



November 3, 2021

Mr. Richard Swenson, Chair
Town of Wareham Planning Board
54 Marion Road
Wareham, MA 02571

Womble Bond Dickinson (US) LLP

Independence Wharf
470 Atlantic Avenue
Suite 600
Boston, MA 02210

t: 857.287.3100

f: 857.287.3101

**Re: Definitive Subdivision Plan Filings
Request for Modification to Plan Scale Requirement**

Gregory Sampson, Esq.
Direct Dial: 857-287-3182
E-mail: gregory.sampson@wbd-us.com

Dear Chairman Swenson and Members of the Planning Board:

As you are aware, earlier this year, A.D. Makepeace Company (the "Applicant") filed preliminary subdivision plans pursuant to MGL c. 41, §§ 81K - 81GG (the Subdivision Control Law) and the Rules and Regulations Governing the Subdivision of Land Town of Wareham, Massachusetts dated March 2013 (the "Rules"), for the following four (4) properties:

- **0 Maple Springs Road**, including 0 Plymouth Road, 99C Charge Pond Road, land off 0 Maple Springs Road and land off 0 Plymouth Road [Assessor's Map parcels: 126-3 (aka 126-L1), 115-1010, 115-1011, 115-1012, 115-1013, 115-1014, 115-1015, and 115-LC6];
- **27 Charge Pond Road**, including 67 Tihonet Road, 0 Parker Mill Pond, and land off 2586 Cranberry Highway [Assessor's Map parcels: 110-1015, 110-1016, and 110-1024];
- **140 Tihonet Road** [Assessor's Map parcels: 111-1000F, 111-1000H1, and 111-1000H2], and
- **150 Tihonet Road** [Assessor's Map parcels: 111-1000B, 111-1000C, and 112-1000].

The Applicant is in the process of preparing definitive subdivision plans for each of the above-referenced properties and would like to request that the Planning Board allow for a minor modification to the required plan scale for these submittals. Specifically, Section IV.B. of the Rules requires that such plans "be at a scale of one (1) inch equals 40 feet (1"=40') or such other scale at the [Planning] Board may accept to show details clearly and adequately."

The Applicant is requesting that the Planning Board accept a smaller scale requirement (of up to 1"=200') for those sheets that show the full extent of the property for purpose of existing conditions and lot layout. All plans showing the proposed roadway plans and profiles and

November 3, 2021
Page 2



dimensional information relating to buildable areas of the lots will all be at a scale of 1"=40' or larger.

The Applicant is making this request both to reduce the number of total sheets needed for the submittals (reducing each plan set from 30-50 sheets or more to a more manageable number of sheets) and to facilitate the Town's review of the information on the plans.

We are requesting that the Planning Board make a determination on this request at their next scheduled public hearing.

If you have any questions or wish to discuss, please contact me.

Best regards,

Womble Bond Dickinson (US) LLP

Gregory Sampson