
THE LAW OFFICES OF BELLO & MORTON, LLC

184 Main Street Wareham, Massachusetts 02571 · 508-295-2522

October 18, 2023

Wareham Zoning Board of Appeals
54 Maron Road
Wareham, MA 02571

Re: Variance/Appeal Application for Kelsey McKenna & Jonathan Dallmeyer,
Property Located at 504 Main Street, Wareham, MA 02571; Assessor's Map 61,
Lot 1172B

Dear Members of the Board of Appeals:

Please find enclosed the following information and exhibits:

1. Petitioner and Record Owner:

Kelsey McKenna
Jonathan Dallmeyer
504 Main Street
Wareham, MA 02571

2. Current Deed:

Plymouth County Registry of Deeds Book 55119, Page 65, Deed attached as
Exhibit A.

3. Building Inspector's Denial Letter:

Notice of Violation attached here as Exhibit B from the Building Commissioner.

4. Certified Abutters List:

Copy Attached as Exhibit C.

5. Plan:

Plymouth County Registry of Deeds Plan Book 65, Page 123, attached as Exhibit D.

6. Building Permits:

Building Permit file for locus attached as Exhibit E.

Dear Mr. Chairman,

I represent Kelsey McKenna and Jonathan Dallmeyer, the owners of 504 Main Street, MA 02571. This couple purchased the property in question on June 9, 2021 from Lawson Realty Trust LLC. When purchasing this property from the Seller they were told this property was in the MR30 district and was able to be two family. The whole reason was to have their elderly parents in the carriage house.

Only after the misrepresentations of the Seller and purchase did they receive notice that their lot which was created by the form A process through the planning Board was not conforming and illegal as it was undersized in lot area.

We are attempting to work with the prior owner to acquire the required footage (7,996 square feet) necessary per the Building Commissioner's letter to make this lot conforming. In order to preserve my clients' rights to Appeal from the Building Commissioner's Notice of Violation we are filing this appeal with the Board.

Respectfully submitted,



JILIAN A. MORTON, ESQ.

508-295-2522

TOWN OF WAREHAM
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

- o Complete this form.
- o Complete information packets. (Directions attached)
- o Submit application form and packet to Town Clerk for signature.
- o Submit application form and packet to Town Collector for signature.
- o Submit completed form, packets, and appropriate fees** to the Zoning Board of Appeals secretary.

**Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

**A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$100.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.90 per certified letter to each abutter. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 504 Main Street LOT: 61 MAP: 1172B
ZONING DISTRICT: MR30
USE REQUESTED: Two family residences
OWNER OF LAND & BUILDING: Kelsey McKenna & Jonathan Dallmeyer TEL.# _____
ADDRESS OF OWNER: 504 Main Street, Wareham, MA 02571
PERSON(S) WHO WILL UTILIZE PERMIT: Kelsey McKenna & Jonathan Dallmeyer
ADDRESS: 504 Main Street, Wareham, MA 02571
DATE: 10/16/2023 SIGNATURE: _____

This application was received on the date stamped here:

Town Clerk: _____ Date: _____
Tax Collector: Cheryl Date: 11-15-23
Planning/Zoning Dept: Tonia Raposo Date: 11.15.23
Application fee paid: 300.00 Check #: 5224 Receipt: _____
Advertising fee paid: 150.00 Check #: 5226 Receipt: _____
Abutters fee paid: 267.60 Check #: 5225 Receipt: _____

WAREHAM TOWN CLERK
2023 NOV 15 PM 12:59

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: Kelsey McKenna & Jonathan Dallmeyer

Applicant's Address: c/o Jilian Morton, Esq., 184 Main Street, Wareham, MA 02571

Telephone Number: 508-295-2522

Cell Phone Number: N/A

Email Address: jam@mortonlawllc.com

Address of Property/Project: 504 Main Street, Wareham, MA

Landowner's Name: Kelsey McKenna & Jonathan Dallmeyer

Owner's Address: 504 Main Street, Wareham, MA 02571

Telephone Number: N/A

Contact Person: Jilian Morton, Esq. Telephone Number: 508-295-2522

Map 61 Lot 1172B Zone MR30

Date Approved _____ Date Denied _____

Comments: _____

EXHIBIT A

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 06/09/2021 03:36 PM
Ctrl# 146685 21093
Fee: \$2,736.00 Cons: \$600,000.00

QUITCLAIM DEED

LAWSON REALTY TRUST, LLC, a limited liability company duly organized under the laws of the Commonwealth of Massachusetts, of 722 Plymouth Street, Middleboro, Massachusetts

for consideration paid and in full consideration of **SIX HUNDRED THOUSAND (\$600,000.00) DOLLARS**

grants to **KELSEY L. McKENNA**, and **JONATHAN C. DALLMEYER**, Husband and Wife, as Tenants by the Entirety, of 81 Mayflower Road, East Wareham, MA 02538

with Quitclaim Covenants

A certain parcel of land with the building(s) thereon situated in **Wareham, Plymouth County, Massachusetts** now known as and numbered **504 MAIN STREET**, being more particularly bounded and/or described as follows:

The Land with the buildings thereon shown as Lot B on a plan entitled "Approval Not Required Plan of Land in Wareham, Massachusetts Prepared for Lawson Realty Trust LL (Owner) Scale 1" = 20' Date: 2-4-21 Project No. 20-052-2472" prepared by Collins Civil Engineering Group, Inc., and recorded with the Plymouth County Registry of Deeds as Plan No. 118 of 2021 in Plan Book 65, Page 123.

This conveyance is made in the ordinary course of Grantor's business and is not in contravention of the filed Certificate of Organization for the above-referenced Grantor Limited Liability Company, as same may be amended. The Grantor entity is not classified as a corporation for federal tax purposes for the current taxable year.

The undersigned hereby certifies that he has been authorized on behalf of the Company to convey said property, and he has been authorized by the Company to execute any and all documents necessary to effectuate said sale.

504 Main Street, Wareham

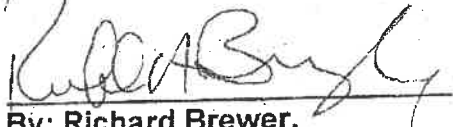
Being a portion of the premises conveyed to the Grantor by Deed dated April 14, 2020 and recorded with the Plymouth County Registry of Deeds in Book 52642, Page 144 and filed and registered with the Plymouth County registry District of the Land Court as Document No. 797601 and noted on Certificate of Title No. 130085. See also Notice of Voluntary Withdrawal of Land from the Registration System (G.L. c. 185, § 52) dated October 16, 2020 and recorded with Plymouth County Registry of Deeds in Book 54114, Page 207.

**Property Address: 504 MAIN STREET, WAREHAM, MASSACHUSETTS
02571.**

END OF PAGE. SIGNATURE PAGE TO FOLLOW.

WITNESS my hand and seal this 31st day of May, 2021.

LAWSON REALTY TRUST, LLC



By: Richard Brewer,
Authorized Signatory for
Real Property

COMMONWEALTH OF MASSACHUSETTS

Norfolk, County

On this 31st day of May, 2021, before me, the undersigned notary public, personally appeared RICHARD BREWER, proved to me through satisfactory evidence of identification, which were, personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Signatory and on behalf of LAWSON REALTY TRUST, LLC.

(SEAL)


Notary Public:

My Commission Expires: 4/3/2026



EXHIBIT B



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

October 4, 2023
CERTIFIED MAIL
REGULAR MAIL

Kelsey McKenna & Jonathan C. Dallmeyer
504 Main Street
Wareham, Massachusetts 02571

RE: 504 Main Street/ Map 61, Lot 1172B

REVISED NOTICE OF VIOLATION

Ms McKenna & Mr. Dallmeyer,

It has come to the attention of the Building Department that property you currently have control of, 504 Main Street was improperly divided before you obtained ownership.

The lot currently known as 2 Stoney Run Drive was created by "Approval Not Required" plan of land, prepared by Collins Civil Engineering Group, Inc., dated February 2, 2021 and endorsed by the Wareham Planning Board February 8, 2021. The creation of 2 Stoney Run Drive (lot A noted on the Plan) caused a zoning violation on 504 Main Street (lot B noted on the plan). Your property, 504 Main Street is required to have a minimum of 45,000 square feet of area to support two units. The division rendered 504 Main Street with 37,004 square feet of area, **thus the zoning violation of a two unit property deficient of the required square footage of area.** This action evoked the doctrine of infectious invalidity on both properties, 504 Main Street and 2 Stoney Run Drive.

In zoning law, infectious invalidity is a principle where a parcel of land that itself complies with zoning requirements is considered to be in violation of zoning laws because of the circumstances of its creation. The situation arises when a parcel of land is improperly divided into two lots, resulting in one of the lots conforming (2 Stoney Run Drive) to the applicable zoning standards and one lot not conforming (504 Main Street). **The legal principle is applied resulting in the conforming lot being deemed to be infected because of the illegal condition created on the other lot and the creation of the two lots is deemed invalid.** Infectious invalidity affects both zoning and property ownership rights.

POTENTIAL REMEDIES:

Reunite 504 Main Street with 2 Stoney Run Drive, therefore returning 504 Main Street to its previous physical condition within sixty (60) days from the date of this notice.

Acquire at least 7,996 square feet of excess land area from an abutter to bring 504 Main Street in compliance regarding land area for a two dwelling lot within sixty (60) days from the date of this notice.

Within thirty (30) days of the date of this notice file application with the Zoning Board of Appeals, without the reunification of 504 Main Street with 2 Stoney Run Drive or without obtaining the minimum amount of land area from an abutter and ask for relief from required lot area. If relief is granted, the improper division of the original lot (504 Main Street) would be nullified and turn the status of 504 Main Street to a nonconforming two- family use due to deficient lot area and 2 Stoney Run Drive a buildable lot.

If you are unable to complete any of the tasks listed above, 504 Main Street is considered **an illegal lot**; therefore, one of the two structures located on the lot must be decommissioned within sixty (60) days of the date of this notice.

The subject dwelling is located in **MR-30** zoning district.

Respectfully,



Paul E Turner
Building Commissioner
Zoning Enforcement Officer

Any person, firm, or corporation violating any of the provisions of the By-Law shall be liable for a fine of not more than three hundred dollars (\$300.00) for each violation. Each day the violation exists shall constitute a separate offence.

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

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

September 25, 2023
CERTIFIED MAIL
REGULAR MAIL

Kelsey McKenna & Jonathan C. Dallmeyer
504 Main Street
Wareham, Massachusetts 02571

RE: 504 Main Street/ Map 61, Lot 1172B

NOTICE OF VIOLATION

Ms McKenna & Mr. Dallmeyer,

It has come to the attention of the Building Department that property you currently have control of, 504 Main Street was improperly divided before you obtained ownership.

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In zoning law, infectious invalidity is a principle where a parcel of land that itself complies with zoning requirements is considered to be in violation of zoning laws because of the circumstances of its creation. The situation arises when a parcel of land is improperly divided into two lots, resulting in one of the lots conforming (2 Stoney Run Drive) to the applicable zoning standards and one lot not conforming (504 Main Street). **The legal principle is applied resulting in the conforming lot being deemed to be infected because of the illegal condition created on the other lot and the creation of the two lots is deemed invalid.** Infectious invalidity affects both zoning and property ownership rights.

POTENTIAL REMEDIES:

Reunite 504 Main Street with 2 Stoney Run Drive, therefore returning 504 Main Street to its previous physical condition within sixty (60) days from the date of this notice.

Acquire at least 7,996 square feet of excess land area from an abutter to bring 504 Main Street in compliance regarding land area for a two dwelling lot within sixty (60) days from the date of this notice.

Within thirty (30) days of the date of this notice file application with the Zoning Board of Appeals, without the reunification of 510 Main Street with 2 Stoney Run Drive or without obtaining the minimum amount of land area from an abutter and ask for relief from required lot area. If relief is granted, the improper division of the original lot (504 Main Street) would be nullified and turn the status of 504 Main Street to a nonconforming two- family use due to deficient lot area and 2 Stoney Run Drive a buildable lot.

If you are unable to complete any of the tasks listed above, 504 Main Street is considered **an illegal lot**; therefore, one of the two structures located on the lot must be decommissioned within sixty (60) days of the date of this notice.

The subject dwelling is located in **MR-30** zoning district.

Respectfully,

Paul E Turner
Building Commissioner
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EXHIBIT C

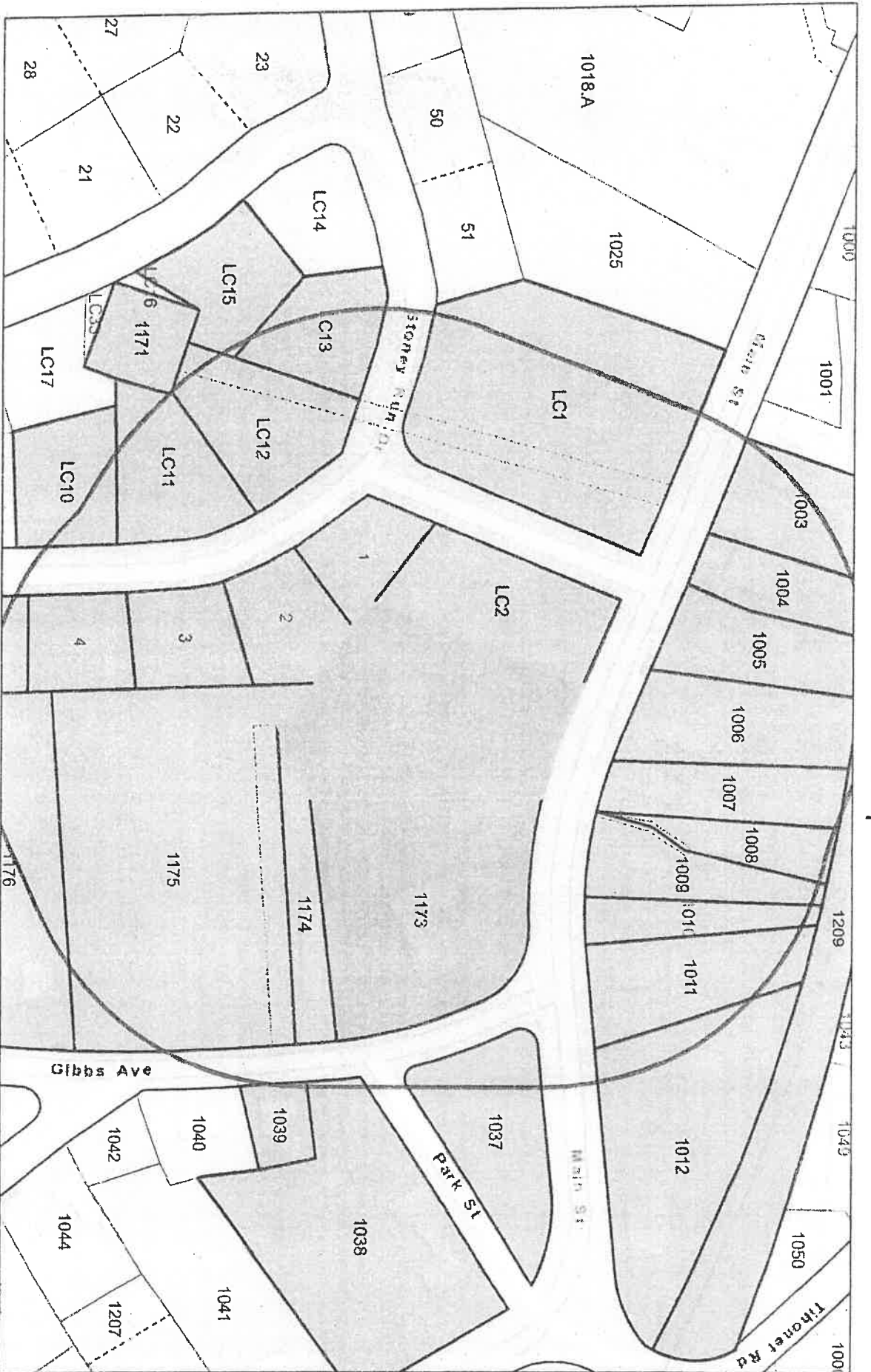
TOWN OF WAREHAM ABUTTERS
 MAP 61 LOT 1172/B
 OWNERS KELSEY MCKENNA + JONATHAN C DALLMEYER

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
61-0-1	MCKAY DANIEL J, MCKAY MARY E	2 TOWER TERR,	WAREHAM, MA	02571
61-0-1003	HARVEY MARILYN J,	549 MAIN ST,	WAREHAM, MA	02571
61-0-1004	SEMPE MEGAN,	547 MAIN ST,	WAREHAM, MA	02571
61-0-1005	KIRKLAND ELEANOR M LIFE ESTATE,	541 MAIN ST,	WAREHAM, MA	02571
61-0-1006	MONTY RUTHELAINÉ,	537 MAIN ST,	WAREHAM, MA	02571
61-0-1007	LEWIS JEFFREY, LEWIS JANE	4 OVERLOOK DDR	SANDWICH, MA	02536
61-0-1008	WALKER MARY RUTH	531 MAIN STREET,	WAREHAM, MA	02571
61-0-1009	TOULI ABDELOUAHED	529 MAIN ST,	WAREHAM, MA	02571
61-0-1010	VISSER ALAN IAN,	521 MAIN ST,	WAREHAM, MA	02571
61-0-1011	KNAPP GLENN L, KNAPP CHERYL A	525 MAIN ST,	WAREHAM, MA	02571
61-0-1038	MIT PARK STREET LLC, C/O MARIORE TUOMALA	185 HERRING POND RD,	PLYMOUTH, MA	02360
61-0-1039	BEAUPRE YELENA F, FISCHER LYNNE A	10 GIBBS AVE,	WAREHAM, MA	02571
61-0-1171	DECAS MALLORY	3 TOWER TER,	WAREHAM, MA	02571
61-0-1172A	LAWSON REALTY TRUST LLC	722 PLYMOUTH ST	RANDOLPH, MA	02368
61-0-1172B	MCKENNA KELSEY, DALLMEYER JONATHAN C	504 MAIN ST	WAREHAM, MA	02571
61-0-1173A	MURPHY TARA J	502 MAIN ST	WAREHAM, MA	02571
61-0-1174A	FIRST CONGRESSIONAL CHURCH,	11 GIBBS AVE,	WAREHAM, MA	02571
61-0-1175	15 GIBBS AVE LLC	PO BOX 231	WAREHAM, MA	02571
61-0-1176	PETERS MATTHEW	25 GIBBS AVE,	WAREHAM, MA	02571
61-0-1209	COMMONWEALTH OF MASS, EXEC OFFICE OF TRANS & CONST	MULTI-MODEL RAIL UNIT, 10 PARK PLAZA RM 3170	BOSTON, MA	02116
61-0-2	HENNESSEY MARK A TRUSTEE, PATRICIA J HENNESSEY SUP NEEDS	4 TOWER TER,	WAREHAM, MA	02571
61-0-3	SAMUELS ANNALISE L,	6 TOWER TERR,	WAREHAM, MA	02571
61-0-4	SEQUEIRA SUSAN E GOVONI TRUSTEE,	500 HEAD OF THE BAY RD,	BUZZARDS BAY, MA	02532
61-0-5	PALING RICHARD J,	10 TOWER TERRACE,	WAREHAM, MA	02571
61-0-1C1	RIVERA GEORGE, RIVERA KIMBERLY A	520 MAIN ST,	WAREHAM, MA	02571
61-0-1C10	DECAS ANGELIKI,	5 TOWER TER,	WAREHAM, MA	02571
61-0-1C11	DECAS DEAN J, DECAS MELISSA A R	3 TOWER TERR,	WAREHAM, MA	02571
61-0-1C12	GRAHAM ROBERT FRANCIS, GRAHAM GERALDINE ANNE	1 TOWER TER,	WAREHAM, MA	02571

CERTIFIED ABUTTERS AS THEY APPEAR
 ON OUR TAX ROLLS AS OF 10/31/2023
By Renee Obetino
 ASSESSORS OFFICE

REQUESTED BY
 CHERYL SILVA
 508 295-2522
 CHERYL@MORTONLAWLLC.COM

ArcGIS Web Map



10/3/2023, 12:03:38 PM

Parcels with CAMA Data

Parcel Lines

Common Line

Property Line

Public Road

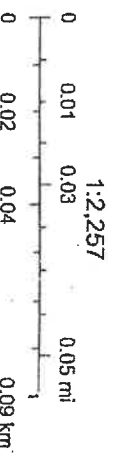
Railroad

Miscellaneous Lines

Private Road ROW

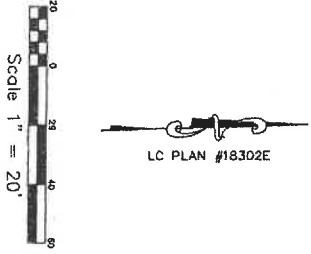
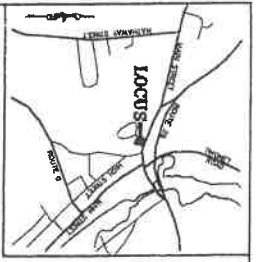
Right of Way

PropNotPar



Esri, HERE, Garmin, INCREMENT P, NOAA, USGS | FEMA, MassGIS | MassDEP | Web AppBuilder for ArcGIS

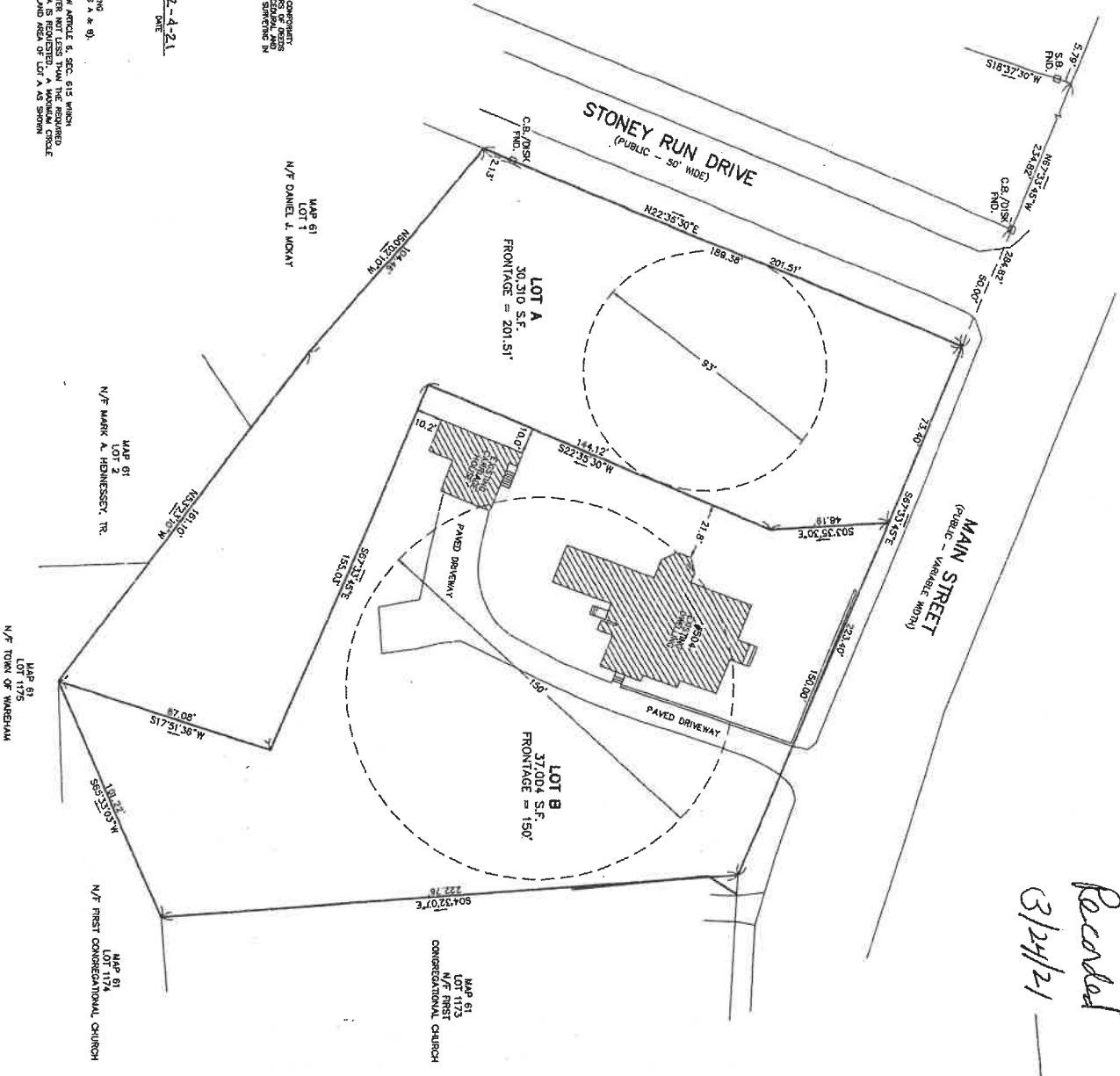
EXHIBIT D



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY COMPETENT PROFESSIONAL ENGINEERS AND ARCHITECTS, AND THAT THE PROVISIONS AND REGULATIONS OF THE REGISTERED PROFESSIONAL ENGINEERS AND ARCHITECTS HAVE BEEN FULLY OBSERVED IN THE PREPARATION OF THIS PLAN. I AM NOT PROVIDING ANY REPRESENTATION AS TO THE ACCURACY OF THE SURVEYING DATA OR THE DIMENSIONS OF THE LAND SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR
 2-4-21
 DATE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING PROPERTY AND TO SHOW THE PROPOSED LOTS A & B. A MAP OF THE TOWN OF WAREHAM ZONING BY-LAW ARTICLE 6, SEC. 612 WHICH PROVIDES (150') MINIMUM FRONT SETBACK FROM THE REAR AND SIDE LINES OF THE LOT AND (150') MINIMUM FRONT SETBACK FROM THE REAR AND SIDE LINES OF THE LOT AS SHOWN ON THIS PLAN.



Recorded
 3/24/21

Plymouth County Registry of Deeds
 PLAN BOOK 65 PAGE 123

PLANNING BOARD
 21-118
 PLYMOUTH COUNTY REGISTRY OF DEEDS
 MAR 21 2021
 3-2421
 FOR REGISTER USE ONLY

ZONING: MR-30
 MINIMUM LOT AREA: 30,000 S.F.
 MINIMUM FRONTAGE: 150'
 MINIMUM LOT AREA: 30,000 S.F.
 MINIMUM FRONT SETBACK: 20'
 MINIMUM SIDE/REAR SETBACK: 10'

REFERENCES:
 PLYMOUTH COUNTY REGISTRY OF DEEDS
 LAND COURT CERTIFICATE NO. 12008
 AND ENDORSED NOTICE OF VOLUNTARY WITHDRAWAL
 DATED DECEMBER 15, 2020
 LAND COURT PLAN NO. 18302E
 DEED BOOK 52842, PAGE 144
 PLAN NO. 856 OF 1998
 WAREHAM ASSESSOR'S MAP 61, LOT 1172

TOWN OF WAREHAM PLANNING BOARD
 APPROVAL UNDER SUBDIVISION CONTROL LAW
 NOT REQUIRED.

DATE: 2/8/2021

THIS INSTRUMENT OF THE PLANNING BOARD SHOULD NOT BE CONSIDERED TO BE A SUBSTITUTION OR COMPLIANCE WITH ZONING REGULATIONS FOR THE PURPOSES OF THE PLANNING BOARD. SUCH INSTRUMENTS ARE TO BE A SUBSTITUTION OR COMPLIANCE WITH THE WAREHAM ZONING BY-LAW ARTICLE 6, SECTION 612 AND ITS AMENDING REGULATIONS. THIS INSTRUMENT IS NOT TO BE CONSIDERED A SUBSTITUTION OR COMPLIANCE WITH ARTICLE 6, SECTION 612, OR TO BE A SUBSTITUTION OR COMPLIANCE WITH THE ZONING BY-LAW REGULATIONS TO BE A DETERMINATION OF COMPLIANCE WITH THE ZONING REGULATIONS FOR ALL PURPOSES.

APPROVAL NOT REQUIRED PLAN OF
 LAND IN WAREHAM, MASSACHUSETTS
 PREPARED FOR:
 LAWSON REALTY TRUST LLC (OWNER)
 SWALEY 1-20' DATE: 2-4-21
 PROJECT NO. 20-051-2472
 COLLINGS CIVIL ENGINEERING GROUP, INC.
 200 SOUTH MAIN STREET, WEST BROADWAY
 WAREHAM, MASSACHUSETTS 01956
 TEL: 508-548-0200 FAX: 508-548-0201
 WWW.COLLINGS-CIVIL-ENGINEERING.COM

EXHIBIT E

Inspection
Completed Jun 8, 2021 at 9:55 am

Permit Issuance

Issued

Building Permit



COMMONWEALTH OF MASSACHUSETTS Town of Wareham BUILDING PERMIT

PERMISSION IS HEREBY GRANTED TO:

MAP: 61|||1172||
 PERMIT #: B-21-246
 EST. COST: 40,000
 FEE: 420
 CONST. TYPE: Wood (Type V) Residential
 USE GROUP: 9th Edition
 BLDG CODE ED.:
 CATEGORY: Alterations
 LOT SIZE: 66,000
 ZONING: MR30

CONTRACTOR: RICHARD A BREWER, Jr.
 LICENSE: CS-063085
 OWNER: Central Realty Trust LLC
 APPLICANT: Richard Brewer
 AT: 504 MAIN ST , WAREHAM, MA 02571
 ISSUED ON: April 28, 2021

TO PERFORM THE FOLLOWING WORK: New Kitchen, 2 Laundry Room, 3 Bathrooms

<u>ELECTRIC</u>	<u>GAS</u>	<u>PLUMBING</u>
Underground:	Underground:	Underground:
Service:	Meter:	Rough:
Rough:	Rough:	Final:
Final:	Final:	
<u>D.P.W.</u>	<u>FIRE</u>	<u>BUILDING</u>
Meter:	Oil:	Excavation:
House #:	Smoke:	Footings:
Water:	Alarm:	Foundation:
Sewer:	Sprinkler:	Rough Frame:
		Fireplace/Chimney:
		Insulation:

Expires on: Apr 28, 2022

Actions ▾

Print

Building Permit · Add to a project

202104220822022

Complete



B-21-246



Details

Submitted on Apr 22, 2021 at 1:25 pm



Attachments

1 file



Activity Feed

Latest activity on Jun 8, 2021



Applicant

Richard Brewer



Location

504 MAIN ST, WAREHAM, MA 02571

Timeline

Add New ▾

Building Department Review

Completed Apr 22, 2021 at 3:18 pm

Permit Fee Review

Completed Apr 22, 2021 at 3:18 pm

Taxes

Completed Apr 22, 2021 at 3:31 pm

Fire

Completed Apr 27, 2021 at 1:46 pm

Inspector Review

Completed Apr 27, 2021 at 4:18 pm

Permit Fee

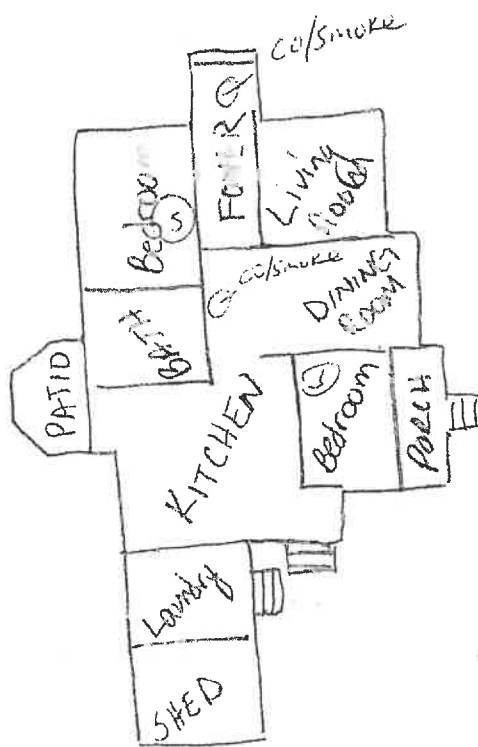
Paid Apr 28, 2021 at 8:17 am

Permit Issuance

Issued Apr 28, 2021 at 8:17 am

504 MAIN STREET WAREHAM, MA

1ST FLOOR
LAYOUT

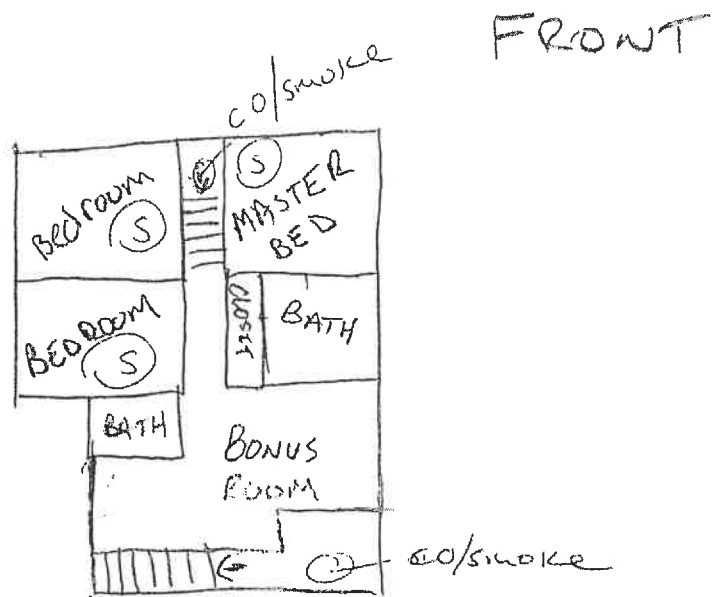


FRONT

REAR

504 MAIN STREET WAREHAM, MA

2nd FLOOR
LAYOUT



REAR



COMMONWEALTH OF MASSACHUSETTS

Town of Wareham BUILDING PERMIT

PERMISSION IS HEREBY GRANTED TO:

MAP: 61|||1172|||
 PERMIT #: B-20-528
 EST. COST: 35000
 FEE: 367.5
 CONST. TYPE: Wood (Type V) Residential
 USE GROUP:
 BLDG CODE ED.: 9th Edition
 CATEGORY: Alterations
 LOT SIZE: 67313
 ZONING: MR30

CONTRACTOR: RICHARD A BREWER, Jr.
 LICENSE: CS-063085
 OWNER: Lawson Realty Trust LLC
 APPLICANT: Richard Brewer
 AT: 504 MAIN ST , WAREHAM, MA 02571
 ISSUED ON: October 22, 2020

Shaws Carriage House

TO PERFORM THE FOLLOWING WORK: 2 New Kitchens, Drywall, Paint, Floors, Porch Roof

<u>ELECTRIC</u>	<u>GAS</u>	<u>PLUMBING</u>
Underground:	Underground:	Underground:
Service:	Meter:	Rough:
Rough:	Rough:	Final:
Final:	Final:	
<u>D.P.W.</u>	<u>FIRE</u>	<u>BUILDING</u>
Meter:	Oil:	Excavation:
House #:	Smoke:	Footings:
Water:	Alarm:	Foundation:
Sewer:	Sprinkler:	Rough Frame:
		Fireplace/Chimney:
		Insulation:
		Final:

THIS PERMIT MAY BE REVOKED BY THE TOWN OF WAREHAM UPON VIOLATION OF ANY OF ITS RULES & REGULATIONS. ALL WORK TO MEET CODE 780 CMR. "Persons contracting with unregistered contractors do not have access to the guaranty fund (as set forth in MGL c. 142A.)"



Town of Wareham BUILDING PERMIT

PERMISSION IS HEREBY GRANTED TO:

MAP: 61|||1172|||
 PERMIT #: B-20-257
 EST. COST: 9500
 FEE: 1845.38
 CONST. TYPE: Wood (Type V) Residential
 USE GROUP:
 BLDG CODE ED.: 9th Edition
 CATEGORY: Weatherization
 LOT SIZE: 66000
 ZONING: MR30

CONTRACTOR: RICHARD A BREWER, Jr.
 LICENSE: CS-063085
 OWNER: Lawson Realty Trust LLC
 APPLICANT: Richard Brewer
 AT: 504 MAIN ST , WAREHAM, MA 02571
 ISSUED ON: April 24, 2020

TO PERFORM THE FOLLOWING WORK: Roof, windows, weatherization, minor siding repairs.

<u>Electric</u> Underground: Service: Rough: Final:	<u>Gas</u> Underground: Meter: Rough: Final:	<u>Plumbing</u> Underground: Rough: Final:
<u>D.P.W.</u> Meter: House #: Water: Sewer:	<u>Fire</u> Oil: Smoke: Alarm: Sprinkler:	<u>Building</u> Excavation: Footings: Foundation: Rough Frame: Fireplace/Chimney: Insulation:
<u>Health</u>	<u>Assessor</u>	Final:

THIS PERMIT MAY BE REVOKED BY THE TOWN OF WAREHAM UPON VIOLATION OF ANY OF ITS RULES & REGULATIONS. ALL WORK TO MEET CODE 780 CMR.

"Persons contracting with unregistered contractors do not have access to the guaranty fund (as set forth in MGL c. 142A.)"



TOWN OF WAREHAM CERTIFICATE OF OCCUPANCY

This is to certify that the following described premises may be occupied and used as:

Certificate of Occupancy No: OP-B-20-257

Work Commencing: April 24, 2020

Location: 504 MAIN ST WAREHAM MA 02571

Building Description:

Building Permit No: B-20-257

Map/Parcel No: 61|||1172|||

Owner: Lawson Realty Trust LLC

Owner Address: 504 504 MAIN ST REAR WAREHAM MA

Use Group: One-Family

Type of Construction: 5B

Occupant Load: 10

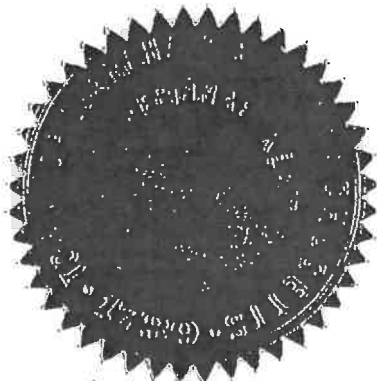
Sprinkler System: No, Not Required

504 MAIN ST Wareham, MA has been inspected for compliance with the requirements of the Massachusetts State Building Code for the occupancy, division of occupancy, and use for which the proposed occupancy is classified.

Work:

Conditions: 1) Fire protection systems, exterior appliance vents, and means of egress must be maintained in good working order and free from obstruction at all times. 2) Basement is not to be used as bedrooms or sleeping rooms of any kind without prior approval from the Wareham Building Department. 3) Any and all penetrations in the garage drywall must be sealed immediately with a UL approved fire rated caulking or equivalent.

As Of: June 8, 2021



David Riquinha

Town of Wareham Building Commissioner

In accordance with MA State Building Code 780 CMR (9th edition).

Certificate not valid without live signature.

ASSESSORS

6/20/00
No water line
No sewer line

Brendan Brewer

Thurs Joe

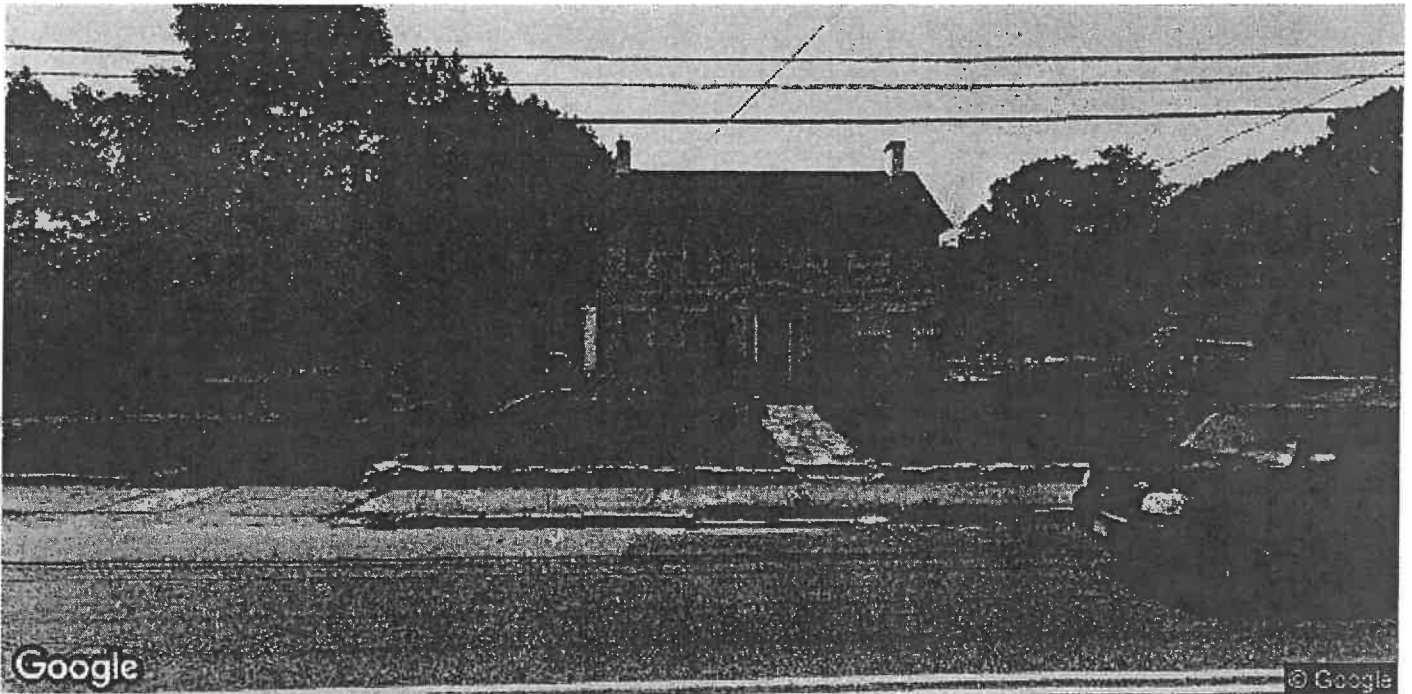
617-293-9541

Richard Brewer

617-212-8990

504 MAIN ST WAREHAM, MA 02571

[Feedback](#)



Name

Name this location...

Property Owner

Name

DONOVAN CLAIRE EVELYN NORCROSS SUZANNE M

Phone

Email

Address

504 MAIN ST REAR
WAREHAM, MA 02571

Flags 

 **Edit**



+ Add Flag

Details

Zoning

MR30

Building Type

--

Occupancy

--

MBL

61|||1172|||

Year Built

1840

Book Page

39599/190

Lot Area

1.53

Water

--

Sewage

--

Subdivision

--

Add a note...

Notes 

Attachments

504_Main_St_Letter_01072020_Tue_Jan_7_2020... Jan 7, 2020 at 1:27pm
27-22.pdf

504 Main St R Cert of Jun 8, 2021 at
Occupancy.pdf 3:34pm

Records

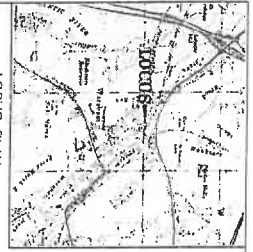
#	Type	Date Submitted	Status
X B-21-455 <i>Rejected</i>	Building Permit	Jul. 26, 2021	STOPPED
X BP-23-156 <i>Roof</i>	Building Permit - Short Form	Mar. 28, 2023	ACTIVE
X B-21-493 <i>Sled</i>	Building Permit	Aug. 17, 2021	ACTIVE
X 42452	Work Order	Jul. 14, 2020	ACTIVE
X 11039	Historic Permits	Aug. 1, 2007	ACTIVE
✓ B-21-246	Building Permit	Apr. 22, 2021	COMPLETE
X E-20-691	Electrical Permit	Dec. 2, 2020	COMPLETE
6 G-20-383	Gas Permit	Sep. 17, 2020	COMPLETE
0 P-20-269	Plumbing Permit	Sep. 17, 2020	COMPLETE
✓ B-20-528	Building Permit	Aug. 24, 2020	COMPLETE
✓ B-20-257	Building Permit	Apr. 16, 2020	COMPLETE

Units

[+ Add Unit](#)

#

Main Building



LOCUS PLAN

PROPOSED 6" WATER SERVICE
 (CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL
 LOCATIONS PRIOR TO SERVICE CONSTRUCTION)

LOCATE EXISTING SEWER STA., PROVIDE
 (CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL
 LOCATIONS PRIOR TO SERVICE CONSTRUCTION)

PROPOSED 6" WATER SERVICE
 (CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL
 LOCATIONS PRIOR TO SERVICE CONSTRUCTION)

SITE BENCHMARK: SEWER
 MANHOLE RIM, ELEV. = 50.50

LC PLAN # B302E

PLANNING AND ZONING DEPARTMENT
 TOWN OF WAREHAM, MASSACHUSETTS
 LAND CONSENT GRANTING THE LOCATION OF THE
 PROPOSED SEWER SERVICE LINE AND CONNECTIONS
 DATED DECEMBER 15, 2020

DEED BOOK 32842, PAGE 144
 PLAN NO. 0506 OF 1936
 PLAN BOOK 63, PAGE 123

WAREHAM ASSESSOR'S MAP 81, LOT'S L22 & 1172

LEGEND

EXISTING CONTOURS
 PROPOSED CONTOURS

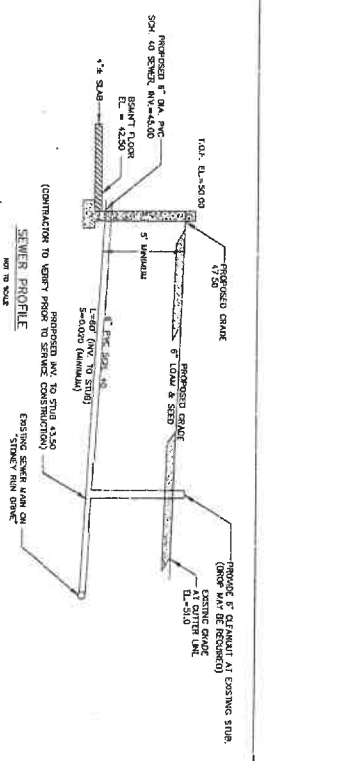
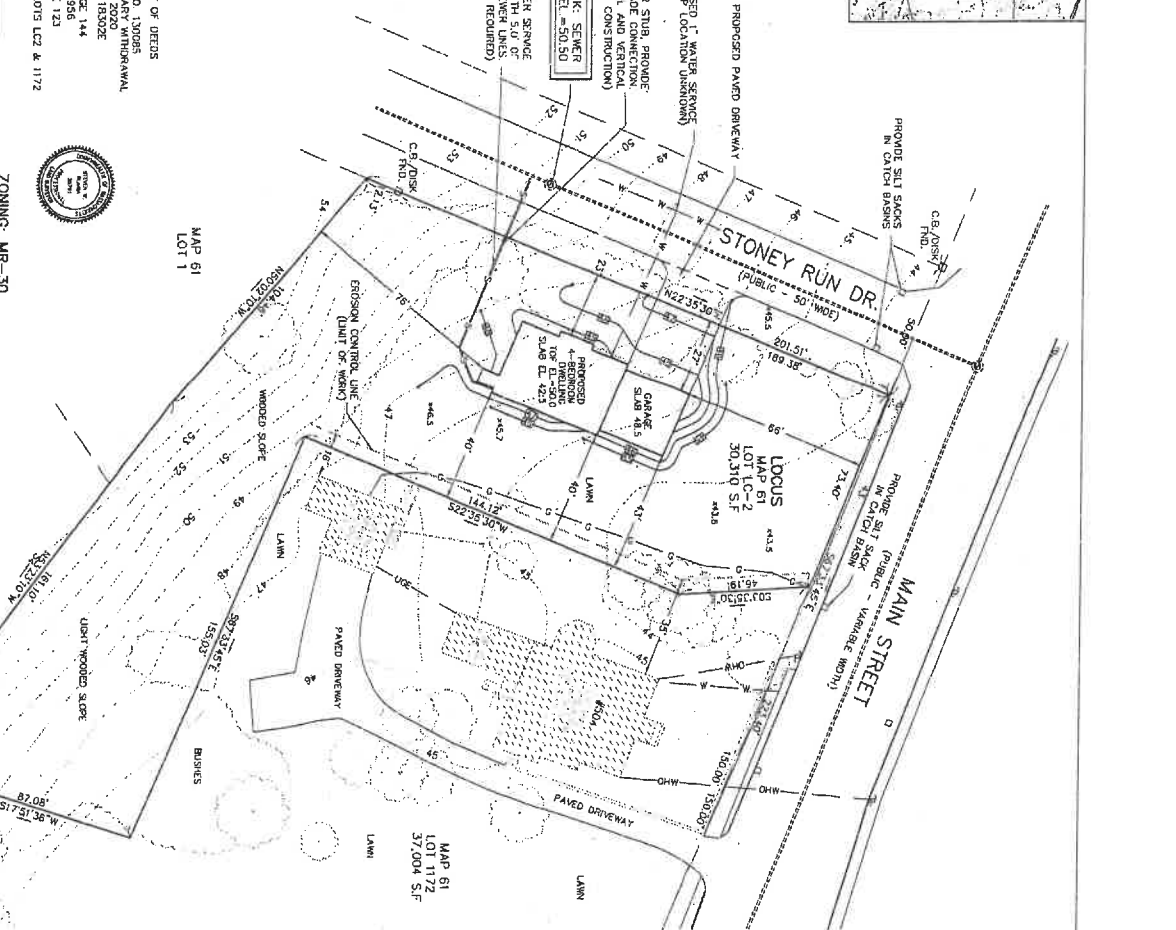
PROPERTY LINES
 DATE OF SURVEY/ASSET DOCUMENT

ZONING: MR-30

MINIMUM LOT AREA: 30,000 S.F.
 MINIMUM FRONTAGE: 150'
 MINIMUM LOT AREA: 30,000 S.F.
 MINIMUM FRONT SETBACK: 20'
 MINIMUM SIDE/REAR SETBACK: 10'

Scale 1" = 20'

NO.	DATE	DESCRIPTION	BY	APP.
1		DESIGN TITLE		
2		LOT GRADING AND SEWER CONNECTION PLAN		
3		OWNER: LANSON REALTY TRUST LLC		
4		DESIGNED BY: COLLINS CIVIL ENGINEERING GROUP, INC.		
5		691 NORTH STREET BANGOR, ME 04924		
6		REGISTERED PROFESSIONAL ENGINEER		
7		STATE OF MAINE REG. NO. 17-23-81		
8		DATE OF PLAN: 12-15-2020		
9		PROJECT NO.: 20-002-2172		



NOTES:

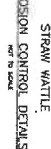
- THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEERING DEPARTMENT AND COLLINS CIVIL ENGINEERING GROUP PRIOR TO ANY CONSTRUCTION.
- NO FIELD ADJUSTMENTS TO THE SEWER SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER AND THE TOWN ENGINEERING DEPARTMENT.
- RESOLVE (LOW & SEED) ALL AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY APPLICABLE PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY APPLICABLE PERMITS.
- UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY.
- CONTRACTOR RESPONSIBLE FOR MAINTAINING ALL UTILITIES PROCEDURES TO INCLUDE, BUT NOT LIMITED TO, CORRECTED LOCATION OF EXISTING SITE UTILITIES.
- CONTRACTOR TO REMOVE AND CONTROL BENCHMARK PRIOR TO CONSTRUCTION.
- FINAL TOP OF FINISH ELEVATION TO BE PROVIDED BY BUILDER.
- EROSION CONTROL SYSTEM TO BE STAKED BY ENGINEER. MFC 15 TO BE SPECIFIED AND REPAIRED AS NEEDED.

WATER SERVICE NOTES:

- PRIOR TO THE ISSUANCE OF A WATER CONNECTION PERMIT, THE PROPERTY OWNER MUST PROVIDE EVIDENCE FROM THE WAREHAM BOARD OF SELECTMEN THAT THE PROPERTY HAS BEEN ISSUED PERMISSION TO CONNECT TO THE TOWN OF WAREHAM WATER SYSTEM.
- THE PROPOSED WATER IMPROVEMENTS MUST BE COMPLETED BY A CONNECTION LICENSED TO DO WORK WITHIN THE TOWN OF WAREHAM.
- THE TOWN OF WAREHAM WATER DIVISION MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF WATER SERVICE INSTALLATION.
- ALL PROPOSED WATER IMPROVEMENTS MUST BE AVAILABLE FOR INSPECTION BY THE TOWN OF WAREHAM WATER DIVISION PRIOR TO ANY CONSTRUCTION.
- ALL NECESSARY ROADWAY OPENING, TRENCH PERMITS, AND ROADWAY RETURNS WILL BE COMPLETED TO THE SATISFACTION OF THE TOWN OF WAREHAM.

EROSION CONTROL NOTES

- EROSION CONTROL (WORK) LINE MUST BE ESTABLISHED PRIOR TO ANY ACTIVITY.
- CONTRACTOR RESPONSIBLE FOR IMPLEMENTING ALL TOWN REGULATIONS AND REGULATIONS.
- CONTRACTOR TO STAKE STREETS AT THE END OF EACH WORK DAY.
- THE NAME AND CONTACT NUMBER OF THE SPECIAL CONTRACTOR MUST BE PROVIDED TO THE TOWN OF WAREHAM WATER DIVISION PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR TO MAINTAIN EROSION CONTROL SYSTEMS THROUGHOUT CONSTRUCTION.
- THESE ARE NOT A SUBSTITUTE FOR THE TOWN OF WAREHAM WATER DIVISION'S EROSION CONTROL MANUAL. REFER TO THE END OF CONSTRUCTION.



OWNER: LANSON REALTY TRUST LLC

DESIGNED BY: COLLINS CIVIL ENGINEERING GROUP, INC.

691 NORTH STREET BANGOR, ME 04924

REGISTERED PROFESSIONAL ENGINEER

STATE OF MAINE REG. NO. 17-23-81

DATE OF PLAN: 12-15-2020

PROJECT NO.: 20-002-2172

504 MAIN ST

Location 504 MAIN ST

Mblu 61 / 1172 / B /

Acct# 61/1172B

Owner MCKENNA KELSEY

Assessment \$559,900

Appraisal \$559,900

PID 109007

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$470,800	\$89,100	\$559,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$470,800	\$89,100	\$559,900

Owner of Record

Owner MCKENNA KELSEY
Co-Owner DALLMEYER JONATHAN C
Address 504 MAIN ST
WAREHAM, MA 02571

Sale Price \$600,000
Certificate
Book & Page 55119/65
Sale Date 06/09/2021
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MCKENNA KELSEY	\$600,000		55119/65	00	06/09/2021
LAWSON REALTY TRUST LLC	\$290,970		52642/144	1L	04/22/2020

Building Information

Building 1 : Section 1

Year Built: 1840
Living Area: 3,202
Replacement Cost: \$604,941
Building Percent Good: 75
Replacement Cost
Less Depreciation: \$453,700

Building Attributes

Field	Description
Style:	Colonial
Model	Residential
Grade:	Ave/Good
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shing
Interior Wall 1	Plastered
Interior Wall 2	K Pine/Bead Bd
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	10
Bath Style:	Average
Kitchen Style:	Average
# of Fireplaces	
Fireplace Type	Wood
Finish Bsmt SF	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/WarehamMAPPhotos/A0059\IMG_2523_5)

Building Layout

Building Layout

(https://images.vgsi.com/photos2/WarehamMAPPhotos/Sketches/109007_1)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,824	1,824
FUS	Upper Story	1,378	1,378
FSP	Screen Porch	192	0
UAT	Attic Unfin	962	0
UEP	Unfin Encl Porch	28	0
UHS	.50 Story Unfin	176	0
UST	Utility/Storage	192	0
		4,752	3,202

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FLU1	FLUE/CONCRETE	1.00 UNITS	\$600	1

Land

Land Use

Use Code 1010
Description SINGLE FAMILY
Zone
Neighborhood 0050
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.85
Frontage
Depth
Assessed Value \$89,100
Appraised Value \$89,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR7	GAR/FIN-LOFT			624.00 S.F.	\$14,700	1
SHD1	SHED/FRAME			120.00 S.F.	\$1,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$470,800	\$89,100	\$559,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$470,800	\$89,100	\$559,900