

**APPLICATION FOR SITE PLAN REVIEW**

Page 1

Applicant: Name: TTR, LLC

Mailing address: 13 Ledgewood Drive  
Dover, MA 02030

Telephone: 781-983-2194

Project: Street & Number: 3 Tow Road, Wareham, MA

Assessor's Map: 108, 1004-A Lot(s) \_\_\_\_\_

Dwelling Units # None

Parking Spaces # 36

Acres: 1.5 Square Feet Commercial Space: 6,000

Briefly describe project: Existing building - No changes to building  
or site. We will be adding stripes to parking spaces.

Date: March 13, 2024

Signature of Applicant: \_\_\_\_\_

**RECEIVED**  
MAR 13 2024  
By Janina Raposo  
Planning Dept.

**RECEIVED**

MAR 13 2024

TOWN OF WAREHAM  
BOARD OF HEALTH

WAREHAM TOWN CLERK  
2024 MAR 12 PM 5:10

# APPLICATION FOR SITE PLAN REVIEW

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List of abutters:

Please list the names of all abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list.

*See Attached*

[Home](#) » [Departments](#) » [Assessors Department](#) » [Abutter Request Form - Online](#) » [Webform results](#)

# Submission #277

1-22-24

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### Submission information

Form: [Abutter Request Form - Online](#)  
Submitted by Anonymous (not verified)  
January 18, 2024 - 3:52pm  
50.212.102.29

### Contact Information

Gregory V. Sullivan

### Phone Number:

781-749-4141

### Email Address:

g.sullivan@mslpc.net

### Date of Request:

January 18, 2024

### Owners Name:

TTR LLC

### Property Location:

3 Tow Road, Wareham, MA

### Map/Lot

Map 1008/ Lot 1004AA

### Distance Required

300'

### Which Board are you appearing before?

Zoning Board of Appeals

300'

3 Tow Rd

3 Tow Rd

# RECEIVED

JAN 18 2024

TOWN OF WAREHAM  
ASSESSING DEPARTMENT

[Previous submission](#) [Next submission](#)

**TOWN OF WAREHAM ABUTTERS**

**MAP 108 LOT 1004/AA**

**OWNER TTR LLC**

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
108-0-1004.AA	TTR LLC	13 LEDGWOOD DR	DOVER, MA	02030
108-0-1004.A1	MAYFLOWER COOPERATIVE BANK, C/O ROCKLAND TRUST/FACILITIES DEPT	288 UNION ST,	ROCKLAND, MA	02370
108-0-1004.B	FIELDING STEVEN,	2432 CRANBERRY HWY,	WAREHAM, MA	02571
108-0-1004.E	FARES REALTY CORP,	156 MAIN ST,	BUZZARDS BAY, MA	02532
108-0-1004.F	UPLAND STORAGE & DEVELOPMENT, CORPORATION	PO BOX 881,	W WAREHAM, MA	02576
108-0-1004.G	KESTREL PROPERTIES LLC,	9 TOW RD,	WAREHAM, MA	02571
108-0-1006.M	CAROL CASE 2/2/18 LLC, C/O MCCARTHY PROPERTIES	PO BOX 100,	W WAREHAM, MA	02576
108-0-1006.M1	STUHLAK RUSSELL, STUHLAK LEONA J	3196 HANGING MOSS CIRCLE,	KISSIMMEE, FL	34741
108-0-1006.M1.2	MMDDISAK LLC,	PO BOX 100,	W WAREHAM, MA	02576
108-0-1016	FIELDING THOMAS ET ALS, HARDY PATRICIA A ET AL TRUSTEES	2432 CRANBERRY HWY,	WAREHAM, MA	02571
108-0-1019	CIAFFONI TIMOTHY A,	PO BOX 483,	WAREHAM, MA	02571
108-0-1020	FIELDING THOMAS ARTHUR H ET AL, HARDY PATRICIA ET AL TRUSTEES	2432 CRANBERRY HWY,	WAREHAM, MA	02571
108-0-1A	2416 CRANBERRY HWY LLC, NOURIA ENERGY CORP ATTN: ACCOUNTS PAYABLE	326 CLARK ST	WORCESTER, MA	01606
108-0-2A	ALPHA REALTY HOLDINGS LLC	280 AYER RD	HARVARD, MA	01540
108-0-3A	2180 BOSTON PROVIDENCE TPKE, ASSOCIATES LLC	PO BOX 685	NORWOOD, MA	02062
87-0-1	JPM PP LLC	39 EMERALD ST	MEDFORD, MA	02155
108-0-1004.H	MERLIN PROPERTIES LLC,	9 TOW RD,	WAREHAM, MA	02571
85-0-JDC1	LCR WAREHAM MARKETPLACE LLC	6 IRONWOOD RD	WINDHAM, NH	03087

**CERTIFIED ABUTTERS AS THEY APPEAR**

**ON OUR TAX ROLLS AS OF 1/22/2024**

*W. René Atkins*  
**ASSESSORS OFFICE**

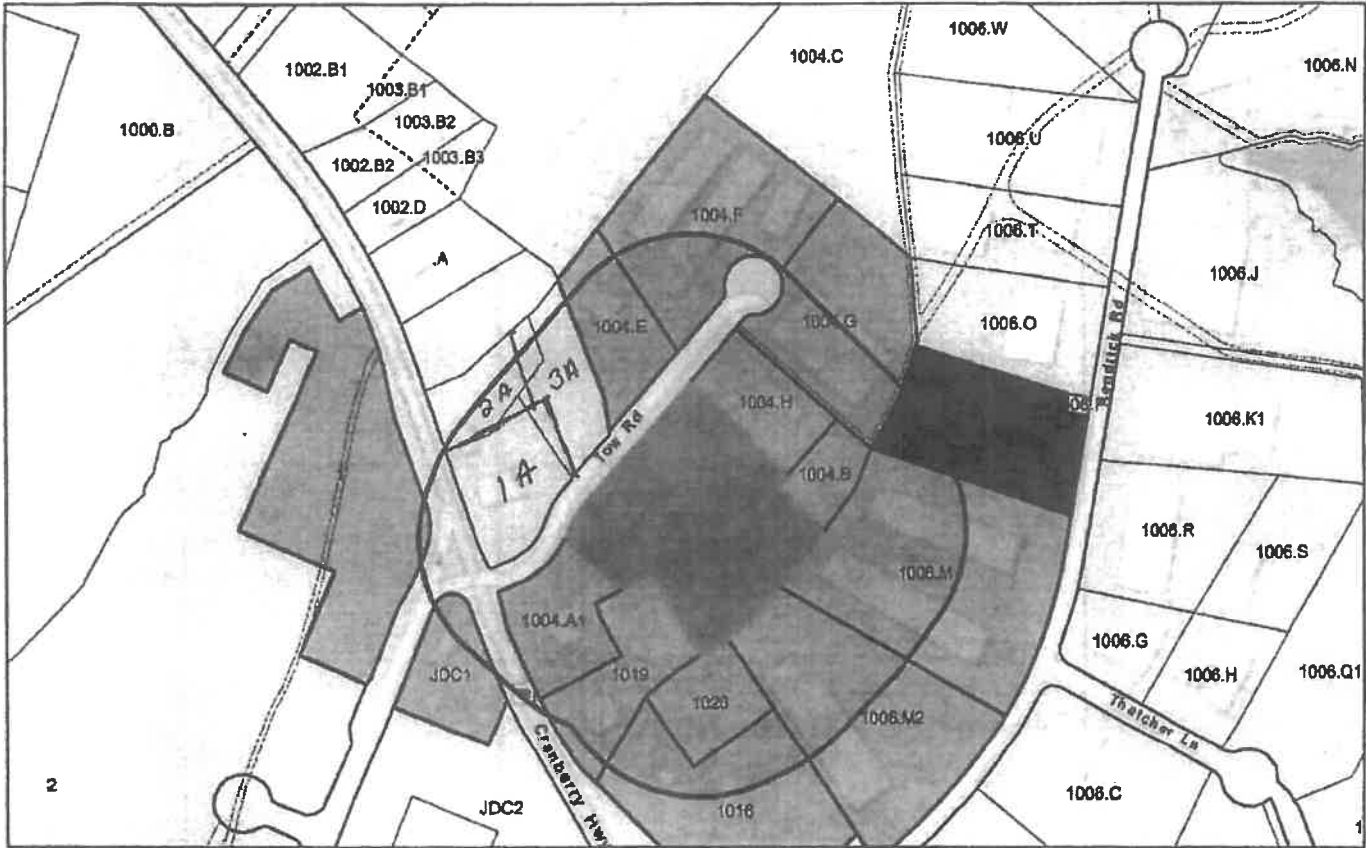
**REQUESTED BY**

**GREGORY V SULLIVAN**

**781 749-4141**

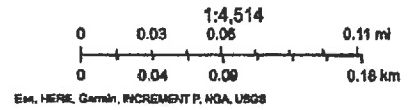
**G.SULLIVAN@MSLPC.NET**

# ArcGIS Web Map



1/22/2024, 8:36:29 AM

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



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



## SITE PLAN REVIEW CHECKLIST

Plans shall be prepared by a registered architect, landscape architect, or Professional Engineer. 14 complete sets are required with the following information included:

### 1. GENERAL INFORMATION

- N/A ✓ Developer name, address, telephone number
- ✓ Property owner name, address, telephone number, legal relationship between developer and property owner
- ✓ Date of application
- ✓ Statement briefly describing project *See Attached*
- ✓ Locus map (1" = 2,000')
- ✓ Location of property to surrounding area (this plan shall show at a scale of not less than 1" = 100' the general characteristics of all lands within 200' of the proposed site and shall include structures, parking areas, driveways, pedestrian ways and natural characteristics)
- Zoning district (square feet within each district if more than one district)
- ✓ Total area of project in square feet to include wetland and 100 year flood plain (both in square feet) *See Attached*
- ✓ All contiguous land owned by the applicant or by the owner of the property. At the discretion of the Planning Board photographs of the site at size 8" x 10" *See Attached*

### 2. EXISTING FEATURES

Plans shall be accurately drawn to a scale of 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal and shall show all existing natural, manmade, and legal features of the site. Such plans are to include but not be limited to the following:

- ✓ Tree line of wooded area *Plans provided*
- ✓ Individual trees 18" dbh or over *existing*
- N/A Bogs or agricultural areas

Statement briefly describing the project:

Three Tow Road

Wareham, MA 02571

Description:

- Building – No Changes – this is an existing structure.
- Site – No Changes except for striping for parking spaces
- Interior – Building out administrative offices – see plan



## General Information

Three Tow Road

Wareham, MA 02571

Total area of project in square feet to include wetland and 100 year flood plain  
(both in square feet)

This is an existing building – we are not adding to the structure nor are we  
changing the site work.

## General Information

Three Tow Road  
Wareham, MA 02571

All contiguous land owned by the applicant or by the owner of the property. At the discretion of the Planning Board photographs of the site at size 8" x 10"

TTR, LLC does not own any adjacent property.

- All wetlands protected under CMR 10.02 (1) (a-d) *No Wetlands*
- Flood plain (100 years) with base flood elevation data - *existing site + Bldg.*
- Contour lines (2' intervals) *drawings submitted*
- General soil types *drawing submitted - Existing site + Bldg.*

## 2b. EXISTING MANMADE FEATURES

- Vehicle accommodation areas - *existing Parking lot / Plans submitted*
- Street, roads, private ways, walkways - *existing - Plans submitted*
- Curbs, gutters, curb cuts, drainage grates - *existing - Plans submitted*
- Storm drainage facilities, including manholes - *existing - Plans submitted*
- Utility lines, including water, sewer, electric, telephone, gas, cable TV - *existing - Plans Submitted*
- Fire hydrants and location of dumpsters - *existing - Pla*
- Building, structures, and signs (free standing), including dimensions of each - *existing Plans Submitted*
- Existing light fixtures - *existing - Plans submitted*

## 2c. EXISTING LEGAL FEATURES

- Zoning of property (district lines) - *existing building*
- Property lines (with dimensions identified) - *existing - Plans submitted*
- Street right of way lines - *existing site and building*
- Utility or other easement lines - *existing site and building*
- Monuments - *existing building*

## 3. THE DEVELOPMENT PLAN

The development plan shall show proposed changes in the (a) existing natural features; (b) existing man made features and (c) existing legal features.

The Development Plan shall include: — *No development plan - existing site  
- existing Bldg.*

- \_\_\_\_\_ Square feet in every new lot
- \_\_\_\_\_ Lot dimensions
- \_\_\_\_\_ Location and dimensions of all buildings and free standing signs as well as the distances from all buildings to lot lines, streets, or street right of way
- \_\_\_\_\_ Building elevations (side, front, and back for a typical unit) showing building height and any proposed wall signs
- \_\_\_\_\_ Location, dimensions, and designated use for all recreation areas
- \_\_\_\_\_ Location and dimension of all open space; indicate whether open space is to be dedicated to public use or to remain private
- \_\_\_\_\_ Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land
- \_\_\_\_\_ Curbs and gutters, curb cuts, drainage grates
- \_\_\_\_\_ Drainage facilities including manholes, pipes, drainage ditches, and retention ponds
- \_\_\_\_\_ Sidewalks and walkways showing widths and materials
- \_\_\_\_\_ Outdoor illumination with lighting fixture size and type identified
- \_\_\_\_\_ Utilities; water, sewer, electric, telephone, gas, cable TV
- \_\_\_\_\_ Fire hydrant location
- \_\_\_\_\_ Dumpster (trash collection facilities)
- \_\_\_\_\_ New contour lines resulting from earth movement (at 2' intervals) and indications of types of ground cover and other precautions to stabilize slopes
- \_\_\_\_\_ Vehicle parking, loading, and circulation areas showing dimensions
- \_\_\_\_\_ Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements

#### 4. IMPACT STATEMENT - Existing Site + Existing Bldg.

In order to evaluate the impact of the proposed development to Town services and the welfare of the community, there shall be submitted an impact statement in two parts.

- \_\_\_\_\_ All applicable Town services including but not limited to schools, sewer services, water systems, parks, fire, and police.
- \_\_\_\_\_ The roads in the immediate vicinity of the proposed development (including an estimate of both peak and average daily counts)
- \_\_\_\_\_ The ecology of the area within the site and any significant off-site impacts

Part Two shall describe what actions have been taken to mitigate the impacts described in Part One

This application constitutes the applicant's willingness to work under the Town of Wareham's Zoning Bylaws. Any errors or omissions from this checklist or the Zoning Bylaw may result in the application not being placed on a Planning Board Agenda or denial of the Site Plan.

## Site Plan Review Application Checklist

**Note to Applicant(s):** The following checklist serves as an instrument to help ensure that all necessary information and materials are submitted with the application for Site Plan Review. Please verify that all related items listed below have been accounted for in your submission. (Refer to Article 15 of the Zoning By-Law of the Town of Wareham, Massachusetts, adopted October 2004).

Name of site: Three Tow Road Date: March 13, 2024  
 Owner(s): TTR, LLC  
 Address: Three Tow Road Wareham, MA 02571  
 Telephone Number: 781-983-2194 Cell Phone: 781-983-2194

Developer(s): N/A  
 Address: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Relationship between Developer & Property Owner: No Developer

Surveyor: Existing site structure  
 Engineer: Outback Engineering  
 Architect: General Building Design - Existing Structure  
 Landscape Architect: GEN N/A

ITEM	Complete
Application for Site Plan Review – Special Permit filed with Planning Board (14 copies of application and supplementary materials)	✓ 7 copies
Application for Special Permit – Residential Cluster Development filed with Planning Board (11 copies of application and supplementary materials)	N/A N/A
Copies filed with Town Clerk	.
Filing Fees	\$750.00
<b>GENERAL INFORMATION</b>	
Developer Name, address, telephone number	N/A
Property Owner Name, address, telephone number	✓
Date of Application	✓
Statement briefly describing project	✓
Locus Map (1" = 2,000')	
Location of property to surrounding area (scale should be no less than 1" = 100') and general characteristics of all lands within 200' of the proposed site including structures, parking areas, driveways, pedestrian ways, and natural characteristics	✓

Zoning district (sq. feet within each district if more than one)	✓
Total area of project to include wetland and 100 year floodplain (both in sq. feet)	✓
All contiguous land owned by the applicant or by owner of property	✓
Photographs of site (8" by 10") – at discretion of Permitting Authority	
List of abutters, certified by Board of Assessors	✓
Number of dwellings which could be constructed by means of a conventional development plan, considering the whole tract, exclusive of water bodies and land prohibited from development by legally enforceable restrictions, easements, or covenants. This includes: <ul style="list-style-type: none"> <li>Any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh, or swamp bordering the ocean, any estuary, creek, river, stream, pond, or lake</li> <li>Lake under any of the water bodies listed above;</li> <li>Land subject to tidal action</li> <li>Land subject to coastal storm flowage or slopes in excess of fifteen (15) percent are not to be counted in figuring the number of permissible units of conventional development.</li> </ul>	N/A
<b>EXISTING FEATURES</b>	
(Scale 1" = 20', 1" = 40', or 1" = 100' where practical and appropriate to the size of the proposal) Must include a minimum of the following:	✓
<b>1. Existing Natural Features</b> <ol style="list-style-type: none"> <li>Tree line of natural area;</li> <li>Individual trees 18" dbh or over;</li> <li>Bogs or agricultural areas;</li> <li>All wetlands protected under 310 CMR 10.01 (1) (a-d); floodplain (100 year) with base flood elevation data;</li> <li>Contour lines (2' intervals);</li> <li>General soil types.</li> </ol>	✓
<b>2. Existing Man-Made Features</b> <ol style="list-style-type: none"> <li>Vehicle accommodation areas; streets, roads, private ways, walkways;</li> <li>Curbs, gutters, curb cuts, drainage grates;</li> <li>Storm drainage facilities including manholes;</li> <li>Utility lines including water, sewer, electric, telephone, gas, cable TV;</li> <li>Fire hydrants and location of dumpsters;</li> <li>Buildings, structures, and signs (free standing) including dimensions of each;</li> <li>Exterior lighting features.</li> </ol>	✓
<b>3. Existing Legal Features</b> <ol style="list-style-type: none"> <li>Zoning of property (district lines);</li> <li>Property lines (with dimensions identified);</li> <li>Street right-of-way lines;</li> <li>Utility or other easement lines;</li> <li>Monuments.</li> </ol>	✓

<b>DEVELOPMENT PLAN</b>	
Proposed changes to existing natural features, existing man-made features, and existing legal features including the following; - <i>No development plan existing site</i>	<i>None</i>
• Area of each new lot in square feet;	
• Lot dimensions;	
• Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street;	
• Location, dimension, and designated use for all recreation areas;	
• Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or remain private);	
• Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land;	
• Curbs and gutters, curb cuts, drainage grates;	
• Drainage facilities including manholes, pipes, drainage ditches, and retention ponds;	
• Sidewalks and walkways showing widths and materials;	
• Outdoor illumination with lighting fixture size and type identified;	
• Utilities – Water, sewer, electric, telephone, gas, cable TV;	
• Fire hydrant locations;	
• Dumpster (trash collection facilities);	
• New contour lines resulting from earth movement (2' intervals) and indications of types of ground cover and other precautions to stabilize slopes;	
• Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways;	
• Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements.	
<b>IMPACT STATEMENT</b>	
<b>Part One:</b> Description of neighborhood and impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection; <i>Existing Site + Building</i>	
Traffic report of existing and future traffic within and adjacent to proposed development. (Include estimate of both peak and average daily traffic count);	
Analysis of site in regards to wetlands, coastal wetlands, slopes, soil conditions, 100 year flood plain, and other natural features as Planning Board may request;	
Environmental Impact Assessment Report relating to proposed plan and copy of environmental impact report if otherwise required in order to illustrate the ecology of the area within the site and any significant off-site impacts;	
Evaluation of open land proposed within cluster, with respect to size, shape, location, natural resource value, and accessibility by residents of the Town or of the cluster;	



<b>Part Two:</b> Description of actions that have been taken to mitigate the impacts described in Part One.	
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*We do not see any impact*

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

Check one:            ANR \_\_\_\_\_ Form B \_\_\_\_\_ Form C \_\_\_\_\_ Site Plan Review \_\_\_\_\_

Date stamped in \_\_\_\_\_ Date decision in due \_\_\_\_\_

Applicant's name(s) TTR, LLC

Applicant's address 13 Ledgewood Drive, Dover, MA 02030

Telephone number 781-983-2194

Address of property Three Tow Road

Landowner's name TTR, LLC

Owner's address 13 Ledgewood Drive, Dover, MA 02030

Telephone number 781-983-2194

Contact person Charles J. Morris Telephone 781-983-2194

Map # 108 Lot # 1004 Zone A

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Comments (state reasons for denial or stipulations of approval)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Conditions for: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



COMMENTS OR STIPULATIONS ON DECISION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STREET NAME PROPOSED AND ACCEPTED: \_\_\_\_\_  
\_\_\_\_\_

Conditions for: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ZONING BOARD**  
**TAX VERIFICATION FORM**

This verifies that TTR, LLC (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 \_\_\_\_\_ (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

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John Foster, Tax Collector