

Form A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

July 27, 2023

To the Planning Board of the City/Town of Wareham

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (Circle as appropriate.)

1. The accompanying plan is not a subdivision because the plan does not show a division of land.

② The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Wareham zoning by-law/ordinance under Section Article 6 which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

- ① a public way or way which the City or Town Clerk certifies is maintained and used as a public way, namely Cranberry Highway, or
- b. a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions _____; or
- c. a private way in existence on _____, the date when the subdivision control law became effective in the city/town of _____ having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____

3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely _____ which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the _____ zoning bylaw/ordinance under Section _____, which requires _____ feet.

4. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the plan prior to _____ the date when the subdivision control law went into effect in the city/town of _____ and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law is submitted as follows:

Nancy S. Angus, Trustee of Wasque Realty Trust

APPLICANTS NAME · PLEASE PRINT

5. Other reasons or comment: (See M.G.L., Chapter 41, Section 81-L)

The owner's title to the land is derived under deed from Pedini Realty Corporation,
dated March 19, 1985 and recorded in Plymouth County Registry
of Deeds, Book _____, Page _____ and Cert. 67204 Assessors Book
_____, Page _____.

Received by City/Town Clerk:

Date _____

Time _____

Signature _____

Treasurers' office: _____

Date: _____

Applicant's signature

Applicant's address

Nancy Angus, Tr.
PO Box 270
Buzzards Bay MA 02532

Applicant's phone # 508-759-2121

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

WAREHAM TOWN CLERK
2023 AUG 22 PM 5:24

RECEIVED
JUL 27 2023
By Eric Raposo

C/o Robert L. PERRY, Esq
191 Main St
Wareham, MA 02571
508 295-6124

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

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

Date stamped in _____ Date decision in due _____

Applicant's name(s) Nancy S. Angus, Trustee of Wasque Realty Trust

Applicant's address P.O. Box 270, Buzzards Bay, MA 02532

Telephone number 508-759-2121

Address of property 3090 + 3092 Cranberry Highway

Landowner's name Nancy S. Angus, Trustee of Wasque Realty Trust

Owner's address P.O. Box 270, Buzzards Bay, MA 02532

Telephone number 508-759-2121

Contact person JC Engineering, Inc. Telephone 508-273-0377

Map # 131 Lot # LC28 + PC Zone SC

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

RECORD OF PLANNING BOARD PROCEEDINGS AND DECISIONS
Town of Wareham Planning Board

Name of Subdivision or Project: 3090 + 3092 Cranberry Highway

APPLICATION: FORM A X FORM B _____ FORM C _____
SITE PLAN REVIEW _____ OTHER _____

DATE SUBMITTED: _____

DATE DECISION IS DUE: _____

DATE OF PUBLIC HEARING(S): _____

DECISION DATE: _____

DATE DECISION SENT TO TOWN CLERK: _____

DATE APPEALS PERIOD BEGINS _____ ENDS _____

PLANNING BOARD DECISIONS: (yes or no or abstention) if abstaining, appropriate recusal form should accompany decision.

FORM A:

M. King _____ M. Baptiste _____ J. Gleason _____
S. Quirk _____ S. Corbitt _____ C. Schulz _____

FORM B:

M. King _____ M. Baptiste _____ J. Gleason _____
S. Quirk _____ S. Corbitt _____ C. Schulz _____

FORM C:

M. King _____ M. Baptiste _____ J. Gleason _____
S. Quirk _____ S. Corbitt _____ C. Schulz _____

SITE PLAN:

M. King _____ M. Baptiste _____ J. Gleason _____
S. Quirk _____ S. Corbitt _____ C. Schulz _____

COMMENTS OR STIPULATIONS ON DECISION: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

Signature: _____

Chairman

Received by City/Town Clerk:

Date _____

Time _____

Signature _____

Map 131
Lots LC28
and PC

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Nancy S. Angus, Tr. / Wasque Realty Trust (name of applicant) is up-to-date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner SAME (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Danette Cambria
John Foster, Tax Collector

FORM A/ANR PLAN CHECKLIST

The plan shall be suitable for recording (24" x 36") in the Plymouth County Registry of Deeds (6 contact prints shall accompany the submission) and shall include at least the following:

1. ✓ The title "Approval Not Required Plan drawn for **NAME OF OWNER**";
2. ✓ Date, scale and North arrow;
3. ✓ Zoning district, Tax Assessor's map and lot numbers, and location of any zoning district boundaries that may be within the locus of the plan (Approval Not Required (ANR) compliance is not indicative of zoning compliance);
4. ✓ Any existing structures/septic systems on the land, including setback, side and rear yard designations;
5. ✓ Remaining frontage of any adjoining land in the same ownership;
6. ✓ Any existing structures/septic systems on any adjoining land in the same ownership;
7. ✓ Names of present landowners and names of abutters from the most recent tax list;
8. ✓ Location of any easement or ways, public or private, across the land with A designation as to its purpose;
9. ✓ Bearings and distance of all lines of the lots shown on the plan;
10. N/A Notice of any decision by the Zoning Board of Appeals, including but not limited to variances and exceptions in regard to the land or any buildings thereon;
11. ✓ A block with the statement "Approval Under the Subdivision Control Law Not Required" with sufficient space for the date and signatures of all Board members;
12. ✓ A locus scale of 1" = 2,000' sufficient to identify the location of the property;
13. ✓ The name, seal and signature of the Registered Professional Land Surveyor who prepared the plan.

TOWN OF WAREHAM
 APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

ENDORSED DATE

ZONING DISTRICT: C-2 COMMERCIAL STRIP
 (MIN. RESIDENTIAL USE)
 MINIMUM LOT AREA = 30,000 S.F.
 MINIMUM FRONTAGE = 150' ±
 MINIMUM SIDE SETBACK = 10'
 MINIMUM REAR SETBACK = 10'
 MAXIMUM BUILDING COVERAGE = 60%
 MAXIMUM IMPERVIOUS SURFACE = 65%



- NOTES:
1. LOCUS IS PREPARED AS A LOT AREA & LOT FC ON WAREHAM ASSESSOR'S MAP 131.
 2. OWNER OF RECORD: FRANK J. NUOVO & DONALD H. ANGUS, TRS. C/O NANCY ANGUS TRUST BUZZARDS BAY, MA 02532 LAND COURT CERT: 70524
 3. PLAN REFERENCES: L.C. PLAN 2017A
 4. IN ACCORDANCE WITH ARTICLE 15, SECTION 15.07 OF THE WAREHAM ZONING BYLAWS, ALL LOTS FOR BUILDING PURPOSES SHALL BE SUBDIVIDED INTO LOTS THAT MEET AND CONTAIN WITHIN THE BUILDABLE IN-LAND AREA AND OTHER REQUIREMENTS OF THE ZONING DISTRICT WITHIN THE FRONTAGE REQUIREMENTS OF THE ZONING DISTRICT WHERE THE LOTS IS LOCATED.
 5. THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSIDERED TO BE A GUARANTEE OF THE PLANNING BOARD'S COMPLIANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.
 6. THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSIDERED TO BE A GUARANTEE OF THE PLANNING BOARD'S COMPLIANCE WITH THE WAREHAM ZONING BYLAWS OR THE WAREHAM ZONING DISTRICT MAPS, ARTICLE 15.07 AND ITS IMPLEMENTING REGULATIONS, ARTICLE 15.07 AND ITS IMPLEMENTING REGULATIONS, 316 CMR 8.00 FOR ALL LOTS AFFECTED.
 7. THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSIDERED TO BE A GUARANTEE OF THE PLANNING BOARD'S COMPLIANCE WITH THE WAREHAM ZONING BYLAWS OR THE WAREHAM ZONING DISTRICT MAPS, ARTICLE 15.07 AND ITS IMPLEMENTING REGULATIONS, ARTICLE 15.07 AND ITS IMPLEMENTING REGULATIONS, 316 CMR 8.00 FOR ALL LOTS AFFECTED.
 8. THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSIDERED TO BE A GUARANTEE OF THE PLANNING BOARD'S COMPLIANCE WITH THE WAREHAM ZONING BYLAWS OR THE WAREHAM ZONING DISTRICT MAPS, ARTICLE 15.07 AND ITS IMPLEMENTING REGULATIONS, ARTICLE 15.07 AND ITS IMPLEMENTING REGULATIONS, 316 CMR 8.00 FOR ALL LOTS AFFECTED.
 9. THE PURPOSE OF THIS PLAN IS TO ADJUST THE PROPERTY LINE AS SHOWN ON MAP 131, SO THAT EXISTING BUILDING AT 4000 CRANBERRY HIGHWAY IS ENTIRELY ON A SINGLE LOT.

MAP 131
 LOT FC
 AREA = 24,101 S.F.
 MAP 131
 LOT FC
 AREA = 24,101 S.F.

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 AREA = 24,101 S.F.

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 AREA = 24,101 S.F.

MAP 131
 LOT FC
 AREA = 24,101 S.F.

MAP 131
 LOT FC
 AREA = 24,101 S.F.

APPROVAL NOT
 REQUIRED
 PLAN OF LAND
 AT
 CRANBERRY HIGHWAY
 IN
 WAREHAM
 MASSACHUSETTS
 PLYMOUTH COUNTY

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
 FRANK J. NUOVO &
 DONALD H. ANGUS, TRS.
 WASQUE REALTY TRUST
 C/O NANCY ANGUS
 P.O. BOX 270
 BUZZARDS BAY, MA 02532

ENGINEERING BY:
 J.C. ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02536
 508-273-4377

DATE	JUNE 1, 2023
FILED	NOBB
CALCULATED	MBB
DRAWN	MBB
CHECKED	J.C.
JOB NO.	4633-1

