

ZBA43-23

September 25, 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: Variance/Special Permit Application  
24 Highland Bay Drive  
Stephen & Dianne McDonough  
Map 58 Lots W67.A, W68, 1001.A  
**G.A.F. Job No.: 20-9609**

Dear Zoning Board of Appeals Members,

G.A.F. Engineering, Inc., on behalf of our clients, Stephen & Dianne McDonough, hereby submits the following materials which comprise our application for a Variance/Special Permit.

- Plan to Accompany Notice of Intent dated June 7, 2023. (3 full size and 7 half size sets)
- Architectural plan view and elevations (A1.0, A1.1)
- Application for a Variance and/or Special Permit. (9 copies)
- Building Department Denial Letter dated June 13, 2023
- 300' Certified Abutters list
- Tax Verification Form
- Copy of quitclaim deed
- Filing fee of three hundred dollars (\$300.00)
- Advertising fee of one hundred fifty dollars (\$150.00)
- Abutter notification fee

The project consists of the construction of a new deck, expansion of an existing porch, removal of an existing deck and replacing it with a larger deck, and installation of a new staircase to grade. Refer to the Building Department denial letter dated June 13, 2023 for specific references to the applicable sections of the Zoning By-Laws from which relief is requested.

We respectfully request that this application be scheduled for your next available public meeting. Please contact me directly if you have any questions.

Sincerely,



Robert J. Rogers  
Project Manager  
bob@gafenginc.com

RJR/rjr  
Enclosures

Cc: Stephen & Dianne McDonough  
Town Clerk



266 MAIN ST.  
WAREHAM, MA 02571

TEL 508.295.6600  
FAX 508.295.6634



**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:

- Complete this form.
- Complete information packets.
- Submit application form and packet to Town Clerk for signature.
- Submit application form and packet to Town Collector for signature.
- 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 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 the Wareham Week in the amount of \$150.00.

\*\*The applicant will also be responsible for the cost of sending out abutter notifications by Certified Mail. 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:** 24 Highland Bay Drive **LOT #** W67.A, W68, 1001.A **MAP:** 58

**ZONING DISTRICT:** Residence 30 (R-30) **USE REQUESTED:** Residential

**OWNER OF LAND & BUILDING:** Stephen & Dianne McDonough **TEL.** #617-593-2324

**ADDRESS OF OWNER:** 24 Highland Bay Drive, Wareham, MA 02571

**PERSON(S) WHO WILL USE THE PERMIT:** Stephen & Dianne McDonough

**ADDRESS:** 24 Highland Bay Drive, Wareham, MA 02571

**DATE:** 9/21/23 **SIGNATURE** Stephen J McDonough Dianne F McDonough

**This application was received on the date stamped here:**

**WAREHAM TOWN CLERK**  
**2023 OCT 2 PM3:38**

**Town Clerk:** See attached form

**Date:** \_\_\_\_\_

**Tax Collector:** ↓

**Date:** 9.9.23

**Planning/Zoning Dept.:** Sonia Raposo

**Date:** 10.2.23

**Application fee paid:** 300.00 **Check#:** 2864

**Receipt:** \_\_\_\_\_

**Advertising fee paid:** 150.00 **Check#:** 2863

**Receipt:** \_\_\_\_\_

**Abutters fee paid:** 232.80 **Check#:** \_\_\_\_\_

**Receipt:** \_\_\_\_\_

**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: Stephen & Dianne McDonough

Applicant's Address: 24 Highland Bay Drive, Wareham, MA 02571

Telephone Number: \_\_\_\_\_

Cell Phone Number: 617-593-2324

Address of Property/Project: 24 Highland Bay Drive, Wareham

Email Address: gingko47@gmail.com

Landowner's Name: Stephen & Dianne McDonough

Owner's Address: 24 Highland Bay Drive, Wareham, MA 02571

Telephone Number: 617-593-2324

Contact Person: Robert Rogers (G.A.F. Engineering, Inc.) Telephone Number: 508-295-6600

Map 58                      Lots W67.A, W68, 1001.A                      Zone Multiple Residence 30 (MR-30)

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

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

Paul Turner  
Director of Inspectional Services

---

June 13, 2023

Mr. Jelmer Miedema  
467 Delano Road  
Marion Massachusetts, 02738

**RE: 24 Highland Bay Drive / Map 58, Lot W67-A, W68 & 1001-A**

Mr. Miedema,

I have reviewed your Building Permit application B-23-163, submitted March 20, 2023 to construct a new 10' x 30' deck along with a 4' x 6' expansion of the porch, removing a 10' x 10' existing deck and replacing it with a new 10' x 15' deck along with a 10' x 8' staircase to grade located at 24 Highland Bay Drive, Wareham, Massachusetts. At this time I must deny your request.

The new deck and porch expansion on the north side of the house will require a **Variance** due to side and rear setback lot line encroachment. The new replacement deck and staircase on the south side of the property is increasing the non-conforming nature of the structure being replaced which would require a **Special Permit** but is also creating a new non-conforming issue by the staircase encroaching on the rear setback. A **Variance** would be needed for new encroachment.

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

**Article 6: Density and Dimensional Regulations**, 628 Existing Small Lots, Category 2, lawfully existing lots in Residential Districts, side and rear setback.

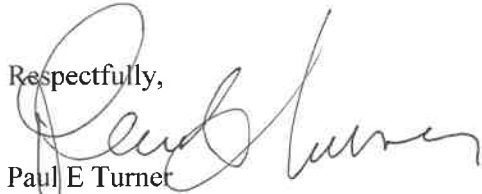
**Article 13: Zoning Protection**, 1350 Non-Conforming Structures, Section 1352; If the Building Official determines that a proposed addition, alteration, or extension to a lawfully non-conforming single or two family residential structure increases the non-conforming nature of the structure, a denial letter will be issued and the applicant must make application to the Board of Appeals for a new determination in order to proceed. If the Board of Appeals affirms the Building Official's decision, no such alteration or extension may occur unless the Board of Appeals issues a **Special Permit** for alteration or extension after finding that the alteration or extension will not be substantially more detrimental to the neighborhood than the existing non-conformity. An addition, alteration, or extension that increases the non-conforming nature would include but not be limited to: 2. A structure that continues along the same line as an existing encroachment without increasing the encroachment.

**Article 13: Zoning Protection**, 1350 Non-Conforming Structures, Section 1353; An addition, alteration, extension, or structural change that is found to increase the non-conforming nature of the structure and is found by the Zoning Board of Appeals to be substantially more detrimental to the neighborhood will require a **Variance**.

Therefore, a **Special Permit** and or **Variations** must be secured from the Zoning Board of Appeals in order to proceed with your application.

The subject dwelling is located in **R-30** zoning district.

Respectfully,

A handwritten signature in cursive script, appearing to read "Paul E Turner".

Paul E Turner  
Building Commissioner  
Zoning Enforcement Officer

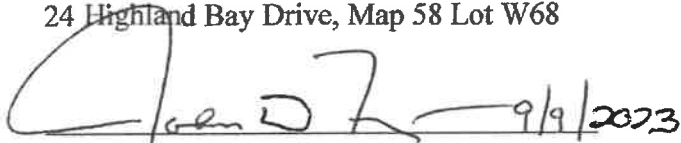
**It is the owners' responsibility to check with other departments to ensure full compliance.**

**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.**

**PLANNING BOARD**  
**TAX VERIFICATION FORM**

This verifies that Stephen & Dianne McDonough (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.

24 Highland Bay Drive, Map 58 Lot W68

  
John Foster, Tax Collector

9/9/2023

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

# Submission #184

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Welcome to the website. For Help Documentation & Videos, please visit our [Municipal User Center](#) or, for schools, visit our [Schools User Center](#). **It is recommended you write down the following credentials to login to the User Center - Username: "CivicOpen" and Password: "ClientUser10!"**

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### Submission information

Form: [Abutter Request Form - Online](#)  
Submitted by Anonymous (not verified)  
July 27, 2023 - 5:01pm  
2603:3005:261c:0:784c:4ed:221:33a

### Contact Information

Brian Grady

### Phone Number:

5082956600

### Email Address:

brian@gafenginc.com

### Date of Request:

July 27, 2023

### Owners Name:

STEPHEN & DIANNE MCDONOUGH

### Property Location:

24 HIGHLAND BAY DRIVE

### Map/Lot

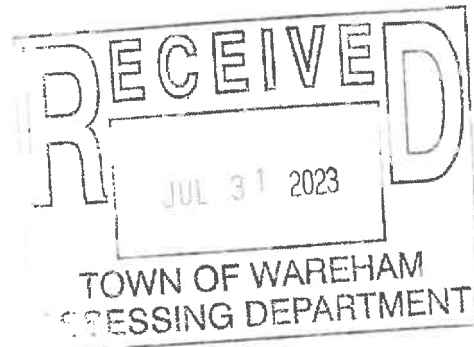
58/W67.A, W68 & 1001.A

### Distance Required

300'

### Which Board are you appearing before?

ZONING BOARD OF APPEALS



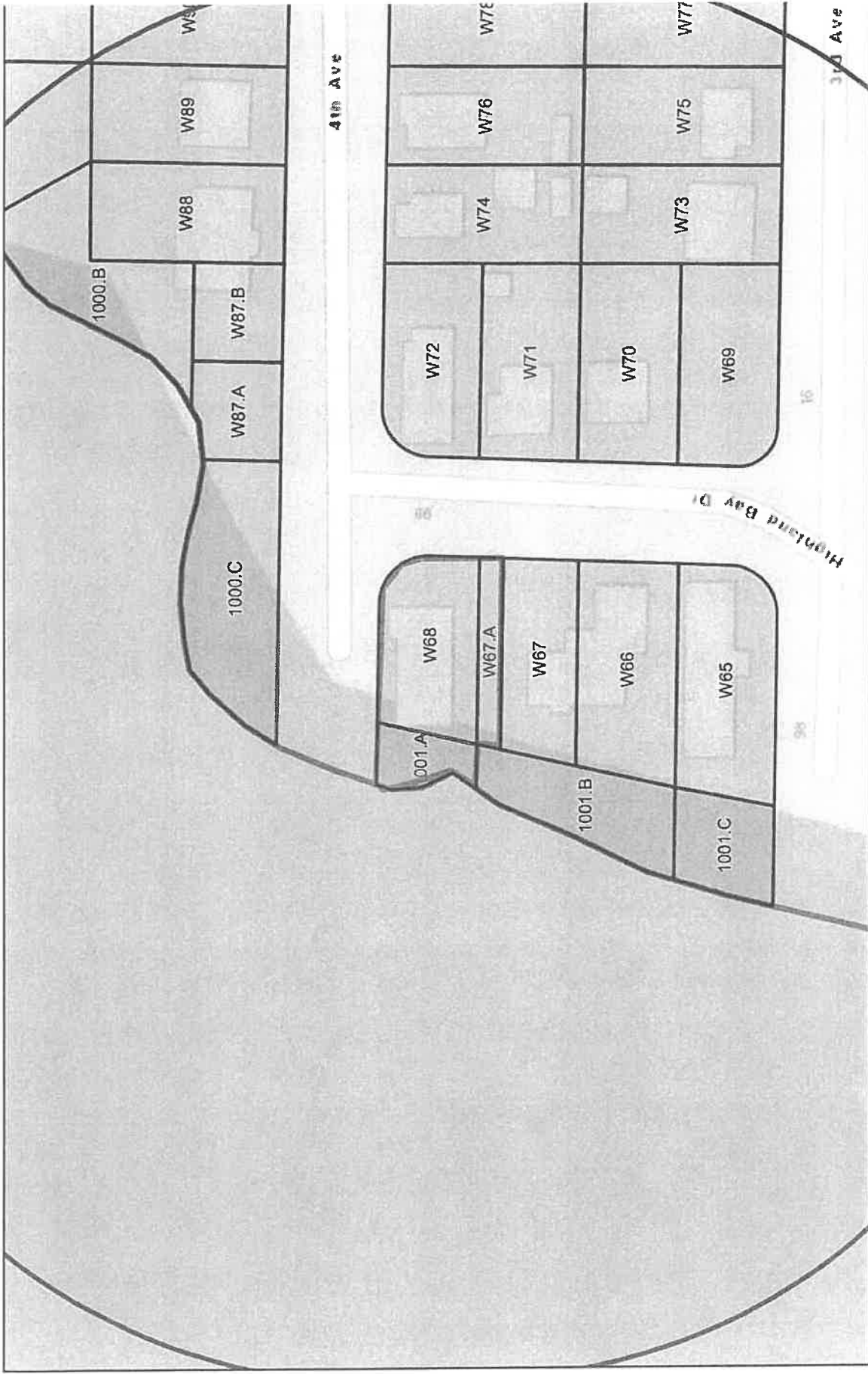
[Previous submission](#)

[Next submission](#)

| MAP & LOT                         | OWNERS   | STREET ADDRESS          | TOWN & STATE   | ZIP CODE   |
|-----------------------------------|--|-------------------------|----------------|------------|
| 58-0-1000.C                       | TOWN OF WAREHAM, TAX POSSESSION                      | 0,                      | 0, MA          | 02571      |
| 58-0-1001.A                       | MCDONOUGH STEPHEN, MCDONOUGH DIANNE                  | 110 PUTNAM ST,          | QUINCY, MA     | 02169      |
| 58-0-W43                          | BUTLER SARAH FUNKIE,                                 | P O BOX 40614,          | PROVIDENCE, RI | 02940-0614 |
| 58-0-W44                          | CARUSO RICHARD A, CARUSO CAROLYN L TRUSTEES          | 4 GRANADA WAY,          | ANDOVER, MA    | 01810      |
| 58-0-W46                          | HIGHLAND BAY DR LLC                                  | 7 COX RD                | WINCHESTER, MA | 01890      |
| 58-0-W47                          | WIKSTEN JOEL P, WIKSTEN JAMIE L                      | 13 HIGHLAND BAY DR,     | WAREHAM, MA    | 02571      |
| 58-0-W48                          | TAFT HEIDI W,  | 16 THIRD AVE,           | WAREHAM, MA    | 02571      |
| 58-0-W50                          | PLACENTINO PAUL M,                                   | 414 DEERFIELD LINKS DR, | MYRTLE BCH, SC | 29575      |
| 58-0-W52                          | PAVENTY STEFANIE M                                   | 12 THIRD AVE            | WAREHAM, MA    | 02571      |
| 58-0-W54                          | NASIUTI ANDREW W,                                    | 10 THIRD AVE,           | WAREHAM, MA    | 02571      |
| 58-0-W65                          | HOSS CAROL A, C/O CAROLST PIERRE                     | 15 THIRD AVE,           | WAREHAM, MA    | 02571      |
| 58-0-W66                          | DUPRE ANN MARY, ROBERTHOM MICHAEL                    | 22 HIGHLAND BAY DR,     | WAREHAM, MA    | 02571      |
| 58-0-W67.A                        | MCDONOUGH STEPHEN, MCDONOUGH DIANNE                  | 110 PUTNAM ST,          | QUINCY, MA     | 02169      |
| 58-0-W68                          | MCDONOUGH STEPHEN, MCDONOUGH DIANNE                  | 110 PUTNAM ST,          | QUINCY, MA     | 02169      |
| 58-0-W69                          | ALMEIDA KEVIN TRUSTEE, ALMEIDA NOMINEE REALTY TRUST  | 11 THIRD AVE,           | WAREHAM, MA    | 02571      |
| 58-0-W70                          | SCHAFFER SCOTT A II                                  | 19 HIGHLAND BAY DR      | WAREHAM, MA    | 02571      |
| 58-0-W71                          | GOW TAYLOR FRANCIS,                                  | 21 HIGHLAND BAY DR,     | WAREHAM, MA    | 02571      |
| 58-0-W72                          | HATCH MICHAEL D, HATCH FRANCES A                     | 89 W SPRING ST,         | AVON, MA       | 02322      |
| 58-0-W73                          | KEITH GOLDIE, ALMEDIA KAREN L GOLDIE TRUSTEE         | 11 THIRD AVE,           | WAREHAM, MA    | 02571      |
| 58-0-W74                          | SILVIA STEVEN D,                                     | 12 FOURTH AVE,          | WAREHAM, MA    | 02571      |
| 58-0-W75                          | WILLANDER JOSHUA                                     | 9 THIRD AVE,            | WAREHAM, MA    | 02571      |
| 58-0-W76                          | BONFIGLIO DAVID J, BONFIGLIO REBECCA L               | 10 FOURTH AVE,          | WAREHAM, MA    | 02571      |
| 58-0-W80                          | COSTA MANUEL M, COSTA INES C                         | 14 MAPLE ST,            | HUDSON, MA     | 01749      |
| 58-0-W88                          | YEBBA DOLORES LIFE ESTATE, YEBBA ALFRED A II TRUSTEE | 340 CENTRAL AVE,        | DEDHAM, MA     | 02026      |
| 58-0-W89                          | SAVARY PETER J, SAVARY ANGELA M                      | 143 GREAT NECK RD,      | WAREHAM, MA    | 02571      |
| 58-0-W90                          | ULLOA CARLOS A JR,                                   | 26 HIGHLAND SHORES DR,  | WAREHAM, MA    | 02571      |
| 58-0-W92                          | BECK ROBERT C, BECK GAIL W                           | 106 HOUGHTONS MILL RD,  | LUNENBURG, MA  | 01462      |
| CERTIFIED ABUTTERS AS THEY APPEAR |  |                         |                |            |
| ON OUR TAX ROLLS AS OF 7/31/2023  |  |                         |                |            |
| <i>M. Renee Alamo</i>             |  |                         |                |            |
| ASSESSORS OFFICE                  |  |                         |                |            |
| REQUESTED BY                      |  |                         |                |            |
| BRIAN GRADY                       |  |                         |                |            |
| 508 295-6600                      |  |                         |                |            |
| BRIAN@GAFENGINE.COM               |  |                         |                |            |

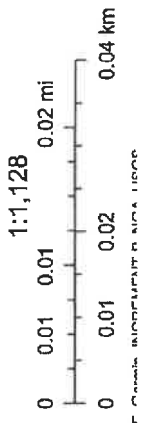


# ArcGIS Web Map



7/31/2023, 1:48:04 PM

Parcels with CAMA Data Parcel Lines — Property Line  
----- Common Line ----- Public Road



| CURRENT OWNER   |  | TOPO           | UTILITIES                        | STRT / ROAD | LOCATION   | CURRENT ASSESSMENT |      |           |          |
|---|--|----------------|----------------------------------|-------------|------------|--------------------|------|-----------|----------|
| MCDONOUGH STEPHEN<br>MCDONOUGH DIANNE<br>24 HIGHLAND BAY DR<br>WAREHAM MA 02571 |  | 1 Level        | 2 Public Water<br>3 Public Sewer | 1 Paved     | 2 Suburban | Description        | Code | Appraised | Assessed |
|   |  |                |                                  |             |            | RES BLDG           | 1010 | 373,300   | 373,300  |
|   |  |                |                                  |             |            | RES LAND           | 1010 | 129,000   | 129,000  |
|   |  |                |                                  |             |            | RES OTHER          | 1010 | 2,100     | 2,100    |
| GIS ID M_262938_833030  |  | Assoc. Parcels | SUPPLEMENTAL DATA                |             | Plan #     | VISION             |      |           |          |

| RECORD OF OWNERSHIP     |       | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC    | PREVIOUS ASSESSMENTS (HISTORY) |      |          |       |      |          |         |
|-------------------------|-------|-------------|------------|-----|-----|------------|-------|--------------------------------|------|----------|-------|------|----------|---------|
| MCDONOUGH STEPHEN       | 51643 | 0283        | 09-16-2019 | U   | I   | 437,000    | 1V    | Year                           | Code | Assessed | Year  | Code | Assessed |         |
| ELLIOTT-KLEBER MARYBETH | 33995 | 0081        | 01-19-2007 | U   | I   | 200,000    | 1A    | 2023                           | 1010 | 330,000  | 2022  | 1010 | 267,200  |         |
| ELLIOTT ROGER T         | 4015  | 0726        | 01-01-1901 | U   | I   | 0          | 1A    |                                | 1010 | 117,200  |       | 1010 | 117,200  |         |
| ELLIOTT ROGER T         | 4015  | 0726        | 01-01-1901 | U   | I   | 1          | 1     |                                | 1010 | 1,500    |       | 1010 | 1,500    |         |
| Total                   |       |             |            |     |     | 448,700    | Total |                                |      | 385,900  | Total |      |          | 372,900 |

This signature acknowledges a visit by a Data Collector or Assessor

| EXEMPTIONS |             | OTHER ASSESSMENTS |          |
|------------|-------------|-------------------|----------|
| Year       | Description | Amount            | Comm Int |
| Total      |             | 0.00              |          |

| ASSESSING NEIGHBORHOOD |           | NOTES   |       |
|------------------------|-----------|---------|-------|
| Nbhd                   | Nbhd Name | Tracing | Batch |
| 0051                   |           |         |       |

| BUILDING PERMIT RECORD |            | VISIT / CHANGE HISTORY |              |
|------------------------|------------|------------------------|--------------|
| Permit Id              | Issue Date | Type                   | Description  |
| BP22-449               | 08-08-2022 | SOL                    | Solar Panels |
| BP22-442               | 08-03-2022 | RF                     | Roofing      |
| B19-986                | 12-19-2019 | MS                     | Misc.        |
| R10240                 | 10-01-2009 | WD                     | Windows      |
| R08339                 | 10-11-2007 | AD                     | Addition     |
| 06702                  | 01-30-2006 | WD                     | Windows      |
| 04059                  | 07-24-2003 | SH                     | Shed         |

| LAND LINE VALUATION SECTION |         | BUILDING PERMIT RECORD |      | OTHER ASSESSMENTS |       | LAND LINE VALUATION SECTION |            |            |           |                  |       |        |        |                  |       |                 |         |                  |          |        |  |
|-----------------------------|---------|------------------------|------|-------------------|-------|-----------------------------|------------|------------|-----------|------------------|-------|--------|--------|------------------|-------|-----------------|---------|------------------|----------|--------|--|
| B#                          | Use Cod | Description            | Zone | D                 | Front | Depth                       | Land Units | Unit Price | I. Factor | S.A.             | AcreD | CFact  | St.Idx | Adj.             | Notes | Special Pricing | S, AdjF | Adj Unit         | Land Val |        |  |
| 1                           | 1010    | SINGLE FAMILY          | R30  | 1                 | 0     | 0                           | 3,892      | SF         | 19.38     | 1.00000          | 5     | 1.000  | 0.90   | 0051             | 1.00  | LOC-MARSH       | 0       | W22              | 1.9000   | 129,01 |  |
| Total Card Land Units       |         | 0.09                   |      | AC                |       | Parcel Total Land Area      |            | 0.09       |           | Total Land Value |       | 129,01 |        | Total Land Value |       | 129,01          |         | Total Land Value |          | 129,01 |  |

MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 09/16/2019 12:59 PM  
Ctrl# 128362 18585 Doc# 00076398  
Fee: \$1,992.72 Cons: \$437,000.00



2019 00076398

Bk: 51643 Pg: 283 Page: 1 of 4  
Recorded: 09/16/2019 12:59 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

**CANCELLED**

**Return To & Mail Tax Forms To:**  
Stephen McDonough and Dianne McDonough  
24 Highland Bay Drive  
Wareham, MA 02571

## QUITCLAIM DEED

I, Marybeth Elliott-Kleber, an unmarried woman of Wareham, MA, for consideration paid, and in full consideration of Four Hundred Thirty-Seven Thousand and 00\100 Dollars (\$437,000.00) grant to Stephen McDonough and Dianne McDonough, Husband and Wife, Tenants by the Entirety, now of 155 Pamela Drive, Swansea, MA 02777, with quitclaim covenants:

Property Address: 24 Highland Bay Drive, Wareham, MA 02571

### SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Being all of the same premises conveyed to Robert J. Kleber and Marybeth Elliott-Kleber by virtue of a deed dated December 17, 2006, and recorded on January 19, 2007, with the Plymouth County Registry of Deeds in Book 33995, Page 81.

I, Marybeth Elliott-Kleber, do hereby release any and all rights I may have in and to an estate of homestead in regard to the above captioned property.

WITNESS my hand and seal this 4 day of September 2019.

Marybeth Elliott-Kleber  
Marybeth Elliott-Kleber

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

On this 4 day of September, 2019, before me, the undersigned notary public, personally appeared Marybeth Elliott-Kleber who proved to me through satisfactory evidence of identification, which was MA License, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing to me that they signed it voluntarily by her free act and deed for its stated purpose.

Tanya Blake  
Notary Public:  
My Commission Expires: 5-23-25

Prepared by:  
Jessica Clarke, Esq.  
The Law Offices of Jessica Clarke, P.C.  
5230 Washington Street, Suite 201  
West Roxbury, MA 02132

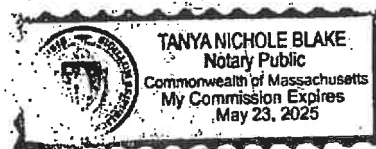


EXHIBIT "A"

Three (3) parcels of land in Wareham, Plymouth County, Massachusetts with the first two parcels of land being shown on "Plan of Section #1, Weweantic Shores, Wareham, Mass., surveyed for Alton H. Worrall, July 22, 1947, Walter E. Rowley, Surveyor", which plan is recorded with the Plymouth County Plan Book 7, Page 418, more particularly bounded and described as follows:

PARCEL 1:

|                        |   |
|------------------------|---|
| Beginning              | at a stake in the Westerly Line of Highland Bay Drive, it being the Southeasterly corner of the within described premises and the Northeasterly corner of Lot #67 as shown on said plan; thence                               |
| North 1° 02' 50" East  | by the Westerly line of Highland Bay Drive, thirty (30) feet to a point; thence by a curve to the left having a radius of 20 feet, a distance of thirty-one and 42/100 (31.42) feet measured along the arc to a stake; thence |
| North 88° 57' 10" West | by the Southerly line of Fourth Avenue, sixty (60.0) feet to a stake for a corner; thence turning and running   |
| South 17° 42' 00" West | by land now or formerly of Glenor B. Worrall, fifty-two and 19/100 (52.19) feet to a stake for a corner; thence   |
| South 88° 57' 10" East | by Lot #67 as shown on said plan, ninety-four and 95/100 (94.95) feet to the bound first mentioned and point of beginning.  |

Containing 3,892 square feet of land, more or less, and being shown as Lot #68 on the above-mentioned plan.

Together with all rights, privileges, and easements connected therewith and subject to restrictions and easements of record and are hereby conveyed subject to any building or zoning law requirements which may be in force and applicable, especially as set out in a deed from Glenor B. Worrall dated July 27, 1951, recorded with the Plymouth County Registry of Deeds.

PARCEL 2:

The land in Wareham, Plymouth County, Massachusetts being marshland and described as follows:

Said marshland being in front of and adjoining Lot #68 and this lot set forth on a plan of Weweantic Shores, Section #1, the said plan being recorded in the Plymouth County Registry of

Deeds in Plan Book 7, Page 418, and the said lot shown is shown as Lot 1001A on the Assessors Plans of the Town of Wareham, Page 58, containing 200 square feet, more or less.

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 06/01/2020 02:45 PM  
Ctrl#  
Fee: \$.00 Cons: \$1.00  
\*\*\*\*\*

10 foot strip of Land on 24 Highland Bay Drive, Wareham MA 02571

Return To & Mail Tax Forms To:  
Stephen and Dianne McDonough  
24 Highland Bay Drive  
Wareham, Ma 02571

**QUITCLAIM DEED**

WE, Ruthie Elliott, Personal Representative and Only Heir of Estate of Thomas R. Elliott of 39 Russet Road, Billerica, MA, Middlesex Probate Court No. MI10P4919EA, Marybeth Elliott-Kleber of 24 Highland Bay Drive, Wareham, MA, Paul R. Elliott of Summerland Key, FL, Robert F. Elliott of East Swanzey, NH, and Lawrence E. Elliott of 76 Goodell Avenue, East Swanzey, NH, all heirs of the Estate of Roger T. Elliott, Plymouth County Probate Court No. 02P0849-EP1

In  
consideration  
of One Dollar  
(\$1.00)

Grant to Stephen and Dianne McDonough, Husband and Wife, Tenants by the Entirety of 24 Highland Bay Drive, Wareham, MA 02571

With Quitclaim Covenants

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Being all of the same premises conveyed to Roger T. Elliot and Mary A. Elliot in Book 5185, Page 75 recorded on August 3, 1982, see probate dockets above.

Property address

Witness my hand and Seal this 28 day of May 2020.

Ruthie G. Elliott  
Ruthie G. Elliott

Commonwealth of MA

Middlesex, ss

On this 28 day of May, 2020, before me, the undersigned notary public, personally appeared Ruthie G. Elliott, who proved to me through satisfactory evidence of identification, which were MA DL, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing to me that she signed it voluntarily by his/her free act and deed for its stated purpose.

Lisa M. Campo  
Notary Public: Lisa M. Campo  
My Commission Expires:



**LISA M. CAMPO**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
May 4, 2023



WITNESS my hand and seal this 4 day of September 2019.

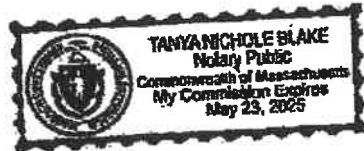
Marybeth Elliott-Kleber  
Marybeth Elliott-Kleber

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

On this 4 day of September, 2019, before me, the undersigned notary public, personally appeared Marybeth Elliott-Kleber who proved to me through satisfactory evidence of identification, which was MA License, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing to me that they signed it voluntarily by her free act and deed for its stated purpose.

Tanya Nichole Blak  
Notary Public: Tanya Nichole Blak  
My Commission Expires:




WITNESS my hand and seal this 5 day of September 2019.

Paul R Elliott  
Paul R. Elliott

STATE OF Florida Sarasota County ss

On this 5 day of September, 2019, before me, the undersigned notary public, personally appeared Paul R. Elliott who proved to me through satisfactory evidence of identification, which was FL Driver License, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing to me that they signed it voluntarily by her free act and deed for its stated purpose.

 Stacy R. Heider  
Notary Public  
State of Florida  
My Commission Expires 01/03/2022  
Commission No: GG 172501  
Bonded through CNA Surety

Stacy R. Heider  
Notary Public: Stacy R. Heider  
My Commission Expires: 1/3/2022

WITNESS my hand and seal this 3<sup>rd</sup> day of September 2019.

Robert F. Elliott  
Robert F. Elliott

STATE OF New Hampshire      Cheshire County

On this 3<sup>rd</sup> day of September, 2019, before me, the undersigned notary public, personally appeared Robert F. Elliott who proved to me through satisfactory evidence of identification, which was NH License, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing to me that they signed it voluntarily by her free act and deed for its stated purpose.

Karen Elliott  
Notary Public: Karen A. Elliott  
My Commission Expires: 9/13/2022

**KAREN A. ELLIOTT, Notary Public**  
**My Commission Expires September 13, 2022**

WITNESS my hand and seal this 3rd day of September 2019.

Lawrence E. Elliott  
Lawrence E. Elliott

STATE OF New Hampshire Cheshire County as

On this 3rd day of September, 2019, before me, the undersigned notary public, personally appeared Lawrence E. Elliott who proved to me through satisfactory evidence of identification, which was NH License, to be the person whose name is signed on the preceding or attached document, and acknowledged the foregoing to me that they signed it voluntarily by her free act and deed for its stated purpose.

Karen Elliott  
Notary Public: Karen Elliott  
My Commission Expires: KAREN A. ELLIOTT, Notary Public  
My Commission Expires September 15, 2022

Exhibit A:

One (1) parcel of land in Wareham, Plymouth County, Massachusetts, and being described as follows:

The Northerly portion of Lot 67 as shown on Plan #1, Weweantic Shores, Wareham, Massachusetts, surveyed for Alton H. Worrall, dated July 22, 1947, by Walter E. Rowley, Surveyor, which plan is duly recorded in the Plymouth County Registry of Deeds in plan book #7, at page 418, said portion of Lot 67 being more particularly bounded and described as follows:

Beginning at a point located on the sideline of Highland Bay Drive, being on the Northerly boundary of Lot 67 and 68 as shown on above plan:

Thence running along said Highland Bay Drive 10.00 feet in an Easterly direction;

Thence running Southerly in a line parallel to the boundary between Lots 67 and 68 to a point;

Thence running Westerly by the land now or formerly of Glenor Worrall 10 feet more or less to a point. Said point being located on the boundary between Lots 67 and 68;

Thence running Northerly by Lot 68, as shown on said plan 94.95 feet.

Containing 1,000 square feet, more or less.

Together with all rights, privileges, and easements connected therewith and subject to restrictions and easements of record and are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable, especially as set out in deed of Rufolf A. Penczer and Mildred Penczer dated April 15, 1981, recorded in Plymouth County Registry of Deeds Book 4978, Page 457.

Mark A. Stafford  
Architecture  
437 Summer Street  
Marshfield, Massachusetts

# MCDONOUGH RESIDENCE

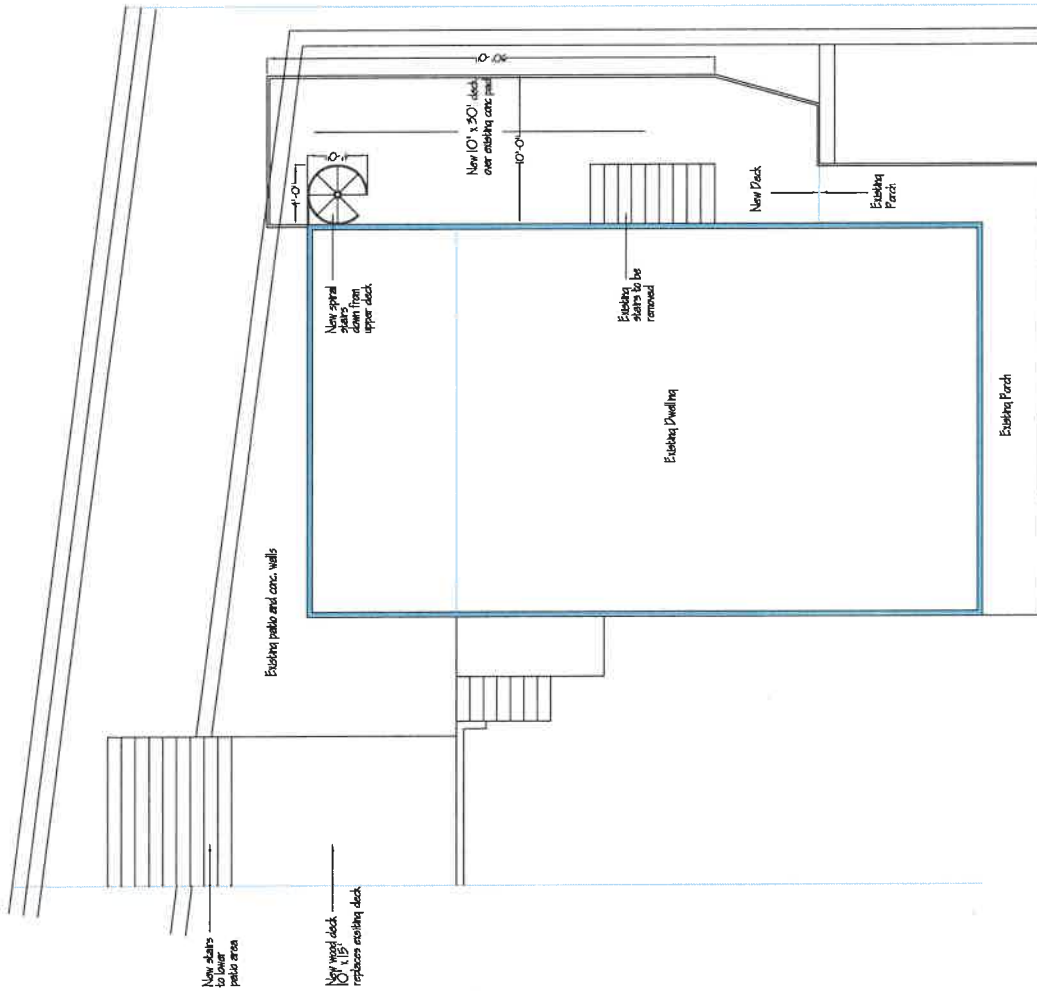
Wareham, Massachusetts

EXISTING/NEW  
DECK PLAN

Date: September, 2022  
Scale: As Noted Drawn By: MAS  
Job No: 2022.1 Check By: MAS

Drawing No.

## A1.0



Decking Floor Plan with New Deck  
1/8\" = 1'-0\"

Mark A. Stafford  
Architecture  
437 Summer Street  
Marshfield, Massachusetts

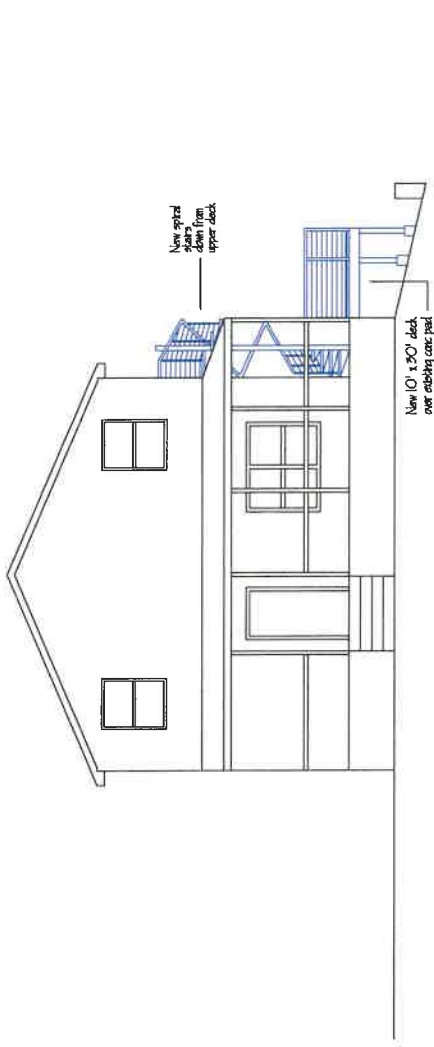
WAREHAM, MASSACHUSETTS  
**MCDONOUGH  
RESIDENCE**

EXISTING/NEW  
DECK PLAN

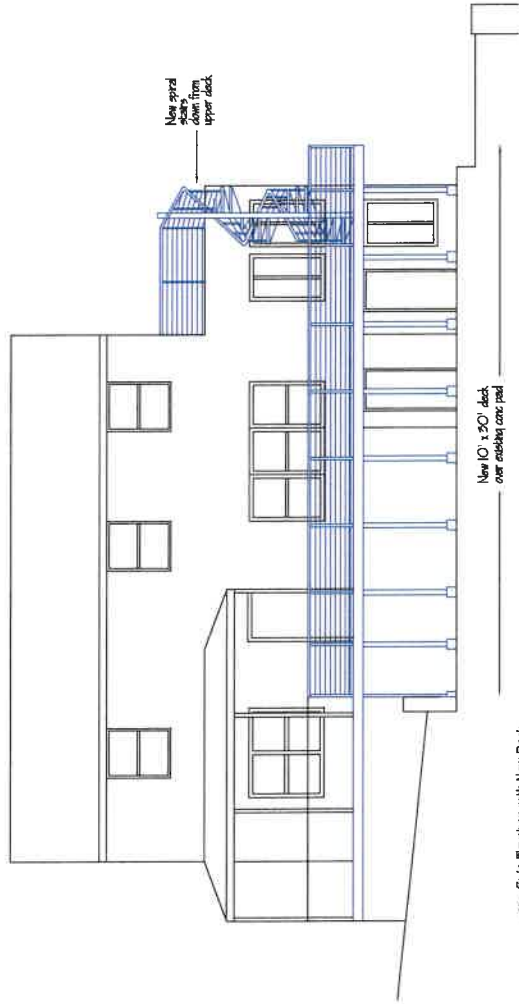
Date: September, 2022  
Scale: As Shown Drawn By: JAS  
Job No: 2022.1 Check By: JAS

Drawing No.

**A1.1**



Front Elevation with New Deck  
1/1 10' x 10'



Side Elevation with New Deck  
1/1 10' x 10'