

July 24, 2023

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



**ENGINEERING,
INC.**

**ENGINEERS
SURVEYORS**

**RE: Approval Not Required Plan
434 Main Street
Map 61, Lots 1057.A, 1057.B, 1057.C & 1057.D
G.A.F. Job. No. 21-9751**

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, Nazih B. Elkallassi, we respectfully submit the following:

1. One original and eight copies of the Form A - Application for endorsement of plan believed not to require approval.
2. Nine (9) copies of the Approval Not Required plan dated February 18, 2022 and Revised July 18, 2023.
3. Original mylar of the Approval Not Required plan dated Revised July 18, 2023..
4. Tax Verification Form. – 9 Copies
5. ANR checklist. – 9 Copies
6. Record of Planning Board Proceedings.
7. ANR/Subdivision/Site Plan Review Form
8. Check #3038 in the amount of \$150.00 for filing fees. No new lots are created by this plan.

The purpose of this plan is to reconfigure the lots shown on a plan previously endorsed on March 23, 2022 and recorded with the Registry of Deeds in Plan Book 66, Page 97. 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.

Enclosure

cc: Town Clerk
Nazih Elkallassi

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

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 620 which requires 75 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 High Street and Main Street, 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 620 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 _____ buildings were standing on the plan prior to _____ the date when the subdivision control law went into effect in the City/Town of _____ 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:

Nazih B. Elkallassi
APPLICANT'S NAME - PLEASE PRINT

5. Other reasons or comment: (See M.G.L., Chapter 41, Section 81-L)

The owner's title to the land is derived under deed from Marie S. Cooney, Tr. Marie S. Cooney
Revocable Trust & Nazih Elkallassi
dated September 8, 2021, and recorded in PLYMOUTH COUNTY,
Registry of Deeds, Book 55716/57903 *, Page 321/75 or Land Court Certificate of Title No. _____
Registered in _____ District Book _____, Page _____ and _____ Assessors'
Map 61 Lots 1057.A, 1057.B, 1057.C, 1057.D

Received by City/Town Clerk:

Applicant's signature _____

Applicant's address 20 Tower Terrace

Wareham, MA 02571

Date _____

Time _____

Signature _____

Applicant's phone # _____

Owner's signature and address if not the applicant or
Applicant's authorization, if not the owner

Treasurers' Office: _____

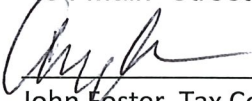
Date: _____

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Nazih B. Elkallassi (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.

219A & 219B High Street, 221A & 221B High Street, 223A & 223B High Street
434 Main Street

Map 61, Lot 1057



John Foster, Tax Collector

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 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 local tax list;
8. Location of any easement or ways, public or private, across the land with a designation as to its purpose;
9. Bearing and distances 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. 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 at a scale of 1"=2000' sufficient to identify the location of the property;
13. The name, seal and signature of the Registered Professional Land Surveyor who prepared the plan.

RECORD OF PLANNING BOARD PROCEEDINGS AND DECISIONS
Town of Wareham Planning Board

Name of Subdivision or Project: 434 Main Street

APPLICATION: FORM A FORM B _____ FORM C _____
 SITE PLAN REVIEW _____ OTHER _____

DATE SUBMITTED: _____

DATE DECISION IS DUE: _____

DATE OF PUBLIC HEARING(S): _____

DECISION DATE: _____

DATE DECISION SENT TO TOWN CLERK: _____

DATE APPEALS PERIOD BEGINS _____ ENDS _____

PLANNING BOARD DECISIONS: (yes or no or abstention) if abstaining, appropriate recusal form should accompany decision.

FORM A:

G. Barrett _____ M. Baptiste _____ M. King _____

R. Swenson _____ R. Motto _____

FORM B:

G. Barrett _____ M. Baptiste _____ M. King _____

R. Swenson _____ R. Motto _____

FORM C:

G. Barrett _____ M. Baptiste _____ M. King _____

R. Swenson _____ R. Motto _____

SITE PLAN:

G. Barrett _____ M. Baptiste _____ M. King _____

R. Swenson _____ R. Motto _____

COMMENTS OR STIPULATIONS ON DECISION: _____

**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) Nazih B. Elkallassi

Applicant's address 20 Tower Terrace, Wareham, MA 02571

Telephone number _____

Address of property Main Street and High Street, Wareham, MA

Landowner's name Nazih B. Elkallassi & NBE Holdings, LLC

Owner's address 20 Tower Terrace, Wareham, MA 02571

Telephone number _____

Contact person Brian Grady, GAF Engineering Telephone 508-295-6600

Map # 61 Lots # 1057.A, 1057.B, 1057.C & 1057.D Zone Wareham Village II

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

