
THE LAW OFFICES OF BELLO & MORTON, LLC

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

December 26, 2023

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

Re: Variance Application for Robert Costa; Property Located at 72B Burgess Point
Road, Wareham, MA 02571; Assessor's Map 22, Lot 1006A2

Dear Members of the Board of Appeals:

Please find enclosed the following information and exhibits:

1. Petitioner:

Robert Costa
147 South Street West
Raynham, MA 02767

2. Record Owner:

Ryan Vlaco, Trustee of the Burkely Ryan Realty Trust
17 Pine Street, P.O. Box 107
Middleboro, MA 02346

3. Current Deed:

Plymouth County Registry of Deeds Book 56189, Page 300, Deed attached as
Exhibit A.

4. Building Inspector's Denial Letter:

Denial Letter attached here as Exhibit B from the Building Commissioner
referencing Appeal to Zoning Board of Appeal is necessary.

5. Certified Abutters List:

Copy Attached as Exhibit C.

6. Proposed Site Plan:

Copy Attached as Exhibit D.

7. Amended Wareham Conservation Commission Order of Conditions

Copy Attached as Exhibit E.

8. Recorded ANR plan signed by the Wareham Planning Board

Copy Attached as Exhibit F.

9. GIS MAP printout of road and surrounding properties

Copy Attached as Exhibit G.

10. Architectural Renderings of the Detached Garage

Copy Attached as Exhibit H.

Dear Board of Appeals,

I represent Mr. Ryan Vlaco in the above Petition. This application concerns ocean front property at who is purchased the property located at 72B Burgess Point Road (Map 22, Lot 1006A2) on which he is proposing a 6 Bedroom home with an attached 3 car garage and detached garage The Lot is approximately 68,375 square feet and the proposed house will near the back of the lot so it is close to the water. Ryan and family have owned this property for 2 + years with the hope of thoughtfully developing it for his dream home. In so doing he is looking to add a 2,424 square foot detached garage, which will be no closer than 60 feet from the front lot line. However, considering the house is about behind the detached garage from the front lot line, a variance is required to allow for the garage to be located closer to the front lot line than the house. **Section 625 of the Zoning By-Laws entitled 'Accessory Structures'** states "*...accessory structures must have a setback equal to or greater than the principal buildings front yard setback,*" and considering the increase in size a variance for the size "*maximum size of an accessory building shall e 30 X 30 or 900 square feet.*"

The statutory requirements are met:

It is due to the shape and topography of the Lot that the garage is unable to be located further from the road than the proposed house. It would be impractical as well as undesirable to place the garage behind the house considering the distance from the rear of the house to the coastal

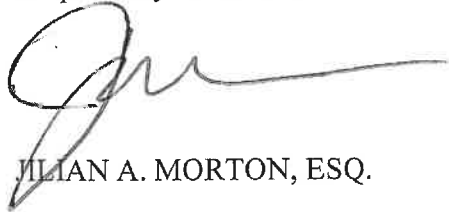
bank and the steep drop in elevation as you go towards the water. Ocean front homes are unique in that the rear of the house, which faces the ocean (or bay), intentionally, for aesthetic purposes is designed and constructed to look more like the front of a house rather than the back of a house.

A literal enforcement of the Zoning By-Law would cause a substantial hardship as it would for all practical purposes prevent the addition of the detached garage.

This proposal has already been reviewed by the Conservation Commission and approved from a conservation standpoint. The size would make sense for this type of build- a 900-foot structure would not be aesthetically pleasing on this lot and dwarf the home behind it. The architectural renderings show a beautiful New England Style garage that fits in to the neighborhood and looks more house like. The upstairs is for storage- 3 car garage below. The home is a 6 bedroom so the connected garage for the 3 cars does not support the number of vehicles which the homeowner could potentially have on property per occupants.

The proposed location of the garage flows with the rest of the design of tasteful and elegant build and will be about 60' from the front lot line. The garage from the closest point will be 20 feet from the nearest sideline whereas the bylaw requires only a 10-foot set back. Take note that the front line set back in this Zoning District for the construction of a primary home is only 60 feet. As one drives by the property, they may not even notice the garage as there is a proposed tree line which facing the street would be visually camouflaged by trees, Some of the neighbors have faced similar problems and have their accessory structures, whether they be sheds or garages, closer to their front lot line than the house (See GIS MAP screen which shows the majority of the waterfront homes have garages detached in front. Allowing this Variance would be neither detrimental to the neighborhood nor would it derogate from the intent of the Zoning By Law.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Julian A. Morton', with a long horizontal flourish extending to the right.

JULIAN 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: 72B Burgess Point Road LOT: 22 MAP: 1006A2
ZONING DISTRICT: R-60
USE REQUESTED: Construct 2 story detached garage
OWNER OF LAND & BUILDING: Ryan Vlaco, Trustee TEL.# _____
ADDRESS OF OWNER: 17 Pine St., PO Box 107, Middleboro, MA 02346
PERSON(S) WHO WILL UTILIZE PERMIT: Robert Costa
ADDRESS: 147 South Street West, Raynham, MA 02767
DATE: 12/26/23 SIGNATURE: [Signature]
This application was received on the date stamped here:

Town Clerk: _____ Date: _____
Tax Collector: Danute Cambora Date: 12-27-23
Planning/Zoning Dept.: Sonia Raposo Date: 1-3-24
Application fee paid: 300.00 Check #: 5301 Receipt: _____
Advertising fee paid: 150.00 Check #: 5298 Receipt: _____
Abutters fee paid: 12.60 Check #: _____ Receipt: _____

WAREHAM TOWN CLERK
2024 JAN 3 PM 4:08

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: Robert Costa

Applicant's Address: Attorney Jilian Morton, 184 Main Street, Wareham, MA

Telephone Number: 508-295-2522

Cell Phone Number: N/A

Email Address: jam@mortonlawllc.com

Address of Property/Project: 72B Burgess Point Road

Landowner's Name: Ryan Vlaco, Trustee of Burkely Ryan Realty Trust

Owner's Address: 17 Pine St., P.O. Box 107, Middleboro, MA 02346

Telephone Number: N/A

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

Map 22 Lot 1996A2 Zone R-60

Date Approved _____ Date Denied _____

Comments: _____

EXHIBIT A

TOWN OF WAREHAM ABUTTERS

MAP 22 LOT 1006.A2

OWNER RYAN VALCO TRUSTEE & BURKELY RYAN REALTY TRUST

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
22-0-1005	DEJESUS HENRY V JR, DEJESUS JUDITH	PO BOX 1135	MARION, MA	02738
22-0-1006.A1	RHODES MATTHEW N, RHODES CINDY C	PO BOX 578	E WAREHAM, MA	02538
22-0-1006.A2	VALCO RYAN TRUSTEE & BURKELY RYAN REALTY TRUST	17 PINE ST	MIDDLEBORO, MA	02346
22-0-1006.A3	GRANDMONT JOHN J, GRANDMONT MARIE G	74 BURGESS POINT RD,	WAREHAM, MA	02571
22-0-1006.B	GEAGAN THOMAS V, GEAGAN BARBARA V CO-TRUSTEES	PO BOX 3070,	WAREHAM, MA	02571
22-0-1007	CRITTENDEN G LAMAR JR, C/O SARAH M CRITTENDEN	33 HIGH ST,	PLAINVILLE, MA	02762
22-0-1009	KWON SONIA J TRUSTEE, TRILOBITE TRUST	PO BOX 78,	NORWELL, MA	02061

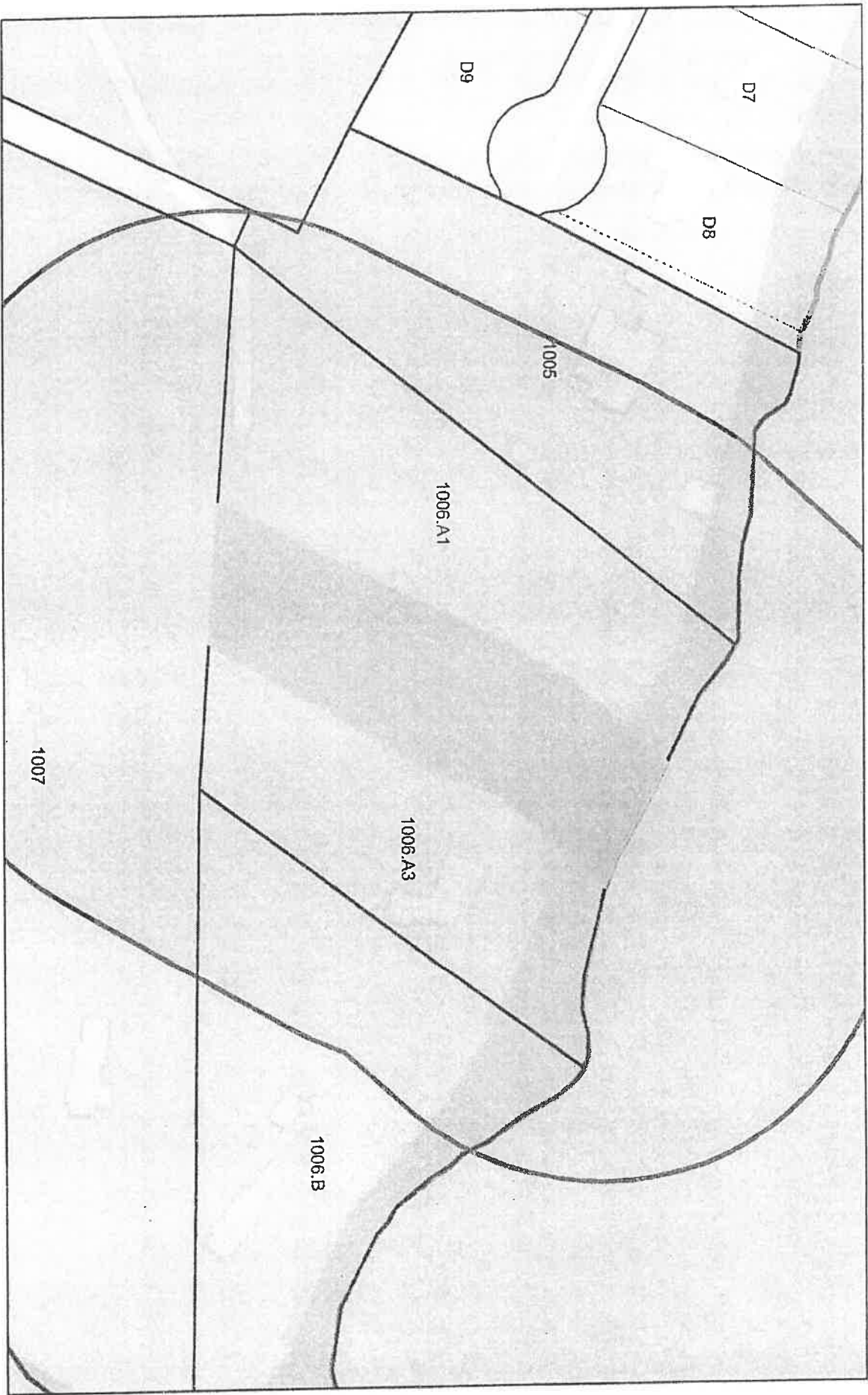
CERTIFIED ABUTTERS AS THEY APPEAR ON
OUR TAX ROLLS AS OF 12/5/2023

Cheryl Silva
ASSESSORS OFFICE

REQUESTED BY
CHERYL SILVA
508 295-2522

CHERYL@MORTONIAWLLC.COM

ArcGIS Web Map



12/5/2023, 8:32:21 AM

- Parcels with CAMA Data
- Parcel Lines
- MiscPolys
- Town Line
- Property Line
- Right of Way
- Public Road

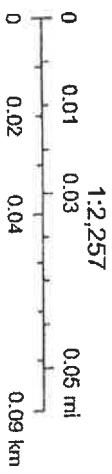


EXHIBIT B

Return To:

Craig Medeiros, Esq.

98 E. Gore St., Ste. 201

Middleboro, MA 02346

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 12/17/2021 12:21 PM
Ctrl# 153015 12116
Fee: \$5,016.00 Cons: \$1,100,000.00



Bk: 56189 Pg: 300 Page: 1 of 3
Recorded: 12/17/2021 12:21 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

CANCELLED

QUITCLAIM DEED

Property Address: ^{72B} Burgess Point Road
Wareham, MA 02571
Lot 1006.A2, Map 22

We, Marie G. Grandmont and John J. Grandmont, husband and wife, both of 74 Burgess Point Road, Wareham, Plymouth County, Massachusetts

in consideration of One Million One Hundred Thousand (\$1,100,000.00) and xx/100 Dollars

grant to Ryan Vlaco, Trustee of the Burkely Ryan Realty Trust, u/d/t dated December 17, 2021, see Certificate of Trust under M.G.L. Chapter 184 Section 35 recorded prior hereto, of 17 Pine Street, Middleboro, Massachusetts 02346

with quitclaim covenants

The land with the buildings and other improvements thereon situated on the northeasterly side of Burgess Point Road in Wareham, Plymouth County, Massachusetts being shown as Lot 1006.A2 on a plan entitled "Approval Not Required Plan of Land at 74 Burgess Point Road in Wareham, Massachusetts (Plymouth County)" prepared for John and Marie Grandmont, 74 Burgess Point Road, Wareham, MA 02571, prepared by JC Engineering, Inc., 2854 Cranberry Highway, East Wareham, MA 02538, dated May 21, 2019, endorsed by the Town of Wareham Planning Board on June 10, 2019, recorded as Plan 247 of 2019 in Plan Book 63, Page 608.

Said Lot 1006.A2 containing 68,375 square feet, more or less, 62,803 square feet, more or less, of which is upland.

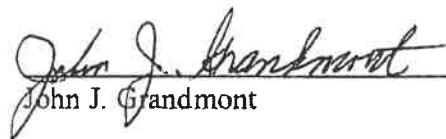
Said deed is conveyed subject to and with the benefit of that certain Common Driveway Easement over the area shown as "Burgess Point Road" and recorded herewith for the benefit of Lots 1006.A1 and 1006.A2, as shown on the above referenced Plan; the Grantors for themselves and their successors and assigns of Lot 1006.A3, retaining the fee in "Burgess Point Road" as shown on the Plan. Grantors further release to Grantees any rights existing in and to those areas identified as EXISTING GRAVEL DRIVEWAY which are shown on Lot 1006.A2.

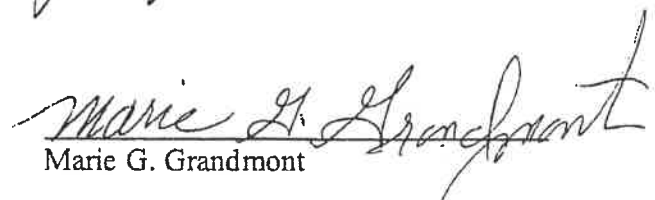
For title see deed from Augustine H. Parker, Jr. to us dated January 4, 1982, recorded in Plymouth County Registry of Deeds in Book 5098, Page 178. Also see deed to John J. Grandmont for Lot 1006.A2 as shown on a plan recorded in Plan Book 57, Page 252, dated June 7, 2017, recorded in book 48520, Page 181.

For Marie G. Grandmont's title to the part of the conveyed lot shown as Parcel B and Parcel D on Plan 19-247 see deed of John J. Grandmont and Marie G. Grandmont to Marie G. Grandmont for Lot 1006.A-1, as shown on plan in Plymouth County Registry of Deeds in Plan Book 57, Page 252, said deed dated June 7, 2017, recorded in Plymouth County Registry of Deeds in Book 48520, Page 184.

The undersigned Grantors hereby release any and all rights of homestead that they may have in and to the above-referenced premises. There is no other person who has any claim of homestead on the property.

Witness our hands and seal this 17th day of December 2021



John J. Grandmont


Marie G. Grandmont

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, ss

On this 17th day of December 2021, before me, the undersigned Notary Public, personally appeared John J. Grandmont and Marie G. Grandmont, proved to me through satisfactory evidence of identification, which were Massachusetts Identifications, to be the persons whose names are signed on the proceeding document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Robert L. Perry, Notary Public
My Commission Expires: 5/16/25

EXHIBIT C



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul E. Turner
Director of Inspectional Services

November 27, 2023

Mr. Robert Costa
147 South Street West
Raynham, Massachusetts 02767

RE: 72B Burgess Point Road / Map 22, Lot 1006A2

Mr. Costa,

I have reviewed your Building Permit application B-23-689, submitted November 7, 2023 to construct a 2,424 square foot, two story detached garage as depicted on Proposed Site Plan, 72B Burgess Point Road, prepared by JC Engineering dated March 23, 2022 in the front setback of the principle dwelling located at 72B Burgess Point Road, Wareham, Massachusetts. At this time I must deny your request.

Your application is being denied under the following section of the Wareham Zoning By-Laws:

Article 6: Density and Dimensional Regulations

625 Accessory Buildings,

Note 2:

Front setbacks of Accessory Buildings shall be equal to or greater than the existing principle building's front setback.

Note 5:

Maximum size of an accessory building shall be 30 by 30 or 900 sf.

Therefore, two **Variances** must be secured from the **Zoning Board of Appeals** in order to proceed with your application.

The subject dwelling is located in **R-60** zoning district.

Respectfully,

Paul E. Turner
Building Commissioner
Zoning Enforcement Officer

It is the owners' responsibility to check with other departments to ensure full compliance.

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.

EXHIBIT D

EXHIBIT E



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:
 SE76-2735
 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. Ryan b. Viaco
 a. First Name b. Last Name

c. Organization
P.O. Box 107
 d. Mailing Address
Middleboro MA 02346
 e. City/Town f. State g. Zip Code

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. 72B Burgess Point Road Wareham
 a. Street Address b. City/Town
22 1006.A2
 c. Assessors Map/Plat Number d. Parcel/Lot Number
 Latitude and Longitude, if known: d m s d m s
 d. Latitude e. Longitude



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:
SE76-2735

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
56189
c. Book
b. Certificate Number (if registered land)
300
d. Page
7. Dates: April 4, 2022 10/04/2023 10/10/2023
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):
Proposed Site Plan at 72B Burgess Point Road
a. Plan Title
J.C. Engineering, Inc. John L. Churchill JR.
b. Prepared By c. Signed and Stamped by
09/20/2023 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:
 SE76-2735
 MassDEP File # _____
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 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 type="checkbox"/> Bordering Vegetated Wetland	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet	
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	_____ a. square feet	_____ b. square feet	_____ c. square feet	_____ d. square feet	
	_____ e. c/y dredged	_____ f. c/y dredged			
7. <input type="checkbox"/> Bordering Land Subject to Flooding	_____ 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
9. <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
		_____ n. square feet	_____ o. square feet	_____ p. square feet	_____ q. square feet



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
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Provided by MassDEP:
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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	_____	_____	_____ cu yd	_____ cu yd
	a. square feet	b. square feet	c. nourishment	d. nourishment
14. <input type="checkbox"/> Coastal Dunes	_____	_____	_____ cu yd	_____ cu yd
	a. square feet	b. square feet	c. nourishment	d. nourishment
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 checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	40,758	40,758		
	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



Massachusetts Department of Environmental Protection
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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 SE 076-2735 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.



Massachusetts Department of Environmental Protection
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Wareham

City/Town

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 SE 076-2735 "
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.



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:

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Wareham

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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:

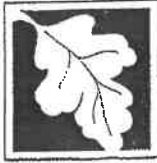
i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and

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 hereby finds (check one that applies):
 Conservation Commission
- 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:
Wareham Wetland Protective By-law
 1. Municipal Ordinance or Bylaw
 Div VI
 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.

SPECIAL CONDITIONS

1. The Wareham Conservation Commission is to be notified in writing not less than three (3) working days prior to 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/or the D.E.P. shall have the right to enter and inspect the property to insure compliance with the Conditions contained in this Order, and may require the submittal of any data necessary for such evaluation.
3. It is the responsibility of the applicant to see that construction personnel are aware of and adhere to all Conditions contained in this Order. A copy of this Order of Conditions shall be kept available on-site during all phases of the project.
4. Construction may proceed according to the plans submitted to the Commission and D.E.P. For any proposed change to the plans submitted, the applicant shall file a new Notice of Intent, or shall inquire, in writing from the Commission, as to 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 the issuance of an Enforcement Order and/or fines of up to \$300.00/day that the unauthorized deviations continue to exist. This shall be a continuing condition.**
5. Prior to the commencement of any earth moving activity, a haybale barrier shall be placed between the limits of the work and the B.V.W. The haybales shall be firmly anchored with stakes end-to-end. The haybales shall be inspected daily and those showing signs of deterioration shall be replaced immediately. The haybale barrier shall remain in proper functioning condition 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 the application of 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 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 which is allowed by this Order and is 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 original 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 construction of a replacement area, the replacement area shall meet or exceed those General performance standards outlines 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 fence shall be used for this project. This is to be done prior to 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 prior to 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 prior to the commencement of the project.
15. Only organic slow release nitrogen fertilizer shall be used at the site, in accordance with the manufacturer's specifications. This shall be a continuing condition.
16. No work, including the removal of vegetation, shall be allowed within wetland resource areas or within the 30' No Activity Zone to the Top of the Coastal Bank. This shall be a continuing condition.
17. If the in-ground pool is to be filled or drained, then this shall be accomplished by hiring a company to fill or drain the pool water with tanker trucks. Water from the pool shall not be pumped out onto the yard area. This shall be a continuing condition.



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

Provided by MassDEP:
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eDEP Transaction #
 Wareham
 City/Town

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.

10/10/2023
 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.

6
 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.

SSS Law
 Signature

Sandy Slavin
 Printed Name

Denise Schulz
 Signature

Denise Schulz
 Printed Name

Kwame Bartie
 Signature

Kwame Bartie
 Printed Name

Michael Mercier
 Signature

Michael Mercier
 Printed Name

Jessica Parr
 Signature

Jessica Parr
 Printed Name

Carol Malonson
 Signature

Carol Malonson
 Printed Name

Autumn Wood
 Signature

Autumn Wood
 Printed Name

Signature

Printed Name

by hand delivery on

by certified mail, return receipt requested, on

10/10/2023
 Date

Date



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:

SE76-2735

MassDEP File #

eDEP Transaction #

Wareham

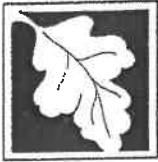
City/Town

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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Provided by MassDEP:
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 Wareham
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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

DEP File Number: _____

Provided by DEP _____

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

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)):

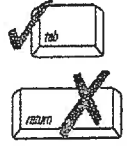
Name

Mailing Address

_____	_____	_____
City/Town	State	Zip Code
_____	_____	
Phone Number	Fax Number (if applicable)	

4. DEP File Number:

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



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



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

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.

EXHIBIT F

478-19

478-19

478-19

SHEET 1 OF 1

DATE: APR 11, 1999
SCALE: AS SHOWN
DRAWN BY: JAC
CHECKED BY: JAC
DESIGNED BY: JAC

APPROVAL NOT REQUIRED

PLAN OF LAND

74 BURGESS POINT ROAD

WATERMAN, MA 02471

JOHN A. HAYES GRADNIGHT

REVISIONS:

NO. DATE

1. 04/11/99

2. 04/11/99

3. 04/11/99

4. 04/11/99

5. 04/11/99

6. 04/11/99

7. 04/11/99

8. 04/11/99

9. 04/11/99

10. 04/11/99

11. 04/11/99

12. 04/11/99

13. 04/11/99

14. 04/11/99

15. 04/11/99

16. 04/11/99

17. 04/11/99

18. 04/11/99

19. 04/11/99

20. 04/11/99

21. 04/11/99

22. 04/11/99

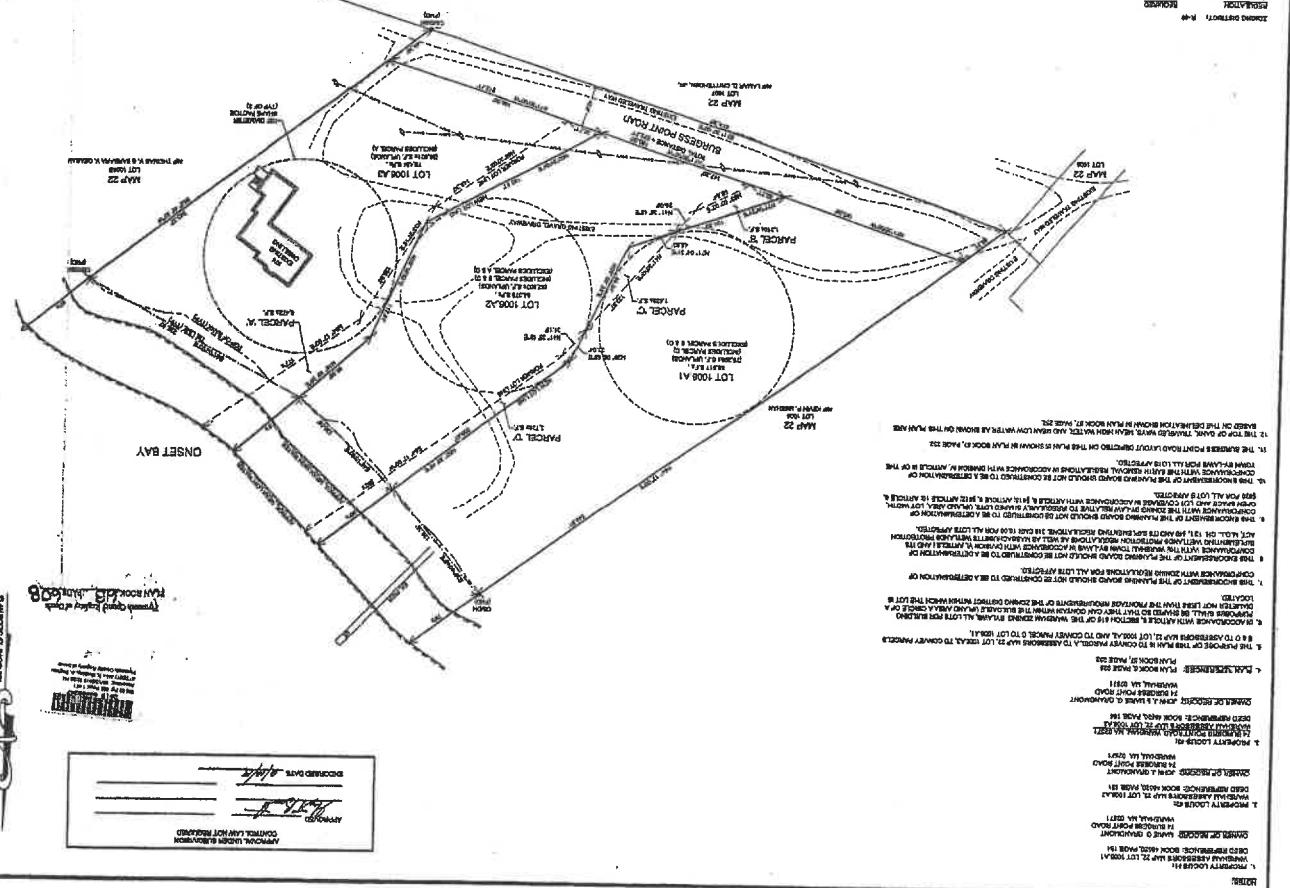
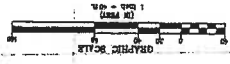
23. 04/11/99

24. 04/11/99

25. 04/11/99

26. 04/11/99

27. 04/11/99



PROPERTY LOCATED IN LOT 1005A, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005B, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005C, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005D, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005E, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005F, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005G, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005H, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005I, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005J, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005K, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005L, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005M, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
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PROPERTY LOCATED IN LOT 1005O, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005P, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005Q, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005R, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005S, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
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PROPERTY LOCATED IN LOT 1005U, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005V, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005W, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005X, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005Y, MAP 22, PLANNING BOARD BOOK 100, PAGE 100
PROPERTY LOCATED IN LOT 1005Z, MAP 22, PLANNING BOARD BOOK 100, PAGE 100

APPROVED: [Signature]
DATE: 4/11/99
CONTROL: [Signature]
DATE: 4/11/99

478-19
478-19
478-19

EXHIBIT G

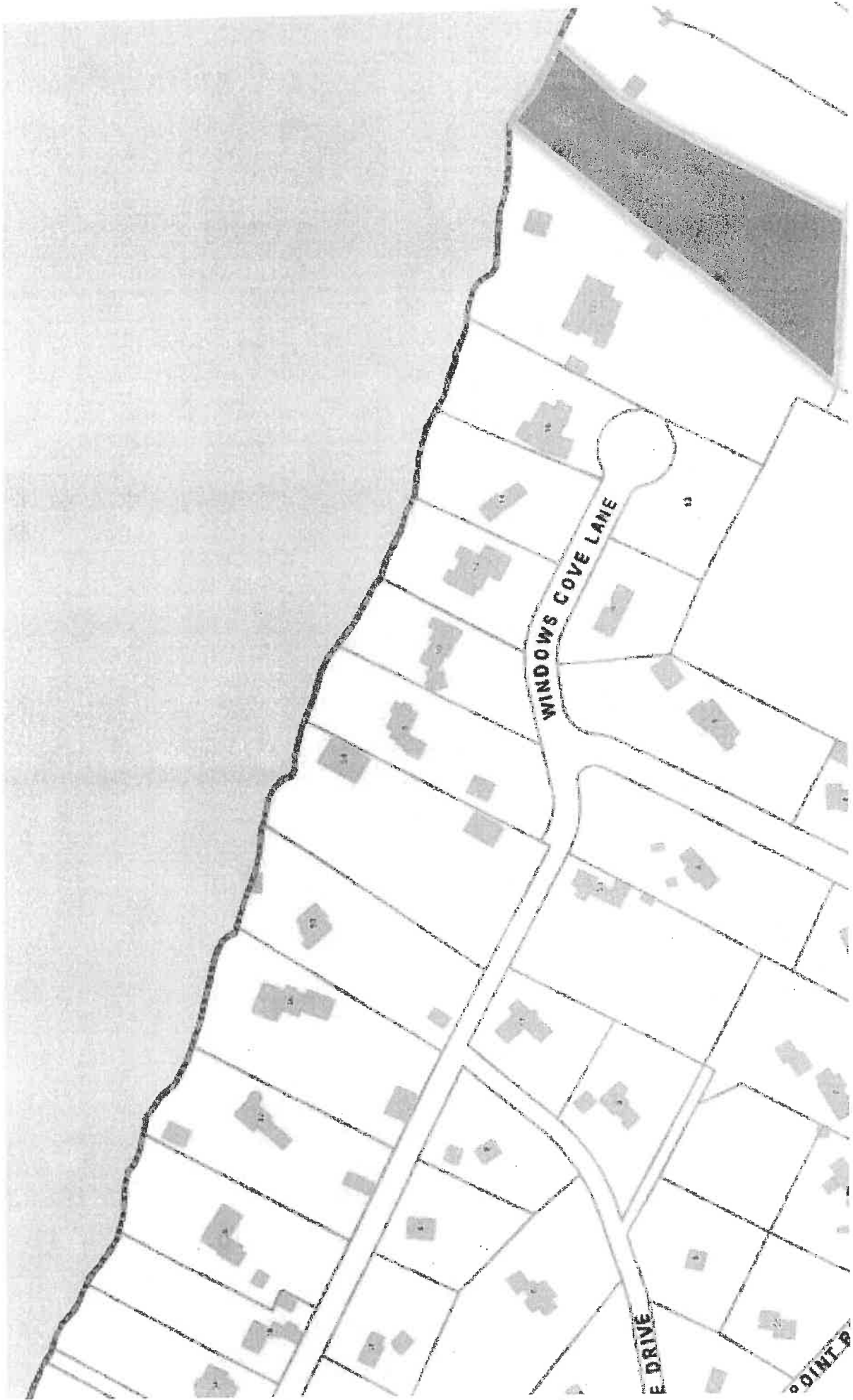


EXHIBIT H

NO.	DESCRIPTION	BY	DATE

VILACO GARAGE

72B Burgess
Point Road
Wareham, Ma
02571



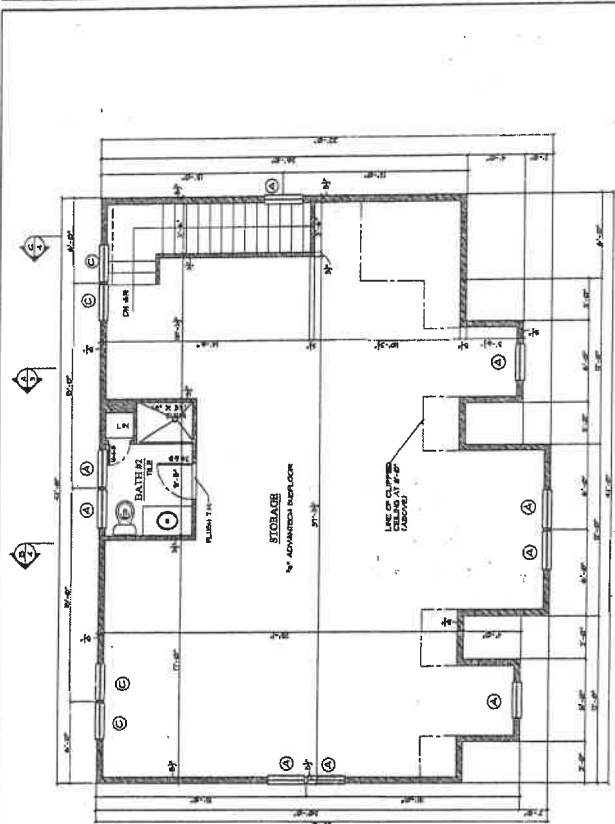
Jonathan Blumenthal
Professional Seal
Registered Architect
No. 14563
State of Massachusetts
Expires 12/31/2018

ISSUE FOR
CONSTRUCTION DOCUMENTS

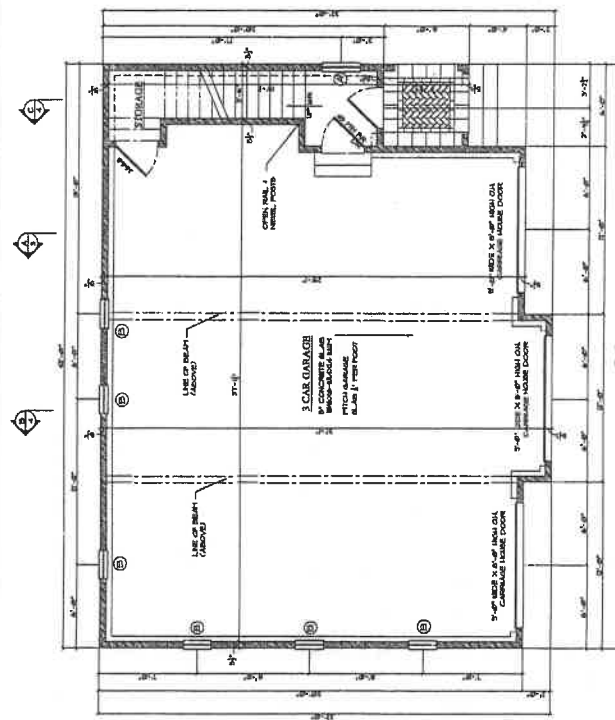
SHEET NAME
FLOOR PLANS
ELEVATIONS

SCALE	AS NOTED
DATE	ISSUE
DRAWN BY	JLB
CHECKED BY	JLB

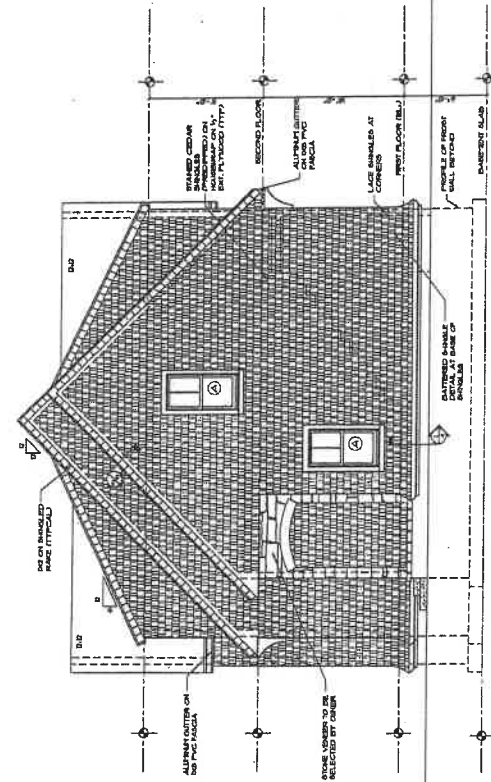
SHEET NO
1



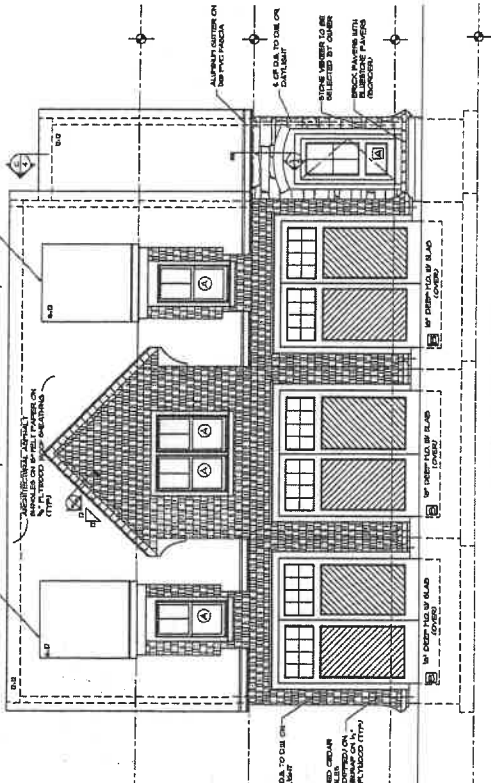
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

YLACO GARAGE

72B Burgess
Point Road
Wareham, Ma
02571



Jennifer Bonfield
Professional Architect
100 Main St.
Wareham, MA 02571
401.237.7334
info@archiflex.com

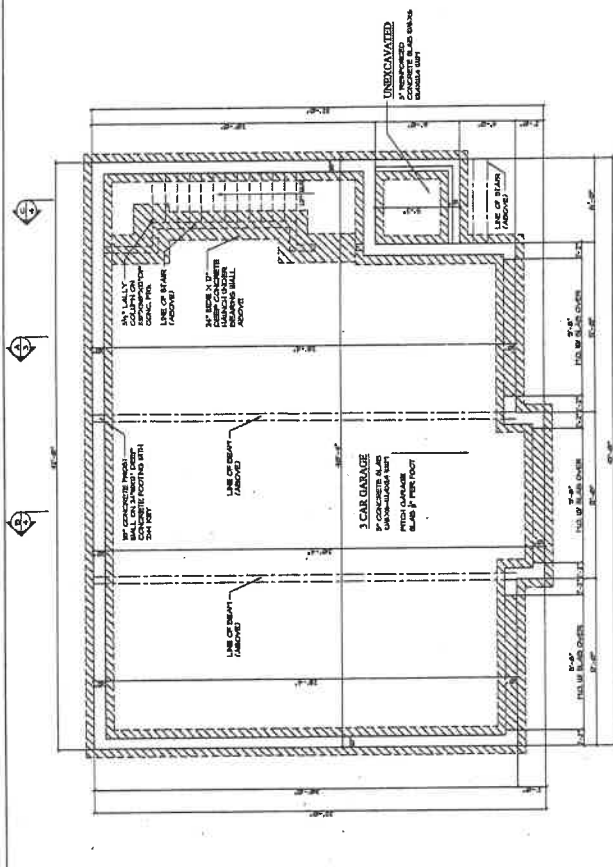
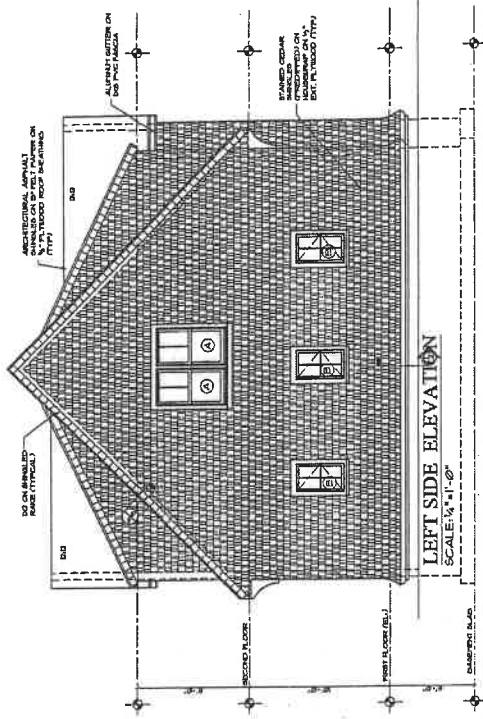
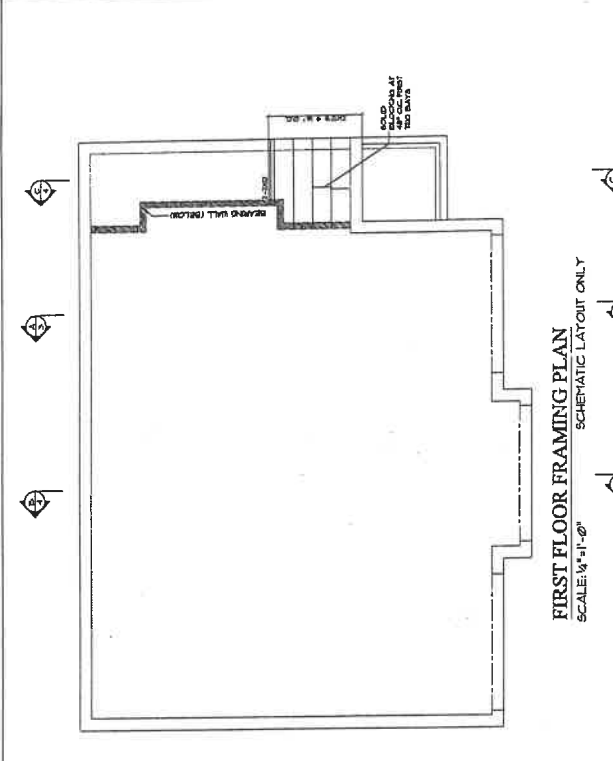
Architect's License No. 23151-A
Professional Seal
Archiflex, Inc.
100 Main Street
Wareham, MA 02571
401.237.7334
info@archiflex.com

**ISSUE FOR
CONSTRUCTION
DOCUMENTS**

SHEET NAME
**FOUNDATION
PLAN, FRAMING
PLAN &
ELEVATIONS**

SCALE: AS NOTED
DATE: 03/23/20
DRAWN BY: JLB

SHEET NO.
2



NO.	DESCRIPTION

VLAOCO GARAGE

72B Burgess
Four Road
Wareham, Ma
02571



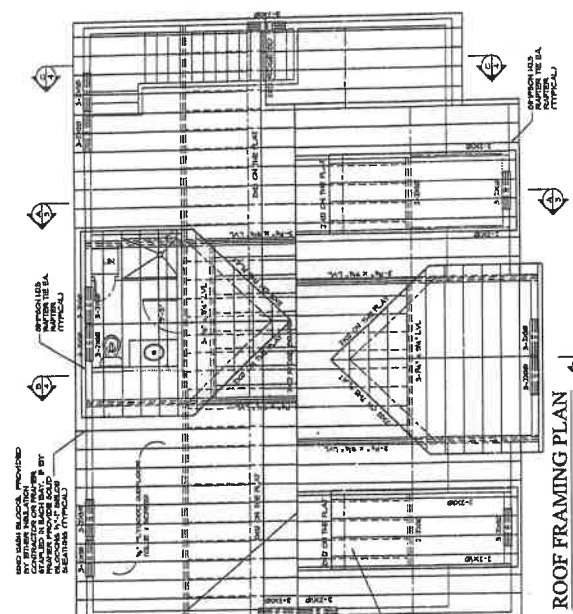
**Jennifer Blamit
Architecture, Inc.**
100 Main Street
Wareham, MA 02571
508-547-1114
jblamit@jblamit.com

ISSUE FOR CONSTRUCTION DOCUMENTS

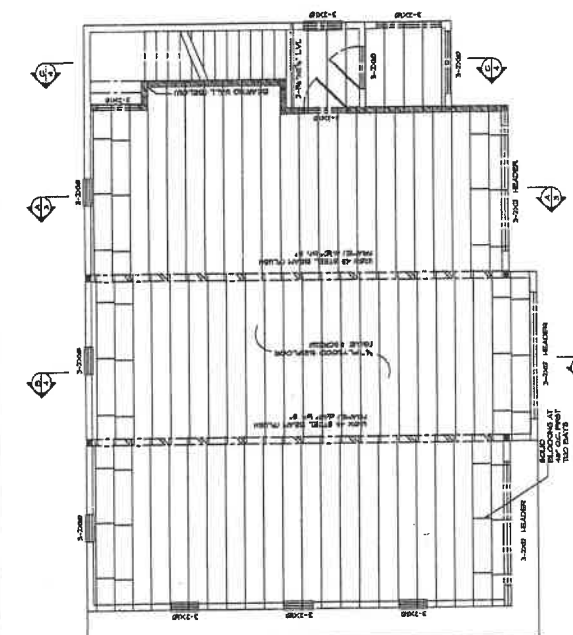
PROJECT NAME
FRAMING PLANS & BUILDING SECTIONS

SCALE AS NOTED
DATE _____
DRAWN BY JLD
CHECKED BY _____

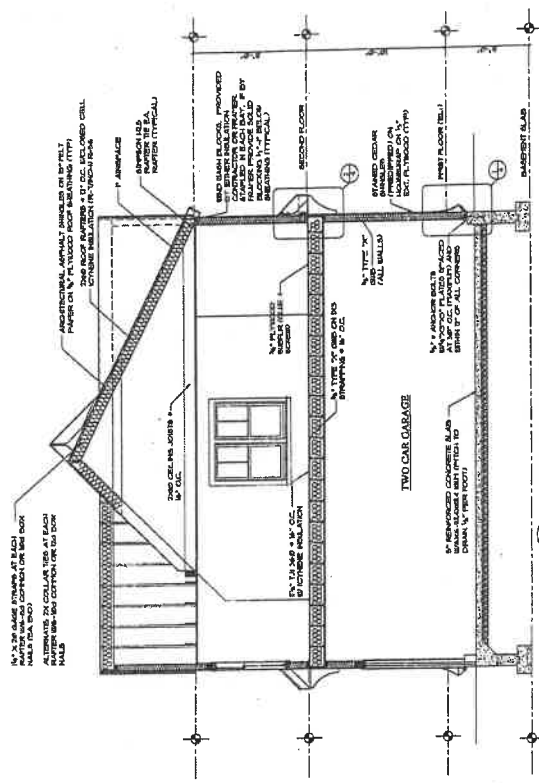
SHEET NO
3



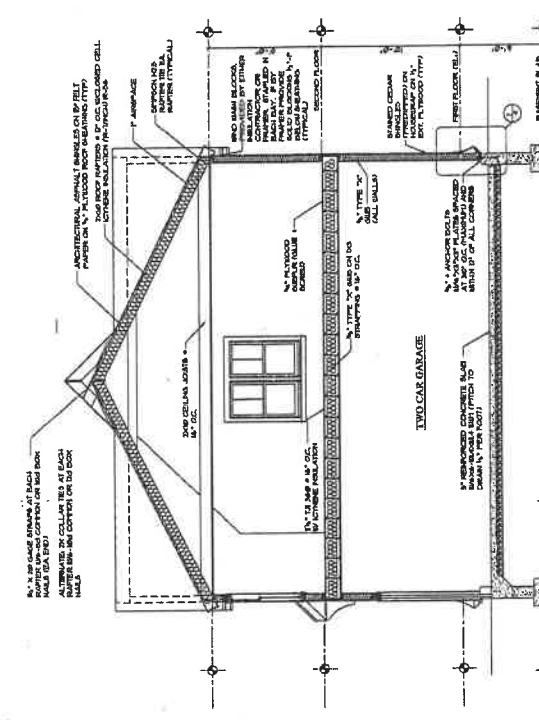
ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"
SCHEMATIC LAYOUT ONLY



SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"
SCHEMATIC LAYOUT ONLY



CROSS SECTION A
SCALE: 1/4" = 1'-0"



CROSS SECTION B
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

VILACO GARAGE

72B Burgess
Point Road
Wareham, Ma
02571



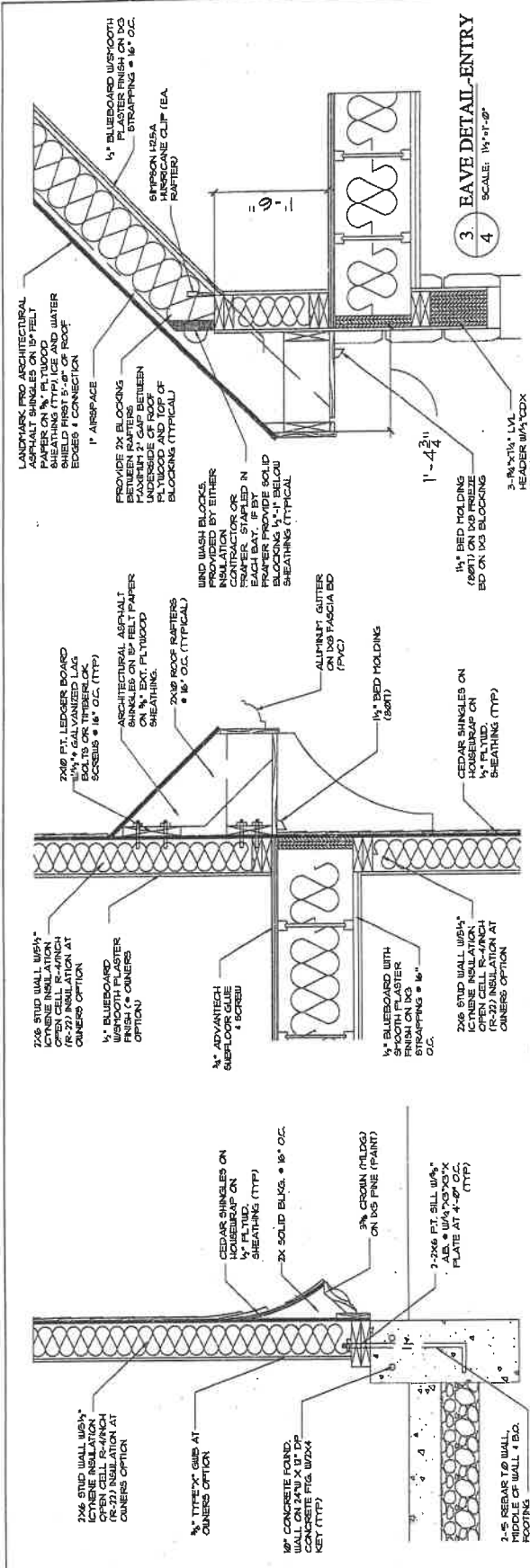
Jennifer Blamie
100 Main Street
Wareham, MA 02571
508.548.1234
jblamie@archiplicity.com

ISSUE FOR
CONSTRUCTION DOCUMENTS

PROJECT NAME
VILACO GARAGE

SCALE 1/4" = 1'-0"
DATE 11/23/18
DRAWN BY JLB
PROJECT NO

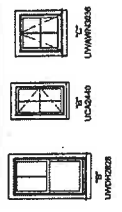
4



WINDOW SCHEDULE

MARK	QTY.	LOCATION	SIZE	DESIGNATION	DESCRIPTION	MANUFACTURER
A	10	MIDDOCK STABLE	7'-0" x 5'-10"	WD06026	21 CLAD DR. W/L	MARYN ULTRATE
B	4	GARAGE	7'-1" x 3'-3 1/4"	UC31449	4 LIGHT GLAD CAMPBELL (8000)	MARYN ULTRATE
C	4	2ND FLOOR	7'-11" x 3'-0" 5/8"	UM00006	4 LIGHT GLAD CAMPBELL (8000)	MARYN ULTRATE

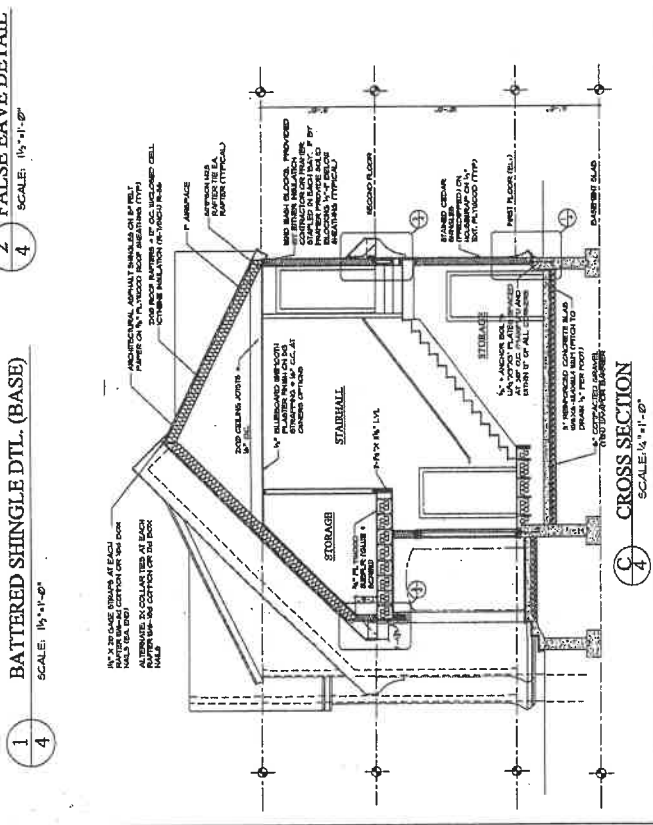
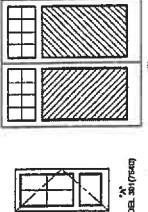
TOTAL NO. OF UNITS: 120



EXTERIOR DOOR SCHEDULE

MARK	QTY.	SIZE	DESIGNATION	DESCRIPTION	MANUFACTURER
A	1	SEE MANUF	T1642 HANTUCKET	6 LIGHTS PANEL DOOR (3000) W/ 10" MILLION (13'-0" X 7'-0") LIGHT PANEL (E.A. SIDE)	SPYRON DOOR
B	3	9'-0" x 10'-0"	MODEL 301	CARRIAGE HOUSE STYLE GARAGE DOOR	OVERHEAD GARAGE DOOR CO

TOTAL NO. OF EXTERIOR DOORS: 4



NO.	DESCRIPTION	BY	DATE

VLAACO GARAGE
 77B Burgess Point Road
 Wrentham, Ma 02571



Jennifer Blinnard
 8074005628
 501.789.1784
 jbl@archplicity.com

All drawings are prepared under the supervision of Jennifer Blinnard, a Licensed Architectural Designer in the State of Massachusetts. No structural steel is shown on these drawings.

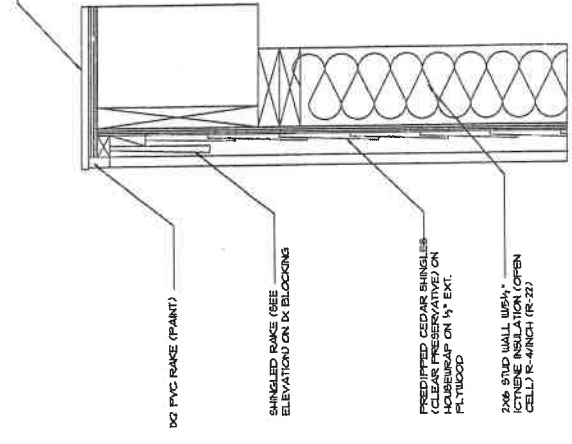
ISSUE FOR
CONSTRUCTION DOCUMENTS

ISSUE NAME
FRAMING DETAILS, BUILDING SECTION AND SCHEDULES DOOR SCHEDULES

SCALE	AS NOTED
DATE	1/13/23
DESIGNED BY	J.B.
SHEET NO.	

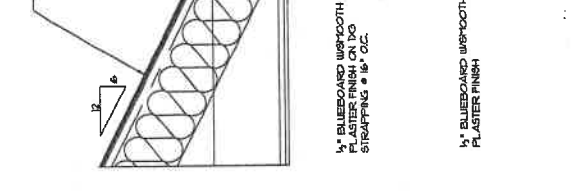
5

LANDMARK PRO ARCHITECTURAL ASPHALT SHINGLES (SEE SCHEDULES) ON 15/16" OSB SHEATHING (TYP).
 ICE AND WATER SHIELD FIRST 3'-0" OF ROOF EDGES + CONNECTION



5 SHINGLED RAKE DETAIL
 SCALE: 1/4"=1'-0"

LANDMARK PRO ARCHITECTURAL ASPHALT SHINGLES (SEE SCHEDULES) ON 15/16" OSB SHEATHING (TYP).
 ICE AND WATER SHIELD FIRST 3'-0" OF ROOF EDGES + CONNECTION



4 EAVE DEATHL DORMER
 SCALE: 1/4"=1'-0"

