



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

May 31, 2023

Attn: Mr. Kenneth Buckland, Director of Planning and Economic Development
Town of Wareham Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Re: Site Plan Review – Formerly 3127 Cranberry Highway
Peter Koulouras, Trustee of the Koulouras Family Trust
Map 8 Parcel "B"
G.A.F. Job No.: 22-9890

Dear Planning Board Members,

G.A.F. Engineering, Inc., on behalf of our client, Peter Koulouras, Trustee of the Koulouras Family Trust, hereby submits the following materials which comprise our application for Site Plan Review.

- Site Development Plans dated May 25, 2023. (8 sets)
- Stormwater Report dated May 25, 2023. (2 copies)
- Site Plan Review Application (8 copies).
 - Project Narrative and Impact Assessment Report.
 - 300' Certified Abutters list.
 - Tax Verification Form.
 - Copy of Deed.
 - Site Plan Review Checklist.
- Filing fee of seven hundred fifty dollars (\$750.00)
- Advertising fee of one hundred fifty dollars (\$150.00)
- Abutter notification fee (\$645.12)

The project consists of the construction of a 40' x 35' building with associated parking lot, access drives, landscaping, utilities, and stormwater management system. The facility will be utilized as a customer service center to Master Muffler & Brake. The project has been designed in compliance with the applicable sections of the Wareham Zoning By-Laws.

Please contact me directly if you have any questions.

Sincerely,

William F. Madden, P.E.

bill@gafenginc.com

WFM/jlc

Enclosures

cc: Peter Koulouras, Trustee of the Koulouras Family Trust
Attorney Jilian Morton
Town Clerk

APPLICATION FOR SITE PLAN REVIEW

Applicant: Name: Peter Koulouras, Trustee of the Koulouras Family Trust

Mailing Address: P.O. Box 961 N. Falmouth, MA 02556

Telephone: 508-982-2023

Project: Street & Number: Formerly 3127 Cranberry Highway

Assessor's Map: 8 Lot(s): Parcel "B"

Dwelling Units #: N/A

Parking Spaces #: 14

Acres: .36 Acres (15,881 SF) Square feet commercial space: 1,200 SF

Briefly describe project: The project consists of the construction of a 40' x 35' building with associated parking lot, access drives, utilities, and stormwater management system. The building will be utilized as a customer service center for Master Muffler and Brake.

Date: 5/30/2023

Signature of Applicant: Peter Koulouras, Attorney

***Signature of approval needed from Treasurer-Collector prior to processing application**

Treasurer-Collector: _____ Date: _____

APPLICATION FOR SITE PLAN REVIEW

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.

Marino Guy Trustee of the LPY, Realty Trust, 44 Canterbury Drive, Plymouth, MA 02360

The Akkawi Family Trust LLC, 403 Cairn Ridge Road, E. Falmouth, MA 02536

Mustapha A Akkawi Trustee, Akkawi Family Realty Trust, 403 Cairn Ridge Road, E. Falmouth, MA 02536

Settlers Glen LLC, 20 North Park Ave Ste 4, Plymouth, MA 02360

Garden Homes Estates LLC, P.O. Box 606, E. Wareham, MA02538

Emmanuel Mouzithras Trustee, E M Realty Trust, 3119 Cranberry Highway Ste 5A, E. Wareham, MA 02538

Konstantinos Koulouras Trustee of the Koulouras Family Trust, P.O. Box 961, N. Falmouth, MA 02556

Bay Pointe Trust, C/O Baypointe Club LLC-Attn Tim Fay, 1275 Wampanoag Trail Ste 14, E. Providence, RI 02915

Richard A & Beverly E Mullen, 10 Bay Pointe Dr Ext, Buzzards Bay, MA02352

Ann-Marie Foley, 11 Bay Pointe Dr Ext Unit 11, Buzzards Bay, MA 02532

Barbara R Hobbs & Robert E Morse, 12 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Dennis J & Brenda L Langlais, 6 Kiowa Road, Salem, NH, 03079

Douglas J & Carolyn J Fleming, 14 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Tammy M Morrissey, 15 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Sharon J Gay, 16 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

William L Willand, 17 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

John & Joyce Grandy, 18 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Melinda Muller Trustee & Christopher Muller Trustee, 19 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Stephen Flaherty, 1 Oakmont Drive, Buzzards Bay, MA 02532

Deborah Clarke Mehtala, 20 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Justine C Conti Life Estate, 21 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Robert J & Rose J Tourigny, 22 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Joseph J Bock & Betty Lake Bock, 23 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Chad McLeod, 24 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Edward J Jr & Maryanne Paradise, 25 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Griffith R & Sheila A Hastings, 26 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Steven K Kawa, 7665 Spanish Bay Drive, Las Vegas, NV 89113

Ann & Charles J Jr Franks, 28 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

John F & Judith A Coughlan Trustees, The Coughlan 2007 Revocable Trust, 29 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Cynthia M Laba Trustee, Laba Family Irrev Trust, 2 Oakmont Drive, Buzzards Bay, MA 02532

Eugene F & Mary T Schumacher, 30 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Robert E Black, 31 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Cynthia A McCarthy, 32 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Stever G & Lori A Chaput Trs, 2022 Chaput Family Trust, 33 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Stephen P & Elaine F Rogers, 34 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

David A Collins & Dristen A Collins Co-Trustees, 35 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

John A & Deborah McGonnell, 36 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Karen A McDonald, 37 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Andrew H & Kathleen Anna Lloyd, 38 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Peter & Carol A Milner Trustees, 39 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Robert J & Maria C Ingala Trustees, 3 Tappan Way, Lynnfield, MA 01940

Jean C Purrier, Jean C Purrier Living Trust, 40 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Stephen J Turner, P.O. Box 123, Lincoln, NH 03251

William M & Darlene M Oliveira, 42 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Richard G & Marion E Ruscetta 43 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Robert E & Veronica Bowker, 44 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Francis C & Ima D Gilmore, 45 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

John & Nancy A Wiseman, 4 Oakmont Dr #1, Buzzards Bay, MA 02532

Claudette Coderre, 50 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Gail McIsaac, 53 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Brian L & Erin T Ouelleeeette, 54 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Michelle M Tilghman Trustee, Helen Cicoria Rev Trust, 57 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Denise Henson-Brosler & Eric Brosler, 58 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Alexander L & Sandra Pickett, 59 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Robert Moriarty Trustee & Moriarty Family Rev Trust, 5 Oakmont Dr, Buzzards Bay, MA 02532

John R & Frances L Kilroy, 60 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Philip M & Kethleen L Ciaccio Trustees, 61 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Kevin J & Janice F McClurg, 62 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

George Salem & Sharon Salem, 63 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Arthur P & Donna M Roderiques, 64 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

John Talmadge Taylor Jr & Cheryl Elaine Taylor, 65 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Sandra S Skiesgelas Trustee, 261 E Hartor St Unit 4A, Hernando, FL 34442

Wayne E & Dorothy W Horton Tr, Wayne E & Dorothy W Horton Tr, 67 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Judith A Yankopoulos Trustee, 68 Bay Pointe Drive Real Estate Tr, 68 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Davis C & Myra E McIntosh, 69 Bay Pointe Dr Ext, Buzzards Bay, MA 02532

Edmund Sepeta, 6 Oakmont Dr, Buzzards Bay, MA 02532

John R Rist & Kathleen N Sullivan, 192 So Mammoth Rd, Manchester, NH 03109

Lauren Beth Barnes, 8 Oakmont Drive, Buzzards Bay, MA 02532

Aurthur Morrissey, 9 Oakmont Drive, Buzzards Bay, MA 02532

Comm of Mass, Exec Office of Tans & Construct, Multi-Model Rail Unit, 10 Park Plaza Rm3170, Boston, MA 02116

Giancola Properties, LLC, P.O. Box 3, Pocasset, MA 02559

Anderson-Ferreria LLC, 3127 Cranberry Highway, E. Wareham, MA 02538

Project Narrative & Impact Assessment Report

For

“Site Development Plan”

Map 8 Parcel “B”
3127 Cranberry Highway
Wareham, MA

Prepared for

Peter Koulouras, Trustee of the Koulouras Family Trust

P.O. Box 951
N. Falmouth, MA 02556

Prepared by

G.A.F. Engineering, Inc.

266 Main Street
Wareham, MA 02571

May 25, 2023

G.A.F. Job No.: 22-9890

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Project History

Peter Koulouras, Trustee of the Koulouras Family Trust who owns and operates Master Muffler and Brake located at 3125 Cranberry Highway, East Wareham purchased Parcel "B" as shown on Assessors Map 8 which was formerly a part of 3127 Cranberry Highway. Parcel "B" consists of 15,881SF with 69.1 feet of frontage on Cranberry Highway.

A variance from the Zoning Board of Appeals is being sought for the construction of a 40' x 35' commercial building with parking, access, site utilities, landscaping and stormwater management system.

The building is to be used as a customer service facility for Master Muffler and Brake.

Project Site

The project site is a .36-acre parcel (15,881 SF) of vacant land on the South side of Cranberry Highway and is entirely paved. A sewer stub is shown to service the site, a gas service also serves the site. Other utilities (water) are located in Cranberry Highway and will need to be extended on to the site. On site soils consist of medium sand with a depth to seasonal highwater exceeding ten (10) feet based on the test pits excavated in the past in areas near the project site.

Site topography is gently sloping from North to South. The site is bounded by impervious surfaces to the East and West (commercial uses), Cranberry Highway to the North and the Commonwealth of Mass Multi-Model Rail Unit Railroad to the South.

There are no wetland resource areas on the site nor is it located within areas mapped as significant to rare wildlife mapped by the National Heritage Endangered Species Program (NHESP).

Project Description

The project consists of site redevelopment including the construction of a 40' x 35' service center building with site access, parking, landscaping, site utilities, and on-site stormwater management. The impervious cover on the lot will be reduced by approximately 33% as a result of the landscaping improvements.

The building is intended to be utilized as a customer service center for Master Muffler and Brake. The hours of operation will be Mondays through Saturdays 8:00 am through 6:00 pm. The service center will be used to evaluate and assess repairs, write up work orders, vehicle drop off and pick-up as well as payment for services rendered.

A total of 14 parking spaces are delineated. Space for additional short-term customer drop-off is also provided on the site.

Site utilities will be provided from Cranberry Highway.

The stormwater management system has been designed to provide compliance with the Massachusetts Stormwater Handbook and Town of Wareham regulations. A detailed description and calculations are provided in the Stormwater Management Report. The report documents the compliance of the design and protection provided for adjacent downstream properties.

In summary the successful completion of this project will enhance the value of the property, reduce impervious surfaces, and provide services consistent with the Strip Commercial (CS) Zoning District in support of the applicants nearby business.

Environmental Impact Statement - Impacts and Mitigation

Town Services

There is no anticipated increase in demand for municipal services in association with this project. The new facility will provide a permanent location for a customer service facility with an attractive new building and landscaped site. The project will create construction phase employment, increase long-term employment, and increase tax revenue to the Town of Wareham.

Mitigation: None required.

Water System

A two-inch water service is proposed to be connected to the existing 8" ductile iron water main in Cranberry Highway. The required flow for the facility based on square footage is less than 500 gallons per day. The days of service to the public are Monday through Saturday 8:00 am to 6:00 pm.

Mitigation: None required.

Sanitary Sewer System

A gravity sewer service is proposed to be connected to an existing sewer stub located at the property line on Cranberry Highway. A connection permit is required to be obtained from the Wareham Sewer Commissioners to allow flow into the system. There is currently a moratorium in place for new connections and increases in flow due to capacity issues at the Wastewater Treatment Facility. A request for a sewer connection to the municipal system has been made to the Town Sewer Department.

Mitigation: None required.

Parks and Recreation

The project does not take away lands currently used as parks or for recreation. It will not create a need for additional recreation space or impact the Town's inventory of parks and recreation areas.

Mitigation: None required.

Police Protection

The Town of Wareham Police Department and Massachusetts State Police currently patrol Cranberry Highway periodically and in response to specific calls. Access to

the site is provided from Cranberry Highway. The building will be equipped with an alarm system. The parking lot will be illuminated with building mounted wall packs and pole mounted lighting fixtures.. The proposed use of the facility does not create an increased risk of crime. No increase in the frequency of patrols is anticipated.

Mitigation: None required.

Fire Protection

The building is not proposed to be sprinklered based on its size and intended use. There is an existing hydrant in close proximity to the site on Cranberry Highway. Travel lanes around and through the parking lot have been designed to provide sufficient space for circulation and access to the facility by fire apparatus.

Mitigation: None required.

Schools

The proposed use will not generate additional demands on the school department as the project will not add students to the school system.

Mitigation: None required.

Traffic

This project does not generate or attract a large volume of traffic. Service to the public is limited to the proposed hours of operation of Monday through Saturday 8:00 am to 6:00 pm. An application for a permit to access the state highway will be submitted to the District 5 office of MassDOT. The location of the proposed curb cut provides sufficient distance with respect to available sight distance and stopping sight distance. The site access driveway will be located on the East bound lane of Cranberry Highway.

In our opinion these factors negate the need for further traffic study.

Mitigation: None required.

Ecology of the Site

Land

This property is 15,881 square feet in size and is essentially fully paved. There are no wetland resource areas on the lot. The property is bounded by Cranberry Highway to the North and commercial properties to the East and West. The Commonwealth of

Mass Multi Model Rail Unit Railroad is located at the South of the site. The topography is moderately flat and as such the project can be constructed with shallow excavations to accommodate drainage and minimal fill to establish the parking lot and building grades.

Mitigation: None required.

Surface Water

There are no surface waters on or adjacent to the proposed site. The topography of the land directs surface water from the north end to the southerly property line. A stormwater management system has been designed to collect and treat surface runoff prior to infiltration to the ground. The flow of surface runoff to adjacent properties is eliminated as a result of the project. All stormwater runoff is retained on-site.

Mitigation: No additional mitigation required.

Groundwater

The estimated depth to seasonal high groundwater at the project location is approximately 10 feet. Surface water will be routed through a water quality structure prior to discharge into the infiltration chambers. This project includes infiltration chambers which store and infiltrate surface runoff to protect the groundwater. A more detailed analysis of the project's compliance with the applicable standards is included in the drainage report.

Mitigation: No additional mitigation required.

Air Quality

Minimal impact due to construction phase vehicle emissions and potential dust from excavation and site grading. The contractor and owner will be responsible to perform dust control measures during construction. No long-term air quality impacts will result from this project.

Mitigation: None required.

Noise

The facility will operate from 8:00 AM to 6:00 PM Monday through Saturday. The bypass traffic on Cranberry Highway generates the dominant outdoor noise at this location. There will be short-term noise from the construction phase of the project which will be limited to the hours stipulated by Town approvals. Relatively minor amounts of noise will result from business activities.

Mitigation: No additional mitigation required.

Wetlands

There are no jurisdictional wetland areas on the property or in the immediate area. A Request for Determination of Applicability will be filed with the Wareham Conservation Commission for confirmation as required by the Site Plan Review approval process.

Mitigation: No mitigation required.

Wildlife

There will be no appreciable impact to wildlife since the project is situated on a fully developed parcel of land fronting on a busy street. The project does not include extensive security fencing. The site landscape plan will provide some benefit to pollinator species and small birds.

Mitigation: No mitigation required.

Rare Species

The site is not located within a mapped Estimated Habitat or Priority Habitat of Rare Species as determined by the Natural Heritage Endangered Species Program.

Mitigation: None required.

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Submission #154

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Submission information

Form: [Abutter Request Form - Online](#)
Submitted by Anonymous (not verified)
May 9, 2023 - 3:25pm
2603:3005:261c:0:a42a:af6e:e40c:a37e

Contact Information

Jamie - GAF Engineering Inc

Phone Number:

508-295-6600

Email Address:

jamie@gafenginc.com

Date of Request:

May 9, 2023

Owners Name:

Anderson-Ferreira LLC

Property Location:

3127 Cranberry Highway

Map/Lot

8/1022A A

Distance Required

300'

Which Board are you appearing before?

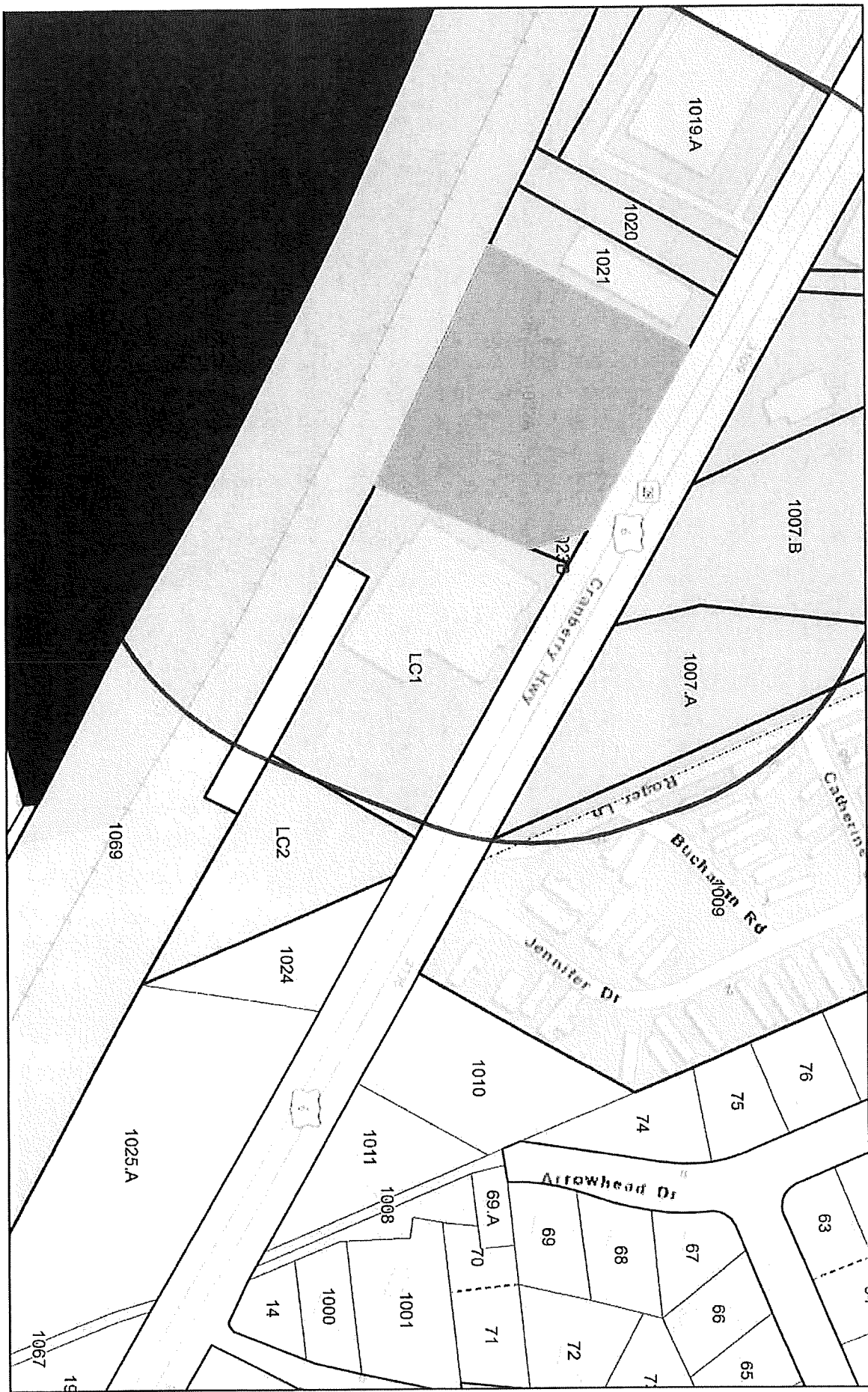
Planning Board

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

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
TOWN OF WAREHAM ABUTTERS				
MAP 8 LOT 1022/AA 300'				
OWNER ANDERSON-FERREIRA LLC				
8-0-1004	MARINO GUY TRUSTEE OF THE LPY, REALTY TRUST	44 CANTERBURY DR,	PLYMOUTH, MA	02360
8-0-1007 A	AKKAWI FAMILY TRUST LLC THE,	403 CAIRN RIDGE RD,	E FALMOUTH, MA	02536
8-0-1007 B	AKKAWI MUSTAPHA A TRUSTEE, AKKAWI FAMILY REALTY TRUST	403 CAIRN RIDGE RD,	E FALMOUTH, MA	02536
8-0-1007 C	SETTLERS GLEN LLC	20 NORTH PARK AVE STE4	PLYMOUTH, MA	02360
8-0-1009	GARDEN HOMES ESTATES LLC,	PO BOX 606,	E WAREHAM, MA	02538
8-0-1019 A	MOUZITHRAS EMMANUEL TRUSTEE, E M REALTY TRUST	3119 CRANBERRY HWY STE 5A	E WAREHAM, MA	02538
8-0-1020	KOULOURAS KONSTANTINOS TRUSTEE, OF THE KOULOURAS FAMILY TRUST	PO BOX 961,	N FALMOUTH, MA	02556
8-0-1029	BAY POINTE TRUST, C/O BAYPOINTE CLUB LLC-ATTN TIM FAY	1275 WAMPANOAG TRAIL STE 14,	E PROVIDENCE, RI	02915
8-0-1029	MULLEN RICHARD A, MULLEN BEVERLY E	10 BAY POINTE DR EXT,	BUZZ BAY, MA	02532
8-0-1029	FOLEY ANN-MARIE	11 BAY POINTE DR EXT UNIT 11,	BUZZARDS BAY, MA	02532
8-0-1029	HOBBS BARBARA R, MORSE ROBERT E	12 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	LANGLAIS DENNIS J, LANGLAIS BRENDA L	6 KIOWA RD,	SALEM, NH	03079
8-0-1029	FLEMING DOUGLAS J, FLEMING CAROLYN J	14 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	MORRISSEY TAMMY M,	15 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	GAY SHARON J,	16 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	WILLAND WILLIAM L,	17 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	GRANDY JOHN, GRANDY JOYCE	18 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	MULLER MELINDA TRUSTEE, MULLER CHRISTOPHER TRUSTEE	19 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	FLAHERTY STEPHEN,	1 OAKMONT DRIVE,	BUZZARDS BAY, MA	02532
8-0-1029	MEHTALA DEBORAH CLARKE,	20 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	CONTI JUSTINE C LIFE ESTATE,	21 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	TOURIGNY ROBERT J, TOURIGNY ROSE J	22 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	BOCK JOSEPH J, BOCK BETTY LAKE	23 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	MCLEOD CHAD	24 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	PARADISE EDWARD JR, PARADISE MARYANNE	25 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	HASTINGS GRIFFITH R, HASTINGS SHEILA A	26 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	KAWA K STEVEN	7665 SPANISH BAY DR	LAS VEGAS, NV	89113
8-0-1029	FRANKS ANN, FRANKS CHARLES J JR	28 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	COUGHLAN JOHN F & JUDITH A TRUSTEES, THE COUGHLAN 2007 REVOCABLE TRUST	29 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	LABA CYNTHIA M TRUSTEE, LABA FAMILY IRREV TRUST	2 OAKMONT DRIVE,	BUZZARDS BAY, MA	02532
8-0-1029	SCHUMACHER EUGENE F, SCHUMACHER MARY T	30 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	BLACK ROBERT E,	31 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	MCCARTHY CYNTHIA A,	32 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	CHAPUT STEVER G + LORI A TRS + 2022 CHAPUT FAMILY TRUST	33 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	ROGERS STEPHEN P, ROGERS ELAINE F	34 BAY POINTE DR EXT,	BUZZ BAY, MA	02532
8-0-1029	COLLINS DAVID A + COLLINS DRISTEN A CO-TRUSTEES	35 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	MCGONNELL JOHN A, MCGONNELL DEBORAH	36 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	MACDONALD KAREN A,	37 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532

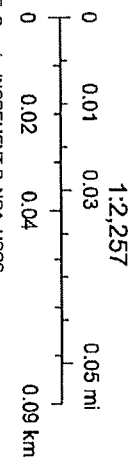
8-0-1029	LLOYD ANDREW H, LLOYD KATHLEEN ANNA	38 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	MILNER PETER + MILNER CAROL A TRUSTEES	39 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	INGALA ROBERT J, INGALA MARIA C TRUSTEES	3 TAPPAN WAY,	LYNNFIELD, MA	01940
8-0-1029	PURRIER JEAN C TRUSTEE, JEAN C PURRIER LIVING TRUST	40 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	TURNER STEPHEN J,	PO BOX 123,	LINCOLN, NH	03251
8-0-1029	OLIVEIRA WILLIAM M, OLIVEIRA DARLENE M	42 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	RUSCETTA RICHARD G, RUSCETTA MARION E	43 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	BOWKER ROBERT E, BOWKER VERONICA	44 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	GILMORE FRANCIS C & GILMORE IMA D	45 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	WISEMAN JOHN, WISEMAN NANCY A	4 OAKMONT DR #1,	BUZZARDS BAY, MA	02532
8-0-1029	CODERRE CLAUDETTE,	50 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	MCSAAC GAIL	53 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	OUELLETTE BRIAN L, OUELLETTE ERIN T	54 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	TILGHMAN MICHELLE M TRUSTEE, HELEN CICCORIA REV TRUST	57 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	HENSON-BROSLER DENISE & BROSLER ERIC	58 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	PICKETT ALEXANDER L & PICKETT SANDRA	59 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	MORIARTY ROBERT TRUSTEE & MORIARTY FAMILY REV TRUST	5 OAKMONT DRIVE,	BUZZARDS BAY, MA	02532
8-0-1029	KILROY JOHN R, KILROY FRANCES L	60 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	CIACCIO PHILIP M, CIACCIO KATHLEEN L TRUSTEES	61 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	MCCLURG KEVIN J, MCCLURG JANICE F	62 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	SALEM GEORGE, SALEM SHARON	63 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	RODERIQUES ARTHUR P, RODERIQUES DONNA M	64 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	TAYLOR JOHN TALMADGE JR & TAYLOR CHERYLE ELAINE	65 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	SKESGELAS SAUNDRA S TRUSTEE	261 E HARTOR ST UNIT 4A	HERNANDO, FL	34442
8-0-1029	HORTON E WAYNE & DOROTHY W TR, HORTON E WAYNE & DOROTHY W TR	67 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	YANKOPOULOS JUDITH A TRUSTEE, 68 BAY POINT DRIVE REAL ESTATE TR	68 BAY POINTE DR EXT,	BUZZARDS BAY, MA	02532
8-0-1029	MCINTOSH DAVIS C, MCINTOSH MYRA E	69 BAY POINTE DR EXT,	BUZZ BAY, MA	02532
8-0-1029	SEPETA EDMUND	6 OAKMONT DR,	BUZZARDS BAY, MA	02532
8-0-1029	RIST JOHN R, SULLIVAN KATHLEEN N	192 SO MAMMOTH RD,	MANCHESTER, NH	03109
8-0-1029	BARNES LAUREN BETH,	8 OAKMONT DRIVE,	BUZZARDS BAY, MA	02532
8-0-1029	MORRISSEY AURTHUR	9 OAKMONT DRIVE,	BUZZARDS BAY, MA	02532
8-0-1069	COMM OF MASS, EXEC OFFICE OF TRANS & CONSTRUCT	MULTI-MODEL RAIL UNIT, 10 PARK PLAZA RM 3170	BOSTON, MA	02116
8-0-1029	ANDERSON-FERREIRA LLC,	PO BOX 3,	POCASSET, MA	02559
8-0-1029	ANDERSON-FERREIRA LLC,	3127 GRANBERRY HWY,	E WAREHAM, MA	02538
CERTIFIED ABUTTERS AS THEY APPEAR				
ON OUR TAX ROLLS AS OF 5/10/2023				
<i>J. P. Renee, Assessor</i>				
ASSESSORS OFFICE				
REQUESTED BY JAMIE-GAF ENGINEERING INC. 508 295-6600		JAMIE@GAFENGINE.COM		

ArcGIS Web Map



5/9/2023, 3:44:40 PM

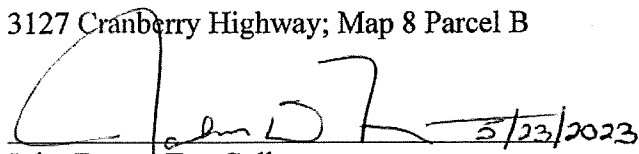
- Parcels with CAMA Data
- Property Line
- MiscPolys
- Miscellaneous Lines
- Parcel Lines
- Public Road
- Right of Way
- PropNotPar
- Common Line
- Railroad



PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Koulouras Family Trust (applicant) is up to date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner, same, is up to date on taxes on all properties he/she owns in the Town of Wareham.

3127 Cranberry Highway; Map 8 Parcel B


John Foster Tax Collector 5/23/2023

Map 8 / Parcel B, 3127 Cranberry Highway, Wareham, MA

*** Electronic Recording ***
Doc#: 00082229
Bk: 57310 Pg: 58 Page: 1 of 2
Recorded: 10/07/2022 02:22 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 10/07/2022 02:22 PM
Ctrl# 160709 23732
Fee: \$456.00 Cons: \$100,000.00

MASSACHUSETTS QUITCLAIM DEED

ANDERSON-FERREIRA, LLC, a Massachusetts limited liability company, of 3127 Cranberry Highway, East Wareham, (Plymouth County) Massachusetts 02538

for consideration paid and in full consideration of **ONE HUNDRED THOUSAND** and 00/100 (\$100,000.00) Dollars

grants to **PETER KOULOURAS, TRUSTEE** of the **KOULOURAS FAMILY TRUST**, u/d/t dated March 15, 1984 and recorded with the Plymouth County Registry of Deeds in Book 15497, Page 282, of 3127 Cranberry Highway, East Wareham, (Plymouth County) Massachusetts 02538

with QUITCLAIM COVENANTS:

The land and any structures thereon situated on Cranberry Highway in East Wareham, Plymouth County, Commonwealth of Massachusetts, shown as **Map 8 / Parcel B** on a plan of land entitled: "Approval Not Required Plan of Land, which plan is dated June 3, 2022, Prepared for Peter Koulouras, drawn by G.A.F. Engineering, Inc.", and which plan is recorded in the Plymouth County Registry of Deeds as Plan No. 287 of 2022 in Plan Book 66, Page 398.

Said Map 8 / Parcel B contains 15,881 square feet, 0.36 acres according to said Plan.

The above-described premise is not the homestead property of the grantor or any other person.

Being a portion of the premises conveyed to the grantor by deed of Mayflower Cooperative Bank dated October 29, 2010 and recorded at the Plymouth County Registry of Deeds in Book 39195, Page 333.

Witness our hands and seals this ^{4th} day of October, 2022.

Anderson- Ferreira, LLC

By: [Signature]
Thomas Anderson, Manager and
Authorized Real Estate Signatory

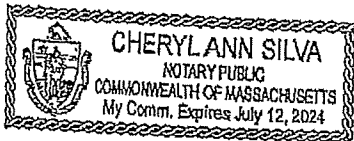
By: [Signature]
Michael Ferreira, Manager and
Authorized Real Estate Signatory

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS.

On this 4th day of October, 2022, before me, the undersigned notary public, personally appeared **Thomas Anderson**, Manager and **Michael Ferreira**, Manager, and proved to me through satisfactory evidence of identifications, which were Massachusetts State Driver's Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and swore or affirmed to me that the statements contained herein are true and accurate to the best of their knowledge and belief and as their free act and deed on behalf of Anderson-Ferreira, LLC.

[Signature]
Notary Public: Cheryl Ann Silva
My Commission Expires: 07/12/2024



Town of Wareham Site Plan Review
Application Checklist

Applicability: All new commercial and/or industrial structures or developments, multiple Family dwellings, apartment houses, changes in use, reconstruction, alteration, or extension of Existing uses, structures and/or developments. All developments of any type (i.e. subdivision) on 30 acres or greater.

Name of Site: _____ **Date:** May 22, 2023

Owner(s): Peter Koulouras, Trustee of the Koulouras Family Trust

Address: P.O. Box 961, N. Falmouth, MA 02556

Telephone Number: 508-982-2023

Developer(s): Peter Koulouras, Trustee of the Koulouras Family Trust

Address: P.O. Box 961, N. Falmouth, MA 02556

Telephone Number: 508-982-2023

Relationship between Developer & Property Owner: Owner is developer

Surveyor: G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571

Engineer: G.A.F. Engineering, Inc., 266 Main Street, Wareham, MA 02571

Architect: Cape Building Systems, 13 Industrial Drive #1, Mattapoisett, MA 02739

Landscape Architect: _____

ITEM	COMPLETED
Application filed with Planning Board and Zoning Board (in case of Special Permit)	X
Copy filed with Town Clerk	X
Preliminary plan and supplementary materials (14 copies)	
Filing fee	X
GENERAL INFORMATION	
Developer Name, address, telephone number	X
Property Owner Name, address, telephone number	X
Date of Application	X
Statement briefly describing project	X
Locus Map (1" = 2000')	X
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	X
Structures, parking areas, driveways, pedestrian ways, and natural characteristics	X
Zoning district (sq. feet within each district if more than one)	X

Total area of project to include wetland and 100 year floodplain (both in sq. feet)	N/A
All contiguous land owned by the applicant or by owner of property	X
Photographs of site (8" by 10") – at discretion of Permitting Authority	
EXISTING FEATURES	
(Scale 1"=20', 1"=40', or 1"=100' where practical and appropriate to the size of the proposal) Must include at minimum the following:	
1. Existing Natural Features	
a. Tree line of natural area;	X
b. Individual trees 18" dbh or over;	
c. Bogs or agricultural areas;	N/A
d. All wetlands protected under 310 CMR 10.02 (1) (a-d); floodplain (100 year) with base flood elevation data;	N/A
e. Contour lines (2' intervals);	X
f. General soil types.	X
2. Existing Man-Made Features	
a. Vehicle accommodation areas; streets, roads, private ways, walkways;	X
b. Curbs, gutters, curb cuts, drainage grates;	X
c. Storm drainage facilities including manholes;	X
d. Utility lines including water, sewer, electric, telephone, gas, cable TV;	X
e. Fire hydrants and location of dumpsters;	X
f. Buildings, structures, and signs (free standing) including dimensions of each;	X
g. Exterior lighting features.	X
3. Existing Legal Features	
a. Zoning of property (district lines);	X
b. Property lines (with dimensions identified);	X
c. Street right-of-way lines;	X
d. Utility or other easement lines;	X
e. Monuments.	X
DEVELOPMENT PLAN	
Proposed changes to existing natural features, existing man-made features, and existing legal features including the following:	
• Area of each new lot in square feet;	N/A
• Lot dimensions;	X
• Location and dimensions of all buildings and freestanding signs as well as the distances from all buildings to lot lines, streets, or street;	X
• Location, dimension, and designated use for all recreation areas;	N/A
• Location and dimension of all open space (indicate whether such open space is to be dedicated to public use or to remain private);	N/A
• Streets (including street names) which conform to the design standards of the Planning Board's Rules and Regulations Governing the Subdivision of Land;	N/A
• Curbs and gutters, curb cuts, drainage grates;	X
• Drainage facilities including manholes, pipes, drainage ditches, and retention ponds;	X
• Sidewalks and walkways showing widths and materials;	X

• Outdoor illumination with lighting fixture size and type identified;	X
• Utilities- water, sewer, electric, telephone, gas, cable TV;	X
• Fire hydrant locations;	X
• Dumpster (trash collection facilities);	X
• New contour lines resulting from earth movement (2' intervals) and indication of types of ground cover and other precautions to stabilize slopes;	X
• Vehicle parking, loading, and circulation areas showing dimensions and layout of parking spaces, travel lanes, aisles, and driveways;	X
• Proposed new plantings by size and location or construction of other devices to comply with screening and shading requirements.	X
IMPACT STATEMENT	
Part One: Description of impact of proposed development on all applicable town services including but not limited to schools, sewer service, water system, parks, fire, and police protection; roads in the immediate vicinity of proposed development (include estimate of both peak and average daily traffic count); and the ecology of the area within the site and any significant off-site impacts.	X
Part Two: Description of actions that have been taken to mitigate the impacts described in part one.	X

**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) Peter Koulouras, Trustee of the Koulouras Family Trust

Applicant's address P.O. Box 961, N. Falmouth, MA 02556

Telephone number 508-982-2023

Address of property 3127 Cranberry Highway, E. Wareham, MA 02538

Landowner's name Peter Koulouras, Trustee of the Koulouras Family Trust

Owner's address P.O. Box 961, N. Falmouth, MA 02556

Telephone number 508-982-2023

Contact person Peter Koulouras Telephone 508-982-2023

Map# 8 Lot# Parcel "B" Zone Strip Commercial (CS)

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for:.....

