



ENGINEERING,  
INC.

ENGINEERS  
SURVEYORS

266 MAIN ST.  
WAREHAM, MA 02571

TEL 508.295.6600  
FAX 508.295.6634

December 27, 2023

Wareham Planning Board  
Wareham Town Hall  
54 Marion Road  
Wareham, MA 02571

**RE: Approval Not Required Plan  
Map 89, Lot 1000, and Map 88, Lot 1002  
Brian C. Heselton, 907 & 911 Main Street  
G.A.F. Job. No. 23-10040**

Dear Members of the Planning Board:

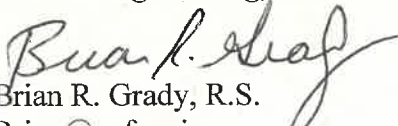
Pursuant to the Town of Wareham's Rules and Regulations governing the Subdivision of Land, G.A.F. Engineering, Inc., on behalf of our client, Brian C. Heselton, we respectfully submit the following:

1. One (1) original and eight (8) copies of the Form A Application.
2. Nine (9) copies of the Approval Not Required plan, dated December 11, 2023.
3. Original mylar plan of the Approval Not Required plan, dated December 11, 2023.
4. Nine (9) copies Tax Verification Form.
5. Nine (9) copies of the ANR Check list.
6. Payment in the amount of \$ 150.00 for filing fees.  
No new lots are created by this plan.

The purpose of this plan is to redefine the existing lot line between Lots 1000 and 1002, to eliminate the existing encroachments of the structures on Lot 1002. Parcel A will be divided from the current Lot 1000 and be conveyed to Lot 1002. The first portion of the common line between the lots at the street has not changed, nor has the frontage for either of the two lots. No new lots are being created.

Should you have any questions regarding this proposed project, please do not hesitate to call.

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

  
Brian R. Grady, R.S.  
[Brian@gafenginc.com](mailto:Brian@gafenginc.com)

BRG/jh  
Enclosures

cc: Town Clerk  
Brian C. Heselton

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN  
BELIEVED NOT TO REQUIRE APPROVAL

November 6, 2023

To The Planning Board of the 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 bylaw/ordinance under Section \_\_\_\_\_ which requires \_\_\_\_\_ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
  - a) A public way or way which the City of Town Clerk certifies is maintained and used as a public way, namely \_\_\_\_\_, 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 907 & 911 Main Street buildings were standing on the plan prior to 1951 the date when the subdivision control law went into effect in the City/Town of WAREHAM 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:  

---

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

Brian C. Heselton

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 ( **Lot No. 1000** ) is derived under deed from Donald & Carol Heselton, by deed dated April 2, 2010, and is recorded in Plymouth County Registry of Deeds, Book 38403, Page 279.

The owner's title to the land ( **Lot No. 1002** ) is derived under deed from Brian & Angela Heselton, by deed dated February 14, 2006, and is recorded in Plymouth County Registry of Deeds, Book 32216, Page 115.

Received by City/Town Clerk:

Applicant's signature Brian Heselton  
Applicant's address 907 Main Street  
West Wareham Ma

Applicant's phone # 508 726 2567  
Owner's signature and address if not the applicant or applicant's authorization if not the owner

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

WAREHAM TOWN CLERK  
2024 JAN 4 PM 12:20  
Date \_\_\_\_\_  
Time \_\_\_\_\_

Signature \_\_\_\_\_

Treasurers' office: \_\_\_\_\_

Date: \_\_\_\_\_

RECEIVED  
JAN 04 2024  
By Emi Raposo  
Planning Dept.

## FORM A/ANR PLAN CHECKLIST

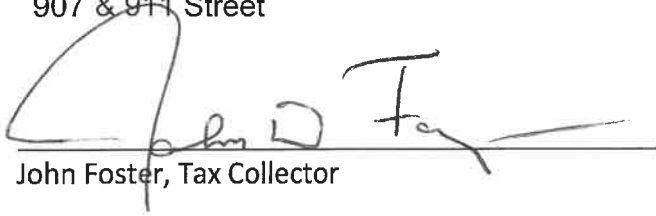
The plan shall be suitable for recording (24" x 36") in the Plymouth County Registry of Deeds (6 contact prints shall accompany the submission) and shall include at least the following:

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.  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.  N/A 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.

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

This verifies that BRIAN C. HESELTON (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.

907 & 911 Street

  
John Foster, Tax Collector

11/6/23