



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

September 26, 2023

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

Re: Quentin Way
2 Lot Definitive Subdivision Plan
Map 39, Lot M-20
24 Oak Street
G.A.F. Job No. 18-9257

Dear Members of the Planning Board:

Pursuant to the Town of Wareham's Rules and Regulations of the Planning Board Governing the Subdivision of Land as well as the requirements of M.G.L. Chapter 41, Section 81O, G.A.F. Engineering, Inc., on behalf of our client, David M. Mather, respectfully submit the following:

- One (1) original and thirteen (13) copies of a properly executed Form C Application for Approval of Definitive Subdivision Plan.
- Fourteen (14) copies of the above referenced Definitive Subdivision Plan.
- Two (2) copies of the Stormwater Management Report.
- Two checks: one for \$1,850.00 made out to Town of Wareham for the Definitive Subdivision Filing Fee and one for \$150.00 made out to Wareham Week for the advertising fee.
- Certified Abutters List.
- Tax status form.
- Copy of the deed.

This subdivision was previously peer reviewed prior to approval by the Planning Board on November 18, 2019. Construction of the road and associated utilities was not completed within the required two year period which has necessitated re-submission of the Definitive Subdivision. The layout, roadway design, and list of requested waivers are entirely consistent with the prior approval.

We request that you schedule this project for your next available meeting. If you have any questions, please call me at (508) 295-6600.

Sincerely,

Robert J. Rogers
Enc.

cc: David M. Mather

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

FORM C
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

September 6, 2023

To the Planning Board of the (City/Town) of Wareham

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Definitive Subdivision Plan of Land

by G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571 dated September 7, 2023 and described as follows: located at 24 Oak Street, Map 39, Lot M-20

No. of lots proposed two (2), total acreage of tract 1.6 hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the Wareham Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from David M. & Lisa R. Mather by deed dated 2/25/2020 and recorded in the Plymouth County District Registry of Deeds Book 52388, Page 54, registered in the Registry District of the Land Court, Certificate of Title No. ; and said land is free of encumbrances except for the following: N/A

Said plan has () has not (X) evolved from a PRELIMINARY plan.

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

Received by Town Clerk:

Applicant's signature

Applicant's address: 1165 Clam CT #13 Naples, FL 34102

Date:

Time:

Signature:

Applicant's phone #281-460-5035

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

Received by Board of Health

Date

Time

Signature

WAREHAM TOWN CLERK
2023 OCT 25 AM 10:44

TOWN OF WAREHAM
BOARD OF HEALTH

Check-list of items to be submitted with application.

- 1. X Form C Application
- 2. X Application fee: Amount submitted \$
- 3. X Original Plan: # sheets
- 4. X Copies of Plan:

RECEIVED
OCT 17 2023
By Maria Raposo
Planning Dept.

*** Electronic Recording ***
Doc#: 00016096
Bk: 52388 Pg: 54 Page: 1 of 4
Recorded: 02/25/2020 03:21 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 02/25/2020 03:21 PM
Ctrl# Doc# Plymouth County Registry of Deeds
Fee: \$.00 Cons: \$1.00

**CONFIRMATORY
QUITCLAIM DEED**

We, David M. Mather and Lisa R. Mather, of 6412 Ledge Mountain Drive, Austin, Texas, for consideration paid and in full consideration of One and 00/100 Dollars (\$1.00), grant to David M. Mather, Individually, of 6412 Ledge Mountain Drive, Austin, Texas 78731, with Quitclaim Covenants,

Two certain parcels of land in Wareham, Plymouth County, Massachusetts bounded and described as follows:

PARCEL ONE

A certain parcel of land with the buildings thereon consisting of about Thirty Thousand One Hundred Eighty (30,180) square feet of land, more or less, being shown as Lot M-20-A on a plan by G.A.F. Engineering, Inc. dated November 14, 2019 entitled "Definitive Subdivision Plan of Land Prepared for David M. Mather" recorded with Plymouth County Plans, Book 63, Page 1118.

PARCEL TWO

A certain parcel of land consisting of approximately Thirty Thousand One Hundred Eighty (30,180) square feet of land, more or less, being shown as Lot M-20-B on a plan by G.A.F. Engineering, Inc. dated November 14, 2019 entitled "Definitive Subdivision Plan of Land Prepared for David M. Mather" recorded with Plymouth County Plans, Book 63, Page 1118.

Subject to and together with the rights, restrictions, and easements of record as set forth in the deed dated June 4, 1982 and recorded in the Plymouth County Registry of Deeds in Book 5163, Page 179 insofar as the same are now in force and applicable.

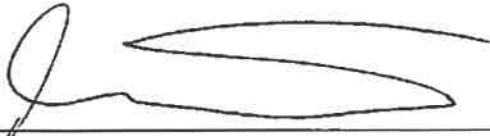
Locus: 24 Oak Street, Wareham, MA

Subject to and together with the rights, restrictions, and easements of record as set forth in the deed dated June 4, 1982 and recorded in the Plymouth County Registry of Deeds in Book 5163, Page 179 insofar as the same are now in force and applicable.

This confirmatory deed is to correct the description to indicate that the original parcel as described has been subdivided into two separate parcels. For grantor's title see deed recorded at the Plymouth County Registry of Deeds in Book 52376, Page 299.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

Witness my hand and seal this 20th day of February, 2020

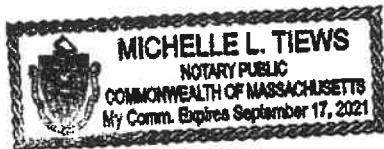


David M. Mather

Commonwealth of Massachusetts

Bristol, ss.

On this 20th day of February, 2020 before me, the undersigned notary public, personally appeared **David M. Mather**, the above-named and proved to me through satisfactory evidence of identification, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed.



Notary Public: Michelle L. Tiews
My Commission Expires: 9/17/21

Witness my hand and seal this 18 day of February 2020.



Lisa R. Mather

STATE OF TEXAS

Travis, ss.

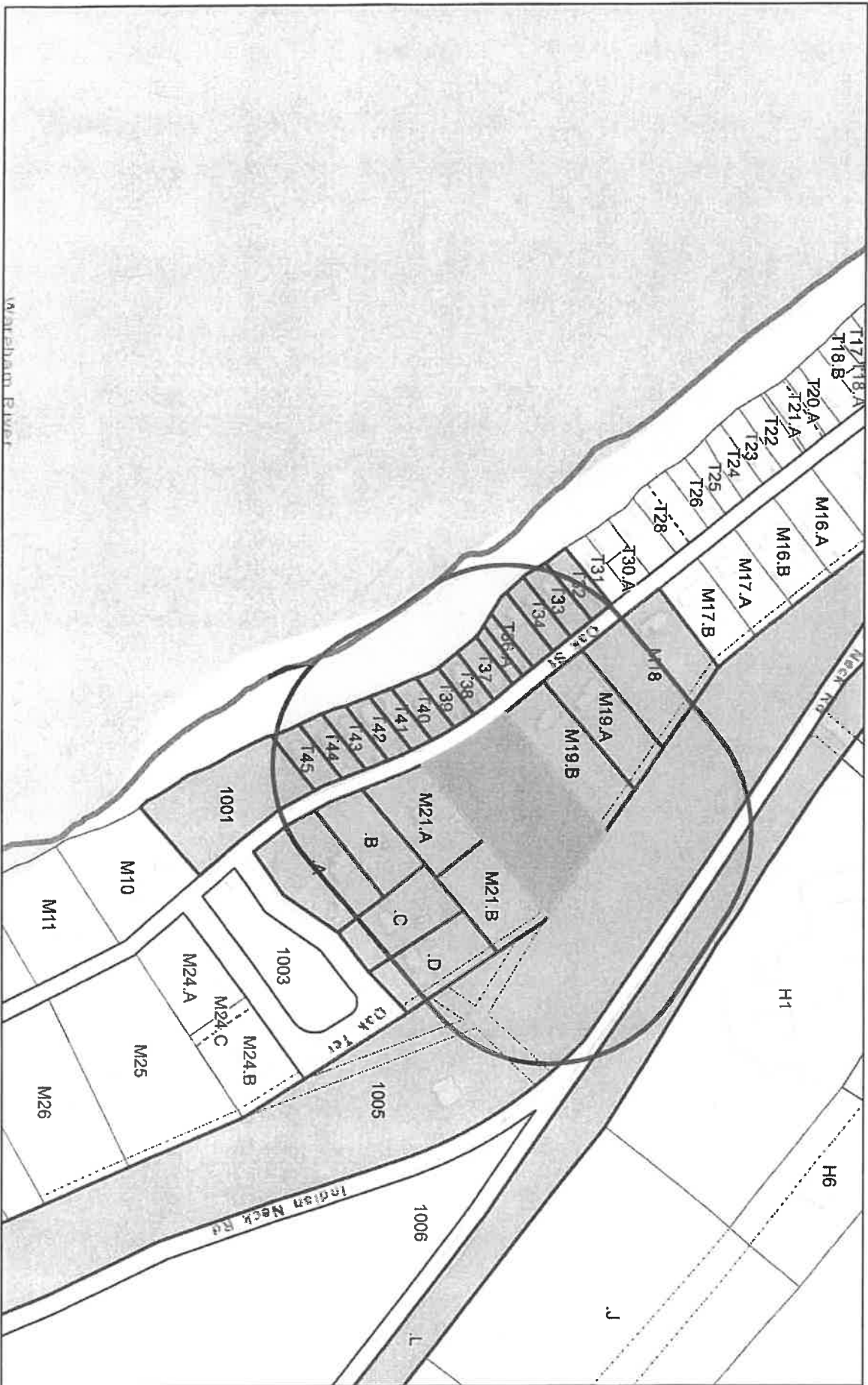
On this 18th day of February, 2020 before me, the undersigned notary public, personally appeared Lisa R. Mather, proved to me through satisfactory evidence of identification, which was Texas driver's license, to be the person whose name is signed on the preceding or attached document and acknowledged that she signed it voluntarily for its stated purpose as her free act and deed




Notary Public T Chad Lloyd
My Commission Expires: 12/12/2022

TOWN OF WAREHAM ABUTTERS					
MAP 39 LOT M20					
OWNER DAVID M MATHER					
MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE	
39-0-A	TEITELBAUM MARJORIE M,	30 OAK ST TEMP KNOB TERR,	WAREHAM, MA	02571	
39-0-C	RYAN THOMAS J ESQ TRUSTEE + DEBLIN FAMILY IRREV TRUST	2 OAK TER,	WAREHAM, MA	02571	
39-0-D	COELHO LISA M,	4 OAK TERR,	WAREHAM, MA	02571	
39-0-L	TOWN-OF-WAREHAM,	TOWN HALL,	WAREHAM, MA	02571	
39-0-M18	GOVONI JENNIFER	16 OAK ST,	WAREHAM, MA	02571	
39-0-M19.A	MCCANN WILLIAM P, MCCANN LINDA M	20 OAK ST,	WAREHAM, MA	02571	
39-0-M19.B	KING WALTER D, KING LOUISE P	22 OAK ST,	WAREHAM, MA	02571	
39-0-M20	MATHER DAVID M	5811 MESA DR #1612	AUSTIN, TX	78731	
39-0-M20.B	MATHER DAVID M, MATHER LISA RENEE	5811 MESA DR #1612	AUSTIN, TX	78731	
39-0-M21.A	BARRETT EDWARD JR,	14 FLORIAN WAY,	ROSLINDALE, MA	02131	
39-0-T32	MONCEY PATRICIA A TRUSTEE, THE MONCEY FAMILY TRUST	39 OAK ST,	WAREHAM, MA	02571	
39-0-T33	AEVAZELIS DIMITRIOS, AEVAZELIS LEFKI	53 GENERAL COBB ST,	TAUNTON, MA	02780	
39-0-T34	MARAIST BARBARA D,	4129 INDIAN BAYOU,	DESTIN, FL	32541	
39-0-T35	MCCAFFREY JOHN, MCCAFFREY SUSAN BOWMAN	3621 LANDERS ST,	BIG PINE KEY, FL	33043	
39-0-T36.A	MARGER INVESTMENTS LLC	146 2ND STREET SUITE 103	ST PETERSBURG, FL	33701	
39-0-T36.B	FABROSKI JOHN A III, FABROSKI NANCY LIFE ESTATE	2 FABS WAY,	E BRIDGEWATER, MA	02333	
39-0-T37	ROTONDI ANTHONY J JR,	50 COUNTRY FARM RD,	E BRIDGEWATER, MA	02333	
39-0-T38	LATHROP ROBERT J + MARGO G TRUSTEES + 53 OAK ST REALTY TRUST	67 SAINT BOTOLPH ST. UNIT 2,	BOSTON, MA	02116	
39-0-T40	MATHER DAVID M, MATHER LISA	57 OAK ST	WAREHAM, MA	02571	
39-0-T41	WEATHERBY THOMAS E TRUSTEE, WEATHERBY IRREV INCOME ONLY TRUST	59 OAK ST,	WAREHAM, MA	02571	
39-0-T42	MACKAY NANCY C, MACKAY NANCY C LIFE ESTATE	61 OAK ST,	WAREHAM, MA	02571	
39-0-T43	ABBOTT LEAH, KNIGHT LEAH C TRUSTEES	63 OAK ST,	WAREHAM, MA	02571	
39-0-T44	NADEAU HEATHER K, BARTONE ALISON LEA TRUSTEES	46 HARTSHORN ST,	W BRIDGEWATER, MA	02379	
39-0-T45	KENRICK ROBERT H JR TRUSTEE OF, KENRICK TRUST	46 HARTSHORN ST,	W BRIDGEWATER, MA	02379	
CERTIFIED ABUTTERS AS THEY APPEAR					
ON OUR TAX ROLLS AS OF 8/28/2023					
<i>94. Rena Atkins</i>					
ASSESSORS OFFICE					
REQUESTED BY BOB ROGERS					
508 295-6600 BOB@GAFENGINC.COM					

ArcGIS Web Map



8/28/2023, 2:22:09 PM

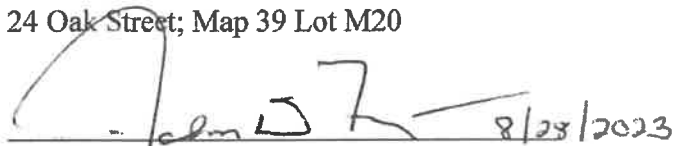
- Parcels with CAMA Data Parcel Lines
- Town Line
- Common Line
- PWater
- Private Road
- Property Line
- MiscPolys
- Right of Way



PLANNING BOARD
TAX VERIFICATION FORM

This verifies that David M. Mather (applicant) is up to date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner, same, is up to date on taxes on all properties he/she owns in the Town of Wareham.

24 Oak Street; Map 39 Lot M20


John Foster, Tax Collector


8/28/2023

Q ENTERPRISES LLC
 13091 Pond Springs Rd Ste 160
 Austin, TX 78729-7147

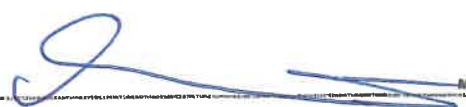
6095
 37-65/1119 1170


9-8-23
 Date

Pay to the Order of Town of Wareham \$ 1850.00
Eighteen Hundred Fifty dollars and 00/100 Dollars

 Wells Fargo Bank, N.A.
 Texas
 wells Fargo.com

For Quarter way


MP

 Photo Safe Deposit®
Details on back

Q ENTERPRISES LLC
 13091 Pond Springs Rd Ste 160
 Austin, TX 78729-7147

6096
 37-65/1119 1170

9-5-23
 Date

Pay to the Order of Wareham Week \$ 150.00
One Hundred Fifty and 00/100 Dollars

 Wells Fargo Bank, N.A.
 Texas
 wells Fargo.com

For Quarter way


MP

 Photo Safe Deposit®
Details on back



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

September 26, 2023

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

Re: David M. Mather
Definitive Subdivision Plan
Waiver Request
G.A.F. Job No. 18-9257

Dear Members of the Planning Board:

Pursuant to Massachusetts General Laws, Chapter 41, Section 81R, G.A.F. Engineering, Inc., on behalf of the Applicant, David M. Mather, request the following waivers from the Town of Wareham Rules and Regulations Governing the Subdivision of Land. The requested waivers may be granted by the Planning Board upon a finding that the granting of such waiver(s) is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.

The following table is a list of waivers from the Town of Wareham Rules and Regulations Governing the Subdivision of Land, Section IJ. These waivers were previously granted by the Planning Board and are listed in the Certificate of Approval dated November 18, 2019.

Subdivision Rules & Regulations Citation	Section Language – <i>Waiver Requested</i>
Section V.C.5.b.	Dead-end streets shall be provided at the closed end with a turn-around having an outside roadway diameter of at least 100 feet and a property line diameter of at least 120 feet. <i>No turn around cul de sac is provided as the plan is for a two-lot subdivision with only one new lot.</i>
Section V.E.1.	Easement for utilities or any like purpose across lots, if necessary, shall be at least 20 feet in width. <i>Due to the limited area available, the proposed sewer easement for a 4" PVC pipe is 10' wide.</i>
Section VI.A.	Catch basins shall be spaced along both sides of a street at approximately 400-foot intervals and located at all low points and corners of street intersections. <i>The roadway has been designed as an access driveway with a heavy crown. Drainage will be</i>

	<p><i>collected via two stone infiltration trenches connected to two catch basins and eight leaching galleys at the low point.</i></p>
Section VI.C.5.	<p>Shoulders of three (3) feet in width shall be constructed on each side of the roadway. <i>3' wide shoulders are provided, but that includes a 1.5' stone infiltration trench and a 1.5' grass shoulder.</i></p>
Section VI.C.6.	<p>All roads shall have two (2) six (6)-inch courses of gravel and two (2) courses of Class 1 bituminous concrete type I-2. The first course of bituminous concrete shall consist of 1 ¾ inches of binder and the second course shall consist of 1 ¼ inches of top weaving surface. <i>Waiver requested from typical cross section which is to include two (2) six (6)-inch layers of Reprocessed Asphalt Product (RAP) to be installed on top of a 12" compacted gravel base, compacted in two (2) 6" layers.</i></p>
Section VI.D.	<p>Street lights shall be installed at each intersection to conform to the standards established by the Town and may be requested at such other intervals as specified by the Board. <i>No street lights are proposed as the plan is for a two-lot subdivision with only one new lot.</i></p>
Section VI.F.	<p>Street trees not less than 12 feet in height and of a species approved by the Tree Warden shall be planted on each side of every street wherever, in the opinion of the Planning Board, existing woodlands or suitable treed are not retained. <i>Street trees are not proposed. As the plan is for a two-lot subdivision with only one new lot.</i></p>
Section VI.G.	<p>Sidewalks of not less than five (5) feet in width shall be constructed on at least one side of the Residential Minor and Residential Local streets and North sides of Residential Collector streets. <i>The proposed roadway has been designed as an access driveway to serve one new lot; no sidewalks are proposed.</i></p>

The waivers requested above are technical in nature and for each waiver requested there are reasons which are in the public interest and are consistent with the purpose and intent of the subdivision Control Law and the Rules to justify the waiver of strict compliance with the respective provisions of the Rules. The requests are consistent with the purpose of the Subdivision Control Law because the Plan is a simple two lot subdivision, creating one new lot.

We trust the foregoing is sufficient for your immediate needs as we look forward to discussing this project with the Board.

Very truly yours,



Robert J. Rogers
Project Manager

RJR/rjr

Cc: David M. Mather



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

September 26, 2023

Town of Wareham
Debra A. Gremo
Town Clerk
54 Marion Road
Wareham, MA 02571

Re: Definitive Subdivision "Quentin Way"
24 Oak Street
Map 39, Lot M-20
G.A.F. Job. No. 18-9257

Dear Debra:

Notice is hereby given of the submittal of the above referenced Definitive Subdivision Plan to the Town of Wareham. A plan entitled "Definitive Subdivision Plan of Land prepared for David M. Mather" dated September 7, 2023 is being submitted by Hand Delivery. Also enclosed is an executed Form "C" application.

The submission of the Definitive Subdivision Plan is made pursuant to M.G.L. Chapter 41, Section 81T.

If there are any questions, please contact me directly at 508-295-6600.

Sincerely,
G.A.F. Engineering, Inc.

Robert J. Rogers
bob@gafenginc.com

Enclosures

cc: David M. Mather
Wareham Planning Board
Wareham Board of Health

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

Received by:

Date:

Wareham Town Clerk's Office



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

September 26, 2023

Town of Wareham
Board of Health
54 Marion Road
Wareham, MA 02571

Re: Definitive Subdivision "Quentin Way"
24 Oak Street
Map 39, Lot M-20
G.A.F. Job. No. 18-9257

Dear Board of Health:

Notice is hereby given of the submittal of the above referenced Definitive Subdivision Plan to the Town of Wareham. A plan entitled Definitive Subdivision Plan of Land dated September 7, 2023 prepared for David M. Mather is being submitted to the Wareham Planning Board and Town Clerk. Also enclosed is an executed Form "C" application.

This submission is intended to satisfy the requirements of M.G.L. Chapter 41, Section 81U.

If there are any questions, please contact me directly at 508-295-6600.

Sincerely,
G.A.F. Engineering, Inc.

Robert J. Rogers
bob@gafenginc.com

Enclosures

cc: David M. Mather
Wareham Planning Board
Wareham Town Clerk

Received by:

Date:

Wareham Board of Health

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634