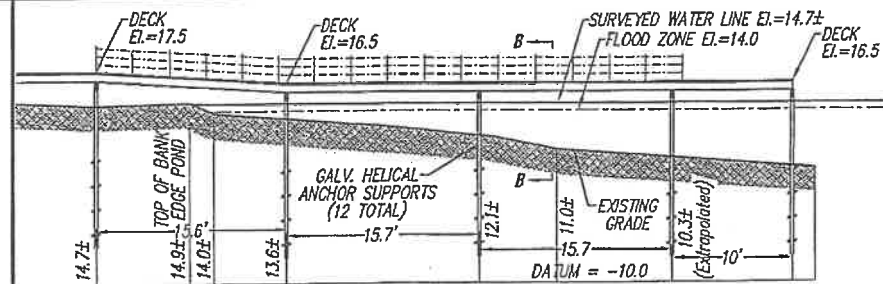
SHEET 2 OF 3 SHEETS

TODD DELGADO & MARIA JULIA DEBARROS DELGADO
AGAWAM MILL POND
at 3 MICHAEL DRIVE in
TOWN OF WAREHAM
COUNTY OF PLYMOUTH, MA
MAY 16, 2023 SCALE AS NOTED
SCHNEIDER, DAVIGNON & LEONE, INC.

Drawn By: D.M.D. Checked By: D.M.D. Job No. 3406

"I CERTIFY THAT THIS PLAN
CONFORMS WITH THE RULES
AND REGULATIONS OF THE
REGISTERS OF DEEDS".

A. M. Delgado
PREPARER



A. M. Delgado 5/10/23

NO.	REVISION DATE	DESCRIPTION
1		

SHEET 3 OF 3 SHEETS

TODD DELGADO & MARIA JULIA DEBARROS DELGADO
AGAWAM MILL POND
at 3 MICHAEL DRIVE in
TOWN OF WAREHAM
COUNTY OF PLYMOUTH, MA
MAY 16, 2023 SCALE AS NOTED
SCHNEIDER, DAVIGNON & LEONE, INC.

Drawn By: D.M.D. Checked By: D.M.D. Job No. 3406



Massachusetts Department of Environmental Protection
 Chapter 91 Waterways Water-Dependent, Nonwater Dependent, Amendment Application
Municipal Zoning Certificate

Note to Permittee: This form should be submitted, with the top portion completed, to the municipal clerk or zoning official along with the complete application and project plans.

Todd Delgado & Maria Julia DeBarros Delgado

Name of Permittee

3 Michael Drive

Agawam Mill Pond

Wareham

Project Address

Name of Waterway

City/Town

Description of project and use or change in use (this field is not limited to the one line shown).

Proposed Private Residential Pier Facility

To be completed by the municipal clerk or other municipal zoning official responsible for administering zoning ordinances and by-laws.

"I hereby certify that the project described above and more fully detailed in the Permittee's Waterways License application and plans is not in violation of local zoning ordinances and/or by-laws."

Paul Turner

Print Name of Municipal Zoning Official

Date

Signature of Zoning Official

Building Commissioner
Title

City/Town

Wareham



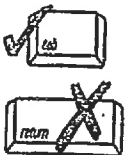
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 SE76-2797
 MassDEP File # _____
 eDEP Transaction # _____
 Wareham
 City/Town

A. General Information

Please note: this form has been modified with added space to accommodate the Registry of Deeds Requirements

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. From: Wareham
 Conservation Commission

2. This issuance is for (check one):
 a. Order of Conditions b. Amended Order of Conditions

3. To: Applicant:
 a. First Name: Todd, Maria
 b. Last Name: Delgado, Debarros Delgado

c. Organization: _____

d. Mailing Address: 25 Hoover Avenue

e. City/Town: Brockton f. State: MA g. Zip Code: 02301

4. Property Owner (if different from applicant):
 a. First Name: _____
 b. Last Name: _____

c. Organization: _____

d. Mailing Address: _____

e. City/Town: _____ f. State: _____ g. Zip Code: _____

5. Project Location:
 a. Street Address: 3 Michael Drive
 b. City/Town: Wareham
 c. Assessors Map/Plat Number: 129
 d. Parcel/Lot Number: K3

Latitude and Longitude, if known:
 d. Latitude: N41d-46'm23.0"s e. Longitude: W70d-40'm-01.61"s



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 SE76-2797
 MassDEP File #
 eDEP Transaction #
 Wareham
 City/Town

A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):
 Plymouth
 a. County
 53302
 c. Book
 b. Certificate Number (if registered land)
 21
 d. Page
 7. Dates: May 16, 2023 June 7, 2023
 a. Date Notice of Intent Filed b. Date Public Hearing Closed c. Date of Issuance
 8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):
 Site Plan Showing A proposed Boardwalk & Dock
 a. Plan Title
 Schneider, Davignon & Leone, Inc. David M. Davignon
 b. Prepared By c. Signed and Stamped by
 May 15, 2023 1" = 20'
 d. Final Revision Date e. Scale
 f. Additional Plan or Document Title g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:
 Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:
- a. Public Water Supply
 - b. Land Containing Shellfish
 - c. Prevention of Pollution
 - d. Private Water Supply
 - e. Fisheries
 - f. Protection of Wildlife Habitat
 - g. Groundwater Supply
 - h. Storm Damage Prevention
 - i. Flood Control
2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)
 Approved subject to:
 a. the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 SE76-2797
 MassDEP File #
 eDEP Transaction #
 Wareham
 City/Town

B. Findings (cont.)

Denied because:

- b. the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. A description of the performance standards which the proposed work cannot meet is attached to this Order.
- c. the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).
- 3. Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) _____ a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	4			
6. <input checked="" type="checkbox"/> Land Under Waterbodies and Waterways	a. square feet	b. square feet	c. square feet	d. square feet
	8			
	a. square feet	b. square feet	c. square feet	d. square feet
	e. cy dredged	f. cy dredged		
7. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	12			
	a. square feet	b. square feet	c. square feet	d. square feet
Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	a. square feet	b. square feet		
Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
e. <input type="checkbox"/> Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet



Massachusetts Department of Environmental Protection
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 City/Town

B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	a. square feet	b. square feet	c. nourishment cu yd	d. nourishment cu yd
14. <input type="checkbox"/> Coastal Dunes	a. square feet	b. square feet	c. nourishment cu yd	d. nourishment cu yd
15. <input type="checkbox"/> Coastal Banks	a. linear feet	b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	a. c/y dredged	b. c/y dredged		
21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	a. square feet	b. square feet		
22. <input type="checkbox"/> Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet



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B. Findings (cont.)

* #23. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. Restoration/Enhancement *:
- a. square feet of BVW _____ b. square feet of salt marsh _____
24. Stream Crossing(s):
- a. number of new stream crossings _____ b. number of replacement stream crossings _____

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. The work is a maintenance dredging project as provided for in the Act; or
 - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
 - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on _____ unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.



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C. General Conditions Under Massachusetts Wetlands Protection Act

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,
 "Massachusetts Department of Environmental Protection" [or, "MassDEP"]
 "File Number SE76-_____"
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.
19. The work associated with this Order (the "Project")
- (1) is subject to the Massachusetts Stormwater Standards
- (2) is NOT subject to the Massachusetts Stormwater Standards

If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
- i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
 - ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
 - iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;
- v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.
- c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:
- i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and
 - ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.
- d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.
- e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.
- f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

See Attached.

20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.



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D. Findings Under Municipal Wetlands Bylaw or Ordinance

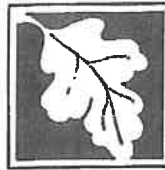
1. Is a municipal wetlands bylaw or ordinance applicable? Yes No
2. The Wareham Conservation Commission hereby finds (check one that applies):
 - a. that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw	2. Citation
---------------------------------	-------------

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.
 - b. that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

<u>Wareham Wetland Protective By-law</u>	Div VI
1. Municipal Ordinance or Bylaw	2. Citation
3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.
 The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

See Attached.



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E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

06/13/2023
 1. Date of Issuance

Please indicate the number of members who will sign this form. This Order must be signed by a majority of the Conservation Commission.

4
 2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Sandy Slavin
 Signature

Denise Schulz
 Signature

Kwame Bartie
 Signature

 Signature

Jessica Parr
 Signature

Carol Malonson
 Signature

 Signature

 Signature

Sandy Slavin
 Printed Name

Denise Schulz
 Printed Name

Kwame Bartie
 Printed Name

Michael Mercier
 Printed Name

Jessica Parr
 Printed Name

Carol Malonson
 Printed Name

Autumn Wood
 Printed Name

 Printed Name

by hand delivery on

by certified mail, return receipt requested, on

 Date

6/13/2023
 Date

7022 040 0003 0774 2713

STANDARD CONDITIONS

1. The Wareham Conservation Commission is to be notified in writing at least three (3) working days before the start of construction. At the time of notification, all pre-construction conditions shall have been complied with, including General Conditions 8 & 9.
2. Members, agents, and representatives of the Wareham Conservation Commission and the D.E.P. shall have the right to enter and inspect the property to ensure compliance with the Conditions contained in this Order. They may require the submittal of any data necessary for such evaluation.
3. It is the applicant's responsibility to see that construction personnel are aware of and adhere to all Conditions in this Order. Therefore, a copy of this Order of Conditions shall be available on-site during all project phases.
4. Construction may proceed according to the plans submitted to the Commission and D.E.P. However, for any proposed change to the plans submitted, the applicant shall file a new Notice of Intent or inquire, in writing from the Commission, whether the change is significant enough to warrant a new Notice. **Failure to construct the project according to the approved site plan may result in issuing an Enforcement Order and/or fines of up to \$300.00/day if the unauthorized deviations continue to exist. This shall be a continuing condition.**
5. Before any earth-moving activity commences, a straw bale barrier shall be placed between the limits of the work and the B.V.W. The straw bales shall be firmly anchored with stakes end-to-end. The straw bales shall be inspected daily, and those showing signs of deterioration shall be replaced immediately. The straw bale barrier shall remain properly functioning until all disturbed areas have been stabilized.
6. Any construction in the flood plain shall conform to 780 CMR Section 2102.0 requirements for flood-resistant construction.
7. All final earth grading shall be permanently stabilized by applying loam and seed or sod, except for the designated replication area and any designed paved area (driveway, sidewalk).
8. All debris, fill, and excavated material shall be stockpiled far enough away from designated resource areas and at a location to prevent sediment from surface runoff from entering wetlands. At no time shall any debris or other material be stockpiled, buried, or disposed of within wetland resource areas other than that fill allowed by this Order and shown on the above-referenced plans.

9. Upon completion of the project, or at the expiration date of the Order of Conditions, the applicant shall either submit a Request for a Certificate of Compliance accompanied by an "As-Built" Plan prepared by a professional engineer or land surveyor registered in the Commonwealth of Massachusetts showing deviations from the originally submitted plans, if any, and showing the site has been developed according to the requirements of the Order of Conditions, or a request for an extension to the Order. Failure to comply with this condition may result in the issuance of fines and/or other legal actions.
10. This Order shall apply to any successor in control or successor in interest of the property described in the Notice of Intent and accompanying plans.
11. If the proposed project involves the construction of a replacement area, the replacement area shall meet or exceed those General performance standards outlined in sections 10.55 (4) (b) 1-7 of the Wetlands Protection Act Regulations. Should the replacement area fail to meet any of these standards, the Commission may require those measures necessary to achieve compliance.
12. The applicant shall contact the Conservation Administrator to inspect the installed haybale/silt fence barrier. Both haybales and silt fences shall be used for this project. This is to be done before the commencement of the project, which includes tree cutting or the removal of vegetation.
13. The applicant shall arrange a preconstruction meeting to include the project contractor, the Conservation Administrator, and the project Engineer to discuss the schedule and details of the project. This shall be done before the commencement of the project, which includes tree cutting or the removal of vegetation.
14. The name and phone number of the contact person for the project contractor shall be submitted to the Conservation Office. This shall be done before the commencement of the project.
15. Only organic slow-release nitrogen fertilizer shall be used at the site by the manufacturer's specifications. This shall be a continuing condition.

SPECIAL CONDITIONS

1. The height of the bottom of the fence shall be placed 7" above the ground to allow for the passage of wildlife. This shall be a continuing condition.



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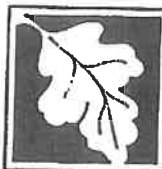
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F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



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G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

 Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

 Conservation Commission

Please be advised that the Order of Conditions for the Project at:

Project Location _____ MassDEP File Number _____

Has been recorded at the Registry of Deeds of:

County _____ Book _____ Page _____

for: _____
 Property Owner

and has been noted in the chain of title of the affected property in:

Book _____ Page _____

In accordance with the Order of Conditions issued on:

 Date

If recorded land, the instrument number identifying this transaction is:

 Instrument Number

If registered land, the document number identifying this transaction is:

 Document Number

 Signature of Applicant



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**Request for Departmental Action Fee
Transmittal Form**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

Provided by DEP

A. Request Information

1. Location of Project

a. Street Address	b. City/Town, Zip
c. Check number	d. Fee amount

2. Person or party making request (if appropriate, name the citizen group's representative):

Name _____

Mailing Address _____

City/Town _____ State _____ Zip Code _____

Phone Number _____ Fax Number (if applicable) _____

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name _____

Mailing Address _____

City/Town _____ State _____ Zip Code _____

Phone Number _____ Fax Number (if applicable) _____

4. DEP File Number:

B. Instructions

1. When the Departmental action request is for (check one):

- Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- Superseding Determination of Applicability – Fee: \$120
- Superseding Order of Resource Area Delineation – Fee: \$120

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.





Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

**Request for Departmental Action Fee
Transmittal Form**

Provided by DEP

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Instructions (cont.)

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

SCHNEIDER, DAVIGNON & LEONE, INC.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS

MATTHEW C. LEONE, P.L.S.



DAVID M. DAVIGNON, P.E.
JAY MCKINNON, E.I.T.

August 8, 2023

Town of Wareham
Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Attn: Chairman Nazih Elkallassi

Re: Administrative Appeal and / or Variance Application

Applicant/Owner: Todd Delgado & Maria Julia Debarros Delgado
Site Location: 3 Michael Drive
Assessors Lot "K3" on Map #129

Dear Mr. Chairman and Board Members,

On behalf of the Applicant, Schnieder, Davignon & Leone, Inc. hereby submits this project narrative to accompany the ZBA Application for the above described project.

The project consists of the proposed construction of a private residential pile supported pier/dock into the waters of Agawam Mill Pond.

Per the Building Inspector the Town of Wareham does not require a Building Permit for the construction of a pier/dock facility. However, the DEP Waterways Program requires that the project obtain a Chapter 91 Waterways License to construct a pier within the Waterway of a Great Pond. The Application for a Chapter 91 License requires that the local Zoning Enforcement Officer sign a Municipal Zoning Certificate (see Exhibit 1) certifying that the project is not in violation of local zoning ordinances and/or by-laws.

On July 13, 2023 the Building Commissioner, Mr. Paul Turner, issued a memorandum stating that he cannot sign said Municipal Zoning Certificate because the subject lot does not have a principale use (ie: a dwelling unit). That memorandum was issued in response to a letter submitted to Mr. Turner by Attorney John Markey (see Exhibit 2).

In his letter Mr. Turner does not set fourth any specific zoning by-law that prohibits the construction of a pier/dock on a vacant lot.

Research performed by this office has revealed that a number of piers/docks exist on lots without primary residences within the Town of Wareham. We are providing a list (see Exhibit 3) identifying fifteen (15) such properties together with a number of their respective Chapter 91 Waterways License Plans which also required an endorsement by the Building Commissioner and/or Zoning Enforcement Officer of the Municipal Zoning Certificate.

Based upon this research it is the Applicant's position that the Town Zoning By-Laws do not prohibit the construction of a pier/dock on a vacant lot. Consequently, the Applicants respectfully requests that the ZBA make a finding that proposed pier is not in violation of local zoning ordinances and/or by-laws.

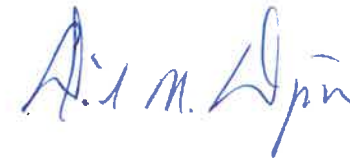
If the Board does not agree with the Applicants position as to the by-laws, they respectfully request that the Zoning Board grant a variance allowing the construction of a residential pier without a primary use. Said Variance could be issued based upon hardship resulting from soil conditions. Specifically, the poor soil conditions on the lot support a significant amount of wetland as defined by the Massachusetts Wetlands Protection Act as such, it is not practical to

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construct a single family dwelling on the lot. Further the lot is unique in that it is the only lot in the neighborhood with this a specific and a significant wetland issue. A denial of the variance would result in a financial hardship severely limiting the use of the property by removing the possibility of providing viable boating access to the pond.

If you require additional information or have any questions, please call me at (508) 758-7866 (ext. 203).

Sincerely,
Schneider, Davignon, & Leone, Inc.

A handwritten signature in blue ink, appearing to read "David M. Davignon".

David M. Davignon, P.E.

*cc: Attorney John Markey
Todd & Maria Delgado
File 3406*



Massachusetts Department of Environmental Protection
 Chapter 91 Waterways Water-Dependent, Nonwater Dependent, Amendment Application
Municipal Zoning Certificate

Note to Permittee: This form should be submitted, with the top portion completed, to the municipal clerk or zoning official along with the complete application and project plans.

Todd Delgado & Maria Julia DeBarros Delgado
 Name of Permittee

3 Michael Drive Agawam Mill Pond Wareham
 Project Address Name of Waterway City/Town

Description of project and use or change in use (this field is not limited to the one line shown).

Proposed Private Residential Pier Facility

To be completed by the municipal clerk or other municipal zoning official responsible for administering zoning ordinances and by-laws.

"I hereby certify that the project described above and more fully detailed in the Permittee's Waterways License application and plans is not in violation of local zoning ordinances and/or by-laws."

Paul Turner _____
 Print Name of Municipal Zoning Official Date

 Signature of Zoning Official Building Commissioner Wareham
 Title City/Town

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PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS

MATTHEW C. LEONE, P.L.S.



DAVID M. DAVIGNON, P.E.
JAY MCKINNON, E.I.T.

August 8, 2023

Research of the Assessors database resulted in the following 15 properties which do not have a single family dwelling but contain a pier/dock facility (Assessors Field Cards provided).

1. Map #22, Lot #3B – 26 Winship Avenue
2. Map #22, Lot D – 54 Winship Avenue
3. Map #21, Lot D – 16R Winship Avenue
4. Map #31, Lot P7 – 21 Bourne Point Road
5. Map #31, Lot A – 35 Bourne Point Road
6. Map #31, Lot P6/A – 33 Bourne Point Road
7. Map #31, Lot 1A – 41 Bourne Point Road
8. Map #19, Lot D – 14 Northport Drive
9. Map #19, Lot E – 16 Northport Drive
10. Map #19, Lot G1 – 18 Northport Drive
11. Map #19, Lot G2 – 20 Northport Drive
12. Map #52, Lot #1000A – 0 Cromesett Road
13. Map #50, Lot #1051 – 0 Pilgrim Avenue
14. Map #4, Lot LC27 – 0 Wild Rose Avenue
15. Map #22, Lot #1006/A1 – 72A Burgess Point Road

Please find attached plans which were downloaded from the Registry of Deeds for six of the above listed properties.

File 3406

26 WINSHIP AVE

Location 26 WINSHIP AVE

Mblu 22 / 3/B /

Acct#

Owner ANTIN JOSEPH H

Assessment \$127,100

Appraisal \$127,100

PID 4021

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$44,000	\$83,100	\$127,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$44,000	\$83,100	\$127,100

Owner of Record

Owner ANTIN JOSEPH H
Co-Owner ANTIN JANE HOMAN
Address 30 BURGESS POINT RD
 WAREHAM, MA 02571

Sale Price \$1
Certificate
Book & Page 47733/0178
Sale Date 11/14/2016
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ANTIN JOSEPH H	\$1		47733/0178	1A	11/14/2016
ANTIN JOSEPH H	\$1,230,000		38501/0295	1V	05/07/2010
JOHNSON GREGORY & NANCY	\$250,000		10213/0102		04/02/1991

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

Land

Land Use

Use Code 106V
 Description AC LND IMP MDL-00
 Zone R60
 Neighborhood 0091
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.06
 Frontage 0
 Depth 0
 Assessed Value \$83,100
 Appraised Value \$83,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK2	DOCK-RES GD			784.00 S.F.	\$28,200	1
DCK1	DOCKS-RES AV-F			660.00 S.F.	\$15,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$44,000	\$83,100	\$127,100
2022	\$44,000	\$79,500	\$123,500
2021	\$44,000	\$79,500	\$123,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$44,000	\$83,100	\$127,100
2022	\$44,000	\$79,500	\$123,500
2021	\$44,000	\$79,500	\$123,500

54 WINSHIP AVE

Location 54 WINSHIP AVE

Mblu 22 / / D /

Acct#

Owner THE BAY TRUST

Assessment \$935,900

Appraisal \$935,900

PID 4014

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$100,900	\$835,000	\$935,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$100,900	\$835,000	\$935,900

Owner of Record

Owner THE BAY TRUST
Co-Owner
Address 54 WINSHIP AVE
 WAREHAM, MA 02571

Sale Price \$1
Certificate
Book & Page 4264/0161
Sale Date 05/01/1977
Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THE BAY TRUST	\$1		4264/0161	UNKQ	05/01/1977

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Land

Land Use

Use Code 106V
 Description AC LND IMP MDL-00
 Zone R60
 Neighborhood 0091
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.78
 Frontage 0
 Depth 0
 Assessed Value \$835,000
 Appraised Value \$835,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK2	DOCK-RES GD			432.00 S.F.	\$19,400	1
DCK1	DOCKS-RES AV-F			204.00 S.F.	\$3,700	1
DCK1	DOCKS-RES AV-F			192.00 S.F.	\$3,500	1
DCK2	DOCK-RES GD			90.00 S.F.	\$2,400	1
DCK1	DOCKS-RES AV-F			216.00 S.F.	\$3,900	1
BRN3	BARN W/LOFT			1536.00 S.F.	\$11,700	1
CAB2	CABIN/PLUMBING			2680.00 S.F.	\$56,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$100,900	\$835,000	\$935,900
2022	\$100,900	\$799,000	\$899,900
2021	\$100,900	\$799,000	\$899,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$100,900	\$835,000	\$935,900
2022	\$100,900	\$799,000	\$899,900
2021	\$100,900	\$799,000	\$899,900

72A BURGESS POINT RD

Location 72A BURGESS POINT RD Mblu 22 / 1006/A1 /

Acct# 22/1006/A1 Owner RHODES MATTHEW N

Assessment \$880,400 Appraisal \$880,400

PID 107396 Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$43,200	\$837,200	\$880,400

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$43,200	\$837,200	\$880,400

Owner of Record

Owner RHODES MATTHEW N Sale Price \$1

Co-Owner RHODES CINDY C Certificate

Address PO BOX 578 Book & Page 54074/302

E WAREHAM, MA 02538 Sale Date 12/24/2020

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RHODES MATTHEW N	\$1		54074/302	1F	12/24/2020
RHODES MATTHEW N	\$1,200,000		54067/184	1O	12/23/2020
GRANDMONT MARIE G	\$1		48520/0184	1A	06/08/2017
GRANDMONT JOHN J	\$110,000		5098/0178	1A	01/04/1982

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Land

Land Use

Use Code 106V
 Description AC LND IMP MDL-00
 Zone R60
 Neighborhood 0091
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.97
 Frontage 0
 Depth 0
 Assessed Value \$837,200
 Appraised Value \$837,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK2	DOCK-RES GD			600.00 S.F.	\$43,200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$43,200	\$837,200	\$880,400
2022	\$43,200	\$801,200	\$844,400
2021	\$0	\$760,500	\$760,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$43,200	\$837,200	\$880,400
2022	\$43,200	\$801,200	\$844,400
2021	\$0	\$760,500	\$760,500

21 BOURNE POINT RD

Location 21 BOURNE POINT RD

Mblu 31//P7//

Acct#

Owner BLOCK PETER C, BENTON
FRANCES H

Assessment \$53,000

Appraisal \$53,000

PID 4366

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$28,300	\$24,700	\$53,000

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$28,300	\$24,700	\$53,000

Owner of Record

Owner BLOCK PETER C, BENTON FRANCES H
Co-Owner BALDWIN ROSE TRUSTEES
Address 837 BROOKHAVEN SPRINGS CT NE
 ATLANTA, GA 30342
Sale Price \$1
Certificate
Book & Page 3628/0029
Sale Date 10/28/1970

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
BLOCK PETER C, BENTON FRANCES H	\$1		3628/0029	10/28/1970

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes

Land Use

Use Code 106V
 Description AC LND IMP MDL-00
 Zone R60
 Neighborhood 0091
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 2.53
 Frontage 0
 Depth 0
 Assessed Value \$24,700
 Appraised Value \$24,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK2	DOCK-RES GD			120.00 S.F.	\$9,700	1
DCK1	DOCKS-RES AV-F			344.00 S.F.	\$18,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$28,300	\$24,700	\$53,000
2022	\$28,300	\$23,800	\$52,100
2021	\$28,300	\$23,800	\$52,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$28,300	\$24,700	\$53,000
2022	\$28,300	\$23,800	\$52,100
2021	\$28,300	\$23,800	\$52,100

35 BOURNE POINT RD

Location 35 BOURNE POINT RD

Mblu 31//A/

Acct#

Owner FISHMAN MARK C & MARTHA TRUSTEES

Assessment \$225,600

Appraisal \$225,600

PID 4354

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$2,100	\$223,500	\$225,600

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$2,100	\$223,500	\$225,600

Owner of Record

Owner	FISHMAN MARK C & MARTHA TRUSTEES	Sale Price	\$1,900,000
Co-Owner	KONA TRUST	Certificate	
Address	43 KENWOOD AVE NEWTON CENTER, MA 02459	Book & Page	41630/0076
		Sale Date	07/10/2012
		Instrument	1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FISHMAN MARK C & MARTHA TRUSTEES	\$1,900,000		41630/0076	1V	07/10/2012
PEIRCE JOHN W JR TRUSTEE OF	\$36,000		12539/0313		12/29/1993

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

Land

Land Use

Use Code 106V
 Description AC LND IMP MDL-00
 Zone R60
 Neighborhood 0091
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 2.86
 Frontage 0
 Depth 0
 Assessed Value \$223,500
 Appraised Value \$223,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED/FRAME			342.00 S.F.	\$2,100	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$2,100	\$223,500	\$225,600
2022	\$1,900	\$214,800	\$216,700
2021	\$1,900	\$214,800	\$216,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$2,100	\$223,500	\$225,600
2022	\$1,900	\$214,800	\$216,700
2021	\$1,900	\$214,800	\$216,700

33 BOURNE POINT RD

Location 33 BOURNE POINT RD

Mblu 31 / P6/A /

Acct#

Owner FISHMAN MARK C + AMG NATL TR BANK TRUSTEE

Assessment \$35,100

Appraisal \$35,100

PID 4386

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$35,100	\$35,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$35,100	\$35,100

Owner of Record

Owner FISHMAN MARK C + AMG NATL TR BANK TRUSTEE **Sale Price** \$1
Co-Owner FISHMAN MARTHA P + AMG NATL TRUST BK TRUSTEE **Certificate**
Address 43 KENWOOD AVE **Book & Page** 56664/30
 NEWTON, MA 02459 **Sale Date** 04/08/2022
Instrument 1J

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FISHMAN MARK C + AMG NATL TR BANK TRUSTEE	\$1		56664/30	1J	04/08/2022
FISHMAN MARK C TRUSTEE	\$10		38086/0313	1A	12/30/2009
FISHMAN MARK C	\$10		38086/0307	1A	12/30/2009
FISHMAN MARK C	\$10		38079/0185	1A	12/29/2009

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0

No Data for Extra Features

Land

Land Use

Use Code 1320
Description RES ACLNUD MDL-00
Zone R60
Neighborhood 0091
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.25
Frontage 0
Depth 0
Assessed Value \$35,100
Appraised Value \$35,100

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$35,100	\$35,100
2022	\$0	\$33,500	\$33,500
2021	\$0	\$33,500	\$33,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$35,100	\$35,100
2022	\$0	\$33,500	\$33,500
2021	\$0	\$33,500	\$33,500

41 BOURNE POINT RD

Location 41 BOURNE POINT RD

Mblu 31 / 1 / A /

Acct#

Owner GRAY SAMUEL P M

Assessment \$65,900

Appraisal \$65,900

PID 101062

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$16,600	\$49,300	\$65,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$16,600	\$49,300	\$65,900

Owner of Record

Owner GRAY SAMUEL P M **Sale Price** \$0
Co-Owner **Certificate**
Address 42 BOURNE POINT RD **Book & Page** 14717/0183
 WAREHAM, MA 02571 **Sale Date** 10/15/1996

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
GRAY SAMUEL P M	\$0		14717/0183	10/15/1996

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes

Land Use

Use Code 106V
 Description AC LND IMP MDL-00
 Zone R60
 Neighborhood 0091
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.76
 Frontage 0
 Depth 0
 Assessed Value \$49,300
 Appraised Value \$49,300

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK1	DOCKS-RES AV-F			420.00 S.F.	\$12,600	1
DCK1	DOCKS-RES AV-F			132.00 S.F.	\$4,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$16,600	\$49,300	\$65,900
2022	\$16,600	\$47,500	\$64,100
2021	\$16,600	\$47,500	\$64,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$16,600	\$49,300	\$65,900
2022	\$16,600	\$47,500	\$64,100
2021	\$16,600	\$47,500	\$64,100

0 WILD ROSE AVE

Location 0 WILD ROSE AVE

Mblu 4//LC27//

Acct#

Owner NANUMETT SHORE IMPRV ASSOC INC

Assessment \$50,500

Appraisal \$50,500

PID 1905

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$17,000	\$33,500	\$50,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$17,000	\$33,500	\$50,500

Owner of Record

Owner NANUMETT SHORE IMPRV ASSOC INC
 Co-Owner C/O MARY LOU ANDRE
 Address 570 HIGH ROCK ST
 NEEDHAM, MA 02492

Sale Price \$1
 Certificate
 Book & Page 0182/0128
 Sale Date 12/31/1964
 Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NANUMETT SHORE IMPRV ASSOC INC	\$1		0182/0128	UNKQ	12/31/1964

Building Information

Building 1 : Section 1

Year Built:
 Living Area: 0
 Replacement Cost: \$0
 Building Percent Good:
 Replacement Cost
 Less Depreciation: \$0

Land

Land Use

Use Code 106V
 Description AC LND IMP MDL-00
 Zone MR30
 Neighborhood 0071
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.20
 Frontage 0
 Depth 0
 Assessed Value \$33,500
 Appraised Value \$33,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK2	DOCK-RES GD			312.00 S.F.	\$14,000	1
DCK1	DOCKS-RES AV-F			100.00 S.F.	\$3,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$17,000	\$33,500	\$50,500
2022	\$17,000	\$33,500	\$50,500
2021	\$17,000	\$33,500	\$50,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$17,000	\$33,500	\$50,500
2022	\$17,000	\$33,500	\$50,500
2021	\$17,000	\$33,500	\$50,500

14 NORTHPORT DR

Location 14 NORTHPORT DR

Mblu 19//D/

Acct#

Owner CRESCENTINI LOUIS M

Assessment \$12,100

Appraisal \$12,100

PID 3755

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$12,000	\$100	\$12,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$12,000	\$100	\$12,100

Owner of Record

Owner	CRESCENTINI LOUIS M	Sale Price	\$1
Co-Owner	CRESCENTINI RONALD L	Certificate	
Address	270 JENNISON RD MILFORD, NH 03055	Book & Page	39827/0221
		Sale Date	04/08/2011
		Instrument	1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CRESCENTINI LOUIS M	\$1		39827/0221	1A	04/08/2011
CRESCENTINI LOUIS A	\$0		13066/0187	1F	08/04/1994
CRESCENTINI LOUIS A	\$0		/0		

Building Information

Building 1 : Section 1

Year Built:
 Living Area: 0
 Replacement Cost: \$0
 Building Percent Good:

Land

Land Use

Use Code 106V
 Description AC LND IMP MDL-00
 Zone R60
 Neighborhood C
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.12
 Frontage 0
 Depth 0
 Assessed Value \$100
 Appraised Value \$100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK1	DOCKS-RES AV-F			80.00 S.F.	\$2,400	1
DCK1	DOCKS-RES AV-F			320.00 S.F.	\$9,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$12,000	\$100	\$12,100
2022	\$12,000	\$100	\$12,100
2021	\$12,000	\$100	\$12,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$12,000	\$100	\$12,100
2022	\$12,000	\$100	\$12,100
2021	\$12,000	\$100	\$12,100

16 NORTHPORT DR

Location 16 NORTHPORT DR

Mblu 19//E/

Acct#

Owner GAMBRAZZIO JEFFREY A

Assessment \$200

Appraisal \$200

PID 3756

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$200	\$200

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$200	\$200

Owner of Record

Owner	GAMBRAZZIO JEFFREY A	Sale Price	\$3,500
Co-Owner	GAMBRAZZIO BARBARA J	Certificate	
Address	13 NORTHPORT DR WAREHAM, MA 02571	Book & Page	29089/0235
		Sale Date	09/20/2004
		Instrument	1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GAMBRAZZIO JEFFREY A	\$3,500		29089/0235	1G	09/20/2004
BEDARD EDWARD F	\$100		27974/0271	1N	04/16/2004
PESTA JOSEPH V	\$0		12631/0083	1F	02/01/1994
BEDARD	\$0		/0		

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0

Land**Land Use**

Use Code 1320
 Description RES ACLNUD MDL-00
 Zone
 Neighborhood C
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.18
 Frontage 0
 Depth 0
 Assessed Value \$200
 Appraised Value \$200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$200	\$200
2022	\$0	\$200	\$200
2021	\$0	\$200	\$200

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$200	\$200
2022	\$0	\$200	\$200
2021	\$0	\$200	\$200

18 NORTHPORT DR

Location 18 NORTHPORT DR

Mblu 19//G1/

Acct# 19/G1

Owner GAMBRAZZIO JEFFREY A ET AL

Assessment \$6,700

Appraisal \$6,700

PID 108559

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$6,700	\$0	\$6,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$6,700	\$0	\$6,700

Owner of Record

Owner GAMBRAZZIO JEFFREY A ET AL
Co-Owner ALBERTELLI KENNETH C ET AL
Address 13 NORTHPORT DR
 WAREHAM, MA 02571

Sale Price \$1,250
Certificate
Book & Page 13159/0330
Sale Date 09/23/1994
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GAMBRAZZIO JEFFREY A ET AL	\$1,250		13159/0330	1A	09/23/1994

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Photo

 Building Photo
 (https://images.vgsi.com/photos2/WarehamMAPhotos/00106130145.jpg)

Land

Land Use

Use Code 106V
 Description AC LND IMP MDL-00
 Zone R60
 Neighborhood C
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.03
 Frontage 0
 Depth 0
 Assessed Value \$0
 Appraised Value \$0

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK1	DOCKS-RES AV-F			370.00 S.F.	\$6,700	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$6,700	\$0	\$6,700
2022	\$6,700	\$0	\$6,700
2021	\$6,700	\$0	\$6,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$6,700	\$0	\$6,700
2022	\$6,700	\$0	\$6,700
2021	\$6,700	\$0	\$6,700

20 NORTHPORT DR

Location 20 NORTHPORT DR

Mblu 19//G2/

Acct#

Owner GAMBRAZZIO JEFFREY A ET AL

Assessment \$4,200

Appraisal \$4,200

PID 3757

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$4,100	\$100	\$4,200

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$4,100	\$100	\$4,200

Owner of Record

Owner	GAMBRAZZIO JEFFREY A ET AL	Sale Price	\$1,250
Co-Owner	ALBERTELLI KENNETH C ET AL	Certificate	
Address	13 NORTHPORT DR WAREHAM, MA 02571	Book & Page	13159/0330
		Sale Date	09/23/1994
		Instrument	1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GAMBRAZZIO JEFFREY A ET AL	\$1,250		13159/0330	1A	09/23/1994
GAMBRAZZIO JEFFREY	\$0		/0		

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

Land

Land Use

Use Code 106V
 Description AC LND IMP MDL-00
 Zone R60
 Neighborhood C
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.11
 Frontage 0
 Depth 0
 Assessed Value \$100
 Appraised Value \$100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK1	DOCKS-RES AV-F			100.00 S.F.	\$1,800	1
DCK1	DOCKS-RES AV-F			128.00 S.F.	\$2,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$4,100	\$100	\$4,200
2022	\$4,100	\$100	\$4,200
2021	\$4,100	\$100	\$4,200

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$4,100	\$100	\$4,200
2022	\$4,100	\$100	\$4,200
2021	\$4,100	\$100	\$4,200

16R WINSHIP AVE

Location 16R WINSHIP AVE

Mblu 21 / / D / /

Acct# 21 / / D / /

Owner BUZZARDS BAY COALITION INC

Assessment \$112,500

Appraisal \$112,500

PID 106937

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$112,500	\$112,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$112,500	\$112,500

Owner of Record

Owner BUZZARDS BAY COALITION INC
 Co-Owner
 Address 114 FRONT ST
 NEW BEDFORD, MA 02740

Sale Price \$230,000
 Certificate
 Book & Page 47338/0222
 Sale Date 08/18/2016
 Instrument 1K

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BUZZARDS BAY COALITION INC	\$230,000		47338/0222	1K	08/18/2016
DECAS JOHN C	\$1		26764/0319	1A	10/09/2003

Building Information

Building 1 : Section 1

Year Built:
 Living Area: 0
 Replacement Cost: \$0
 Building Percent Good:

Land

Land Use

Use Code 9500
Description VACANT CONSRV ORG
Zone R60
Neighborhood B
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 15.5
Frontage 0
Depth 0
Assessed Value \$112,500
Appraised Value \$112,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$112,500	\$112,500
2022	\$0	\$112,500	\$112,500
2021	\$0	\$112,500	\$112,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$112,500	\$112,500
2022	\$0	\$112,500	\$112,500
2021	\$0	\$112,500	\$112,500

0 PILGRIM AVE

Location 0 PILGRIM AVE

Mblu 50/F / 1051//

Acct#

Owner GATZ-BENNETT JANET K TRUSTEE

Assessment \$70,500

Appraisal \$70,500

PID 7405

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$59,400	\$11,100	\$70,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$59,400	\$11,100	\$70,500

Owner of Record

Owner GATZ-BENNETT JANET K TRUSTEE
Co-Owner COOK GEORGE N TRUSTEE
Address 127 W 10TH STE 208
 KANSAS CITY, MO 64080

Sale Price \$1
Certificate
Book & Page 51333/0154
Sale Date 07/05/2019
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GATZ-BENNETT JANET K TRUSTEE	\$1		51333/0154	1A	07/05/2019
COMMUNITY BANK OF PLEASANT HILL TRUSTEE	\$1		41956/0323	1A	09/17/2012
BANK OF BELTON	\$1		41956/0316	1A	09/17/2012
FIRST TRUST OF MIDAMERICA TRUSTEES	\$100		41065/0139	1A	03/06/2012
BENNETT JOHN J	\$100		41065/0115	1A	03/06/2012

Building Information

Building 1 : Section 1

No Data for Extra Features

Land

Land Use

Use Code 106V
Description AC LND IMP MDL-00
Zone R30
Neighborhood C
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.17
Frontage 0
Depth 0
Assessed Value \$11,100
Appraised Value \$11,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK2	DOCK-RES GD			660.00 S.F.	\$59,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$59,400	\$11,100	\$70,500
2022	\$59,400	\$11,100	\$70,500
2021	\$59,400	\$11,100	\$70,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$59,400	\$11,100	\$70,500
2022	\$59,400	\$11,100	\$70,500
2021	\$59,400	\$11,100	\$70,500

0 CROMESETT RD

Location 0 CROMESETT RD

Mblu 52 / 1000/A /

Acct#

Owner THOMAS JAMES ET ALS TRUSTEES OF THE

Assessment \$82,200

Appraisal \$82,200

PID 102463

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$59,400	\$22,800	\$82,200

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$59,400	\$22,800	\$82,200

Owner of Record

Owner	THOMAS JAMES ET ALS TRUSTEES OF THE	Sale Price	\$0
Co-Owner	PRESERVE ASSOCIATION TRUST	Certificate	
Address	C/O PAULA BOUTIN 161 CROMESETT RD WAREHAM, MA 02571	Book & Page	20839/0319
		Sale Date	11/02/2001

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
THOMAS JAMES ET ALS TRUSTEES OF THE	\$0		20839/0319	11/02/2001
SCOTT BLAGDEN REAL ESTATE LTD	\$35,000		20839/0284	11/02/2001
POOLE RICHMOND	\$0		6705/0340	04/15/1986
	\$0		/0	

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0

Land

Land Use

Use Code 1320
 Description RES ACLNUD MDL-00
 Zone R30
 Neighborhood B
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 11.8
 Frontage 0
 Depth 0
 Assessed Value \$22,800
 Appraised Value \$22,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK2	DOCK-RES GD			720.00 S.F.	\$48,600	1
DCK1	DOCKS-RES AV-F			240.00 S.F.	\$10,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$59,400	\$22,800	\$82,200
2022	\$59,400	\$22,800	\$82,200
2021	\$59,400	\$22,800	\$82,200

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$59,400	\$22,800	\$82,200
2022	\$59,400	\$22,800	\$82,200
2021	\$59,400	\$22,800	\$82,200

PLYMOUTH CO. REG. OF DEEDS
 FEB 21 2012
 2-21-12
 RECORDED

12-54

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

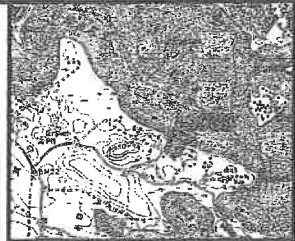
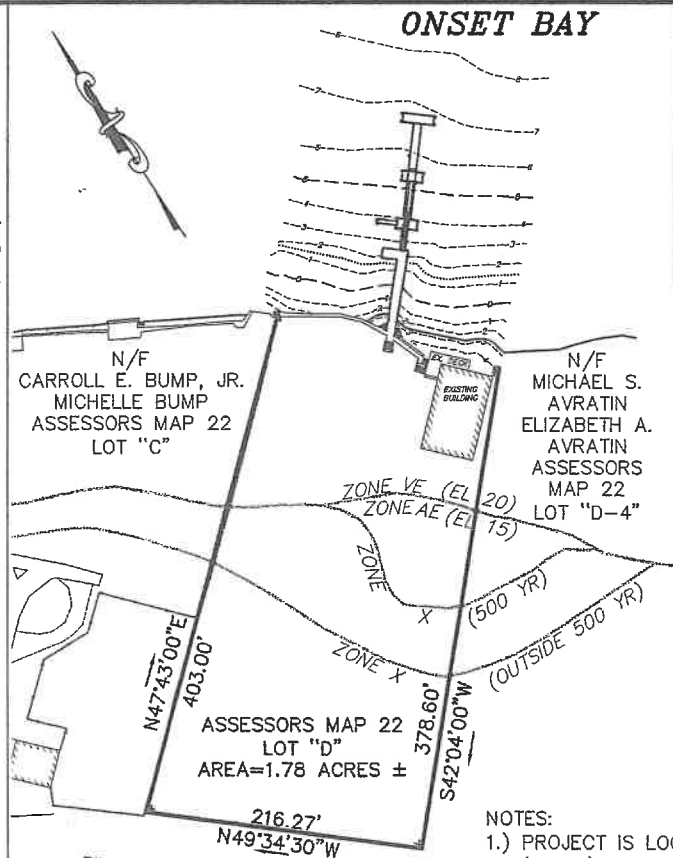
"I FURTHER CERTIFY THAT THE PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."



Glenn D. Amara 9/22/12

PROFESSIONAL LAND SURVEYOR DATE

2012 000000054
 Bk: 57 Pg: 38 Page: 1 of 5
 Recorded: 02/21/2012 11:24 AM
 ATTEST: John R. Buckley, Jr., Register
 Plymouth County Registry of Deeds



LOCUS MAP 1" = 3000'

LOCUS
 MAP 22 LOT "D" BAY TRUST
 C/O ROBERT REED
 6 BOATHOUSE DRIVE
 WAREHAM, MA 02571

MAP 22 LOT "C" CARROLL E. BUMP JR. MICHELLE BUMP
 46 WINSHIP AVENUE
 WAREHAM, MA 02571

MAP 22 LOT "D-4" MICHAEL S. AVRATIN ELIZABETH A. AVRATIN
 865 PROVIDENCE HIGHWAY
 DEDHAM, MA 02026

- NOTES:
- 1.) PROJECT IS LOCATED IN FEMA FLOOD ZONE VE (EL 20) AS SHOWN ON F.E.M.A. FLOOD RATE MAP COMMUNITY PANEL 255223 0015 D MAP REVISED JULY 15, 1992.
 - 2.) ASSESSORS MAP 22, LOT "D".
 - 3.) EXISTING STONE PIER LICENSE #2426.
 - 4.) SITE BENCHMARK: DRILL HOLE SET IN EXISTING STONE PIER EL=6.99 N.G.V.D.
 - 5.) SITE LOCUS: LATITUDE 41°43'05"N LONGITUDE 70-39-71W

WINSHIP AVENUE

PLANS ACCOMPANYING PETITION OF BAY TRUST TO LICENSE AND MAINTAIN WOOD PILES, RAMP & FLOATS 54 WINSHIP AVENUE ONSET BAY WAREHAM, MA

G.A.F. ENGINEERING, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 268 MAIN STREET WAREHAM, MA 02571
 TEL: (508)295-6600 FAX: (508)295-6634

JOB NO:10-7577 DATE: JUNE 6, 2011 SHEET 1 OF 5

SCALE: 1" = 100'

0 100 200

REV.	DATE	BY	APP'D	DESCRIPTION
1	9-20-11	BRG	WFM	NOTE 5

LICENSE PLAN NO. 13153

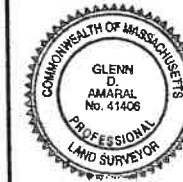
Approved by Department of Environmental Protection of Massachusetts
 DEC 23 2011
David E. Hill

2012

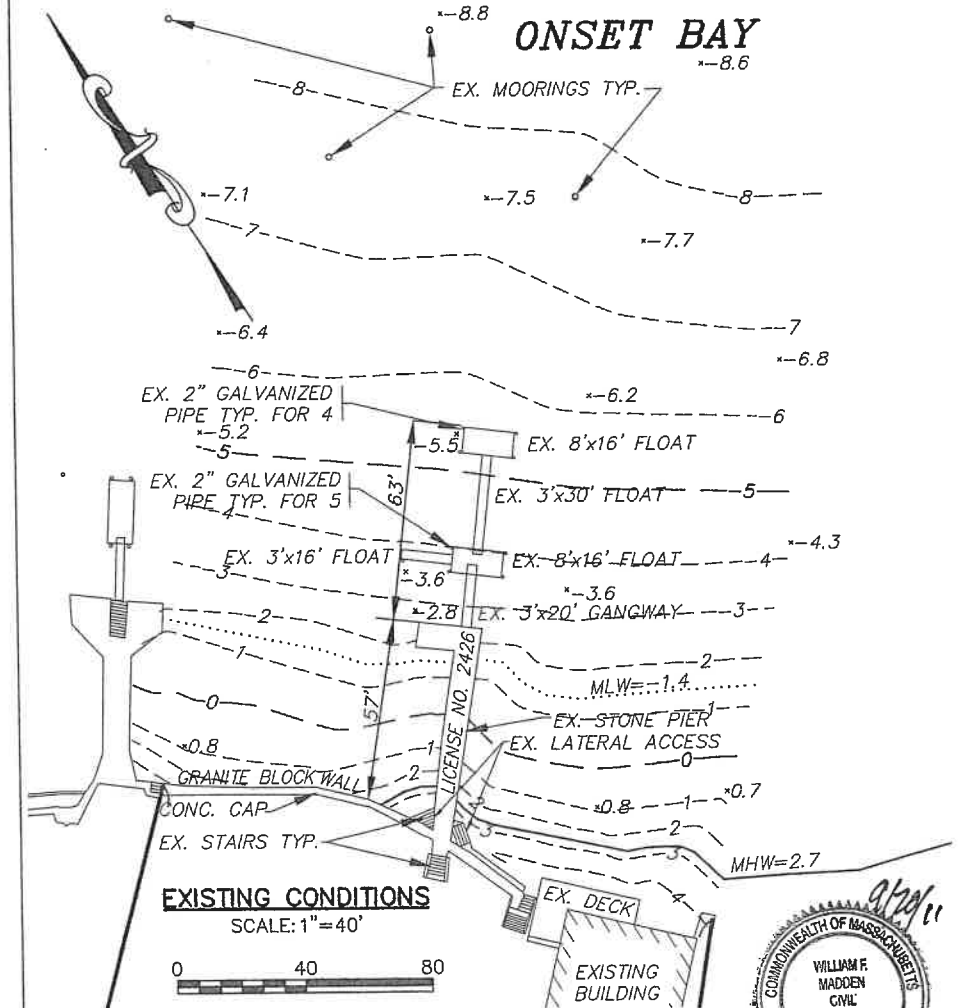
W11-3351

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

"I FURTHER CERTIFY THAT THE PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

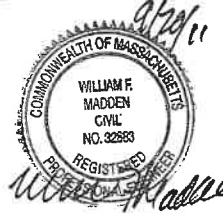


Glenn D. Amaral 9/22/12
 PROFESSIONAL LAND SURVEYOR DATE



EXISTING CONDITIONS
 SCALE: 1" = 40'

- LEGEND**
- 2--- EXISTING CONTOUR
 - MEAN LOW WATER
 - MEAN HIGH WATER
 - X-2.4 SOUNDING



Plymouth County Registry of Deeds
 PLAN BOOK 57 PAGE 37

PLANS ACCOMPANYING PETITION OF BAY TRUST

G.A.F. ENGINEERING, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 266 MAIN STREET WAREHAM, MA 02571
 TEL: (508)295-6600 FAX: (508)295-6634

JOB NO: 10-7577 DATE: JUNE 6, 2011 SHEET 2 OF 5

REV.	DATE	BY	APP'D	DESCRIPTION
1	9-20-11	BRG	WFM	NO CHANGE

LICENSE PLAN NO. 13153
 Approved by Department of Environmental Protection
 Date: DEC 23 2011

H:\GAF DRAWINGS\2010 DRAWINGS\10-7577 (BAY TRUST)\7577.dwg (Sheet 01) Plan.dwg

(285) '12-54

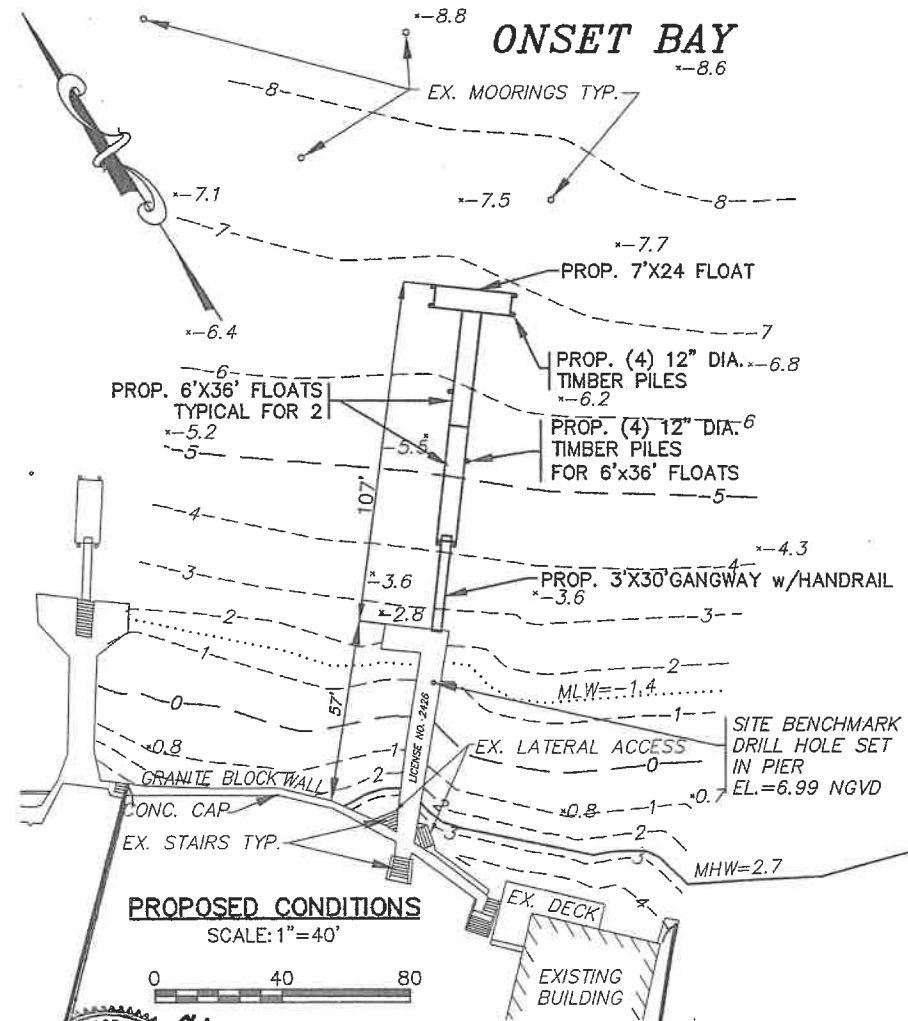
"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

"I FURTHER CERTIFY THAT THE PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

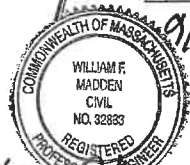
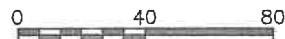


Glenn D. Amarral 9/22/12

PROFESSIONAL LAND SURVEYOR DATE



PROPOSED CONDITIONS
SCALE: 1"=40'



William F. Madden

PLANS ACCOMPANYING PETITION OF
BAY TRUST

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET WAREHAM, MA 02571
TEL: (508)295-8600 FAX: (508)295-6634

JOB NO: 10-7577 DATE: JUNE 6, 2011 SHEET 3 OF 5

REV.	DATE	BY	APP'D	DESCRIPTION
1	9-20-11	BRG	WFM	LATERAL ACCESS, EX. LICENSE NO.

LICENSE PLAN NO. 13153
Approved by Department of Environmental Protection

Date: DEC 23 2011

Plymouth County Registry of Deeds
PLAN BOOK 57 PAGE 38

(385) 12-54

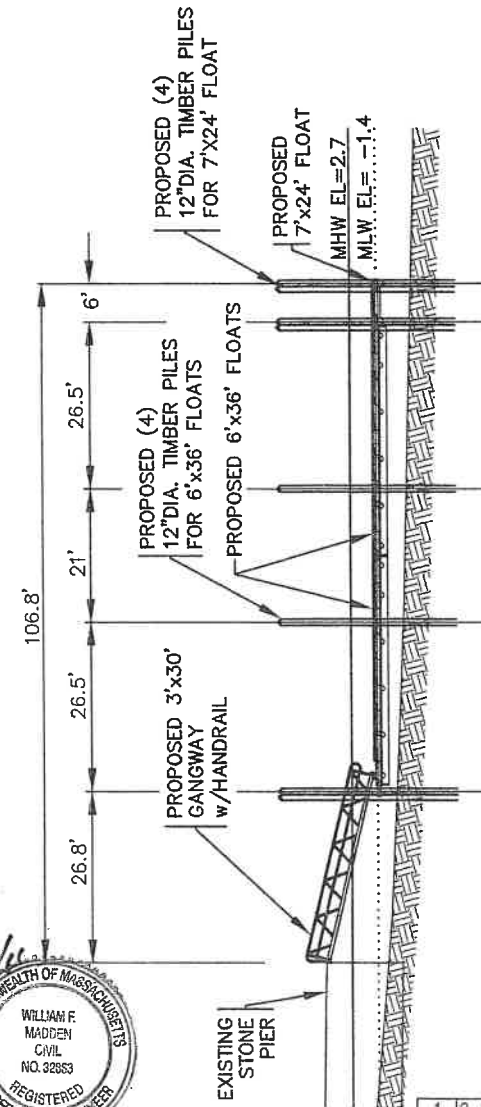
"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

"I FURTHER CERTIFY THAT THE PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

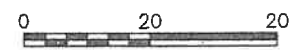


Glenn D. Amaral 9/22/12

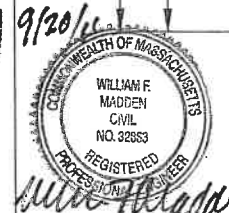
PROFESSIONAL LAND SURVEYOR DATE



PROFILE VIEW
SCALE: 1"=20'



Plymouth County Registry of Deeds
PLAN BOOK 57 PAGE 39



PLANS ACCOMPANYING PETITION OF
BAY TRUST

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET WAREHAM, MA 02571
TEL: (508)295-6600 FAX: (508)295-6634

JOB NO: 10-7577 DATE: JUNE 6, 2011 SHEET 4 OF 5

REV.	DATE	BY	APP'D	DESCRIPTION
1	9-20-11	BRG	WFM	NO CHANGE

LICENSE PLAN NO. 13153
Approved by Department of Environmental Protection
Date: DEC 23 2011

(4 of 5) '12-54

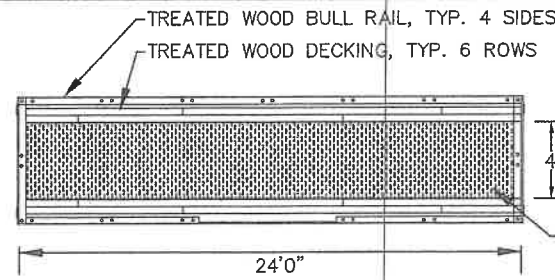
"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

"I FURTHER CERTIFY THAT THE PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."



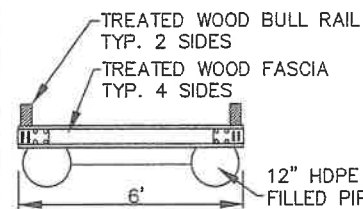
PROFESSIONAL LAND SURVEYOR DATE

Glenn D. Amarel 9/22/12



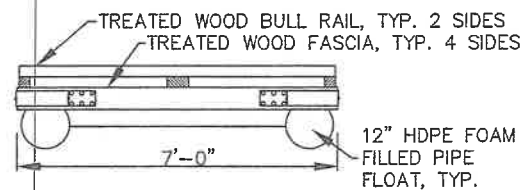
PLAN VIEW 7'0"X24'0" LANDING FLOAT

NOT TO SCALE



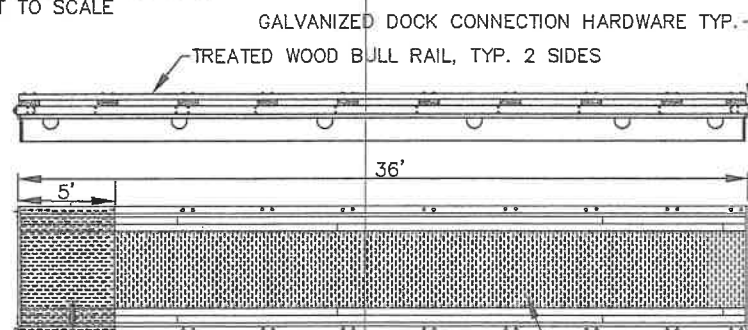
END VIEW 6'0"X36'0" WALKWAY FLOAT

NOT TO SCALE



END VIEW LANDING FLOAT

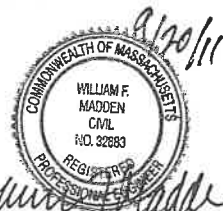
NOT TO SCALE



PLAN VIEW 6'0"X36'0" WALKWAY FLOAT

NOT TO SCALE

RAMP LANDING FLOAT ONLY. SECOND 6'x36' FLOAT WILL HAVE 6 ROWS OF WOOD DECKING AND BULL RAIL FOR FULL LENGTH. GRATING TO MEET OPEN SPACE REQUIREMENT. THRUFLOW OR APPROVED EQUAL.



GRATING TO MEET OPEN SPACE REQUIREMENT THRUFLOW OR APPROVED EQUAL.

Plymouth County Registry of Deeds
PLAN BOOK 57 PAGE 40

PLANS ACCOMPANYING PETITION OF
BAY TRUST

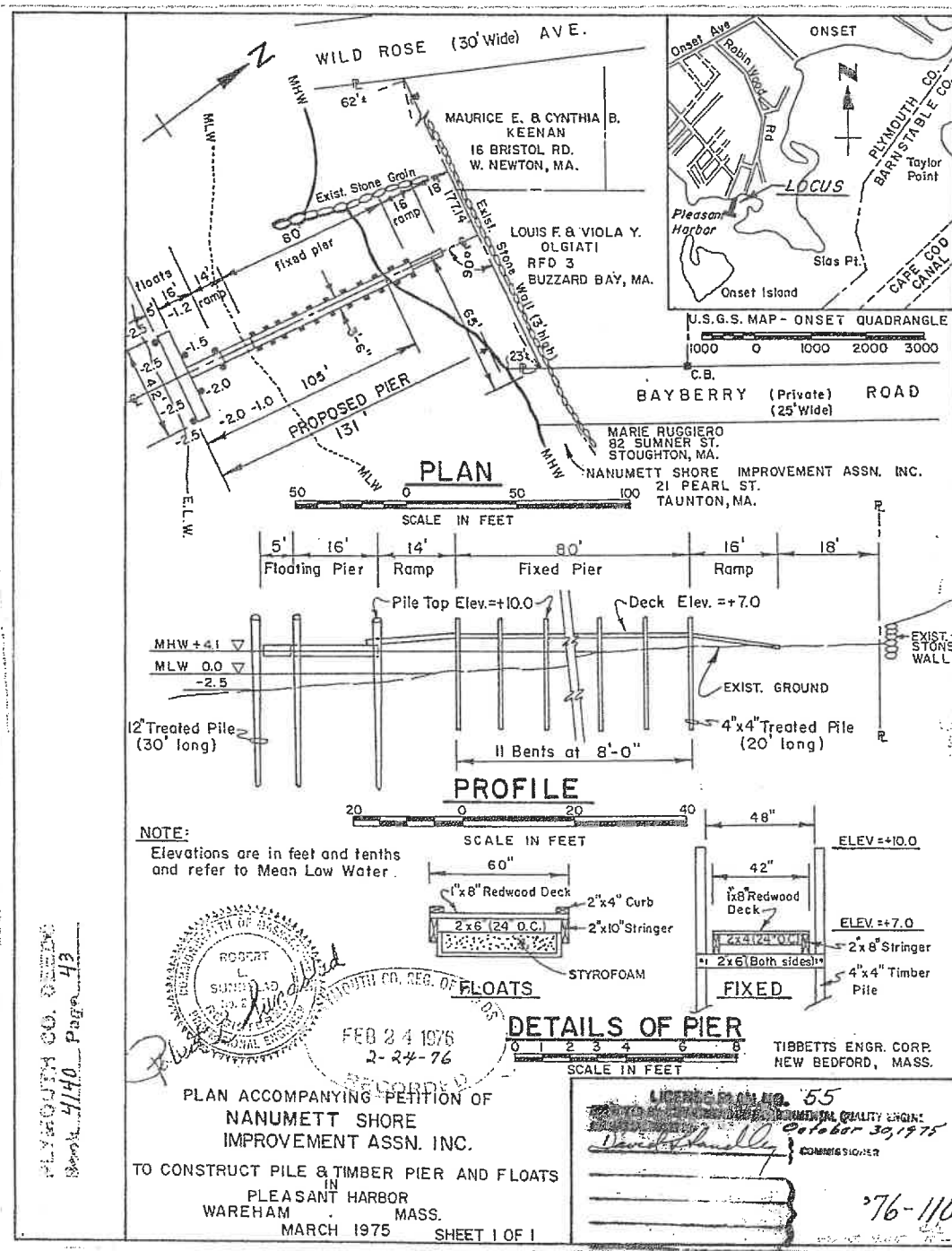
G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET WAREHAM, MA 02571
TEL: (508)295-6600 FAX: (508)295-6634

JOB NO: 10-7577 DATE: JUNE 6, 2011 SHEET 5 OF 5

REV.	DATE	BY	APP'D	DESCRIPTION
1	19-20-11	BRG	WFM	NO CHANGE

LICENSE PLAN NO. **13153**
Approved by Department of Environmental Protection
Date: **DEC 23 2011**

(508) 92-54



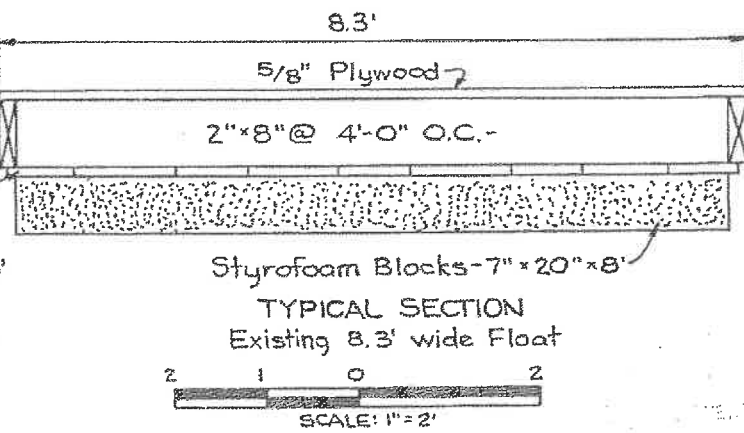
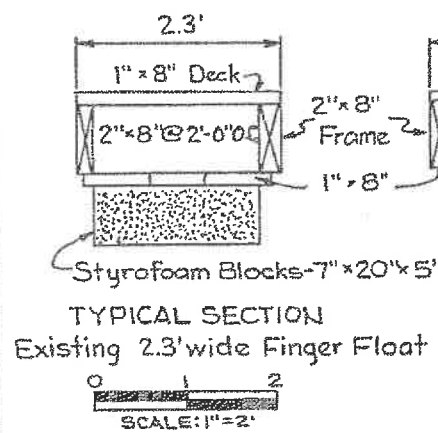
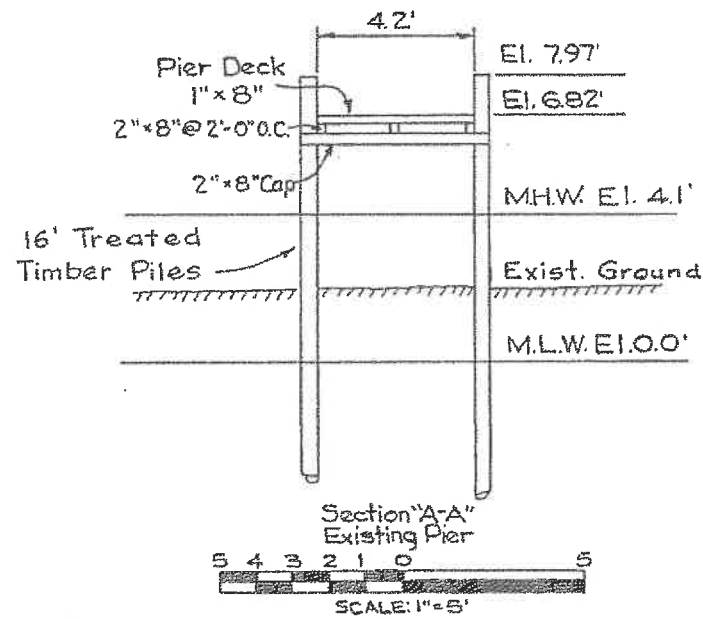
NOTE:
Elevations are in feet and tenths and refer to Mean Low Water.

RECORDED
FEB 24 1976
2-24-76

PLAN ACCOMPANYING PETITION OF
NANUMETT SHORE IMPROVEMENT ASSN. INC.
TO CONSTRUCT PILE & TIMBER PIER AND FLOATS
IN
PLEASANT HARBOR
WAREHAM MASS.
MARCH 1975 SHEET 1 OF 1

LIBRARY No. 55
QUALITY ENGINEER
October 30, 1975
COMMISSIONER
76-110

PLYMOUTH CO. DEEDS
Book 4140 Page 43



10905

Robert A. Braman

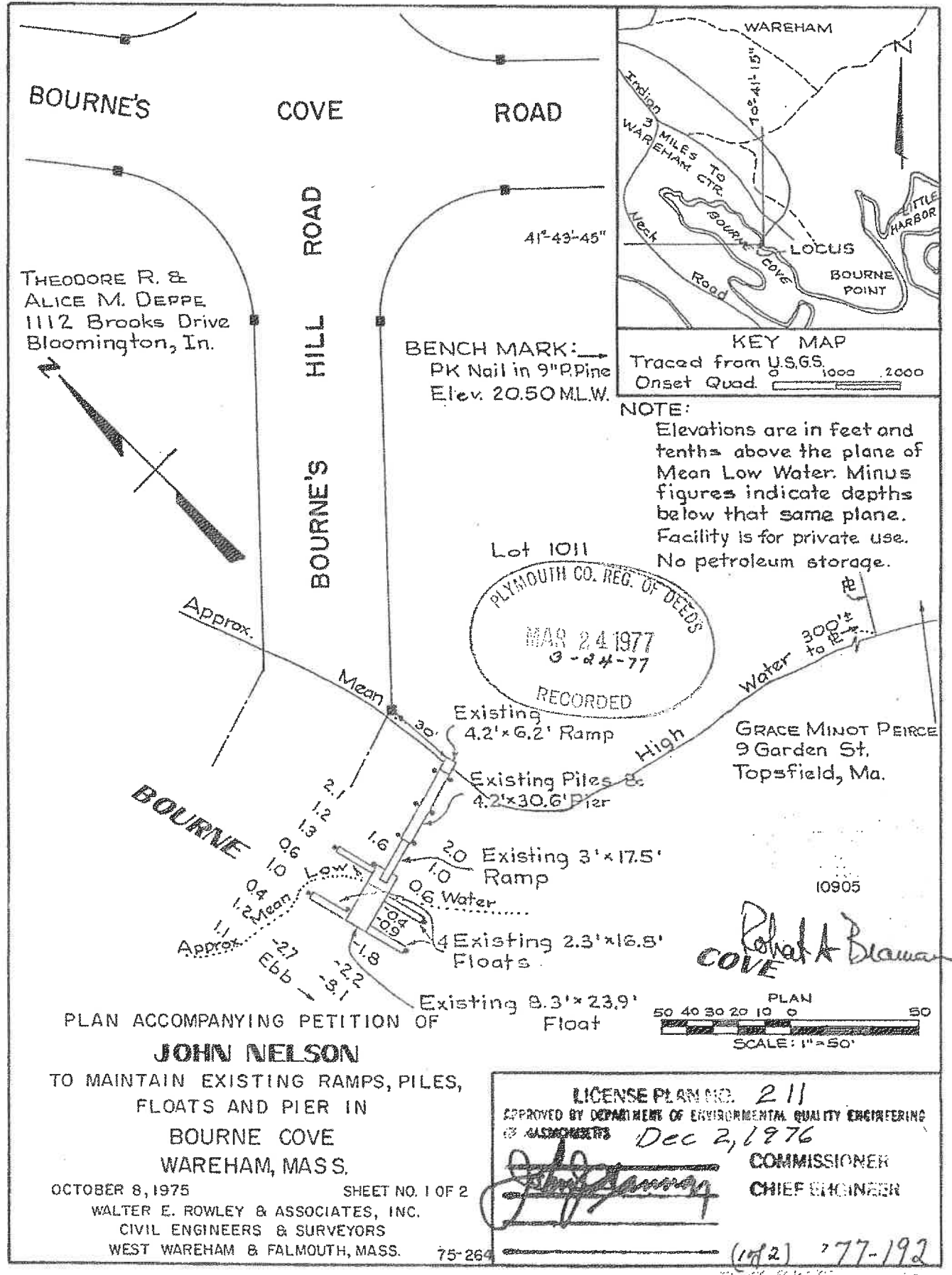
JOHN NELSON

OCTOBER 8, 1975

SHEET NO. 2 OF 2

75-264

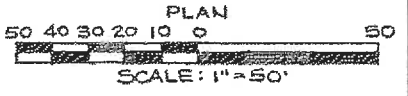
LICENSE PLAN NO. 211
 Dec 2, 1976
 (2 of 2) '77-192



PLAN ACCOMPANYING PETITION OF
JOHN NELSON
 TO MAINTAIN EXISTING RAMPS, PILES,
 FLOATS AND PIER IN
 BOURNE COVE
 WAREHAM, MASS.

OCTOBER 8, 1975 SHEET NO. 1 OF 2
 WALTER E. ROWLEY & ASSOCIATES, INC.
 CIVIL ENGINEERS & SURVEYORS
 WEST WAREHAM & FALMOUTH, MASS. 75-264

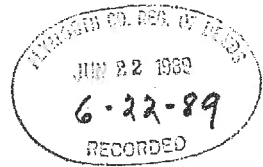
LICENSE PLAN NO. 211
 APPROVED BY DEPARTMENT OF ENVIRONMENTAL QUALITY ENGINEERING
 & ASSESSORS Dec 2, 1976
[Signature] COMMISSIONER
 CHIEF ENGINEER



Robert A. Blawie
 COVE

(142) 777-192

For Registry Use Only



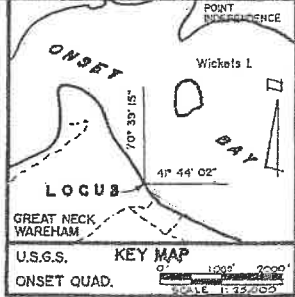
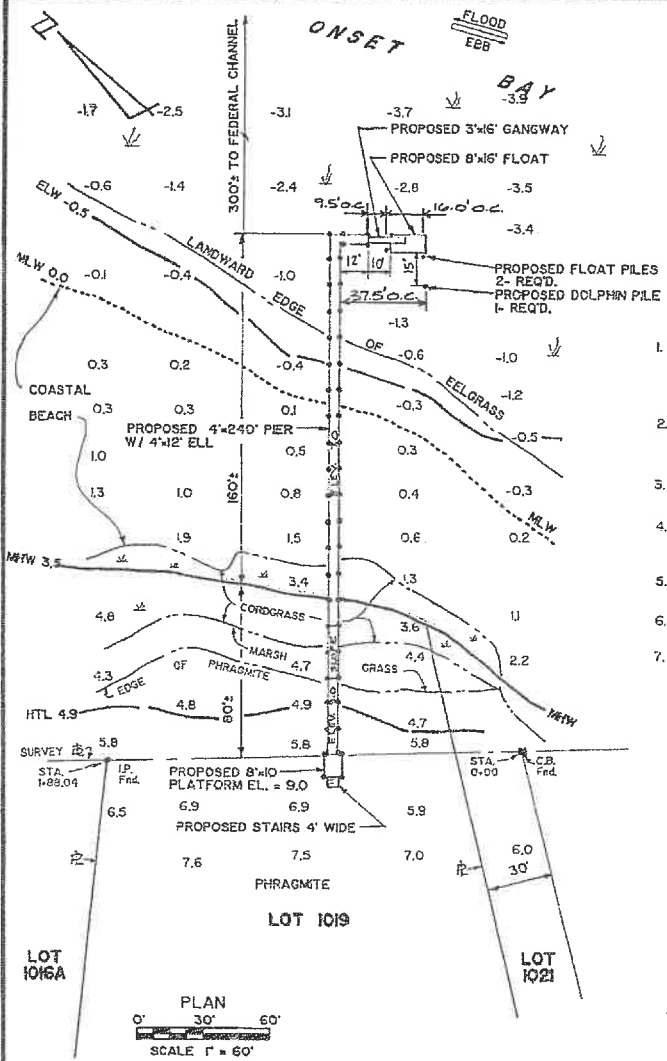
"I Certify That This Plan Has Been Prepared In Conformance With The Rules And Regulations Of The Registers Of Deeds."

9205 128

89-556



Robert A. Braman R. L. S.



- NOTES**
- ELEVATIONS ARE IN FEET AND TENTHS ABOVE THE PLANE OF MEAN LOW WATER. MINUS FIGURES INDICATE DEPTHS BELOW THAT SAME PLANE.
 - TIMBER PILES TO BE CCA TREATED @ 2.5 PCF. ALL OTHER TIMBER TO BE CCA TREATED @ 1.0 PCF.
 - ALL HARDWARE SHALL BE GALVANIZED.
 - BENCHMARK IS TOP OF CONCRETE BOUND AT STA. 0+00 OF SURVEY BASELINE EL.+5.87 MLW
 - TOP OF FLOAT & DOLPHIN PILES TO BE EL.12.0
 - FLOOD ZONE VE EL. 19.0 M.S.L.
 - PRIVATE USE.

ABUTTERS
 LOT 1016A
 JOHN C. DECAS
 219 MAIN ST.
 WAREHAM, MA. 02571
 LOT 1021
 ERIC E. & SUSAN S. JULIEN
 18 BURGESS POINT ROAD
 WAREHAM, MA. 02571



Robert A. Braman

PLAN ACCOMPANYING PETITION OF
JOHN C. DECAS
 TO CONSTRUCT TIMBER PIER, GANGWAY,
 FLOAT & DOLPHIN PILE IN
ONSET BAY
 WAREHAM, PLYMOUTH CO., MA.
 JAN. 26, 1988 SHEET 1 OF 2
 BRAMAN ENGINEERING COMPANY LTD.
 CIVIL ENGINEERS & SURVEYORS
 258 MAIN ST. BUZZARDS BAY, MA.

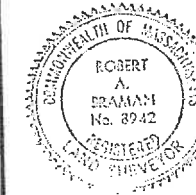
88W-053
 LICENSE PLAN NO. 1961
 Approved by Department of Environmental Quality Engineering
 of Massachusetts

 GARY R. DOUGHTON
 COMMISSIONER
 DIVISION DIRECTOR
 SECTION CHIEF
 DATE

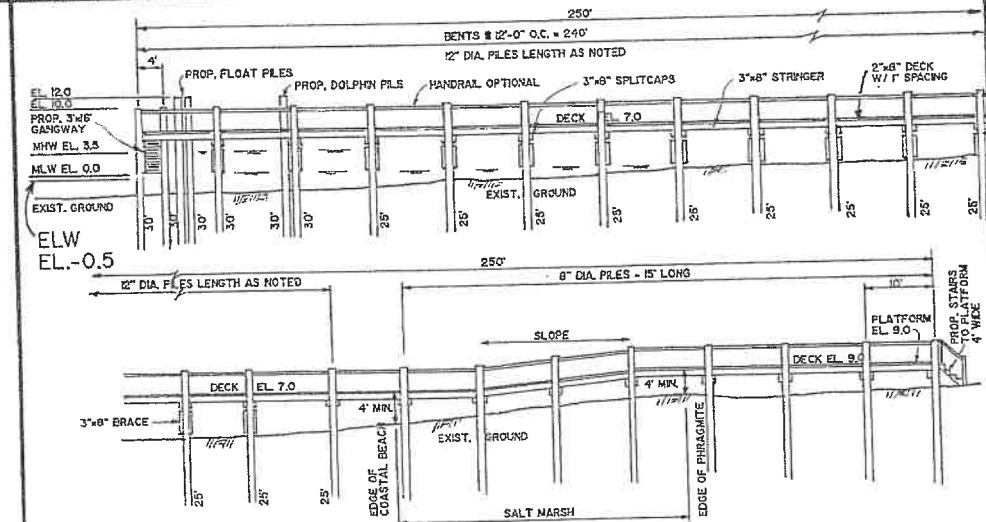
9205/128 # 47212 89-556

For Registry Use Only

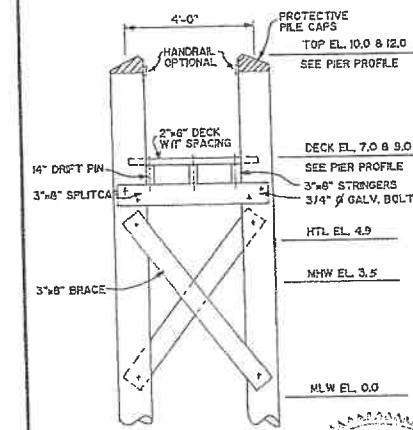
"I Certify That This Plan Has Been Prepared In Conformance With The Rules And Regulations Of The Registers Of Deeds."



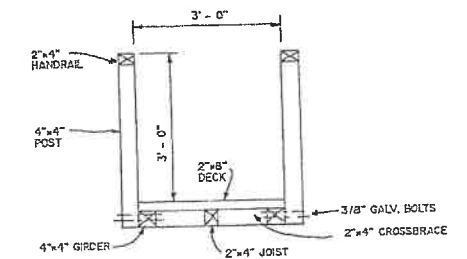
Robert A. Braman R. L. S.



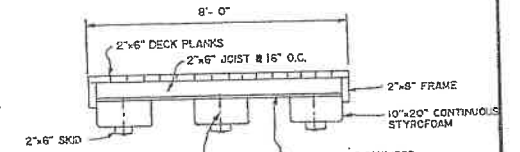
TIMBER PIER PROFILE
SCALE 1" = 20'



BENT SECTION
SCALE 1/4" = 1'-0"



GANGWAY SECTION
SCALE 3/8" = 1'-0"



TIMBER FLOAT SECTION
SCALE 1/4" = 1'-0"



Robert A. Braman

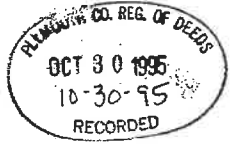
88W-053

LICENSE PLAN NO. 1961
Approved by Department of Environmental Quality Engineering
DATE: JUL 9 7 1988

(242) 89-556

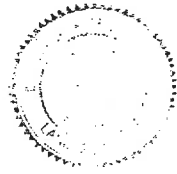
W 92-1225

FOR REGISTRY USE ONLY



195-771

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."



Paul A. Braman R.L.S.

NOTE:

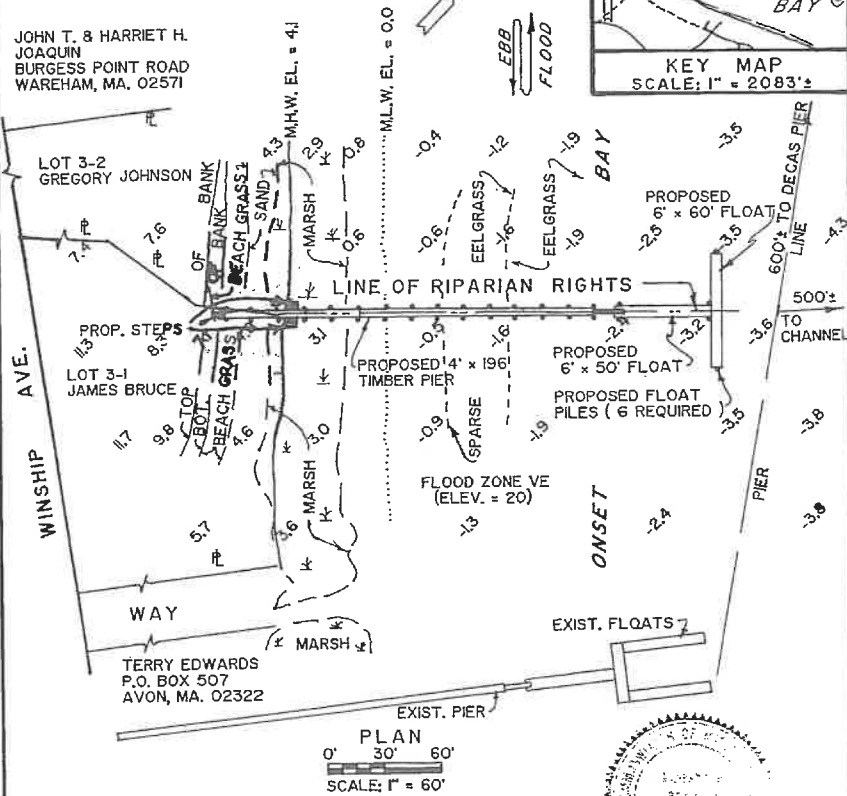
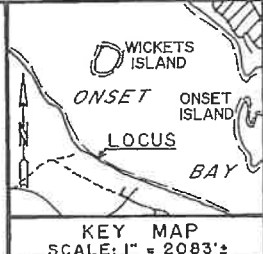
ELEVATIONS SHOWN ARE IN FEET AND TENTHS ABOVE THE PLANE OF MEAN LOW WATER, MINUS FIGURES REPRESENT ELEVATIONS BELOW THAT SAME PLANE.

JOHN T. & HARRIET H. JOAQUIN BURGESS POINT ROAD WAREHAM, MA. 02571

LOT 3-2 GREGORY JOHNSON

LOT 3-1 JAMES BRUCE

TERRY EDWARDS P.O. BOX 507 AVON, MA. 02322



PLAN SCALE: 1" = 60'



Paul A. Braman

PLAN ACCOMPANYING PETITION OF JAMES BRUCE & GREGORY JOHNSON TO CONSTRUCT & MAINTAIN TIMBER PIER, GANGWAY, FLOATS & PILES ONSET BAY WAREHAM, PLYMOUTH COUNTY, MA. DECEMBER 31, 1991 SHEET 1 OF 2. BRAMAN ENGINEERING COMPANY, LTD. CIVIL ENGINEERS AND SURVEYORS 258 MAIN ST., BUZZARDS BAY, MA.

LICENSE PLAN NO. 4622 Approved by Department of Environmental Protection

Commissioner of Environmental Protection SEP 11 1993

Plymouth County Registry of Deeds PLAN BOOK 38 PAGE 378

94298

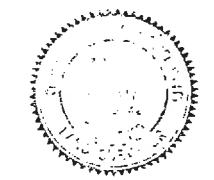
(1 of 2) 195-771 # 771

92-1225

W92-1225

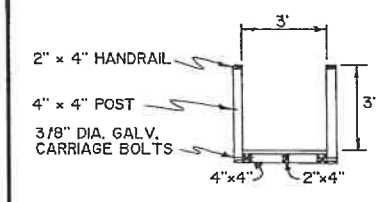
FOR-REGISTRY USE ONLY

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

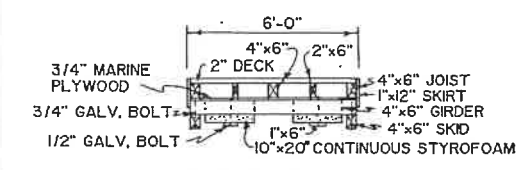
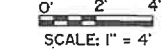


Robert A. Brown R.L.S.

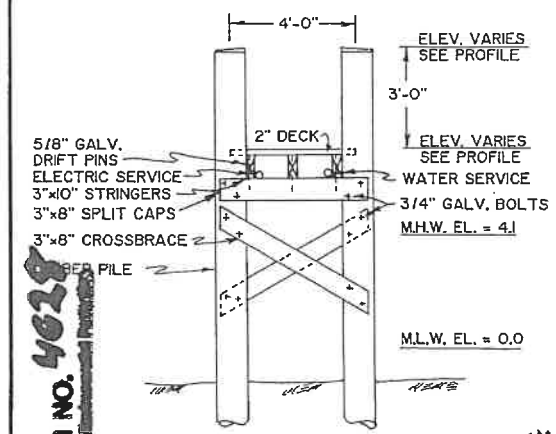
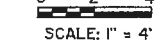
NOTE:
TIMBER PILES SHALL BE CCA TREATED AT 2.5 PCF. ALL OTHER TIMBERS SHALL BE CCA TREATED AT 1.0 PCF.
ALL HARDWARE SHALL BE GALVANIZED.



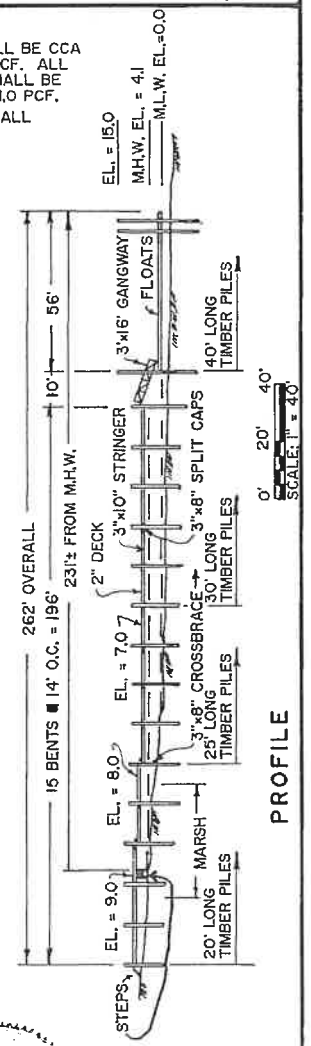
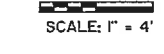
TIMBER GANGWAY SECTION



FLOAT SECTION



TYPICAL BENT SECTION



PROFILE

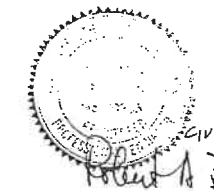


Plymouth County Registry of Deeds
PLAN BOOK 38 PAGE 379

LICENSE PLAN NO. 4628
Reviewed by Department of Administration
Date: SEP 11 1995

JAMES BRUCE & GREGORY JOHNSON

DECEMBER 31, 1991 SHEET 2 OF 2.



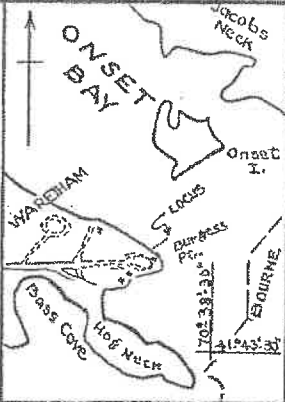
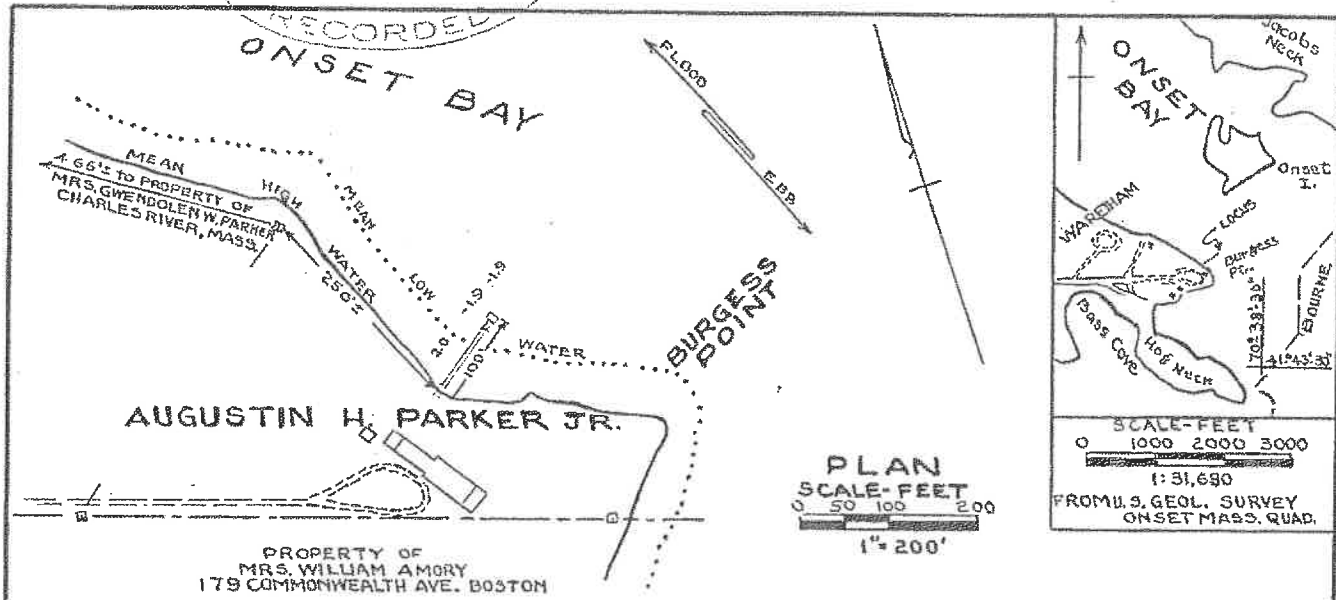
Robert A. Brown

(2 of 2)

92-1225

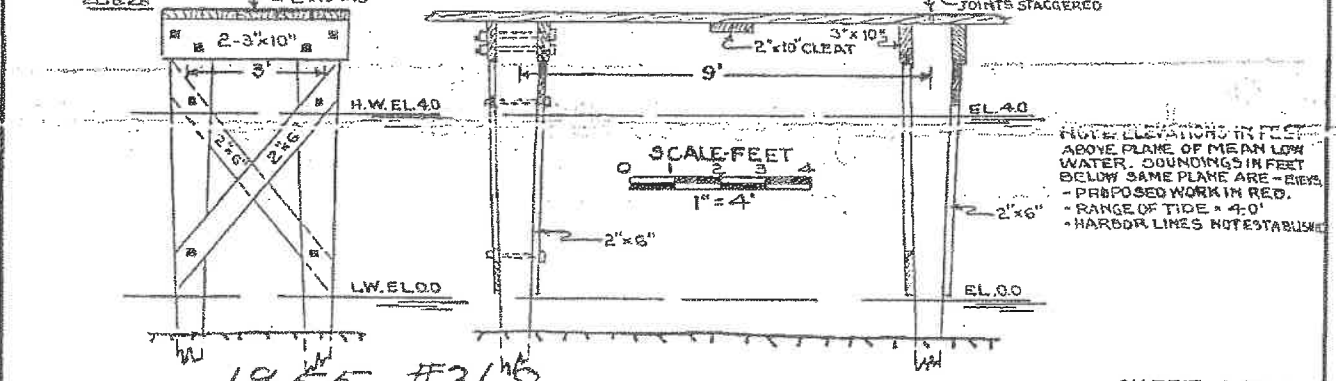
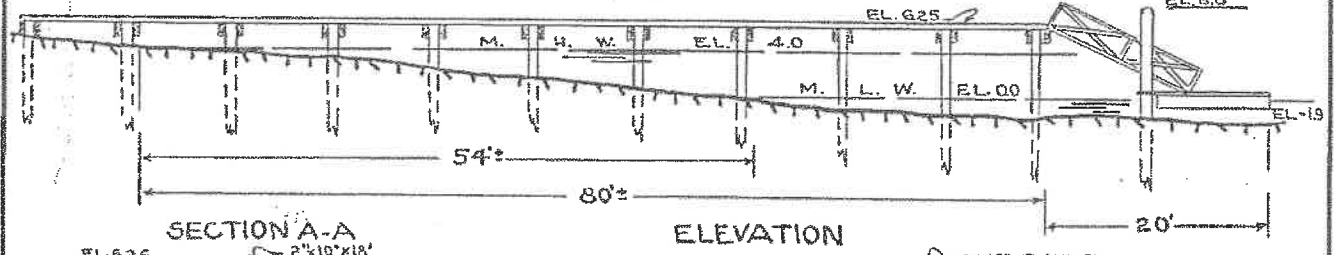
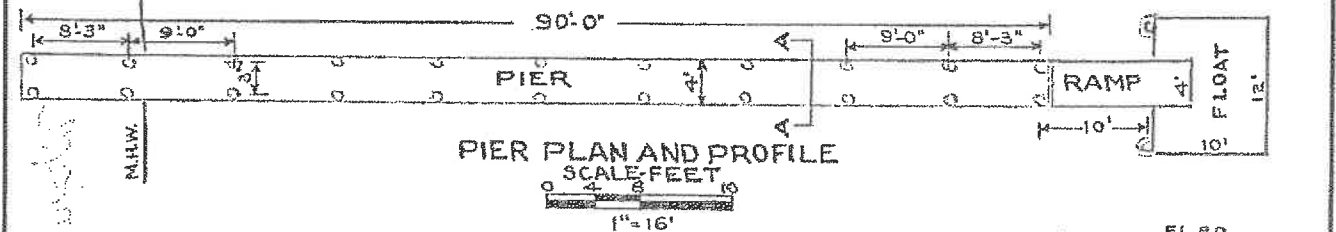
JUN 15 1955
6-15-55

PLYMOUTH CO. DEEDS
Book 2425 Page 191



SCALE- FEET
0 1000 2000 3000
1:31,680
FROM U.S. GEOL. SURVEY
ONSET MASS. QUAD.

PLAN
SCALE- FEET
0 50 100 200
1" = 200'



NOTE: ELEVATIONS IN FEET
ABOVE PLANE OF MEAN LOW
WATER. SOUNDINGS IN FEET
BELOW SAME PLANE ARE IN RED.
- PROPOSED WORK IN RED.
- RANGE OF TIDE = 4'-0"
- HARDER LINES NOT ESTABLISHED

1955-#368
PLAN ACCOMPANYING PETITION OF
AUGUSTIN H. PARKER JR.
FOR
PROPOSED TIMBER PIER
AT
BURGESS POINT, WAREHAM

NO. 3750
APPROVED BY DEPARTMENT OF PUBLIC WORKS
JUNE 6, 1955
John W. ... COMMISSIONER OF PUBLIC WORKS
Paul B. Dole ASSOCIATE COMMISSIONER
Joseph G. ... DIRECTOR - DIVISION OF WATERWAYS

SCALES AS SHOWN MAY, 1955

SHEET 1 OF 1

FOR REGISTRY USE ONLY
 PLYMOUTH CO. REG. OF DEEDS
 MAR 06 2017
 3-6-17
 RECORDED

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."
 "I FURTHER CERTIFY THAT THE PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS."



PROFESSIONAL LAND SURVEYOR
 DATE 2/21/17

17-88

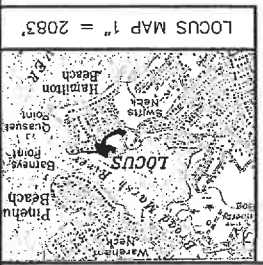
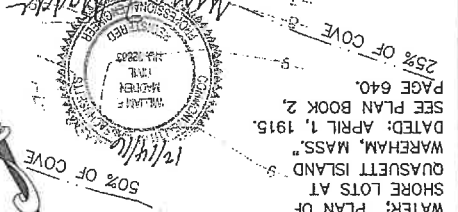


PL 61 Pg. 1 of 3
 Record: 03/06/2017 11:42 AM
 ATTEST: John F. Buckley, Jr., Registrar
 Plymouth County Registry of Deeds

Plymouth County Registry of Deeds
 PLAN BOOK 61 PAGE 163

BROAD MARSH RIVER

PLAN REFERENCE FOR HISTORIC MEAN HIGH WATER; "PLAN OF SHORE LOTS AT QUASUSETT ISLAND DATED: APRIL 1, 1915. WAREHAM, MASS." SEE PLAN BOOK 2, PAGE 640.



LOCUS MAP "1" = 2083

NOTES:
 (1) PROJECT IS LOCATED IN FEMA FLOOD ZONE AE (EL. AS SHOWN ON F.E.M.A. FLOOD RATE MAP COMMUNITY PANEL 25023C057J MAP REVERSED JULY 17, 2012.
 (2) SEE ASSESSORS MAP 50F LOTS 36, 37 AND 1051 REF. ABOVE
 (3) SITE BENCHMARK: (BM) TOP OF EX. CONC. WALL EL. 9.87 NAVD-88
 (4) SITE: LATITUDE 41°44'40.118"N LONGITUDE 70°42'43.471"W

PROP. SEASONAL FLOAT PIER
 EX. BEACH EX. GRASS EX. PATH EX. DWELL #22 EX. GAR. EX. G.R.

MAP 50-F / LOTS 36, 37 AND 1051
 1.5 ACRES ±
 NOTE: BLDG. LOCATIONS ARE APPROX. ONLY

MAP 50-F / LOT 35
 N/F ERNEST G. EMERY

MAP 50-F / LOT 38
 N/F ALLAN A. BLACKWELL

MAP 50-F / LOT 36, 37 AND 1051
 1.5 ACRES ±

MAP 50-F / LOT 35
 N/F ERNEST G. EMERY

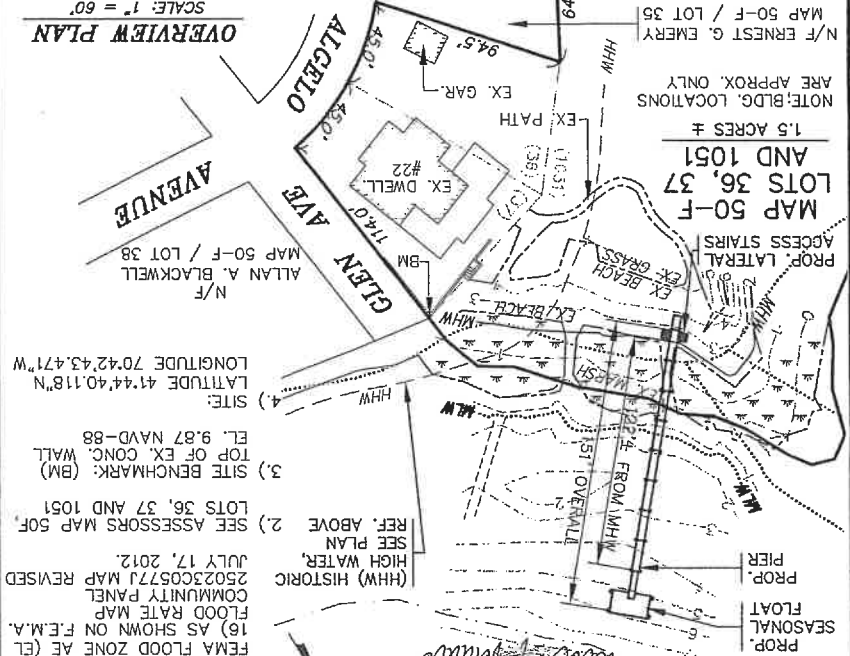
MAP 50-F / LOT 38
 N/F ALLAN A. BLACKWELL

MAP 50-F / LOT 36, 37 AND 1051
 1.5 ACRES ±

MAP 50-F / LOT 35
 N/F ERNEST G. EMERY

PLANS ACCOMPANYING PETITION OF JOHN J. BENNETT TO LICENSE, CONSTRUCT AND MAINTAIN A FIXED WOOD PILE SUPPORTED PIER AND SEASONAL FLOATS AT 22 ALGELLO AVENUE BROAD MARSH RIVER WAREHAM, MA
G.A.F. ENGINEERING, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 268 MAIN STREET WAREHAM, MA 02571
 TEL: (508)295-6600 FAX: (508)295-6634
 JOB NO: 15-8514 DATE: NOV. 2, 2015 SHEET 1 OF 5

LICENSE PLANO. 14300
 Approved by Department of Environmental Protection
 FEB 24 2017
 W16-4571



SCALE: 1" = 60'
 GRAPHIC SCALE

OVERVIEW PLAN

W16-4571

3/6 #8

17-88 (1 of 5)

License # 14300
 3/6

FOR REGISTRY USE ONLY

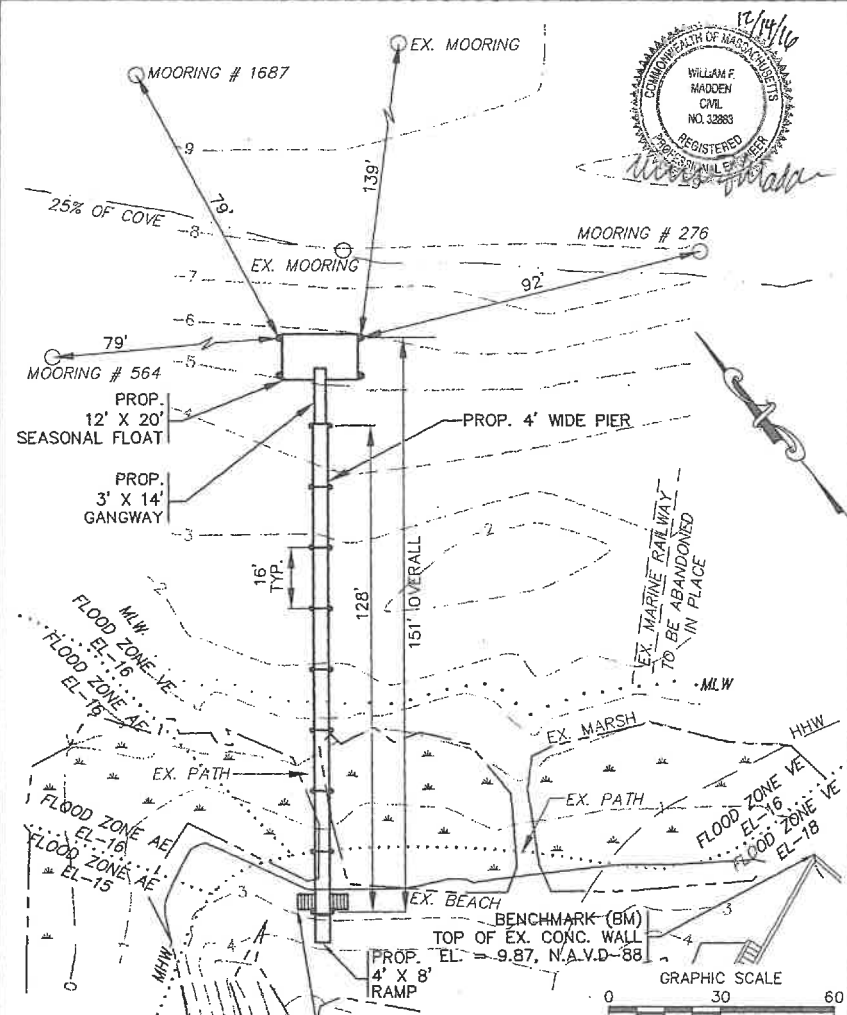
"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

"I FURTHER CERTIFY THAT THE PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERED DEEDS."

Plymouth County Registry of Deeds
PLAN BOOK 61 PAGE 164



R. Braman 12/13/14
PROFESSIONAL LAND SURVEYOR DATE



DETAIL PLAN
SCALE: 1" = 30'

NO.	DATE	BY	FOR	COMMENTS
2	7/25/16	JH	WFM	PER DEP/CZM COMMENTS
1	2/15/16	JMP	WFM	HHW REFERENCE

PLANS ACCOMPANYING PETITION OF
JOHN J. BENNETT

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET WAREHAM, MA 02571
TEL: (508)295-6800 FAX: (508)295-6634

LICENSE PLAN NO. **14300**
Approved by Department of Environmental Protection
Date: **FEB 24 2017**

JOB NO: 15-8514 DATE: NOV. 2, 2015 SHEET 2 OF 5

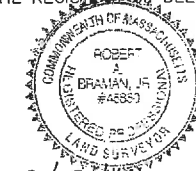
(2 of 5) 117-88

FOR REGISTRY USE ONLY

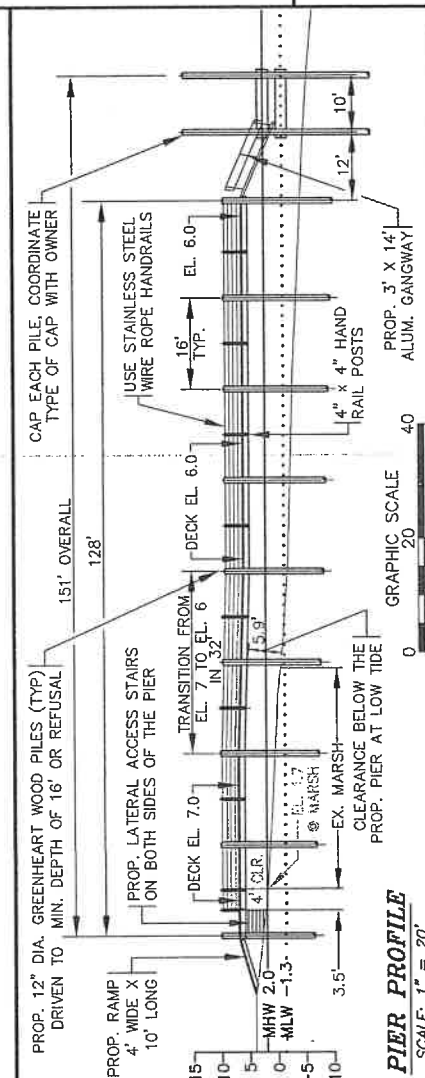
Plymouth County Registry of Deeds
PLAN BOOK 61 PAGE 165

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

"I FURTHER CERTIFY THAT THE PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS."



RJB 12/13/16
PROFESSIONAL LAND SURVEYOR DATE



PLANS ACCOMPANYING PETITION OF
JOHN J. BENNETT

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
265 MAIN STREET WAREHAM, MA 02571
TEL: (508)295-6600 FAX: (508)295-6634

JOB NO: 15-8514 DATE: NOV. 2, 2015 SHEET 3 OF 5

2	7/25/16	JH	WFM	PER DEP/CZM COMMENTS
1	12/15/16	JMP	WFM	HHW REFERENCE

LICENSE PLAN NO. **14300**
Approved by Department of Environmental Protection
Date: **FEB 24 2017**

H:\GAF DRAWINGS\2015 DRAWINGS\15-8514 (BENNETT)\8514.dwg (8514_C3.dwg)

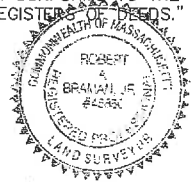
(3 of 5) 117.88

FOR REGISTRY USE ONLY

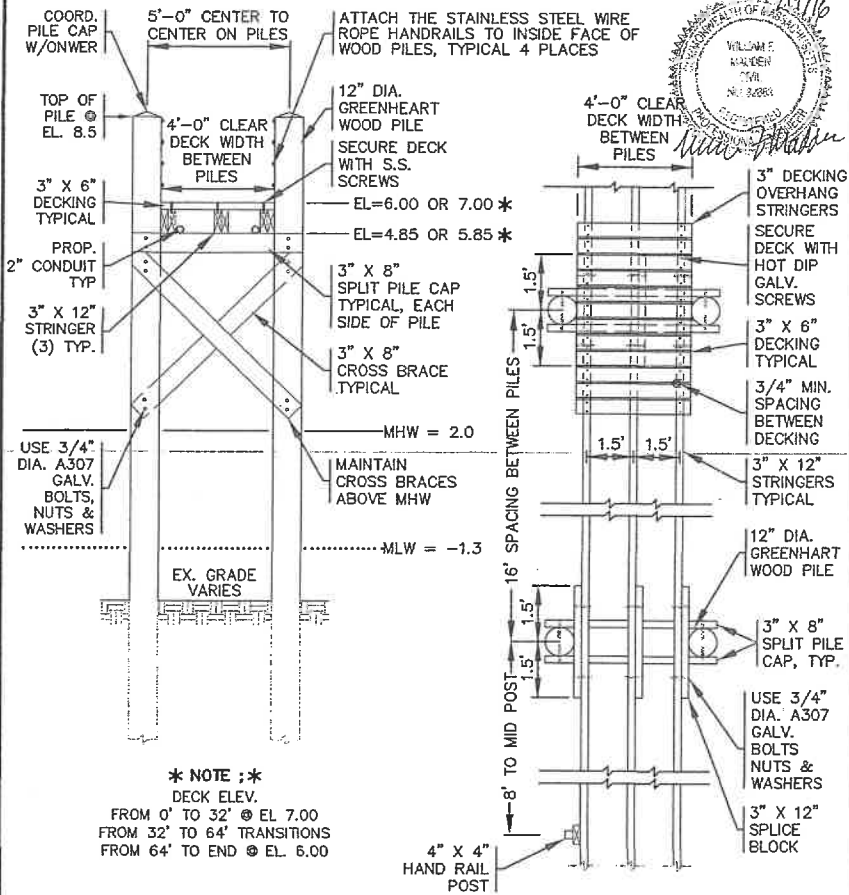
"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

"I FURTHER CERTIFY THAT THE PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL LAND SURVEYORS."

Plymouth County Registry of Deeds
PLAN BOOK 61 PAGE 166



RIB-J 12/13/16
PROFESSIONAL LAND SURVEYOR DATE



PLANS ACCOMPANYING PETITION OF
JOHN J. BENNETT
G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET WAREHAM, MA 02571
TEL: (508)295-6600 FAX: (508)295-6634

NO.	DATE	BY	FOR	REVISIONS
2	7/25/16	JH	WFM	PER DEP/CZM COMMENTS
1	2/15/16	JMP	WFM	HHW REFERENCE

LICENSE PLAN NO. **14300**
Approved by Department of Environmental Protection
Date:

FEB 24 2017

JOB NO: 15-B514 DATE: NOV. 2, 2015 SHEET 4 OF 5

(sheet 4 of 5) 117-88

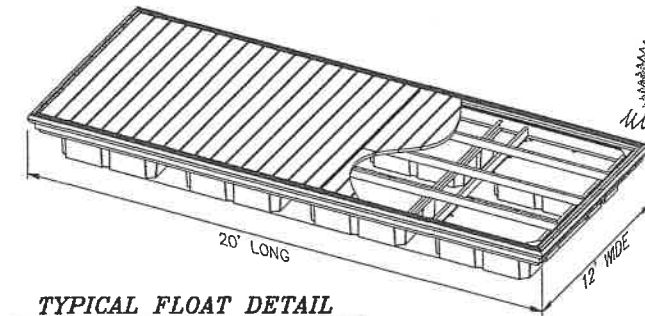
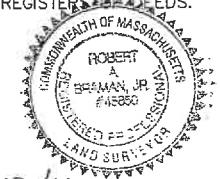
FOR REGISTRY USE ONLY

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

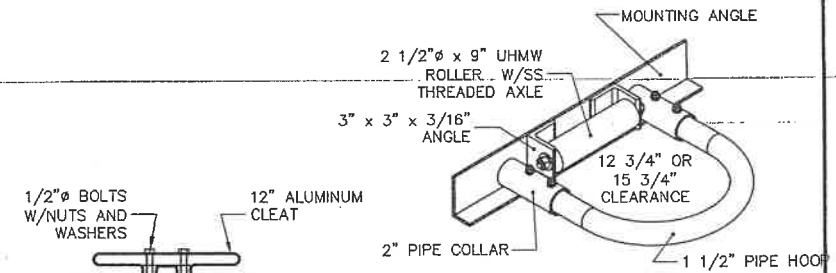
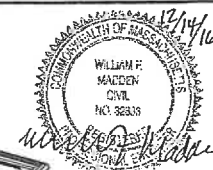
"I FURTHER CERTIFY THAT THE PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERED DEEDS."

Plymouth County Registry of Deeds
PLAN BOOK 61 PAGE 167

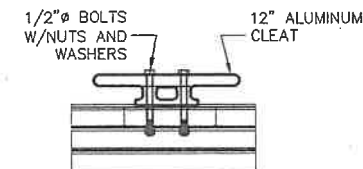
RIB 12/13/16
PROFESSIONAL LAND SURVEYOR DATE



TYPICAL FLOAT DETAIL
NOT TO SCALE

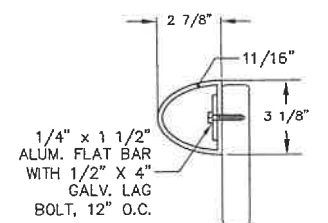


PILE GUIDE DETAIL
NOT TO SCALE



NOTE: PROVIDE 4 CLEATS PER FLOAT
BOLTED CLEAT DETAIL
NOT TO SCALE

NO SCALE



FENDER DETAIL
NOT TO SCALE

2	7/25/16	JH	WFM	NO CHANGES THIS SHEET
1	2/15/16	JMP	WFM	HHW REFERENCE

PLANS ACCOMPANYING PETITION OF
JOHN J. BENNETT
G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET WAREHAM, MA 02571
TEL: (508)295-6600 FAX: (508)295-6634

LICENSE PLAN NO. 14300
Approved by Department of Environmental Protection
Date:

FEB 24 2017

JOB NO: 15-8514 DATE: NOV. 2, 2015 SHEET 5 OF 5

H:\GAF DRAWINGS\DEEDS DRAWINGS\15-8514 (BENNETT)\8514.dwg

(Sheet 5 of 5) 17-88

Untitled Map

Write a description for your map.

Legend

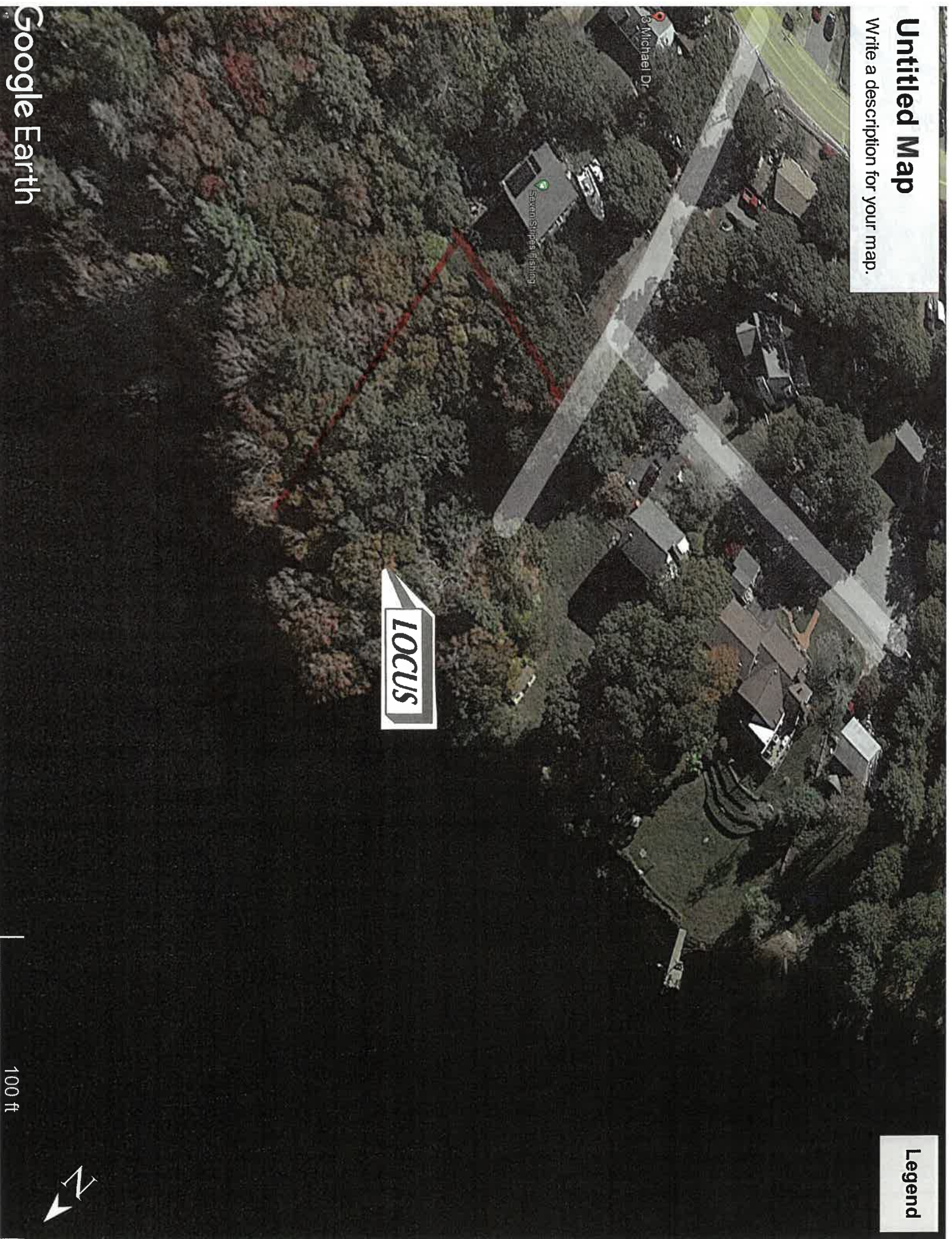


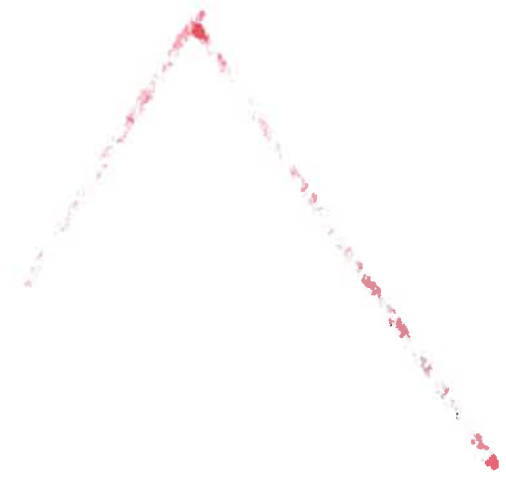
5.58 ft

Untitled Map

Write a description for your map.

Legend





Untitled Map

Write a description for your map.

Legend



*** Electronic Recording ***
Doc#: 00076693
Bk: 53302 Pg: 21 Page: 1 of 2
Recorded: 08/24/2020 02:25 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 08/24/2020 02:25 PM
Ctrl# 137547 30903
Fee: \$159.60 Cons: \$35,000.00

Quitclaim Deed

I, **Brian Reis**, a single man of 29 Shore Drive, Fairhaven, MA 02719

for consideration paid and in full consideration of **THIRTY-FIVE THOUSAND and 00/100 (\$35,000.00) Dollars**

grant to **Todd Delgado and Maria Julia DeBarros Delgado, husband and wife as tenants by the entirety** of 25 Hoover Avenue, Brockton, MA 02301

with *QUITCLAIM COVENANTS*

A certain parcel of land situated in Wareham, Plymouth County, Commonwealth of Massachusetts, being Lot 3 as shown on the plan entitled "Proposed Subdivision Owned by Mike Sawczuk, East Wareham, Mass., Walter E. Rowley & Associates, Nov. 3, 1970", recorded in the Plymouth County Registry of Deeds, Plan Book 15, Page 932.

The above described premises are also described as Parcel ID: 129-K3 of the Town of Wareham Tax Assessor's records.

Together with the right in common with others entitled thereto to pass and repass over all the streets and ways shown on said plan for all the purposes for which such streets and ways are commonly used in said Wareham.

The said premises are conveyed subject to restrictions and easements of record, if any there are in force and applicable.

Grantor hereby waives any and all homestead rights he may have had in the property described above and conveyed herein as set forth in M.G.L. Chapter 188. Grantor also hereby acknowledges that no other persons are entitled to any benefits of an existing Estate of Homestead as said property was never owner occupied.

Being the same premises conveyed to Grantor by deed dated April 14, 2014 and recorded with the Plymouth County Registry of Deeds in Book 44263, Page 73.

PROPERTY ADDRESS: 3 Michael Drive, Plymouth, MA 02538

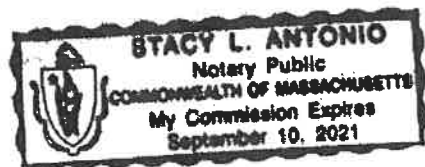
Witness my hand and seal this 21st day of August 2020.

Brian Reis
Brian Reis

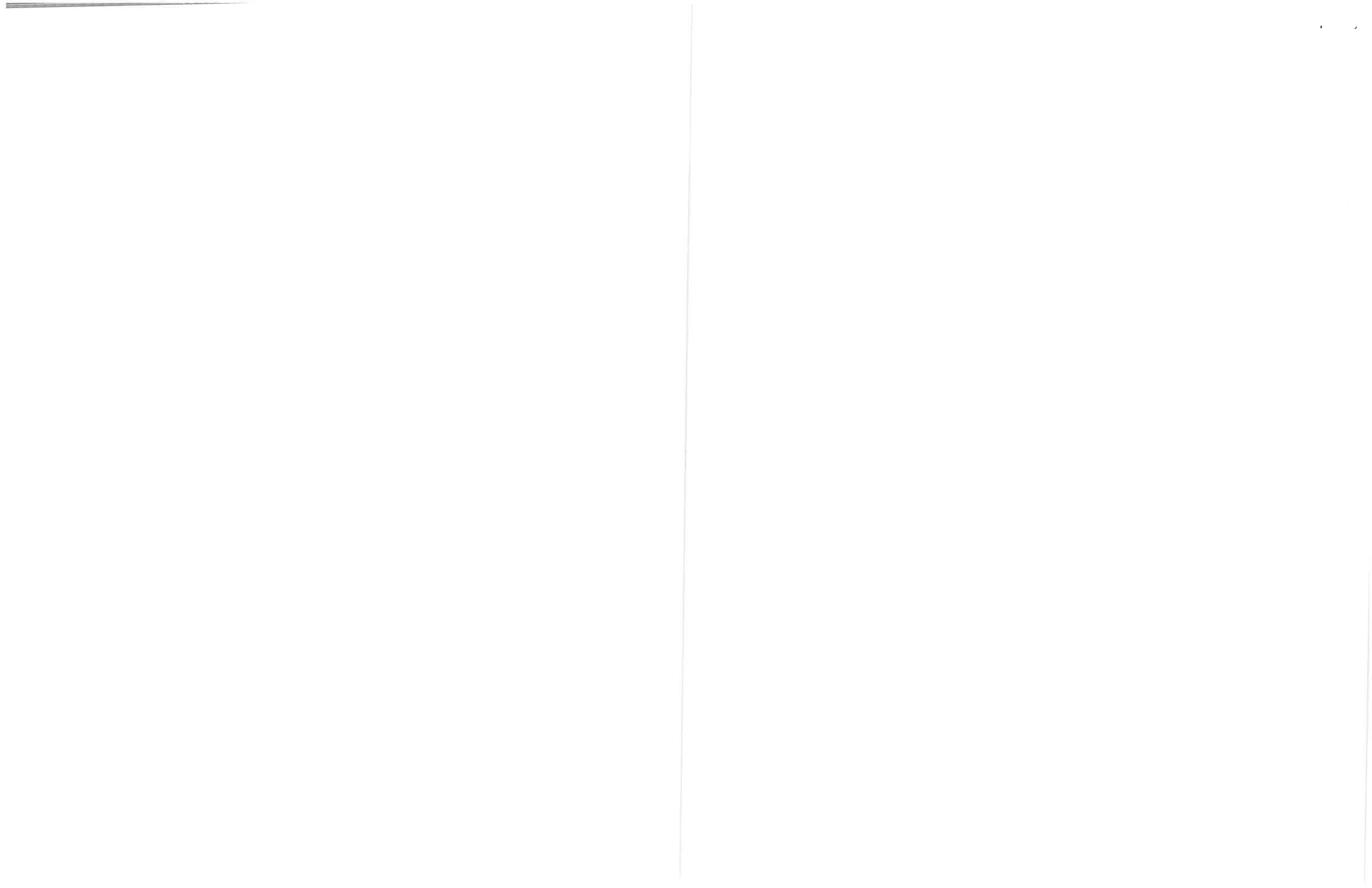
COMMONWEALTH OF MASSACHUSETTS

Bristol County, ss:

On this 21st day of August 2020, before me, the undersigned notary public, personally appeared, **Brian Reis**, who proved to me through satisfactory evidence of identification, which was Driver's License; State ID; Passport; Other Government Issued ID; Other, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of his knowledge and belief, and that he signed it voluntarily for its stated purpose as his free act and deed.



Stacy L. Antonio
Notary Public: Stacy L. Antonio
My Commission expires: Sept 10, 2021



"I CERTIFY THAT THIS PLAN
CONFORMS WITH THE RULES
AND REGULATIONS OF THE
REGISTERS OF DEEDS".

David M. Davignon
PREPARER

GENERAL NOTES:

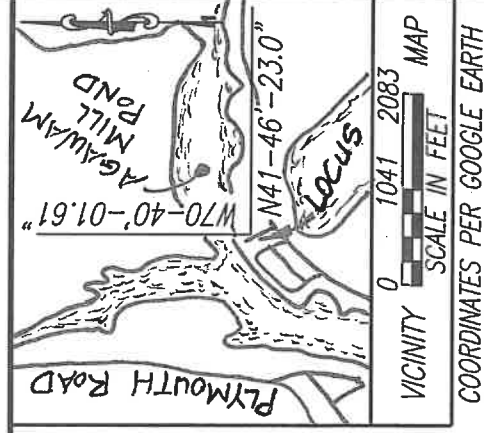
- ALL ELEVATIONS REFER N.A.V.D. 1988 DATUM.
- HISTORIC HIGH WATER NOT DETERMINED.
- FLOOD ZONE LINES ARE AS DELINEATED ON F.I.R.M. COMMUNITY PANEL NO. 25023C0493K

APPLICANT/OWNER:

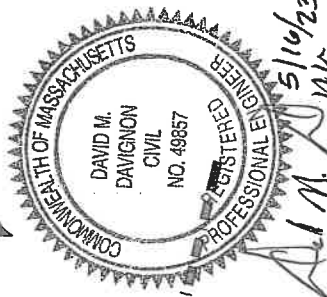
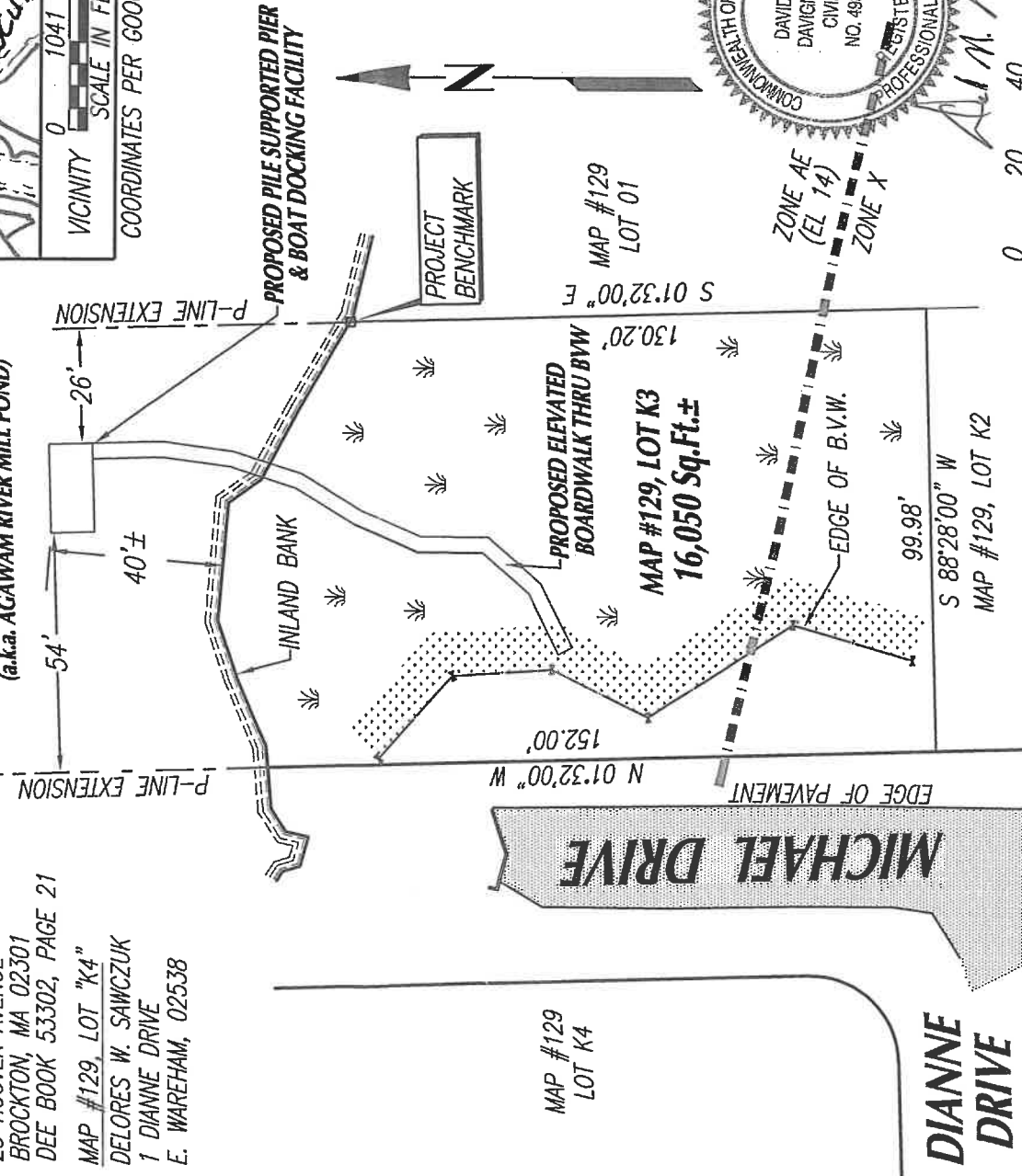
TODD DELGADO &
MARIA JULIA DEBARROS DELGADO
25 HOOVER AVENUE
BROCKTON, MA 02301
DEE BOOK 53302, PAGE 21
MAP #129, LOT "K4"
DELORES W. SAWCZUK
1 DIANNE DRIVE
E. WAREHAM, 02538

MAP #129, LOT "01"
ARCARO FAMILY TRUST, JOHN
& CAROL A. ARCARO, TRUSTEES
1635 AMBOY DRIVE
DELTONA, FL 32738

AGAWAM MILL POND
(a.k.a. AGAWAM RIVER MILL POND)



VICINITY
SCALE IN FEET
0 1041 2083
MAP
COORDINATES PER GOOGLE EARTH



PLANS ACCOMPANYING PETITION OF
TODD DELGADO & MARIA JULIA DEBARROS DELGADO
TO CONSTRUCT AND MAINTAIN A
PILE SUPPORTED PIER/DOCK
IN THE WATERS OF
AGAWAM MILL POND
at 3 MICHAEL DRIVE in
TOWN OF WAREHAM
COUNTY OF PLYMOUTH, MA.
MAY 16, 2023 SCALE AS NOTED

SCHNEIDER, DAVIGNON & LEONE, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
81A COUNTY RD, UNIT G, P.O. BOX 480, MATTAPOISETT, MA 02739
1-508-758-7866

NO.	REVISION DATE	DESCRIPTION
1		

SHEET 1 OF 3 SHEETS

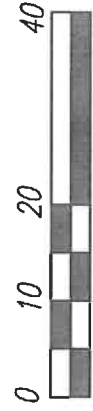
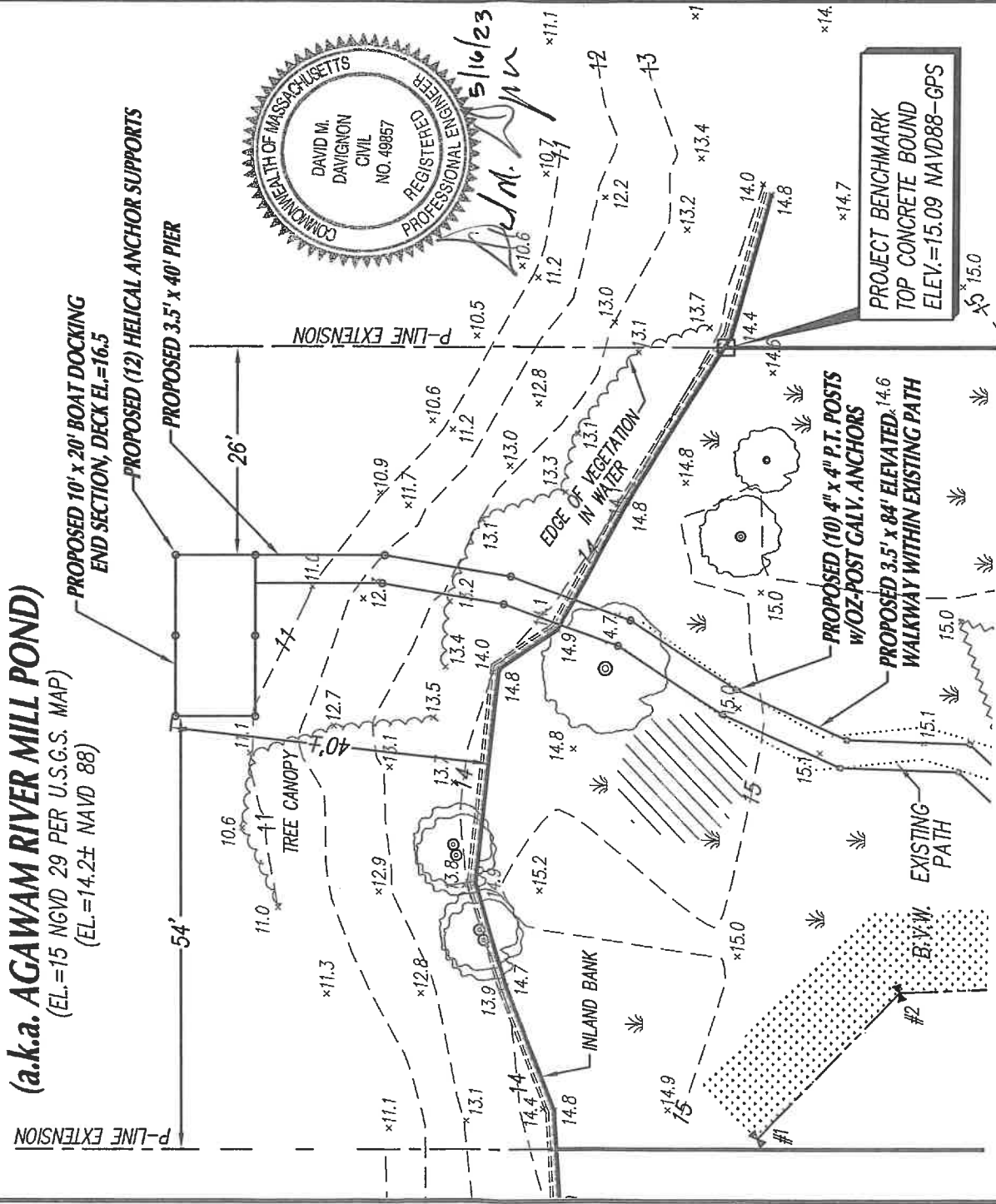
LOCUS PLAN

Drawn By: D.M.D. Checked By: D.M.D. Job No. 3406

"I CERTIFY THAT THIS PLAN
CONFORMS WITH THE RULES
AND REGULATIONS OF THE
REGISTERS OF DEEDS."

Ali M. Davignon
PREPARER

AGAWAM MILL POND
(a.k.a. AGAWAM RIVER MILL POND)
(EL.=15 NGVD 29 PER U.S.G.S. MAP)
(EL.=14.2± NAVD 88)



SCALE: 1"=20'
PLAN VIEW

1	
NO.	REVISION DATE

DESCRIPTION

SHEET 2 OF 3 SHEETS

TODD DELGADO & MARIA JULIA DEBARROS DELGADO

AGAWAM MILL POND

at 3 MICHAEL DRIVE in

TOWN OF WAREHAM

COUNTY OF PLYMOUTH, MA.

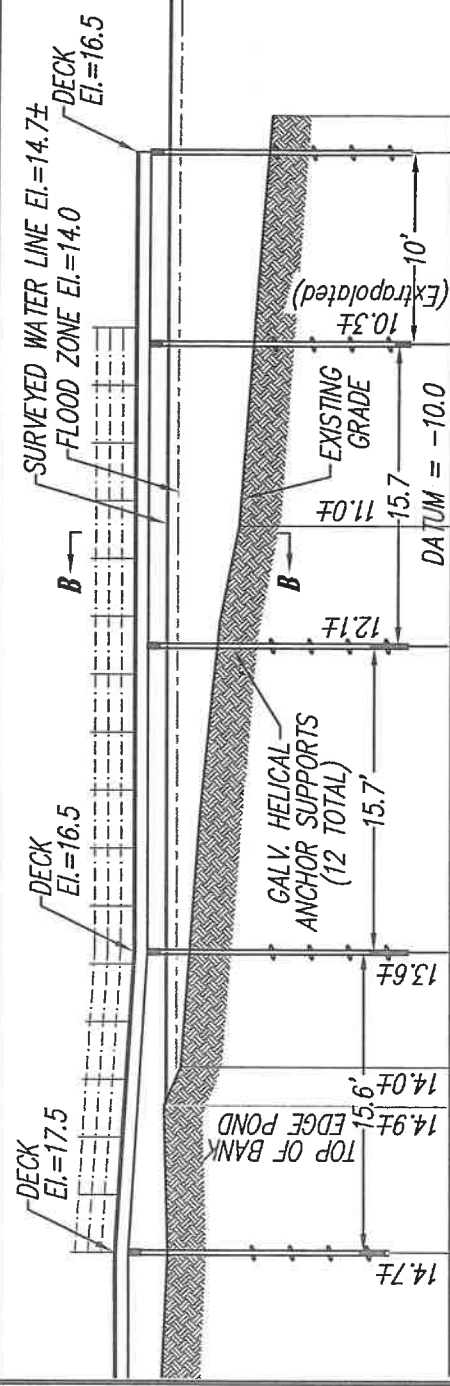
MAY 16, 2023 SCALE AS NOTED

SCHNEIDER, DAVIGNON & LEONE, INC.

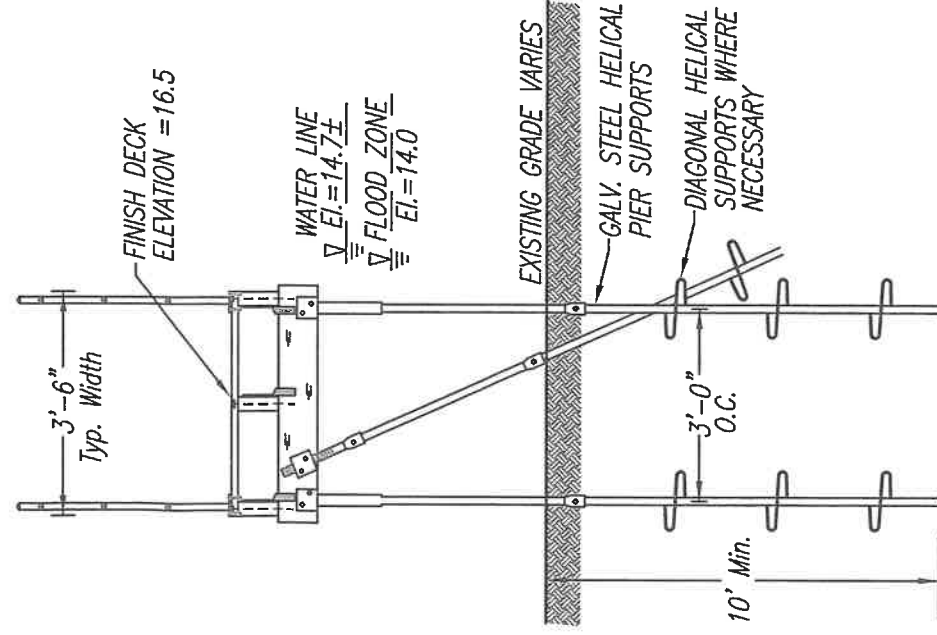
Drawn By: D.M.D. Checked By: D.M.D. Job No. 3406

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AND REGULATIONS OF THE
REGISTERS OF DEEDS".

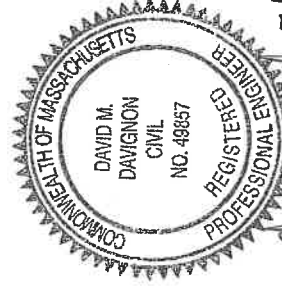
David M. Davignon
PREPARER



SCALE: 1"=10'
PROFILE VIEW



SCALE: 1"=3'
TYP. X-SECTION B-B



David M. Davignon
5/16/23

NO.	REVISION DATE	DESCRIPTION
1		

SHEET 3 OF 3 SHEETS

TODD DELGADO & MARIA JULIA DEBARROS DELGADO

AGAWAM MILL POND

at 3 MICHAEL DRIVE in

TOWN OF WAREHAM

COUNTY OF PLYMOUTH, MA.

MAY 16, 2023 SCALE AS NOTED

SCHNEIDER, DAVIGNON & LEONE, INC.

Drawn By: D.M.D.

Checked By: D.M.D.

Job No. 3406

