

- PLAN REFERENCES :
1. REFER TO PLAN PREPARED BY SAMUEL CORSE FOR BRADFORD & OLIVE HOLMES, DATED SEPTEMBER 24, 1949. SEE PLAN BOOK 8, PAGE 52.
  2. REFER TO PLAN PREPARED BY PRINCIPE COMPANY FOR BAY POINTE CLUB, LLC, DATED JUNE 26, 2017. SEE PLAN BOOK 61, PAGE 597.
  3. REFER TO PLAN PREPARED BY WATERMAN ENGINEERING FOR BAY POINTE CLUB, LLC, DATED APRIL 8, 2016. SEE PLAN BOOK 60, PAGE 789.
  4. REFER TO PLAN PREPARED BY WALTER E. ROWLEY FOR PRO TANTO, INC., DATED JANUARY 24, 1964. SEE PLAN BOOK 13, PAGE 111.
  5. REFER TO PLAN PREPARED BY CHARLES L. ROWLEY FOR ONSET FIRE DISTRICT, DATED NOVEMBER 23, 1988. SEE PLAN BOOK 31, PAGE 1184.

OWNER ; LOTS H1, H2 & H3  
 LACASSE REALTY TRUST  
 SEE BOOK 41809, PAGE 249  
 LIONEL J. LACASSE, ORIGINAL TRUSTEE  
 SCOTT FACCHETTI, SUCCESSOR TRUSTEE

PLAN PURPOSE ;  
 THE PURPOSE OF THIS PLAN IS TO REDEFINE THE LOT LINE BETWEEN LOT H1 AND LOTS H2/H3, TO ELIMINATE THE EXISTING ENCROACHMENT OF THE GARAGE STRUCTURE AT LOT H-1. THE TWO NEW RECONFIGURED LOTS ARE SHOWN AS H1A AND H2A.

THE PROPOSED LOT H1A MAINTAINS THE EXACT AREA PREVIOUSLY SHOWN FOR LOT H1 ON THE RECORD PLAN. THE PROPOSED LOT H2A MAINTAINS THE EXACT AREA PREVIOUSLY SHOWN FOR LOTS H2 & H3 ON THE RECORD PLAN.

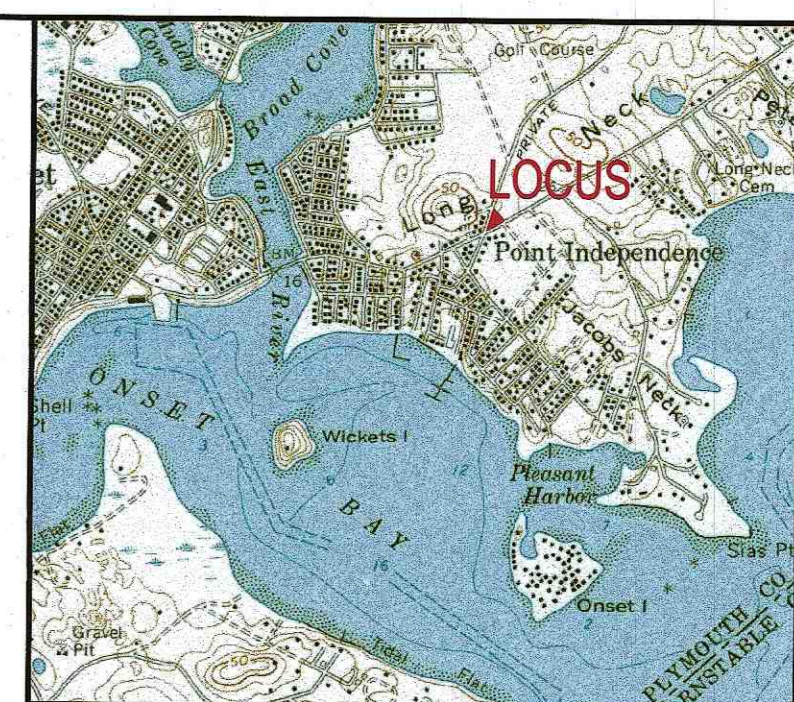
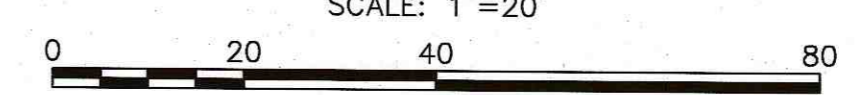
BOTH BUILDINGS WERE IN EXISTANCE PRIOR TO 1951, THE DATE WHEN THE SUBDIVISION CONTROL LAW WENT INTO EFFECT IN THE TOWN OF WAREHAM.

EXISTING BUILDINGS WERE FIELD LOCATED BY G.A.F. ENGINEERING ON DECEMBER 27, 2021.

ZONING DATA ; MR-30

- MINIMUM LOT AREA = 30,000 SQ.FT.
- MINIMUM FRONTAGE = 150'
- MINIMUM FRONT SETBACK = 20'
- MINIMUM SIDE SETBACK = 10'
- MINIMUM REAR SETBACK = 10'
- MAXIMUM BUILDING HT. = 35'
- MAXIMUM BUILDING COVERAGE = 25%

**SITE PLAN**  
SCALE: 1"=20'



LOCUS MAP ; SCALE ; 1" = 2083'

FOR REGISTRY USE ONLY

"I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."  
 THE CERTIFICATION MADE HEREON IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.  
 ABUTTERS SHOWN ARE ACCORDING TO THE TOWN OF WAREHAM TAX ASSESSMENT RECORDS

APPROVED BY:  
  
 ROBERT A. BRAMAN, JR.  
 P.L.S. # 45850

TOWN OF WAREHAM  
 APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

WAREHAM PLANNING BOARD  
 DATE \_\_\_\_\_

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE WAREHAM ZONING BY-LAWS IN ACCORDANCE WITH DIVISION VI, ARTICLE I AND ITS IMPLEMENTING WETLANDS PROTECTION REGULATIONS AS WELL AS MASSACHUSETTS WETLAND PROTECTION ACT, M.G.L. CH. 131, §40 AND ITS IMPLEMENTING REGULATIONS, 310 CMR 10.00 FOR ALL LOTS AFFECTED.

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE EARTH REMOVAL REGULATIONS IN ACCORDANCE WITH DIVISION IV, ARTICLE III OF THE TOWN BY-LAWS FOR ALL LOTS AFFECTED.

DATE: FEB. 4, 2022	APPROVED BY:	DESCRIPTION
DRAWN BY: JH		
CHECKED BY: WFM		
JOB NO.: 21-9824	DATE	
SCALE: 1" = 20'	REV.	
	BY	
	APP'D	

APPROVAL NOT REQUIRED  
 PLAN OF LAND  
 ONSET AVENUE & CAHOON ROAD  
 WAREHAM, MA  
 PREPARED FOR:  
 LACASSE REALTY TRUST  
 ONSET, MA  
 P.O. BOX 35

JOB NO.: 21-9824  
 DWG. 1 OF 1