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community preservation
+ planning

TOWN OF WAREHAM

Wareham Village Slum & Blight Inventory

2018 SURVEY SUMMARY REPORT

PREPARED FOR:

Town of Wareham
Department of Planning and Community Development
Community and Economic Development Authority
Wareham Redevelopment Authority
Memorial Town Hall
54 Marion Road
Wareham, MA 02571

PREPARED BY:

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1: Introduction

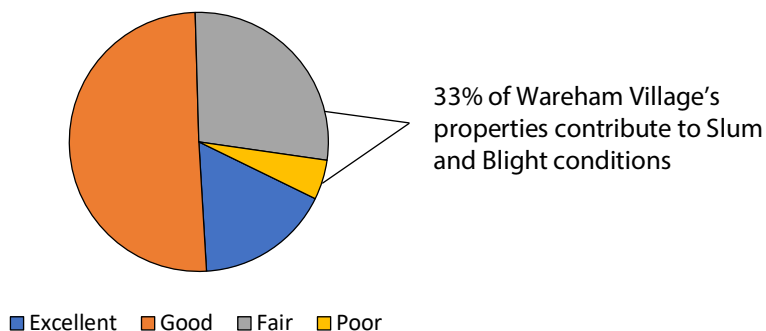
The Town of Wareham, through its Community and Economic Development Authority (CEDA), has completed a comprehensive inventory of the Wareham Village Study Area and has determined that the area meets the state definition of a substandard, blighted, or decadent area as stated in MGL c.121A and c.121B. Wareham's Board of Selectmen, as the community's chief elected officials, has reviewed this inventory and determined by a vote on June 26, 2018 that the Wareham Village Study Area is in disrepair and exhibits a pattern of recognizable disinvestments (see attached letter, Appendix F).

The attached inventory demonstrates that the Wareham Village Study Area meets the state definition in that at least 25% of the properties in the area experience one or more of the following conditions:

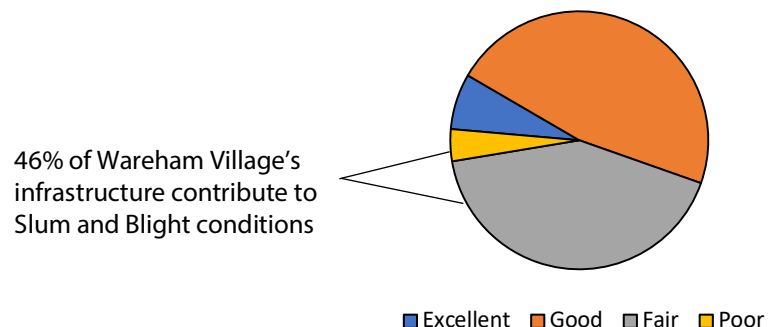
- ✓ Physical deterioration of buildings or improvements
- ✓ Abandonment of properties
- ✓ Known or suspected environmental contamination
- ✓ Chronic High Vacancy Rate
- ✓ Significant Decline in Property Values

Specifically, 33% of the properties in the Wareham Village Study Area meet the criteria including physical deterioration, abandonment, chronic high vacancy rates, environmental contamination, or significant declines in property values. In addition, the survey found that while those areas that were the subject of upgrades in recent years are in good condition and have improved dramatically, those areas that have not been updated show signs of deterioration and are in need of significant work. Overall, approximately 46% of Wareham Village's infrastructure components were found to be in fair or poor condition and to contribute to slum and blight conditions within the area. Infrastructure components include water, sewer, drainage, and other utilities (both above ground and underground), as well as roadways, sidewalks, and other public improvements within the Wareham Village Study Area.

Overall Property Conditions



Overall Infrastructure Condition



2: Background

Wareham Village is one of the Town of Wareham's two traditional village centers and has a mix of commercial and residential uses. The core area of the Village was the subject of a previous Slum and Blight Inventory in 2007, which led the Town to make a declaration of blight. This declaration, together with the supporting documentation, was approved by DHCD in 2007. Over the last ten years, the Town has undertaken several phases of development and infrastructure work that have improved sections of the area. However, the Wareham Village as a whole is still plagued by deteriorating buildings, high commercial vacancy rates and vacant lots, which the community is working to address. The Town's declaration of blight expired in November 2017, and the current project resurveyed the original study area in order to determine whether the designation should be renewed for another ten years.

The boundaries of the Wareham Village slums and blight study area have shifted only slightly from the original 2007 survey area. The current area extends along Wareham Village's Main Street, beginning in the north at its intersection with Elm Street and Route 6/Cranberry Highway. The area begins at the Tremont Nail Company complex, an historic former mill site now owned by the town and extends south along Main Street past the Tobey Hospital area, to the intersection of Main Street and Cedar Street. The area extends east of Main Street to include the commercial and municipally owned lands between Main Street and the Wareham River. It is important to note that while the study area includes 148 Main Street, which is located on the same parcel as Tobey Hospital, the Hospital itself was not considered as part of the study area and was not surveyed as part of this work. The Hospital property extends from Main Street to High Street; the complex is oriented to High Street.

The Wareham Village study area includes approximately 115 properties, 111 of which contained buildings, and forty-five separate infrastructure components, both of which are depicted on maps in Appendix B. The area is primarily commercial, residential, and mixed-use in its development, but does include one industrial property and seven institutional properties surrounding the Tobey Hospital facilities at the south end of the study area. Other public and institutional uses include one church, three museum properties, a post office, a train platform, and two municipal parking areas.

Wareham Village is the historic colonial commercial center of Wareham, dating back to the community's earliest days. The study area includes portions of three local historic districts established under MGL c.40C - the Center Park and Parker Mills Historic Districts at the north end of the study area, and the Narrows Historic District at its south end. In addition, the Tremont Nail Company buildings are listed on the National Register of Historic Places as part of the Tremont Nail Factory Historic District. The Wareham Village area also includes three building museum sites owned by the Wareham Historical Society – the Fearing Tavern Museum at 11 Elm Street, the Old Methodist Meeting House/One-Room Schoolhouse/Union Chapel at 495 Main Street, and the Capt. John Kendrick Maritime Museum at 100 Main Street.

The study area is primarily zoned as Wareham Village 1 (WV1), a designation designed to promote commercial and residential development which improves the economic base of the area while also protecting its historic structures, encouraging the reuse of existing buildings, and fostering connections to the adjacent waterfront areas. Approximately 64% of the study area properties are included in this zoning district, while the remaining properties are located in one of three additional zoning districts. At the north and west edges of the area, the Wareham Village 2 (WV2I) zoning district includes approximately 28% of the study area. The WV 2 district promotes moderate density residential development and compatible commercial uses adjacent to Wareham Village's center. Both Wareham Village zoning areas are Village Districts which are specific to this area of Wareham and were developed to promote compact, mixed-use development that preserves the Village's historic character and promotes small business uses.

At the south end of the study area, approximately 6% of the study area properties are included within the Institutional (INS) zoning district surrounding Tobey Hospital. This district allows for hospital and health services, as well as government and educational uses. Lastly, at the far northeast corner of the study area, a small group of properties, approximately 2%, are zoned as General Commercial (CG), which allows for moderate-scale retail, service, and commercial uses.

The study area is located in Plymouth County within census tract 5454 in the Wareham Center Census Designated Place (CDP).¹ According to 2016 American Community Survey data, approximately 81% of the area's households have incomes that are below the median income for the area of \$103,400.² In addition, approximately twelve percent of the area's residents are considered to live below the poverty line.

While portions of the area display recent improvements in streetscape and infrastructure components, the rest of Wareham Village still suffers from deferred maintenance and disinvestment in its private properties, as demonstrated through this inventory. This reflects an underlying depressed economic vitality as competition from outlying automobile-reliant development along the Cranberry Highway and at other, less centralized commercial developments has overwhelmed the older commercial center.

3: Results

In reviewing the Inventory's findings, it is important to consider that MGL c.121B offers the following key definitions (excerpted below) for determining slum and blight areas:

Blighted open area - a predominantly open area which is detrimental to the safety, health, morals, welfare, or sound growth of a community because it is unduly costly to develop it soundly . . .

Decadent area - an area which is detrimental to safety, health, morals, welfare, or sound growth of a community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair, or because much of the real estate in recent years has been sold or taken for nonpayment of taxes or upon foreclosure of mortgages . . .

Substandard area - any area wherein dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities or any combination of these factors, are detrimental to safety, health, or morals.

The Town of Wareham's Community and Economic Development Authority performed this Slums and Blight Inventory by hiring a professional planning firm, JM Goldson community preservation + planning, to take on the physical assessment and data review of the study area and analyze the compiled results. JM Goldson completed this work in consultation with Silva Engineering Associates, who completed the infrastructure component analysis of the study area.

From January through March 2018, the consultant team reviewed the physical condition of the properties and infrastructure components within the study area, collected data on the age and assessed values of these components, and interviewed town staff and local officials to develop a more complete sense of Wareham Village's existing condition and status.

To meet the requirements for designation of a slum and blighted area, at least 25%, in this case 29 properties, must meet the established criteria and definitions listed above. The completed inventory of Wareham Village has determined that 33%, or 38 properties, within the study area are either physically deteriorated, and therefore are rated "Fair" or "Poor" on the individual assessments or meet other criteria which contributes to Slum and Blight conditions such as environmental contamination, abandonment of properties, chronic high vacancy rates and turnover, and/or a significant decline in its property values over the last five years. In most cases, those properties which meet these additional conditions also show signs of physical deterioration, but in a few cases this was not the case. In those few cases where a physically "Good" property was later found to have another significant factor which would contribute to slum and blight conditions, the overall rating of the property was changed accordingly to reflect the impact of the property on the condition of the community.

The following table summarizes the survey results for those properties which were found to contribute to slum and blight conditions within the study area. The chart records the number of each different type of conditions which was

¹ Source: US Census 2010

² Source: HUD FY2017 Income Limits, www.huduser.gov

found within the project area and not the actual number of individual properties, as some of the study area properties exhibited more than one slum and blight condition.

Criteria	Number of Properties	Percentage of Properties
Physical Deterioration	33	29%
Abandonment	11	11%
Chronic High Turnover or Vacancy Rates	9	6%
Significant Decline or Abnormally Low Property Values	13	5%
Known of Suspected Environmental Contamination	3	3%

In addition to the individual properties, the public infrastructure throughout the study area was also reviewed and found to have areas of deterioration as demonstrated by the inventory. The public improvements were assessed by Silva Engineering Associates (SEA) in accordance with DHCD’s guidelines for Slum and Blight inventories. The inventory was divided into three street segments (north end of area to Chapel Street, Chapel Street to Center Street, and Center Street to the south end of the study area). There is approximately 10,940 linear feet of roadway within the study area, the vast majority of which is made up of a single street, Main Street. Approximately 2.9% of the study areas roadways are in need of repair or replacement. The area also includes approximately 14,724 linear feet of sidewalk, an estimated 16% of which is deteriorated and in need of replacement. Main Street is a high traffic area both in and around its commercial center, where street parking is available in addition to two municipal parking areas. This area has benefited from roadway and sidewalk improvements over the last ten years but there are still numerous improvements which are critically needed within the study area.

Underground utilities in the study area include water, sewer, drainage, telephone, and gas. The existing sewer system dates primarily to the late 1960s, while the water system is made up a variety of different types and sizes of water mains throughout the study area, including a significant number of asbestos concrete water mains which will need to be replaced and upgraded as failures occur. Further, the existing stormwater drainage system predates existing regulations and discharges through a number of outfalls into the surrounding wetlands and waterbodies. Materials, methods of installation, and capacity will need to be addressed when considering how to bring the area’s infrastructure up to current requirements and standards.

SEA assessed the infrastructure in the area by dividing the study area into nine sections. There findings found that the infrastructure at Main Street between Chapel Street and Sandwich Road was generally in good condition owing to the recent improvements made by the town. As one moves away from Wareham Village’s commercial core, however, sidewalk conditions deteriorate, accessible ramps are lacking or do not meet code, and general upgrades are needed. On Merchants Way, located behind Main Street adjacent to the train tracks, lighting was limited, pavement was in bad condition, and the infrastructure components were generally damaged or lacking. Another area noted to be in need of immediate repair was the dam on Elm Street, where significant improvements are needed.

The infrastructure survey noted that the study area’s two parks – Besse Park and War Memorial (Center) Park – were generally in good condition but either lacked amenities or had aging amenities which were in need of an upgrade. Other sites, such as the area surrounding the town-owned Tremont Nail Factory complex, were noted to have great potential for community recreation but lacked amenities and/or were in need of safety improvements and general repairs.

An overall assessment of the public infrastructure in the Wareham Village Area found that approximately 46% of the components are physically deteriorated or have other conditions which contribute to a determination of slum and blight

within the study area. These components include utility infrastructure, transportation and roadway improvements, accessibility compliance with Massachusetts Architectural Access Board Rules and Regulations, and general street furniture and amenities.

The attached Appendix A provides a more detailed summary of the Slum and Blight Inventory for the Wareham Village Study Area. Appendix B includes a series of area maps which highlights property conditions, abandoned properties, sites of environmental contamination, and public infrastructure conditions as well as other supporting information. Appendix C includes all property inventory forms and photographs and Appendix D includes all public infrastructure inventory forms and photographs. Attachment E also contains a memorandum from Silva Engineering Associates with a more detailed summary of their findings.

4: Methodology

To complete the inventory, JM Goldson assembled a team to conduct a two-part physical survey of the area. JM Goldson focused on property fieldwork and evaluations, while Silva Engineering Associates (SEA) evaluated public infrastructure conditions and needs. Beginning in early January 2018, JM Goldson performed field surveys and photographed the properties in the study area using slum and blight inventory criteria developed according to state and federal guidelines. Specific components of study area buildings, including roofs, windows, doors, exterior walls, porches/stairs/decks, foundation, storefront and signage, outbuildings, and parking lots, were individually reviewed and rated as part of this work. Each property was then given an overall rating based on the sum of these components. At the same time, key elements of the buildings were photographed and notes taken on its existing uses and whether there were any additional conditions (e.g., abandonment, contamination, vacancies) which needed to be researched further. Additional information was compiled both before and after these site visits from the assessor's property database including building age, property value, and lot size. JM Goldson staff met with the Town Assessor to better understand local property sale trends and gather further information on changes in the value of individual sites. As part of the overall review and information gathering process, local realtors were contacted to discuss trends in local sales, rentals, and vacancies, and state records were reviewed to identify sites with known or suspected environmental contamination.

As a result of this work, JM Goldson created an inventory database based on the field survey, assessor's data, and additional research including DEP data for contaminated sites, the zoning district for each property, and the assessor's data for significant changes in property values over the last five years. In addition, JM Goldson mapped the overall property conditions, contaminated sites, historic resources, abandoned properties and other key components in making this determination, created individual inventory forms for each site, and assembled contact sheets with photographs of deteriorated and contributing properties.

At the same time, SEA performed field surveys for all public infrastructure in the study area, evaluating the condition of the road surface, sidewalk, curbing, drainage, parking lot, lighting, trees/landscaping, and parks. In addition to assessing visible infrastructure, SEA worked with town departments to gather information regarding the age and condition of water and sewer lines, road surface, lighting, and sidewalk and curbs. Photography of the visible public infrastructure was conducted as part of this work and the information compiled into a second inventory database based on the infrastructure field survey. Individual inventory forms were also completed for visible infrastructure components along with contact sheets with photographs of deteriorated and contributing infrastructure.

Appendix A

Baseline Information Form

Documentation Category	Specific Item	Numerical Response (# or %)	Identified on Study Area Maps?
Total Acreage of Area		74.87 acres	
Land Uses as % total land area Estimates the percentage of the total study area by listed item.	Commercial	44%	Yes
	Industrial	2%	
	Residential	28%	
	Transportation (roads)	18%	
	Open Space	2%	
	Public/Institutional & Other	6%	
Distribution of buildings Indicates how many of the buildings are commercial, industrial, residential, or public in the study area	Commercial buildings	41%	Yes
	Industrial buildings	1%	
	Residential buildings	40%	
	Other buildings (public/institutional, etc.)	11%	
	Mixed Use	7%	
Building Condition Determination	Total buildings in study area	111	Yes
	Total buildings rated Fair or Poor	38	
	Total percentage of buildings rated Fair or Poor	34%	
Commercial buildings by condition	Excellent Condition	10	Yes
	Good Condition	20	
	Fair Condition	14	
	Poor Condition	3	
Industrial buildings by condition	Excellent Condition	0	Yes
	Good Condition	0	
	Fair Condition	0	
	Poor Condition	1	
Residential buildings by condition:	Excellent Condition	6	Yes
	Good Condition	27	
	Fair Condition	11	
	Poor Condition	1	
Public/Institutional buildings by condition	Excellent Condition	1	Yes
	Good Condition	5	
	Fair Condition	5	
	Poor Condition	0	
Mixed Use buildings by condition	Excellent Condition	1	Yes
	Good Condition	3	
	Fair Condition	3	
	Poor Condition	0	
Historic Resources	Buildings on or eligible for listing on the National Register of Historic Places	12	Yes
Roads	Total linear feet of roads	10,940	Yes
	Total linear feet of deteriorated roads	320	
Sidewalks	Total linear feet of sidewalks	14,724	Yes
	Total linear feet of deteriorated sidewalks	2,381	

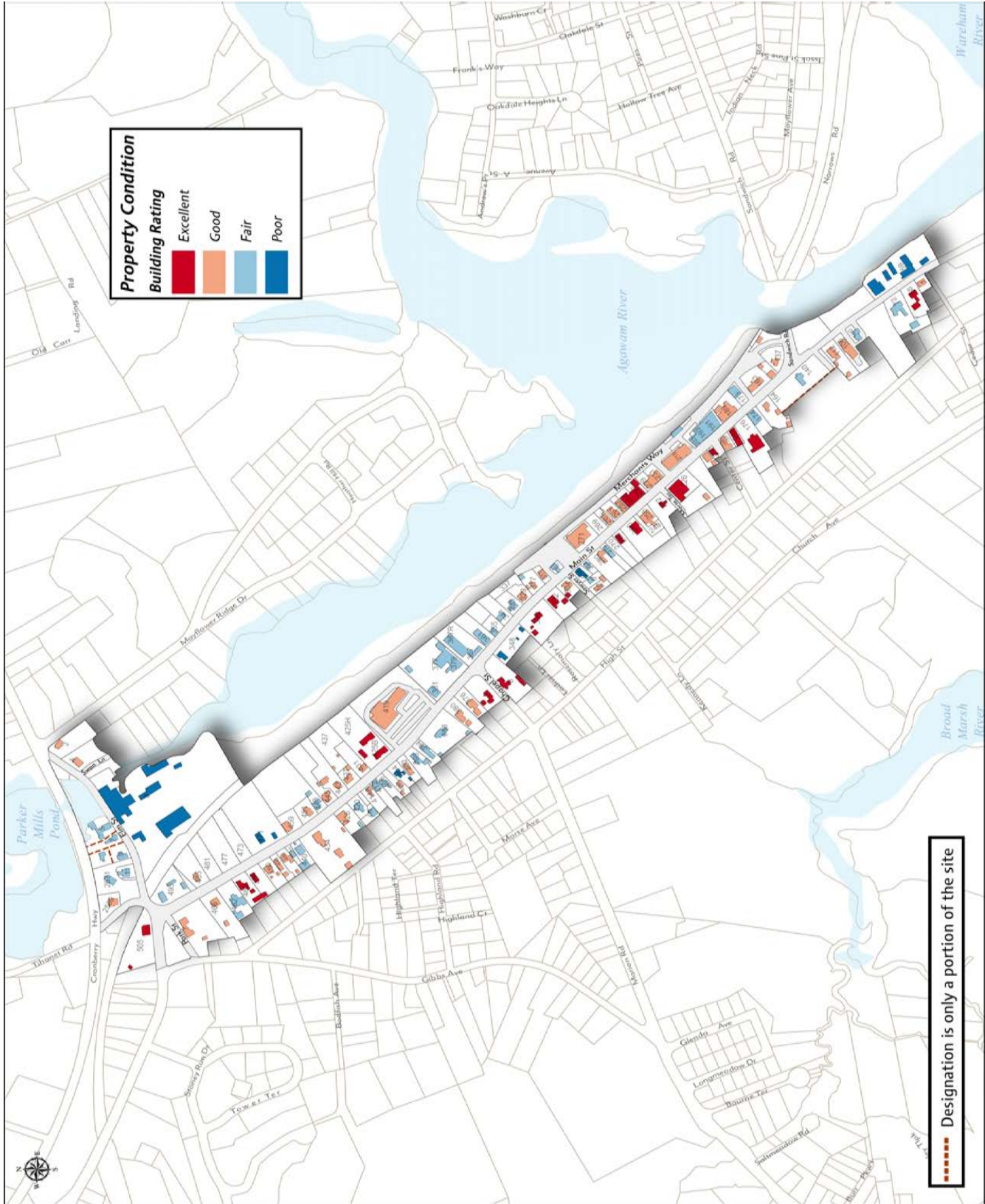
Documentation Category	Specific Item	Numerical Response (# or %)	Identified on Study Area Maps?
Parking: Public or Private	# of parking areas, public or private	11	Yes
	# of parking areas in deterioration	5	
Parks, playgrounds, or vacant, open space area	# of parks, playgrounds, open spaces	7	Yes
	# of parks, playgrounds, open spaces in deterioration	3	
Other public improvements: Total number or percentage of public improvements including sewer lines, lighting, landscape, etc.	Total public improvements:	45	Yes
	Total number in deterioration	21	
Vacancy and indicators of disinvestment	Vacant Commercial Unit	11	Yes
	Vacant Industrial Units	1	
	Vacant Residential Units	1	
	Vacant Public/Institutional	2	
Abandonment of Properties	Total number of abandoned buildings and lots	11	Yes
	Commercial	8	
	Industrial	1	
	Residential	1	
	Public/Institutional	1	
Chronic high occupancy turnover rates or high vacancy rates	Estimated number of commercial or industrial buildings with high occupancy turnover rates	17	Yes
	Estimated number of commercial or industrial buildings with high vacancy rates	9	
Significant decline in property values or abnormally low property values	Estimated number of commercial or industrial buildings with significant decline in property values	8	Yes
	Estimated number of residential buildings with significant decline in property value	3	
	Estimated number of commercial or industrial buildings with abnormally low property values	0	
	Estimated number of residential buildings with abnormally low property values	2	
Known or suspected environmental contamination	Number of properties which have known or suspected environmental contamination	3	Yes
Basic Business Data	Estimate # of businesses operating in the study area	65	
	Estimate number of businesses that have left study area in the last twenty-four months	5	
	Estimated number of businesses that have come into the study area in the last twenty-four months	2	

Appendix B

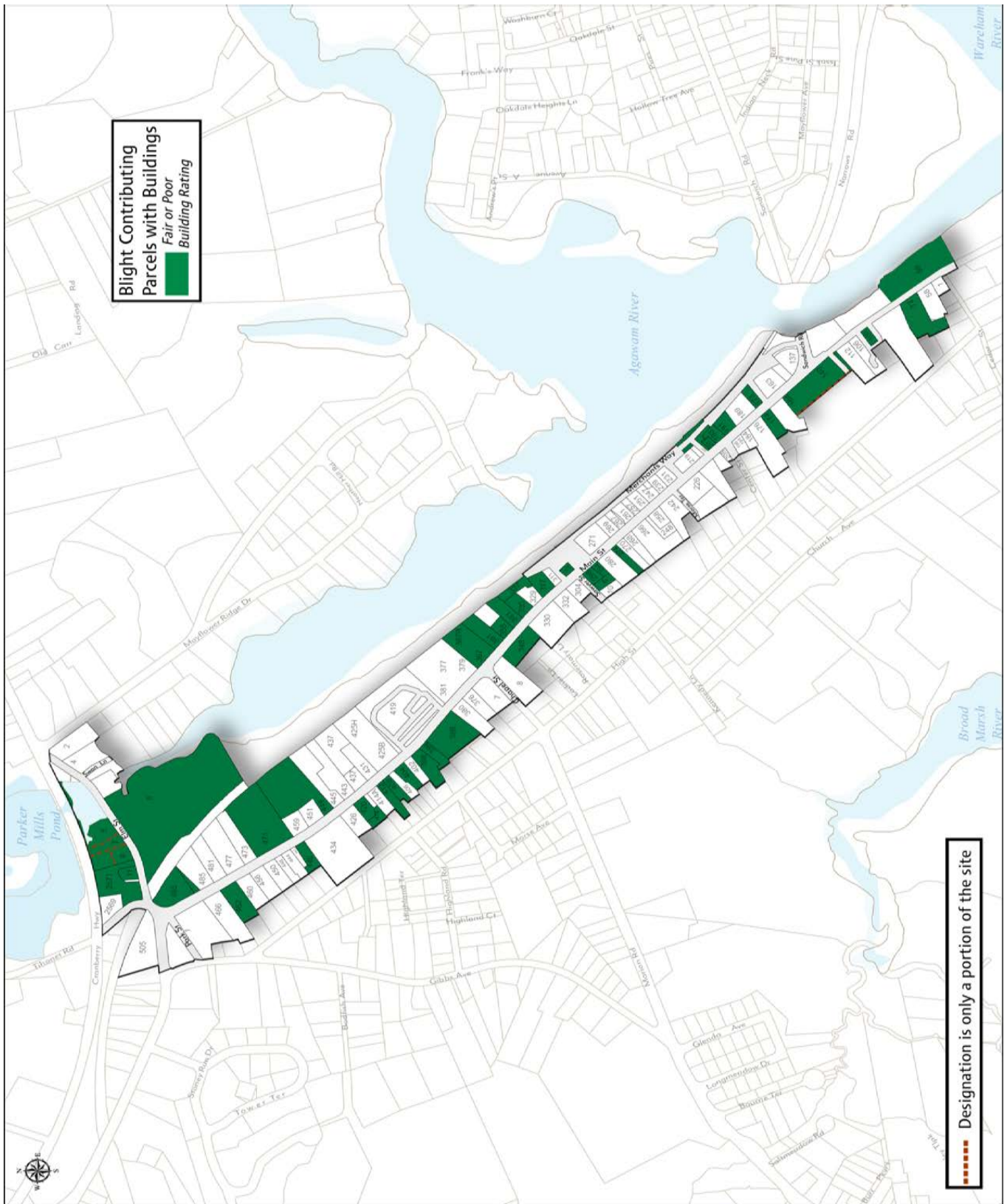
Maps

PROPERTY CONDITIONS/RATINGS
BLIGHT CONTRIBUTING PARCELS
INFRASTRUCTURE CONDITIONS/RATINGS
VACANT PROPERTIES
PROPERTIES WITH HIGH TURNOVER AND/OR
SIGNIFICANT PROPERTY VALUE DECLINE
CONTAMINATED PARCELS
OTHER UTILITIES (3 MAPS)
STREET FURNITURE (3 MAPS)
WATER INFRASTRUCTURE (3 MAPS)
HISTORIC RESOURCES
LAND USE MAP
PARKING LOTS
ZONING MAP

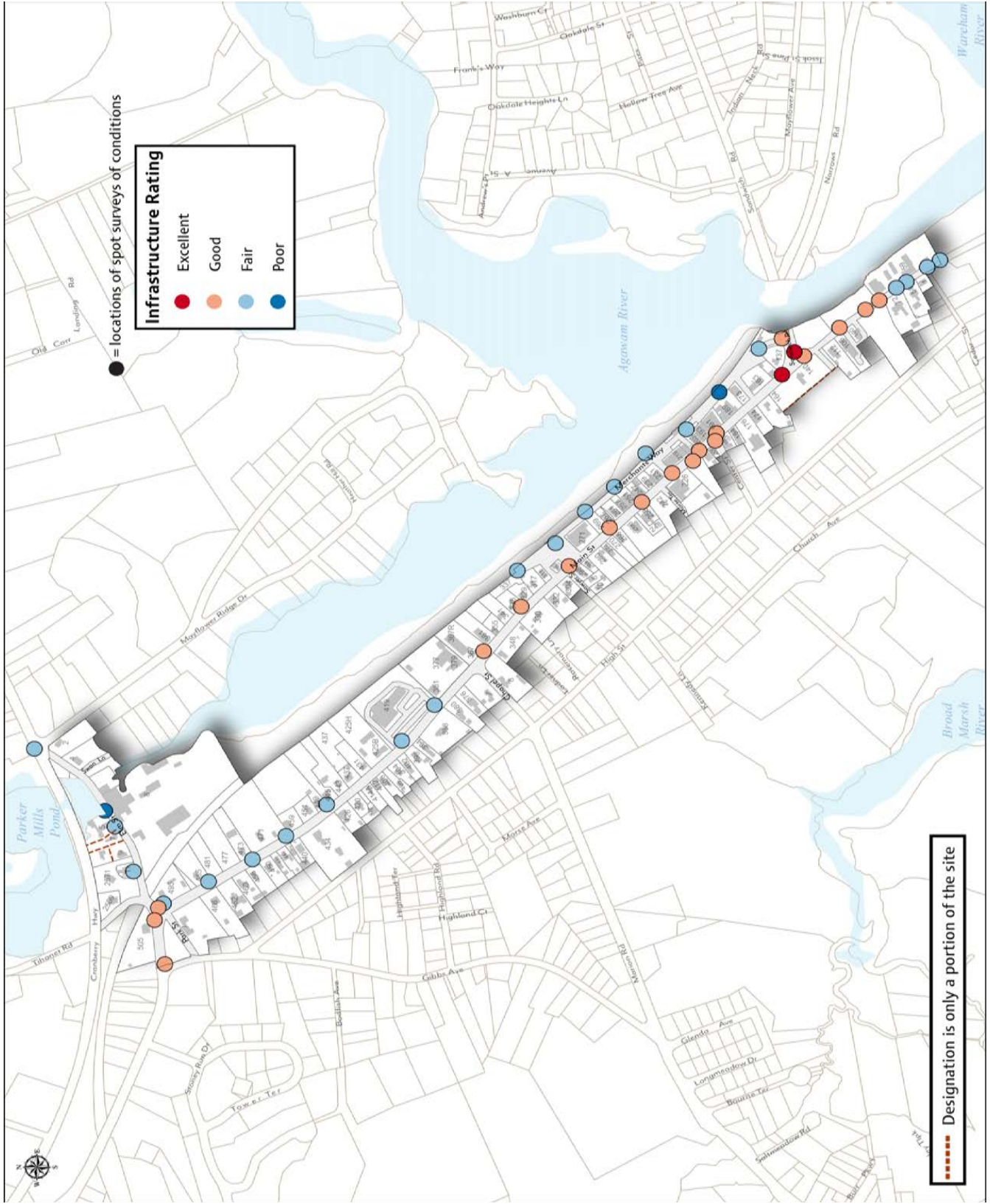
PROPERTY CONDITIONS/RATINGS



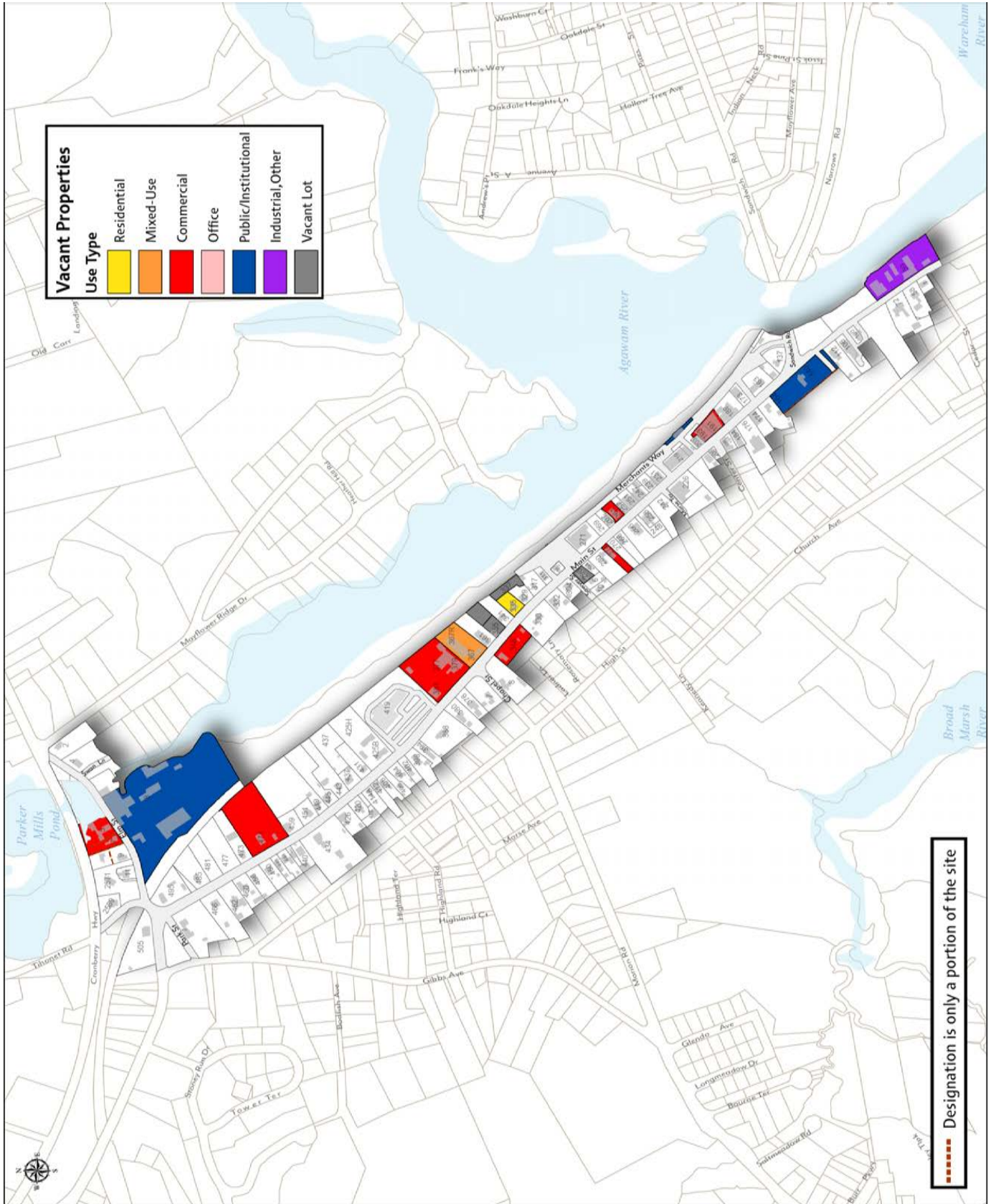
BLIGHT CONTRIBUTING PARCELS



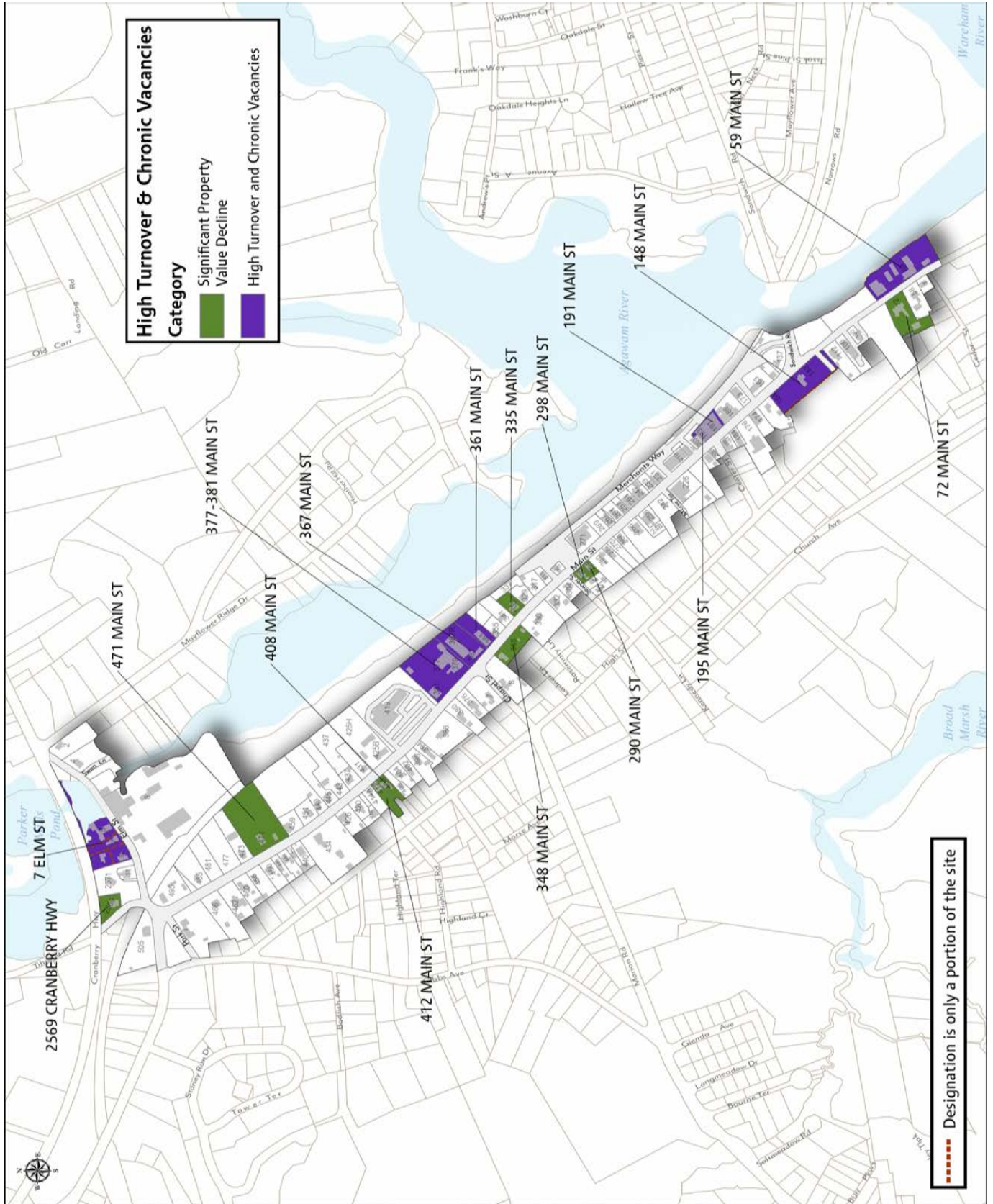
INFRASTRUCTURE CONDITIONS/RATINGS



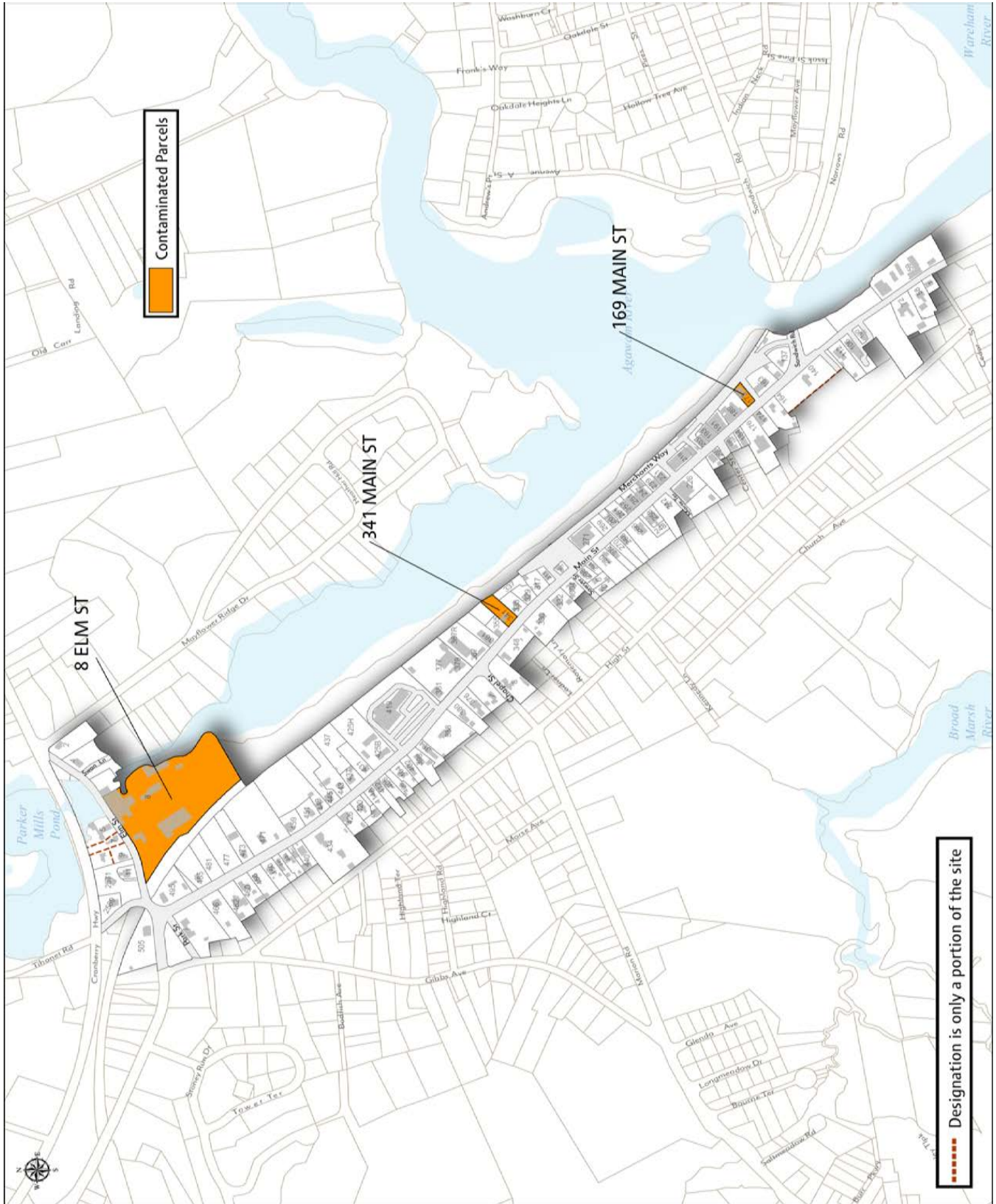
VACANT PROPERTIES



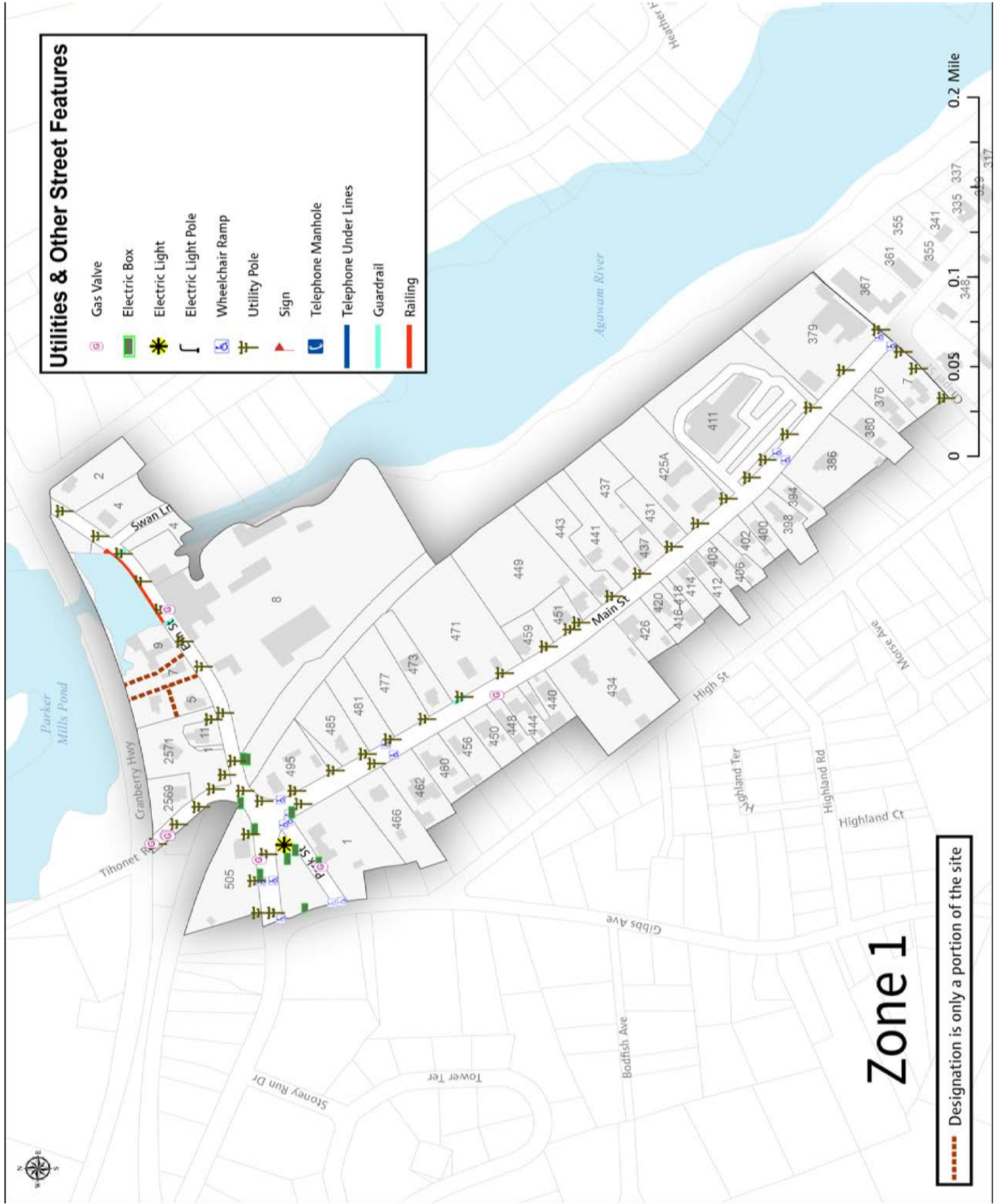
PROPERTIES WITH HIGH TURNOVER AND/OR SIGNIFICANT PROPERTY VALUE DECLINE



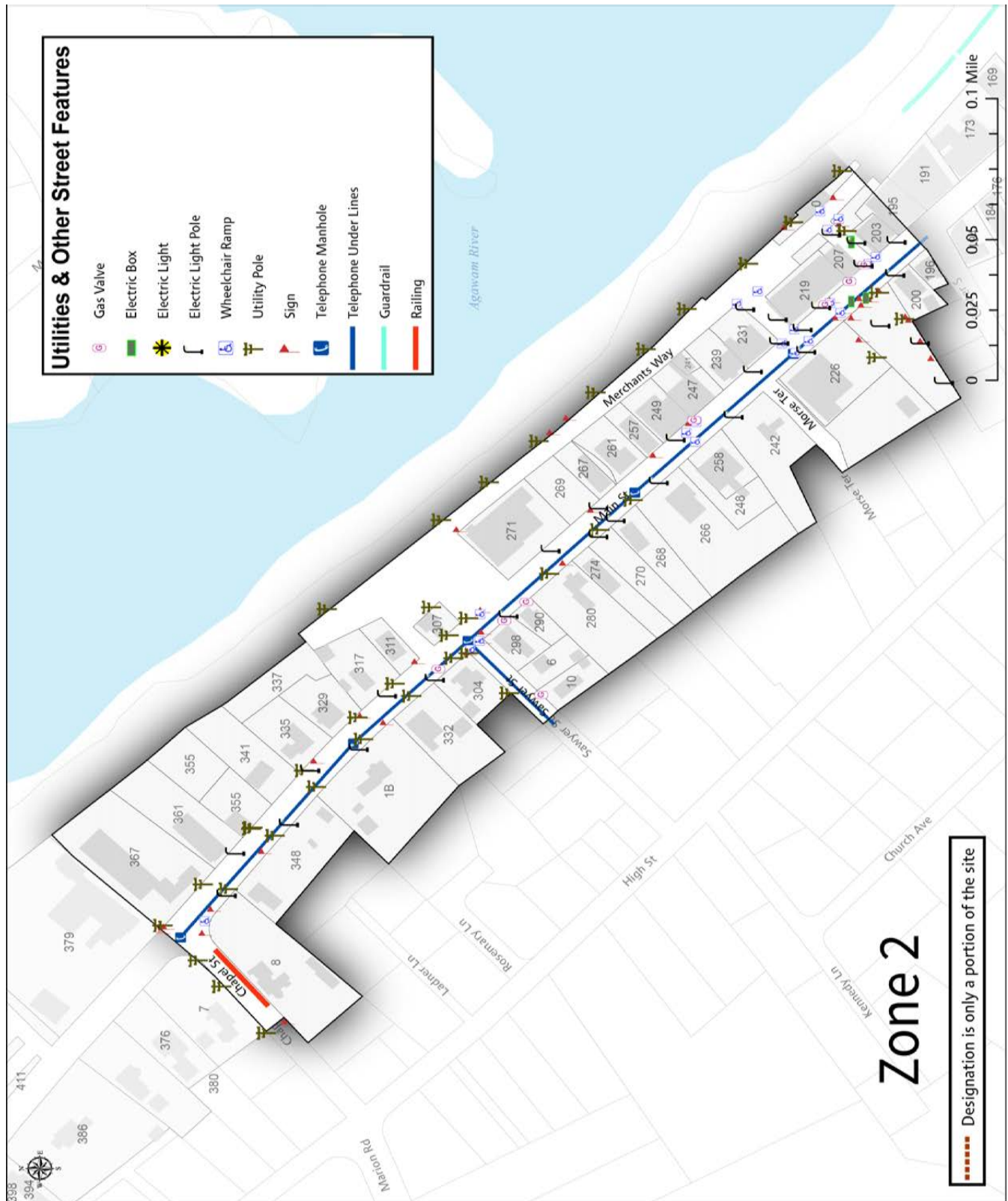
CONTAMINATED PARCELS



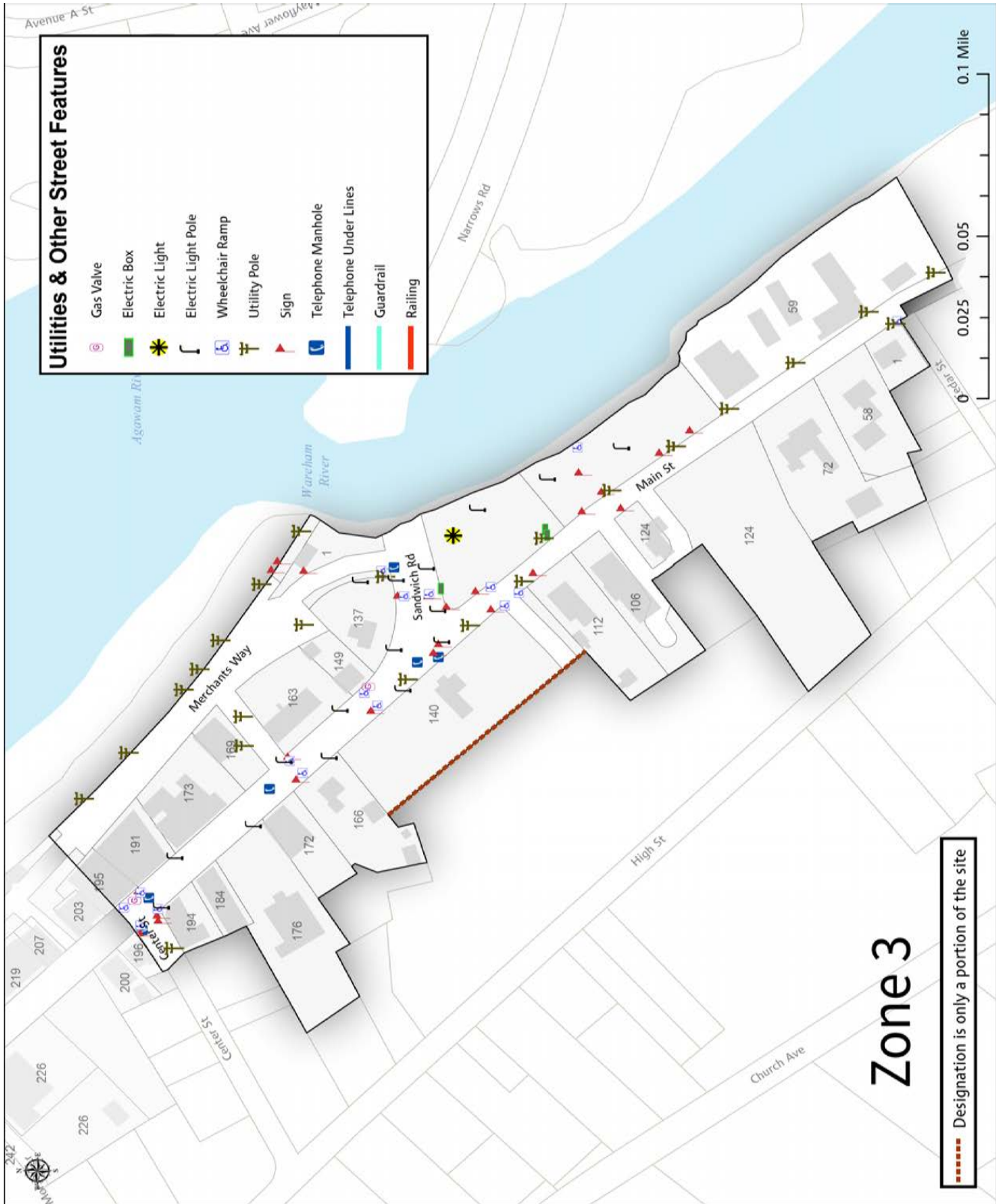
UTILITIES & OTHER STREET FEATURES – ZONE 1



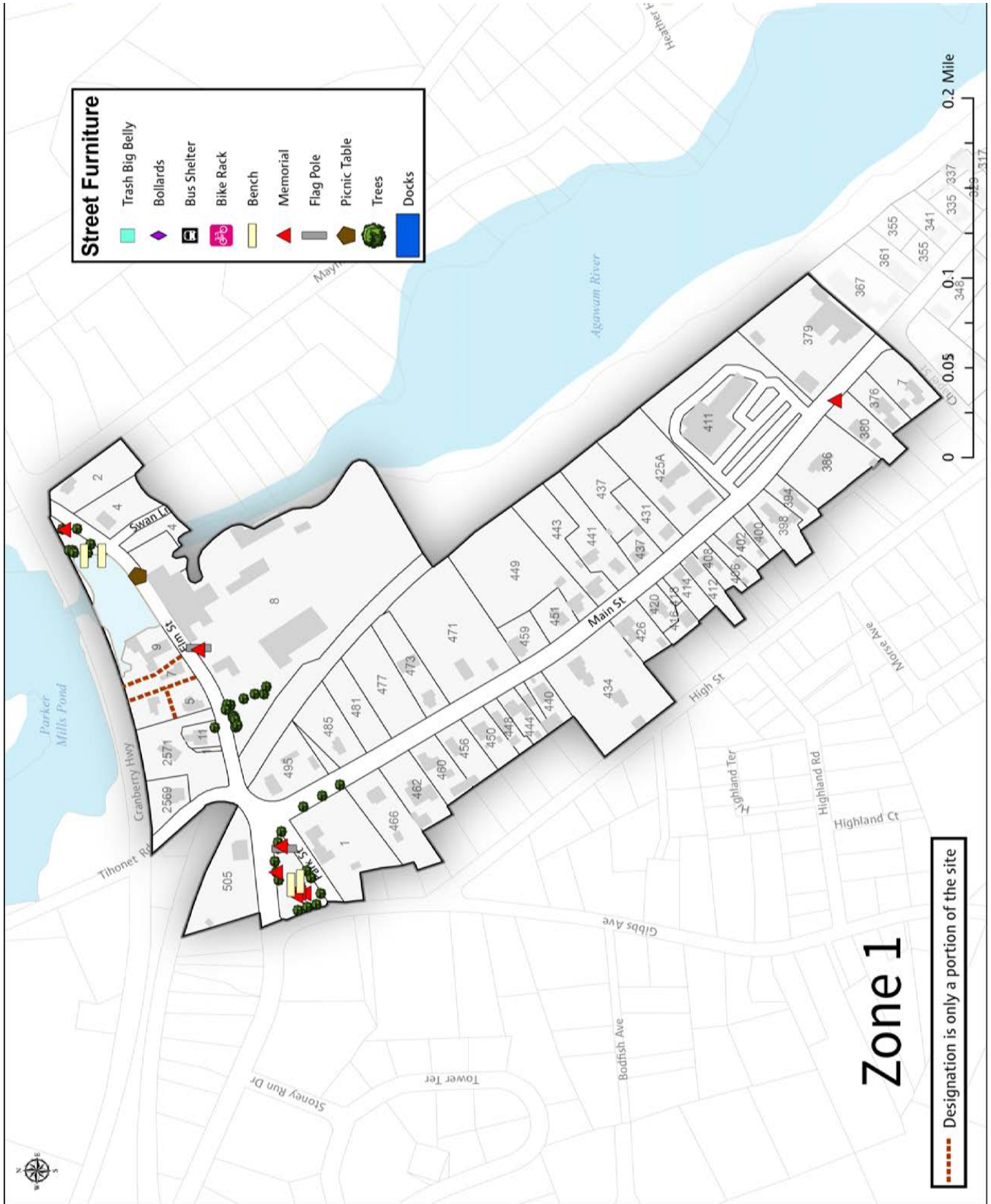
UTILITIES & OTHER STREET FEATURES – ZONE 2



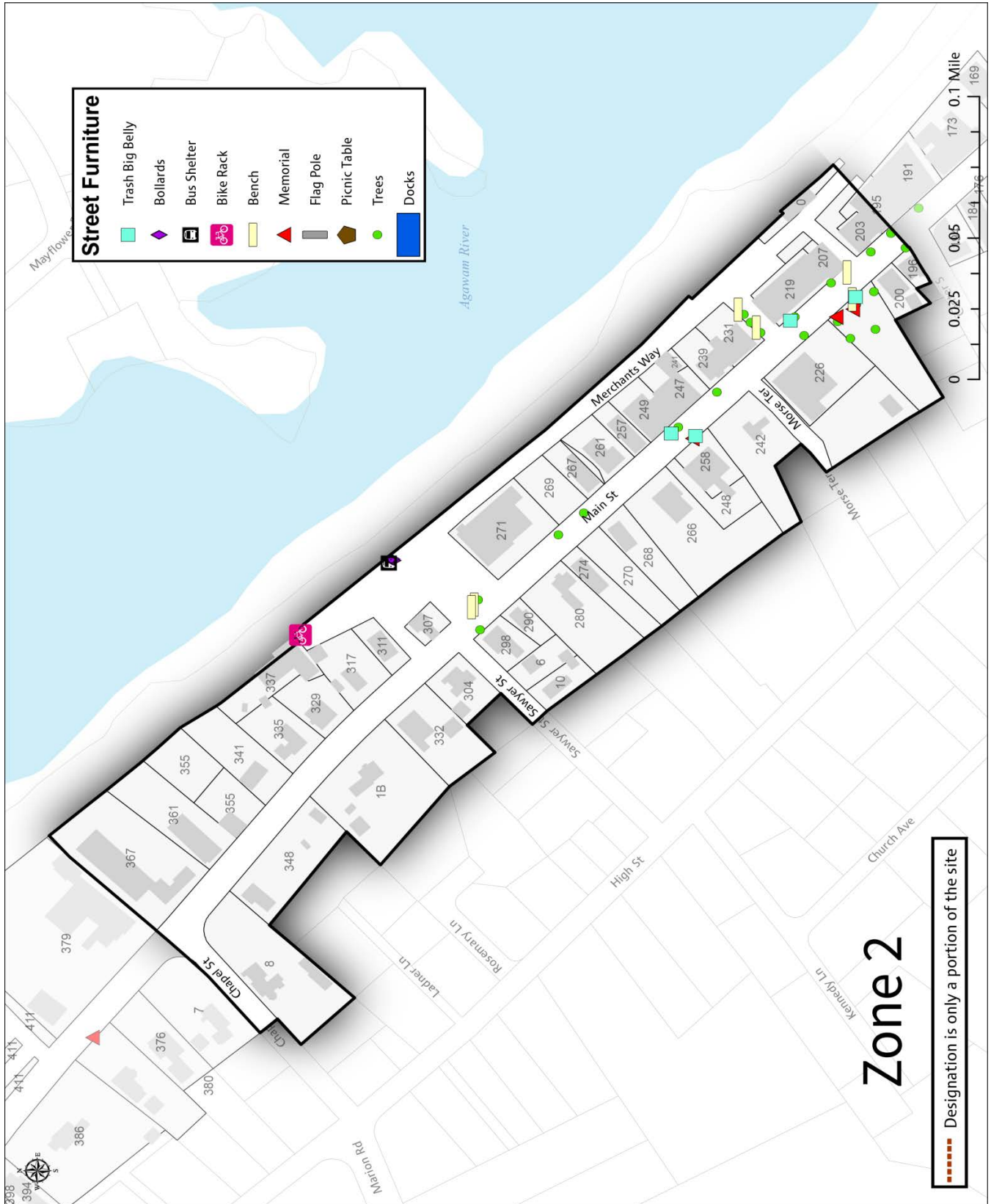
UTILITIES & OTHER STREET FEATURES – ZONE 3



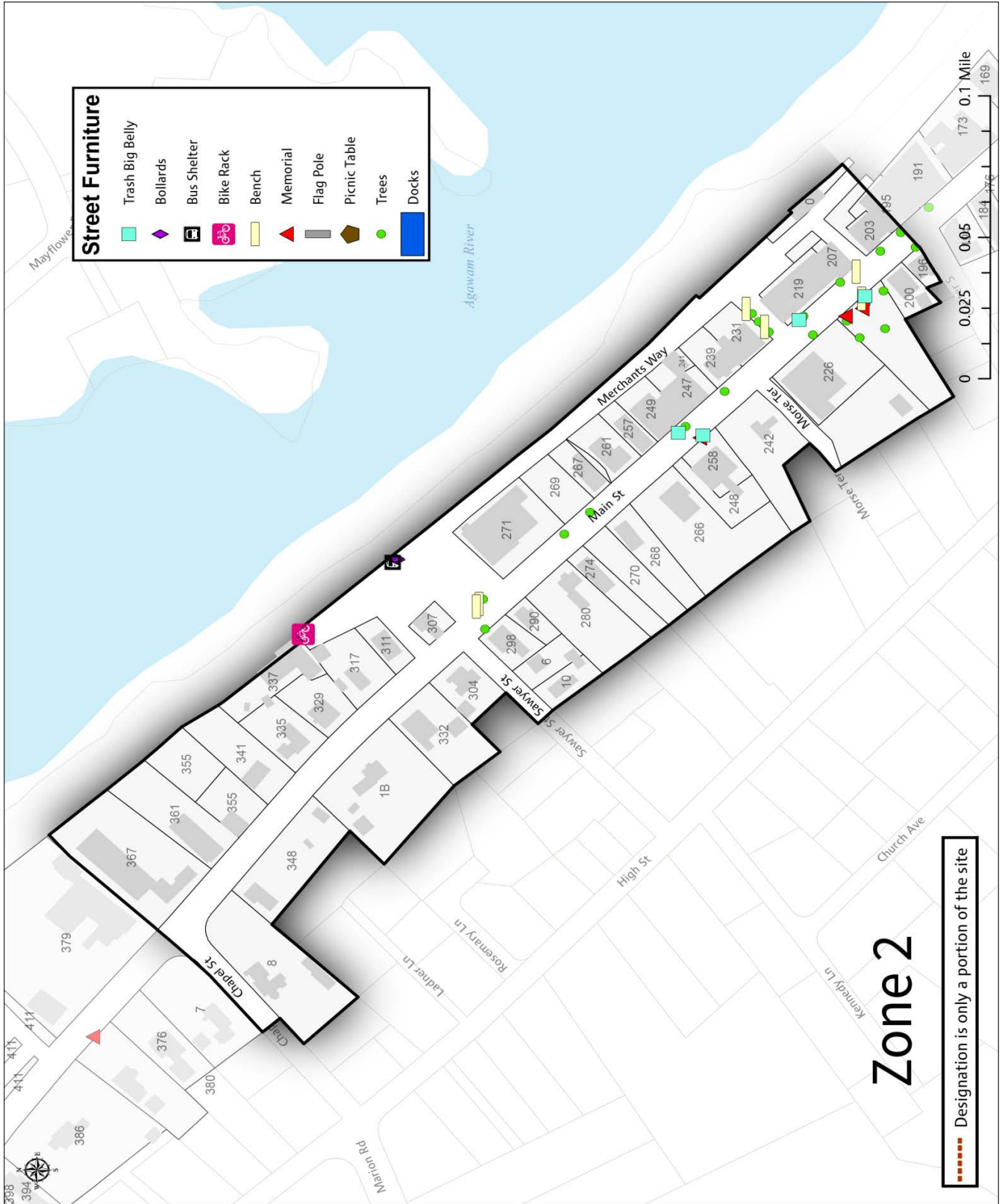
STREET FURNITURE - ZONE 1



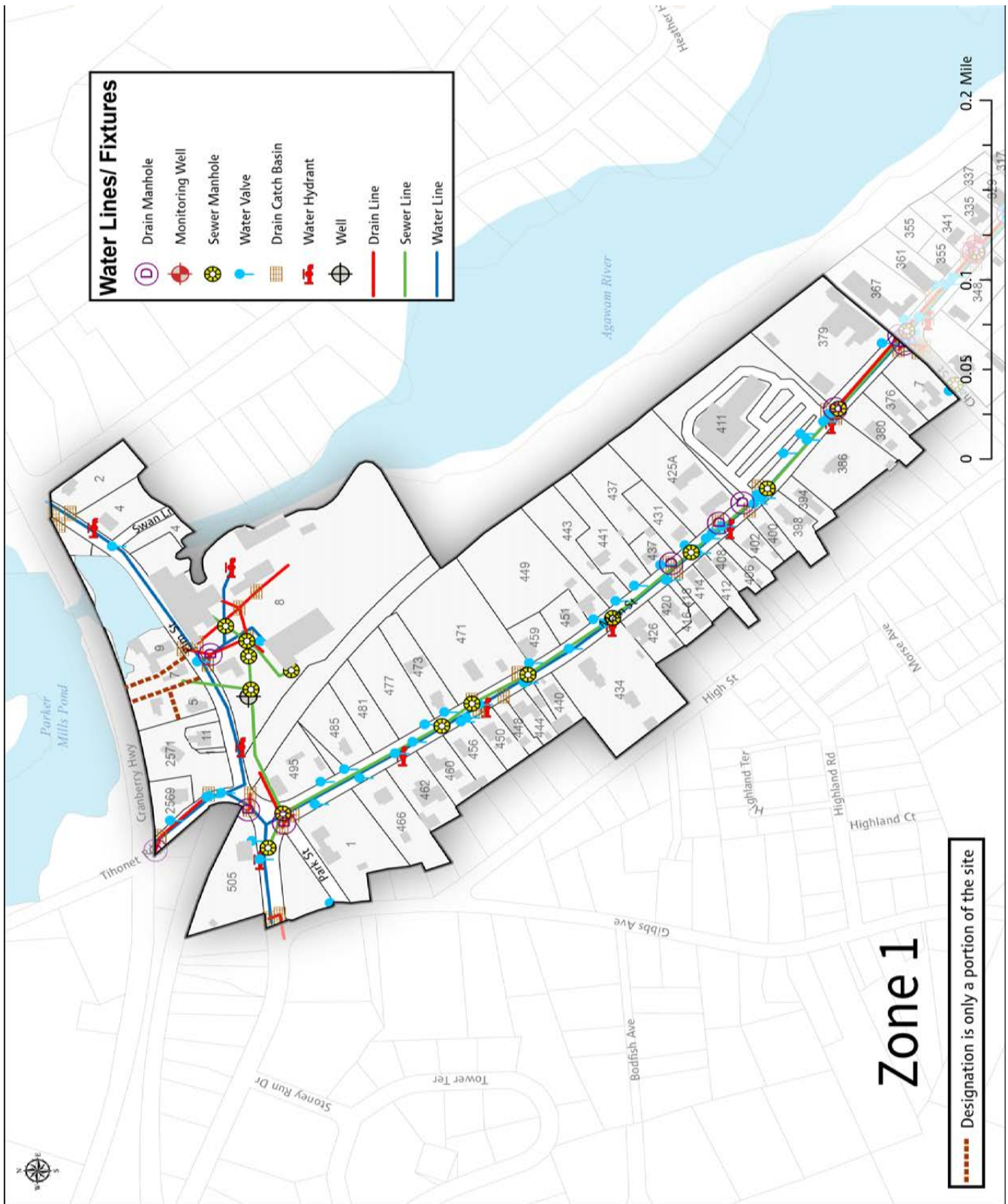
STREET FURNITURE - ZONE 2



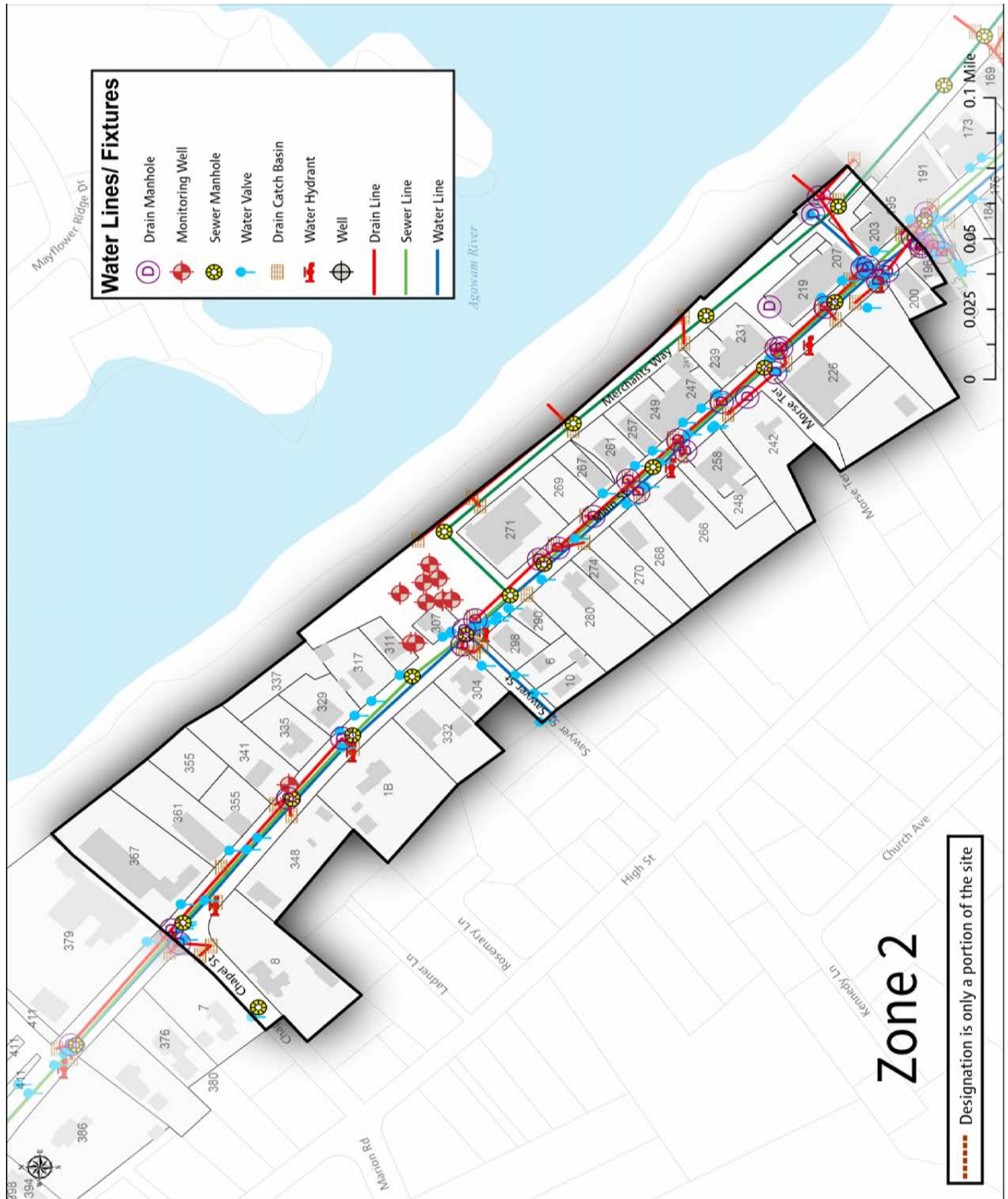
STREET FURNITURE - ZONE 3



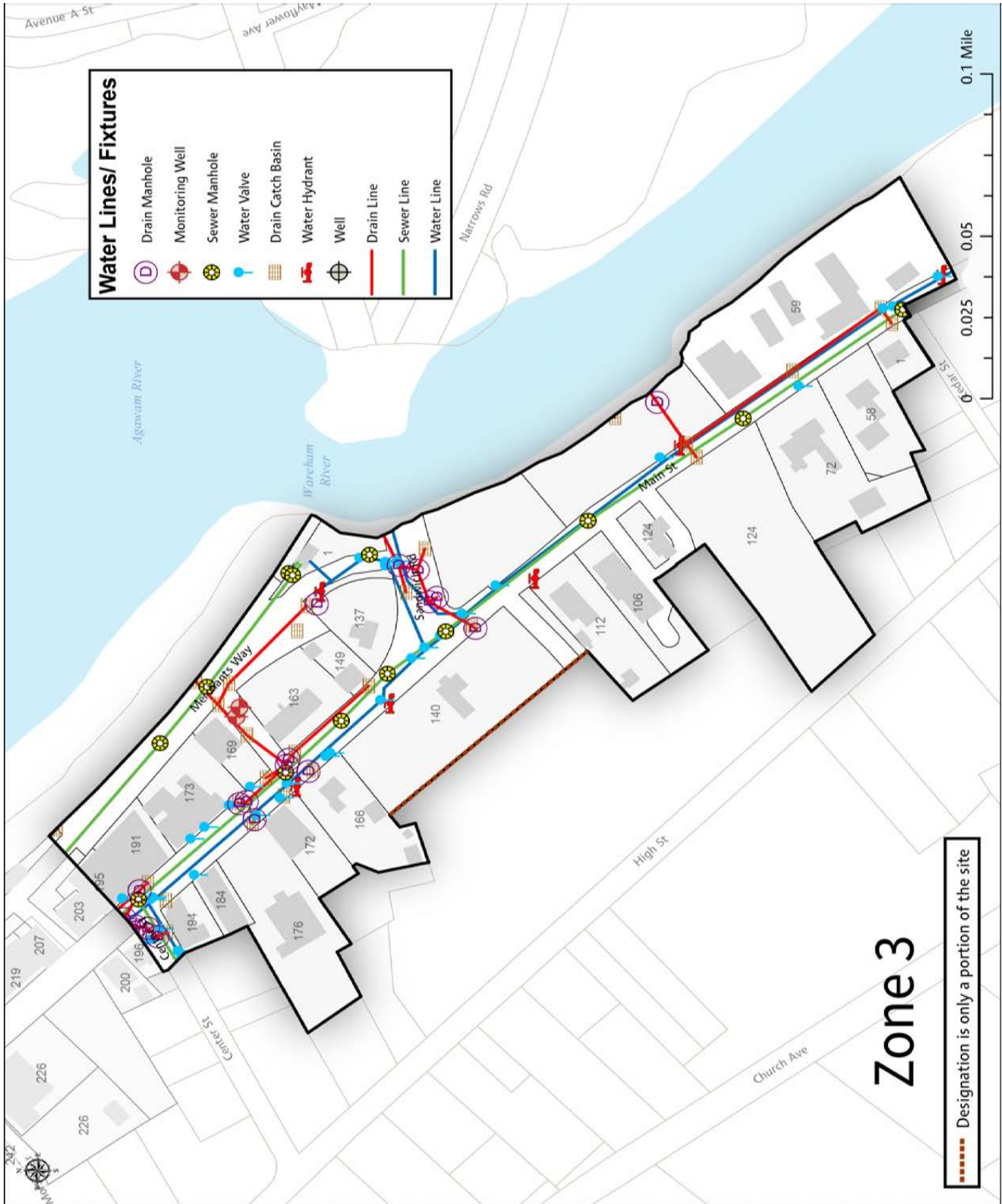
WATER INFRASTRUCTURE - ZONE 1



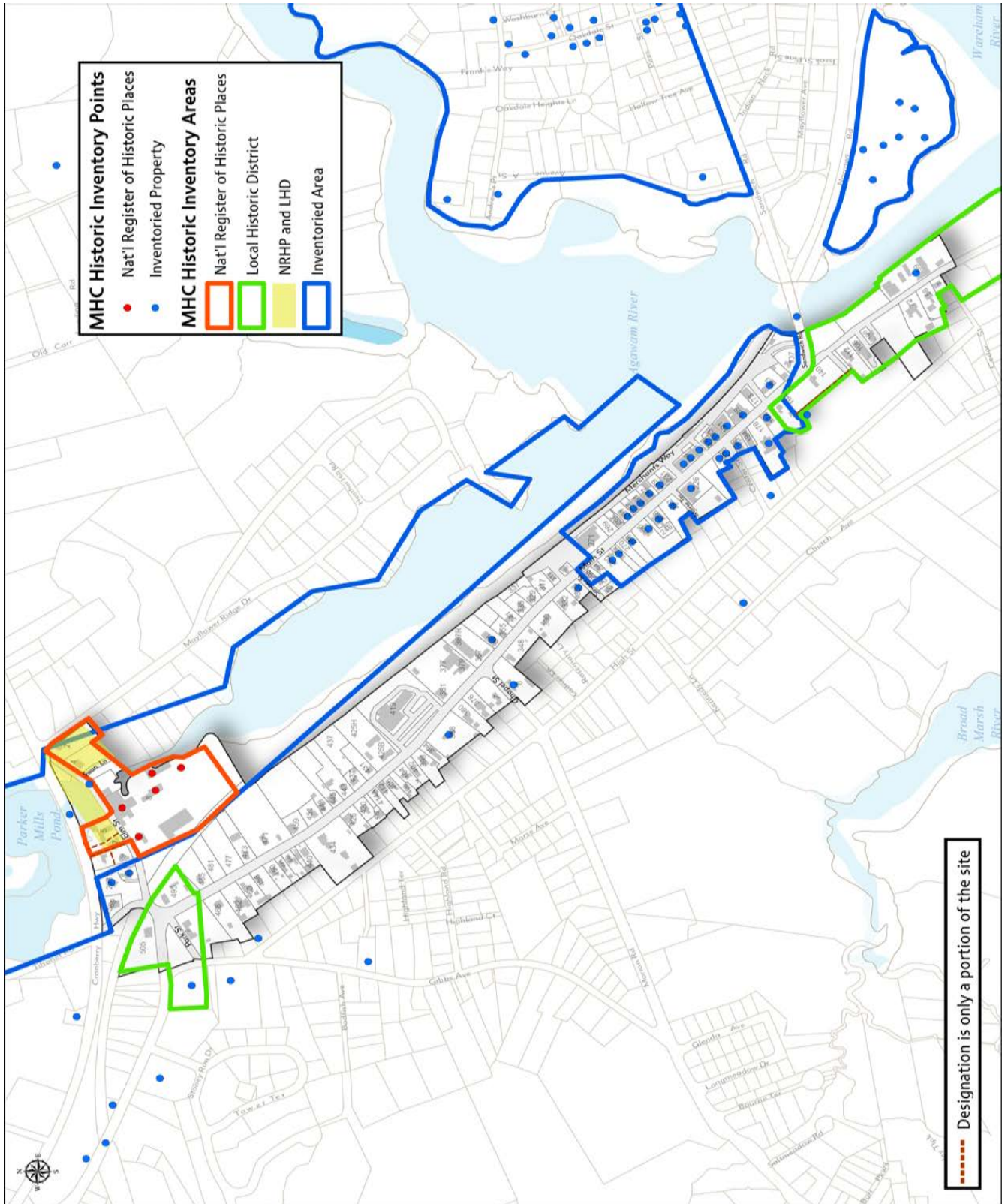
WATER INFRASTRUCTURE - ZONE 2



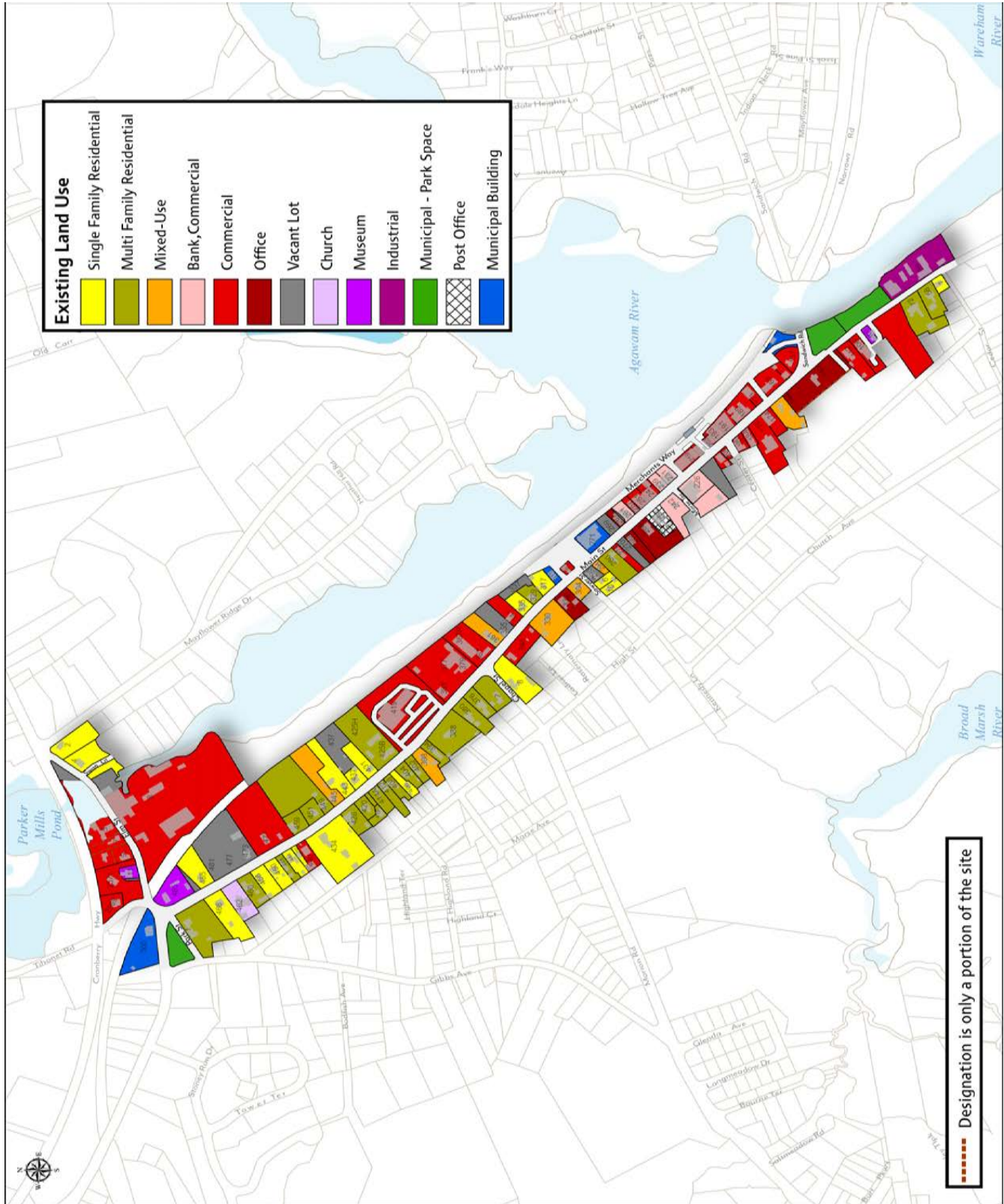
WATER INFRASTRUCTURE - ZONE 3



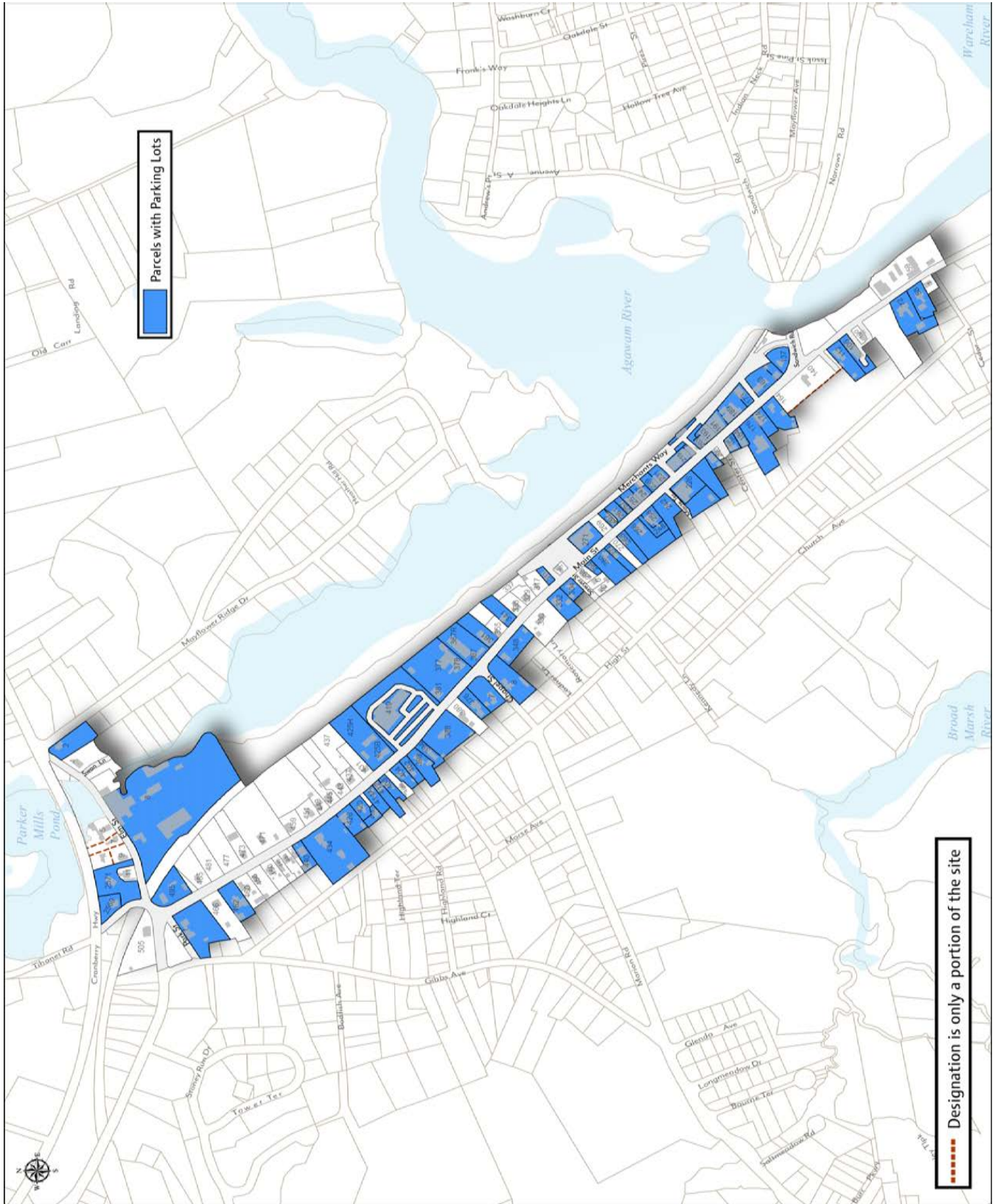
HISTORIC RESOURCES



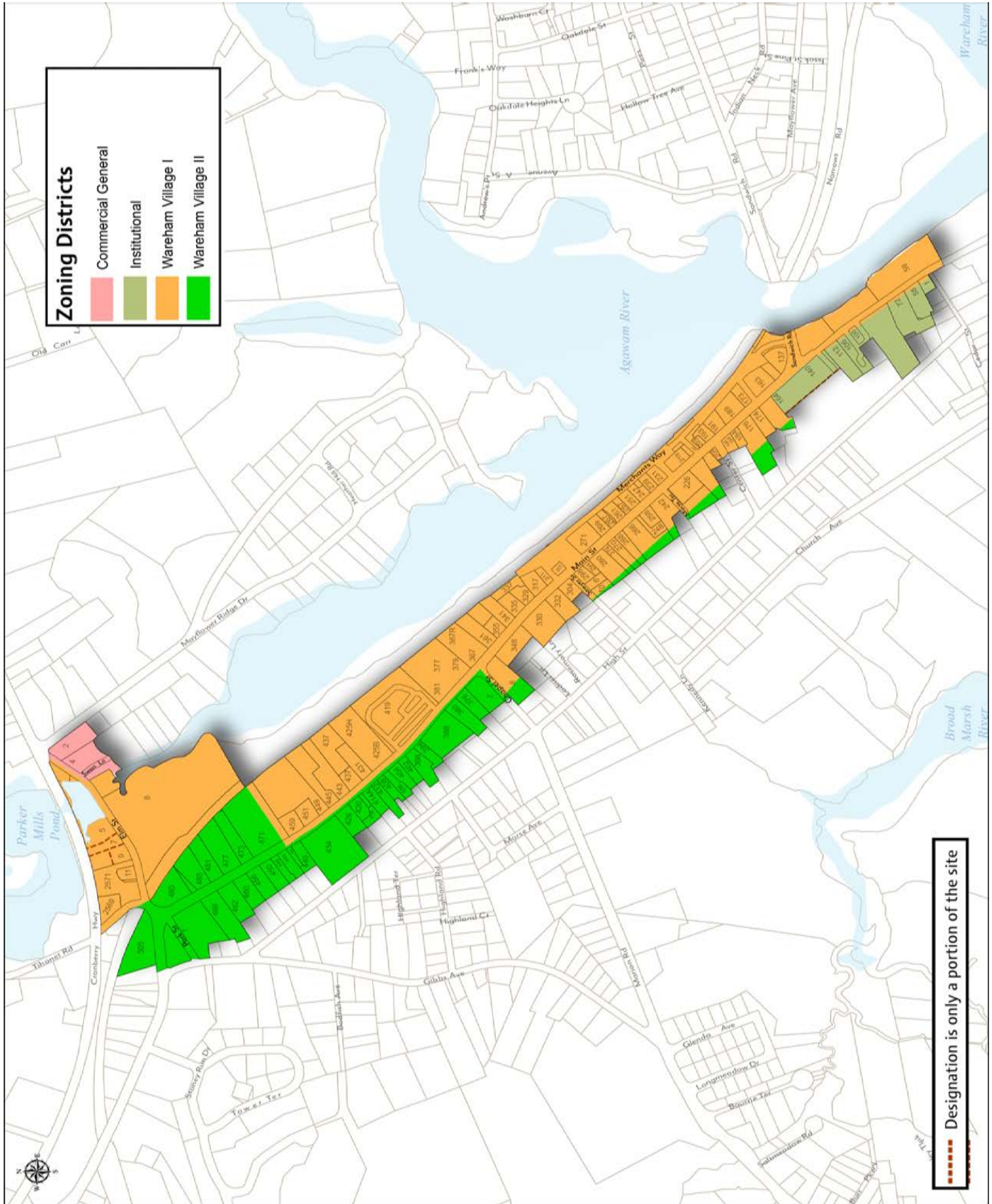
LAND USE MAP



PARKING LOTS



ZONING MAP



Appendix C

Property Inventory Forms

Wareham Village Property Survey

Record ID #	WV-41591
Parcel ID (M/B/L)	47_1123_A
Property Address	1 Cedar Street
Common Name	N/A
Zoning	MR30
Land Use	Single Family Residential
DOR Use Code	1040
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1930
Is the Property Vacant?	No
Assessed Value	191500
Lot Size (Square Feet)	4682



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	N/A
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-41254
Parcel ID (M/B/L)	61_1087
Property Address	7 Chapel Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1110
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	NA
Building Age	1950
Is the Property Vacant?	No
Assessed Value	290000
Lot Size (Square Feet)	20820



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Excellent
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Non Applicable
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | | | |
|--------------------------|------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | Physical Deterioration of Building | <input type="checkbox"/> | Significant Decline in Property Value |
| <input type="checkbox"/> | Abandoned Property | <input type="checkbox"/> | Abnormally Low Property Value |
| <input type="checkbox"/> | Chronic High Occupancy Turnover | <input type="checkbox"/> | Known or Suspected Environmental Contamination |
| <input type="checkbox"/> | Chronic High Vacancy Rate | <input checked="" type="checkbox"/> | The Property is Not Contributing to Slum and Blight |

Overall Rating: Excellent

Reasons for Rating: N/A

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-42913
Parcel ID (M/B/L)	132_1000_A
Property Address	2569 Cran Hwy
Common Name	The Bike Den
Zoning	SC
Land Use	Commercial
DOR Use Code	3220
Accessible front entrance?	Yes
Stories	N/A
General Construction	Wood
Storefront Construction	N/A
Building Age	1940
Is the Property Vacant?	No
Assessed Value	239900
Lot Size (Square Feet)	13109



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Excellent
Parking Lots	Good
Storefront & Signage	Excellent

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Clean signage, good exterior
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43020
Parcel ID (M/B/L)	132_1000_B
Property Address	2571 Cran Hwy
Common Name	Mill Pond Diner
Zoning	SC
Land Use	Commercial
DOR Use Code	3260
Accessible front entrance?	No
Stories	One
General Construction	Steel
Storefront Construction	N/A
Building Age	1940
Is the Property Vacant?	No
Assessed Value	262000
Lot Size (Square Feet)	35201



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Fair
Parking Lots	Fair
Storefront & Signage	Fair



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons for Rating: Some signage is dated/not lit up, rear not in great shape, lot is full of potholes and is half dirt

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey – Additional Information Sheet

Address: 2571 Cran Hwy



Front of building and parking lot, in poor condition



Rear of building; exterior walls in need of upkeep

Wareham Village Property Survey

Record ID #	WV-42880
Parcel ID (M/B/L)	123_1008c
Property Address	0 Elm Street
Common Name	N/A
Zoning	SC
Land Use	Commercial
DOR Use Code	3920
Accessible front entrance?	N/A
Stories	One
General Construction	Wood
Storefront Construction	N/A
Building Age	1850
Is the Property Vacant?	Yes
Assessed Value	8400
Lot Size (Square Feet)	12197



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	None - enter through attached building
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	None
Parking Lots	N/A
Storefront & Signage	Non Applicable

Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons for Rating: Overgrown site, boarded up, deteriorating siding, no access except through also vacant site

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey – Additional Information Sheet

Address: 0 Elm Street



0 Elm Street is attached to the Tremont Nail Company. No entrance aside from going through the main building.



Brush surrounding the left side of the building.



Fence and stream running alongside property

Wareham Village Property Survey

Record ID #	WV-42994
Parcel ID (M/B/L)	132_W2
Property Address	2 Elm Street
Common Name	N/A
Zoning	SC
Land Use	Single Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	NA
Building Age	1880
Is the Property Vacant?	No
Assessed Value	216100
Lot Size (Square Feet)	24909



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Good
Windows and Doors	Excellent
Porches/Deck	NA
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Non Applicable
Storefront & Signage	Non Applicable



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-42851
Parcel ID (M/B/L)	132_W1
Property Address	4 Elm Street
Common Name	N/A
Zoning	SC
Land Use	Single Family Residential
DOR Use Code	1110
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1880
Is the Property Vacant?	No
Assessed Value	328500
Lot Size (Square Feet)	34683



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | | | |
|--------------------------|------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | Physical Deterioration of Building | <input type="checkbox"/> | Significant Decline in Property Value |
| <input type="checkbox"/> | Abandoned Property | <input type="checkbox"/> | Abnormally Low Property Value |
| <input type="checkbox"/> | Chronic High Occupancy Turnover | <input type="checkbox"/> | Known or Suspected Environmental Contamination |
| <input type="checkbox"/> | Chronic High Vacancy Rate | <input checked="" type="checkbox"/> | The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Roof and siding in fair condition
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-43305
Parcel ID (M/B/L)	132_B1
Property Address	5 Elm Street
Common Name	Old Company Store
Zoning	SC
Land Use	Commercial
DOR Use Code	0322
Accessible front entrance?	Yes
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1850
Is the Property Vacant?	No
Assessed Value	638000
Lot Size (Square Feet)	47916



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	N/A
Parking Lots	Good
Storefront & Signage	Fair

Contributions to Slum and Blight

- | | |
|---|--|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input checked="" type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-42968
Parcel ID (M/B/L)	132_B1
Property Address	7 Elm Street
Common Name	N/A
Zoning	SC
Land Use	Single Family Residential
DOR Use Code	0322
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1810
Is the Property Vacant?	No
Assessed Value	638000
Lot Size (Square Feet)	47916



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	Three other buildings on the property, all in fair condition - two residential one yoga studio
Foundation	Good
Driveway	Good
Parking Lots	N/A
Storefront & Signage	Good

Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-68035
Parcel ID (M/B/L)	132_A1
Property Address	8 Elm Street
Common Name	Tremont Nail Company
Zoning	WRVL
Land Use	Commercial
DOR Use Code	9310
Accessible front entrance?	No
Stories	Three
General Construction	Wood
Storefront Construction	N/A
Building Age	1850
Is the Property Vacant?	Yes
Assessed Value	859700
Lot Size (Square Feet)	311890



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Fair
Windows and Doors	Poor
Porches/Deck	N/A
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	One building is the Tremont Nail company, one is a metal garage in good condition, others are vacant wooden buildings in poor condition
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	N/A



Contributions to Slum and Blight

<input checked="" type="checkbox"/> Physical Deterioration of Building	<input type="checkbox"/> Significant Decline in Property Value
<input checked="" type="checkbox"/> Abandoned Property	<input type="checkbox"/> Abnormally Low Property Value
<input type="checkbox"/> Chronic High Occupancy Turnover	<input checked="" type="checkbox"/> Known or Suspected Environmental Contamination
<input checked="" type="checkbox"/> Chronic High Vacancy Rate	<input type="checkbox"/> The Property is Not Contributing to Slum and Blight

Overall Rating: Poor
 Reasons for Rating: Boarded up and vacant
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey – Additional Information Sheet

Address: 8 Elm Street



Siding deteriorating on main buildings



Windows and doors boarded up; paint on trim chipped



Property backs up to water; damage on exterior includes deterioration of siding, bees nest in lighting fixtures



Rear structure paint deteriorating

Wareham Village Property Survey

Record ID #	WV-43847
Parcel ID (M/B/L)	132_B1
Property Address	9 Elm Street
Common Name	N/A
Zoning	SC
Land Use	Single Family Residential
DOR Use Code	0322
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1950
Is the Property Vacant?	No
Assessed Value	638000
Lot Size (Square Feet)	47916



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Non Applicable
Storefront & Signage	Non Applicable



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-42939
Parcel ID (M/B/L)	132_1001
Property Address	11 Elm Street
Common Name	Fearing Tavern Museum
Zoning	SC
Land Use	Municipal Building, Museum
DOR Use Code	9570
Accessible front entrance?	No
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1690
Is the Property Vacant?	No
Assessed Value	289800
Lot Size (Square Feet)	6627



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	N/A
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	N/A
Parking Lots	N/A
Storefront & Signage	Fair



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input checked="" type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Deteriorating paint on walls and trim, old construction
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-41845
Parcel ID (M/B/L)	47_1152
Property Address	0 Main Street Off
Common Name	Train Station
Zoning	MR30
Land Use	Municipal Building
DOR Use Code	931V
Accessible front entrance?	N/A
Stories	One
General Construction	Masonry
Storefront Construction	N/A
Building Age	1890
Is the Property Vacant?	Yes
Assessed Value	5200
Lot Size (Square Feet)	1523



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	Fair
Entryway/Entry Stairs	NA
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	NA
Parking Lots	Non Applicable
Storefront & Signage	N/A

Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input checked="" type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons

for Graffiti on walls, surrounding and porch covered in empty bottles and trash, paint peeling and some trim damaged, doors are boarded up

Rating:

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey – Additional Information Sheet

Address: 0 Main Street Off



Inside of the train station; debris and graffiti on the boarded-up doors



Exterior of the train station; one boarded up window



Street facing façade of train station

Wareham Village Property Survey

Record ID #	WV-40695
Parcel ID (M/B/L)	47_1122_A
Property Address	58 Main Street
Common Name	N/A
Zoning	INST
Land Use	Multi Family Residential
DOR Use Code	1110
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1648
Is the Property Vacant?	No
Assessed Value	420900
Lot Size (Square Feet)	19174



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Excellent
Windows and Doors	Excellent
Porches/Deck	Excellent
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Excellent
Parking Lots	Non Applicable
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Excellent
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-44346
Parcel ID (M/B/L)	47_1124
Property Address	59 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Other, Industrial
DOR Use Code	316I
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1930
Is the Property Vacant?	Yes
Assessed Value	375100
Lot Size (Square Feet)	55757



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Poor
Windows and Doors	Poor
Porches/Deck	NA
Entryway/Entry Stairs	Poor
Type of Outbuilding(s)	Three buildings total
Foundation	Fair
Driveway	N/A
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input checked="" type="checkbox"/> Significant Decline in Property Value |
| <input checked="" type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input checked="" type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Poor

Reasons for Rating: Three buildings, dilapidated, windows broken, multiple storage containers and equipment on site. Appears to be abandoned.

Additional Notes: N/A

Wareham Village Property Survey – Additional Information Sheet

Address: 59 Main Street



Three buildings and multiple storage containers and other equipment on site



Buildings dilapidated with broken windows

Wareham Village Property Survey

Record ID #	WV-40735
Parcel ID (M/B/L)	47_1121
Property Address	72 Main Street
Common Name	N/A
Zoning	INST
Land Use	Multi Family Residential
DOR Use Code	1320
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1870
Is the Property Vacant?	No
Assessed Value	430800
Lot Size (Square Feet)	31948



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Fair, Good
Porches/Deck	Fair
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Fair
Parking Lots	Good
Storefront & Signage	N/A



Contributions to Slum and Blight

<input type="checkbox"/>	Physical Deterioration of Building	<input checked="" type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abandoned Property	<input checked="" type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Chronic High Occupancy Turnover	<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Chronic High Vacancy Rate	<input type="checkbox"/>	The Property is Not Contributing to Slum and Blight

Overall Rating: Fair

Reasons for Rating: Front looks excellent but parts of back not great condition, outbuilding in fair condition

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey – Additional Information Sheet

Address: 72 Main Street



Empty sign in front of building; outbuilding at the end of driveway in fair condition



Rear side of main building; stairs and back porch in fair/poor condition



Front façade of multifamily building in good condition

Wareham Village Property Survey

Record ID #	WV-40787
Parcel ID (M/B/L)	47_1120
Property Address	106 Main Street
Common Name	N/A
Zoning	INST
Land Use	Commercial
DOR Use Code	3420
Accessible front entrance?	Yes
Stories	Two
General Construction	Wood
Storefront Construction	Na
Building Age	1920
Is the Property Vacant?	No
Assessed Value	785300
Lot Size (Square Feet)	29030



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Excellent
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Excellent
Driveway	Fair
Parking Lots	Good
Storefront & Signage	Good

Contributions to Slum and Blight

- | | | | |
|--------------------------|------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | Physical Deterioration of Building | <input type="checkbox"/> | Significant Decline in Property Value |
| <input type="checkbox"/> | Abandoned Property | <input type="checkbox"/> | Abnormally Low Property Value |
| <input type="checkbox"/> | Chronic High Occupancy Turnover | <input type="checkbox"/> | Known or Suspected Environmental Contamination |
| <input type="checkbox"/> | Chronic High Vacancy Rate | <input checked="" type="checkbox"/> | The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-40763
Parcel ID (M/B/L)	47_1119
Property Address	112 Main Street
Common Name	N/A
Zoning	INST
Land Use	Commercial
DOR Use Code	3420
Accessible front entrance?	No
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1847
Is the Property Vacant?	Yes
Assessed Value	399500
Lot Size (Square Feet)	16143



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Fair
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	One double garage, one shed
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Some paint deterioration, one broken window, one broken shutter
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-40810
Parcel ID (M/B/L)	47_1118_B8
Property Address	124 Main Street
Common Name	Captain John Kendrick Maritime Museum
Zoning	INST
Land Use	Museum
DOR Use Code	3900
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1745
Is the Property Vacant?	No
Assessed Value	170100
Lot Size (Square Feet)	70132



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Excellent
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Fair
Parking Lots	Fair, Two parking lots 16 spaces behind building huge lot to the left and not paved dirt and gravel but plowed
Storefront & Signage	Non Applicable



Contributions to Slum and Blight

- | | |
|---|--|
| <input type="checkbox"/> Physical Deterioration of Building | <input checked="" type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Lot and driveway largely unpaved, mud and gravel undeveloped space
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey – Additional Information Sheet

Address: 124 Main Street



Front façade of building, facing Main Street



Side and rear of structure



Parking lot – 16 spaces. Not paved, though plowed.

Wareham Village Property Survey

Record ID #	WV-44245
Parcel ID (M/B/L)	47_1129
Property Address	137 Main Street
Common Name	Looks Unlimited Salon
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3400
Accessible front entrance?	No
Stories	One
General Construction	Wood
Storefront Construction	N/A
Building Age	1920
Is the Property Vacant?	No
Assessed Value	235600
Lot Size (Square Feet)	12355



Physical Features (Main Building/Outbuilding)

Roofing	Good, Excellent
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Good



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Foundation, walls, windows in good condition
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-68506
Parcel ID (M/B/L)	47_1118
Property Address	148 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Office
DOR Use Code	9550
Accessible front entrance?	N/A
Stories	Three
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	Yes
Assessed Value	53755100
Lot Size (Square Feet)	239580



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	Fair
Entryway/Entry Stairs	Poor
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Good
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input checked="" type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons for Rating: Porch slightly crumbling, gutters rotted, vacant, chipping paint, English ivy

Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-12

Wareham Village Property Survey – Additional Information Sheet

Address: 148 Main Street



Front Façade from Main Street



Details of Front Porch – Damaged trim, structural elements, and paving



Side and rear façade details – damaged and rotting trim and gutters, vines growing on and inside building

Wareham Village Property Survey

Record ID #	WV-43588
Parcel ID (M/B/L)	47_1130
Property Address	149 Main Street
Common Name	M&D's Cape Cod Tackle
Zoning	WRVL
Land Use	Commercial
DOR Use Code	0310
Accessible front entrance?	Yes
Stories	One
General Construction	Wood
Storefront Construction	N/A
Building Age	1850
Is the Property Vacant?	No
Assessed Value	229100
Lot Size (Square Feet)	5673



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Fair



Contributions to Slum and Blight

<input type="checkbox"/>	Physical Deterioration of Building	<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abandoned Property	<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Chronic High Occupancy Turnover	<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Chronic High Vacancy Rate	<input checked="" type="checkbox"/>	The Property is Not Contributing to Slum and Blight

Overall Rating: Good
 Reasons for Rating: Walls and entryway in good condition, signage faded
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-44215
Parcel ID (M/B/L)	47_1131
Property Address	163 Main Street
Common Name	Speedway
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3330
Accessible front entrance?	Yes
Stories	One
General Construction	Steel
Storefront Construction	N/A
Building Age	1970
Is the Property Vacant?	No
Assessed Value	586300
Lot Size (Square Feet)	15074



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good, Excellent
Porches/Deck	N/A
Entryway/Entry Stairs	Excellent
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Excellent



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-44315
Parcel ID (M/B/L)	47_1117
Property Address	166 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Mixed-Use
DOR Use Code	0130
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1742
Is the Property Vacant?	No
Assessed Value	392700
Lot Size (Square Feet)	20470



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	NA
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Excellent
Driveway	NA
Parking Lots	Good
Storefront & Signage	Fair



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-44539
Parcel ID (M/B/L)	47_1134
Property Address	169 Main Street
Common Name	Cumberland Farms
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3250
Accessible front entrance?	Yes
Stories	One
General Construction	Wood
Storefront Construction	N/A
Building Age	1950
Is the Property Vacant?	No
Assessed Value	338400
Lot Size (Square Feet)	5980



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Excellent
Parking Lots	Excellent
Storefront & Signage	Good



Contributions to Slum and Blight

<input type="checkbox"/>	Physical Deterioration of Building	<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abandoned Property	<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Chronic High Occupancy Turnover	<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Chronic High Vacancy Rate	<input type="checkbox"/>	The Property is Not Contributing to Slum and Blight

Overall Rating: Fair
 Reasons for Rating: Store in good condition
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-21

Wareham Village Property Survey

Record ID #	WV-43160
Parcel ID (M/B/L)	47_1115
Property Address	172 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Comercial
DOR Use Code	3220
Accessible front entrance?	Yes
Stories	One
General Construction	Masonry, Steel
Storefront Construction	Masonry below contemporary glass windows - mid century metal awning and siding above
Building Age	1940
Is the Property Vacant?	No
Assessed Value	276700
Lot Size (Square Feet)	10890



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	NA
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Poor
Parking Lots	Non Applicable
Storefront & Signage	Fair

Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons for Rating: Top half of front façade badly deteriorated. Metal awning over entrances is slipping and left corner held up by metal chains.

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey – Additional Information Sheet

Address: 172 Main Street



Front façade of building, top half deteriorating



Side of building and driveway

Wareham Village Property Survey

Record ID #	WV-44607
Parcel ID (M/B/L)	47_1135
Property Address	173 Main Street
Common Name	Matrix Salon, Riverside Cafe, Visiting Nurse Association of Cape Cod, Liberty Tax, Vertical Dimension
Zoning	WVI
Land Use	Commercial
DOR Use Code	0322
Accessible front entrance?	No
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1920
Is the Property Vacant?	No
Assessed Value	647900
Lot Size (Square Feet)	16137



Physical Features (Main Building/Outbuilding)

Roofing	Good, Excellent
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Good



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Well kept building and property
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43624
Parcel ID (M/B/L)	47_1113
Property Address	176 Main Street
Common Name	Advanced Engine Rebuilding Inc.
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3222
Accessible front entrance?	No
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1960
Is the Property Vacant?	No
Assessed Value	383100
Lot Size (Square Feet)	32979



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Excellent
Windows and Doors	Excellent
Porches/Deck	NA
Entryway/Entry Stairs	Excellent
Type of Outbuilding(s)	N/A
Foundation	Excellent
Driveway	Excellent
Parking Lots	Excellent
Storefront & Signage	Good



Contributions to Slum and Blight

<input type="checkbox"/>	Physical Deterioration of Building	<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abandoned Property	<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Chronic High Occupancy Turnover	<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Chronic High Vacancy Rate	<input checked="" type="checkbox"/>	The Property is Not Contributing to Slum and Blight

Overall Rating: Excellent
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-23

Wareham Village Property Survey

Record ID #	WV-43072
Parcel ID (M/B/L)	47_1112
Property Address	184 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3400
Accessible front entrance?	Yes
Stories	One
General Construction	Wood
Storefront Construction	Central shared entrance with large plate glass windows on either side
Building Age	1940
Is the Property Vacant?	No
Assessed Value	365300
Lot Size (Square Feet)	4725



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Excellent
Windows and Doors	Excellent
Porches/Deck	NA
Entryway/Entry Stairs	Excellent
Type of Outbuilding(s)	N/A
Foundation	Excellent
Driveway	Good
Parking Lots	On adjacent site
Storefront & Signage	Excellent



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Excellent

Reasons for Rating: N/A

Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey

Record ID #	WV-43784
Parcel ID (M/B/L)	47_1137
Property Address	191 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Commercial
DOR Use Code	0322
Accessible front entrance?	No
Stories	Two and a half
General Construction	Masonry
Storefront Construction	N/A
Building Age	1954
Is the Property Vacant?	No
Assessed Value	1148800
Lot Size (Square Feet)	9473



Physical Features (Main Building/Outbuilding)

Roofing	Good, Fair
Exterior Walls	Fair
Windows and Doors	Good, Fair
Porches/Deck	N/A
Entryway/Entry Stairs	Excellent
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	N/A
Parking Lots	Excellent
Storefront & Signage	Good, Fair



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input checked="" type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons for Rating: Some deterioration, dated and mismatched construction

Additional Notes: Realtor pointed out that there's been some vacancy in the commercial spaces in the building, but there are always upstairs tenants and some tenants living below the building as well.

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey – Additional Information Sheet

Address: 191 Main Street



Front façade facing Main Street



Rear of property with parking lot; faded white paint on back and right side

Wareham Village Property Survey

Record ID #	WV-43960
Parcel ID (M/B/L)	47_1111
Property Address	194 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3420
Accessible front entrance?	Yes
Stories	One
General Construction	Masonry
Storefront Construction	N/A
Building Age	1920
Is the Property Vacant?	No
Assessed Value	306100
Lot Size (Square Feet)	6944



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	NA
Entryway/Entry Stairs	Excellent
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Good



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43283
Parcel ID (M/B/L)	47_1138
Property Address	195 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3220
Accessible front entrance?	Yes
Stories	Two
General Construction	Steel, Wood
Storefront Construction	N/A
Building Age	1920
Is the Property Vacant?	No
Assessed Value	439200
Lot Size (Square Feet)	6251



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Fair

Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input checked="" type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Deteriorated wall paint, mismatched construction
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey – Additional Information Sheet

Address: 195 Main Street



Front façade of building



Rear of building and parking area; chipping paint on back wall and plant growth from edge of roof.

Wareham Village Property Survey

Record ID #	WV-43448
Parcel ID (M/B/L)	47_1108
Property Address	200 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3220
Accessible front entrance?	No
Stories	One
General Construction	Masonry, Outbuilding wood
Storefront Construction	Same
Building Age	1900
Is the Property Vacant?	No
Assessed Value	303300
Lot Size (Square Feet)	4729



Physical Features (Main Building/Outbuilding)

Roofing	Good, Excellent
Exterior Walls	Good
Windows and Doors	Excellent
Porches/Deck	NA
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Non Applicable
Storefront & Signage	Good



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43209
Parcel ID (M/B/L)	47_1139
Property Address	203 Main Street
Common Name	Beauty Nails
Zoning	WRVL
Land Use	Commercial
DOR Use Code	0310
Accessible front entrance?	No
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	261100
Lot Size (Square Feet)	2685



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	N/A
Parking Lots	Good
Storefront & Signage	Fair



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Building in good condition, signage and entry dated but all else looks good
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43806
Parcel ID (M/B/L)	47_1140
Property Address	207 Main Street
Common Name	El Mariachi
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3260
Accessible front entrance?	Yes
Stories	Two and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	263500
Lot Size (Square Feet)	2622



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Excellent
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Excellent
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	N/A
Parking Lots	Good
Storefront & Signage	Excellent



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Beautiful storefront and paint in good shape.
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-44033
Parcel ID (M/B/L)	47_1141
Property Address	219 Main Street
Common Name	The Jug Shop, Village Beauty Connections, Mumma Mary's, Legacy Insurance Group (213)
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3220
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	Brick
Building Age	1900
Is the Property Vacant?	No
Assessed Value	756700
Lot Size (Square Feet)	8378



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Excellent
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Excellent
Storefront & Signage	Good

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Walls, foundation, windows and doors in good shape
 Additional Notes: Insurance company building is attached but mismatched completely in style

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43762
Parcel ID (M/B/L)	47_1064_A
Property Address	226 Main Street
Common Name	Eastern Bank Parking lot
Zoning	WRVL
Land Use	Commercial
DOR Use Code	316S
Accessible front entrance?	Yes
Stories	One and a half
General Construction	Wood
Storefront Construction	NA
Building Age	1930
Is the Property Vacant?	Yes
Assessed Value	150800
Lot Size (Square Feet)	22620



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Excellent
Porches/Deck	NA
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Excellent
Driveway	Good
Parking Lots	Good
Storefront & Signage	Non Applicable

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good

Reasons for Rating: N/A

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-43563
Parcel ID (M/B/L)	47_1142
Property Address	231 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Municipal Building
DOR Use Code	3410
Accessible front entrance?	Yes
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	949100
Lot Size (Square Feet)	9537



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Excellent
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Fair
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-44394
Parcel ID (M/B/L)	47_1143_A
Property Address	239 Main Street
Common Name	TD bank
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3030
Accessible front entrance?	Yes
Stories	One
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	58300
Lot Size (Square Feet)	5465



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Excellent
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Excellent



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Overall good condition, excellent storefront
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43335
Parcel ID (M/B/L)	47_1144
Property Address	241 Main Street
Common Name	Cafe Soleil
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3260
Accessible front entrance?	Yes
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	222600
Lot Size (Square Feet)	1270



Physical Features (Main Building/Outbuilding)

Roofing	Good, Excellent
Exterior Walls	Excellent
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	N/A
Parking Lots	N/A
Storefront & Signage	Good



Contributions to Slum and Blight

- | | | | |
|--------------------------|------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | Physical Deterioration of Building | <input type="checkbox"/> | Significant Decline in Property Value |
| <input type="checkbox"/> | Abandoned Property | <input type="checkbox"/> | Abnormally Low Property Value |
| <input type="checkbox"/> | Chronic High Occupancy Turnover | <input type="checkbox"/> | Known or Suspected Environmental Contamination |
| <input type="checkbox"/> | Chronic High Vacancy Rate | <input checked="" type="checkbox"/> | The Property is Not Contributing to Slum and Blight |

Overall Rating: Excellent
 Reasons for Rating: Building looks new or recently remodeled
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-22

Wareham Village Property Survey

Record ID #	WV-43890
Parcel ID (M/B/L)	47_1103_A
Property Address	242 Main Street
Common Name	TD Bank
Zoning	WRVL
Land Use	Bank
DOR Use Code	3410
Accessible front entrance?	No
Stories	One
General Construction	Masonry
Storefront Construction	NA - drive up only
Building Age	1980
Is the Property Vacant?	No
Assessed Value	324200
Lot Size (Square Feet)	21948



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Excellent
Windows and Doors	Excellent
Porches/Deck	NA
Entryway/Entry Stairs	NA
Type of Outbuilding(s)	N/A
Foundation	Excellent
Driveway	Excellent
Parking Lots	Excellent
Storefront & Signage	Excellent



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Excellent
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-23

Wareham Village Property Survey

Record ID #	WV-44010
Parcel ID (M/B/L)	47_1145
Property Address	247 Main Street
Common Name	Metro PCS, de Miranda law office, Janey Construction, Gallery Consignment
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3220
Accessible front entrance?	Yes
Stories	Two
General Construction	Wood
Storefront Construction	Brick
Building Age	1900
Is the Property Vacant?	No
Assessed Value	468100
Lot Size (Square Feet)	6873



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good, Fair
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Good



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Storefront and outbuilding in good shape
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-43129
Parcel ID (M/B/L)	47_1100
Property Address	248 Main Street
Common Name	US Post Office Loading Dock
Zoning	WRVL
Land Use	Municipal Building
DOR Use Code	9000
Accessible front entrance?	N/A
Stories	One
General Construction	Masonry
Storefront Construction	NA
Building Age	1939
Is the Property Vacant?	No
Assessed Value	86100
Lot Size (Square Feet)	6595



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	NA
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Good
Parking Lots	Non Applicable
Storefront & Signage	Non Applicable

Contributions to Slum and Blight

- | | | | |
|--------------------------|------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | Physical Deterioration of Building | <input type="checkbox"/> | Significant Decline in Property Value |
| <input type="checkbox"/> | Abandoned Property | <input type="checkbox"/> | Abnormally Low Property Value |
| <input type="checkbox"/> | Chronic High Occupancy Turnover | <input type="checkbox"/> | Known or Suspected Environmental Contamination |
| <input type="checkbox"/> | Chronic High Vacancy Rate | <input checked="" type="checkbox"/> | The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-43100
Parcel ID (M/B/L)	47_1146
Property Address	249 Main Street
Common Name	Wareham Barber, Wareham Carpets
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3220
Accessible front entrance?	No
Stories	One
General Construction	Masonry
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	353300
Lot Size (Square Feet)	7519



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Fair



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Front roof and signage worn, back of building shingles old and worn
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey – Additional Information Sheet

Address: 249 Main Street



Front Façade from Main Street



Side alley; roots growing from under foundation



Rear of building

Wareham Village Property Survey

Record ID #	WV-44487
Parcel ID (M/B/L)	47_1147
Property Address	257 Main Street
Common Name	Minerva Pizza House
Zoning	WRVL
Land Use	Commercial
DOR Use Code	0310
Accessible front entrance?	Yes
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	374000
Lot Size (Square Feet)	3870



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Good



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Good storefront, only the rear walls are in slight disrepair
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43707
Parcel ID (M/B/L)	47_1101
Property Address	258 Main Street
Common Name	US Post Office
Zoning	WRVL
Land Use	Post Office
DOR Use Code	900C
Accessible front entrance?	N/A
Stories	One
General Construction	Masonry
Storefront Construction	Masonry
Building Age	1900
Is the Property Vacant?	No
Assessed Value	571400
Lot Size (Square Feet)	7175



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Excellent
Windows and Doors	Excellent
Porches/Deck	NA
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Excellent
Driveway	NA
Parking Lots	Non Applicable
Storefront & Signage	Good

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Excellent
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-44373
Parcel ID (M/B/L)	47_1148_B
Property Address	261 Main Street
Common Name	Santander Bank
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3410
Accessible front entrance?	No
Stories	One
General Construction	Masonry
Storefront Construction	N/A
Building Age	1959
Is the Property Vacant?	No
Assessed Value	649800
Lot Size (Square Feet)	8883



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Excellent
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Good

Contributions to Slum and Blight

<input type="checkbox"/>	Physical Deterioration of Building	<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abandoned Property	<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Chronic High Occupancy Turnover	<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Chronic High Vacancy Rate	<input checked="" type="checkbox"/>	The Property is Not Contributing to Slum and Blight

Overall Rating: Good
 Reasons for Rating: Brick in very good shape, signage good
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-43472
Parcel ID (M/B/L)	47_1099
Property Address	266 Main Street
Common Name	GAF Engineering
Zoning	WRVL
Land Use	Office
DOR Use Code	3400
Accessible front entrance?	No
Stories	Two
General Construction	Masonry
Storefront Construction	Masonry
Building Age	1943
Is the Property Vacant?	No
Assessed Value	522400
Lot Size (Square Feet)	30525



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Excellent
Windows and Doors	Fair
Porches/Deck	NA
Entryway/Entry Stairs	Excellent
Type of Outbuilding(s)	N/A
Foundation	Excellent
Driveway	Good
Parking Lots	Good
Storefront & Signage	Excellent



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Excellent
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-23

Wareham Village Property Survey

Record ID #	WV-43259
Parcel ID (M/B/L)	47_1149
Property Address	267 Main Street
Common Name	Ready, Kiernan, and McNally LLP
Zoning	WRVL
Land Use	Office
DOR Use Code	3400
Accessible front entrance?	No
Stories	Two and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	341300
Lot Size (Square Feet)	4886



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Poor
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Clean front and paint in good condition, parking lot in poor condition
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43653
Parcel ID (M/B/L)	47_1097
Property Address	270 Main Street
Common Name	Vacant lot
Zoning	WRVL
Land Use	Vacant Lot
DOR Use Code	337V
Accessible front entrance?	N/A
Stories	Na
General Construction	NA
Storefront Construction	N/A
Building Age	N/A
Is the Property Vacant?	Yes
Assessed Value	99100
Lot Size (Square Feet)	10246



Physical Features (Main Building/Outbuilding)

Roofing	N/A
Exterior Walls	N/A
Windows and Doors	N/A
Porches/Deck	N/A
Entryway/Entry Stairs	N/A
Type of Outbuilding(s)	N/A
Foundation	N/A
Driveway	N/A
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|--|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input checked="" type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Mud driveway, pile of debris
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey

Record ID #	WV-44420
Parcel ID (M/B/L)	47_1151
Property Address	271 Main Street
Common Name	Wareham Fire Department
Zoning	WRVL
Land Use	Municipal Building
DOR Use Code	939I
Accessible front entrance?	Yes
Stories	One
General Construction	Masonry
Storefront Construction	N/A
Building Age	1950
Is the Property Vacant?	No
Assessed Value	717700
Lot Size (Square Feet)	18800



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Excellent
Parking Lots	Excellent
Storefront & Signage	Good



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Chipping paint but otherwise good condition
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43392
Parcel ID (M/B/L)	47_1096
Property Address	274 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3222
Accessible front entrance?	No
Stories	One
General Construction	Masonry
Storefront Construction	Glass and steel
Building Age	1950
Is the Property Vacant?	Yes
Assessed Value	168300
Lot Size (Square Feet)	8307



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Fair
Porches/Deck	NA
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	N/A
Driveway	NA
Parking Lots	Non Applicable
Storefront & Signage	Poor

Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input checked="" type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Abandoned parcel with boarded up storefront partially open to the weather. Debris at front of site
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey – Additional Information Sheet

Address: 274 Main Street



Boarded up windows on front façade with For Lease signs



Right and left side of building with debris at front of site



Front parking lot/driveway

Wareham Village Property Survey

Record ID #	WV-44164
Parcel ID (M/B/L)	47_1095
Property Address	280 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Multi Family Residential
DOR Use Code	1110
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	NA
Building Age	1880
Is the Property Vacant?	No
Assessed Value	243800
Lot Size (Square Feet)	23216



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Excellent
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Fair
Parking Lots	Fair
Storefront & Signage	Non Applicable

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-44116
Parcel ID (M/B/L)	47_1093
Property Address	290-294 Main Street
Common Name	Gateway Gold and Pawn
Zoning	WRVL
Land Use	Mixed-Use
DOR Use Code	0130
Accessible front entrance?	N/A
Stories	Two and a half
General Construction	Wood
Storefront Construction	Metal roll up screen over entrance to basement from street
Building Age	1850
Is the Property Vacant?	No
Assessed Value	295700
Lot Size (Square Feet)	4062



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Fair
Windows and Doors	Good, Fair
Porches/Deck	NA
Entryway/Entry Stairs	Poor, Five of them – entrance to store is poor others are fair
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	NA
Parking Lots	Non Applicable
Storefront & Signage	Poor



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input checked="" type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey – Additional Information Sheet

Address: 290-294 Main Street



Entrances to building – five overall – entrance to store is poor and others are fair.



Exterior of building; windows and doors mixed in condition

Wareham Village Property Survey

Record ID #	WV-43674
Parcel ID (M/B/L)	47_1092
Property Address	298 Main Street
Common Name	Vacant
Zoning	WRVL
Land Use	Other, Vacant lot
DOR Use Code	3900
Accessible front entrance?	N/A
Stories	N/A
General Construction	N/A
Storefront Construction	N/A
Building Age	N/A
Is the Property Vacant?	Yes
Assessed Value	91400
Lot Size (Square Feet)	5705



Physical Features (Main Building/Outbuilding)

Roofing	N/A
Exterior Walls	Vacant/ Never Developed
Windows and Doors	Vacant/ Never Developed
Porches/Deck	Vacant/ Never Developed
Entryway/Entry Stairs	Vacant/ Never Developed
Type of Outbuilding(s)	N/A
Foundation	Vacant/ Never Developed
Driveway	Vacant/ Never Developed
Parking Lots	Non Applicable
Storefront & Signage	Non Applicable



Contributions to Slum and Blight

- | | |
|---|--|
| <input type="checkbox"/> Physical Deterioration of Building | <input checked="" type="checkbox"/> Significant Decline in Property Value |
| <input checked="" type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Poor

Reasons for Rating: Building demolished plot left, filled in partially but entrances remain on street, beginning to collect trash and debris

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey – Additional Information Sheet

Address: 298 Main Street



Empty, vacant lot with some debris piling up



Lot as seen from street

Wareham Village Property Survey

Record ID #	WV-43732
Parcel ID (M/B/L)	47_1091
Property Address	304 Main Street
Common Name	Gannon Distribution
Zoning	WRVL
Land Use	Mixed-Use
DOR Use Code	031R
Accessible front entrance?	N/A
Stories	Two and a half
General Construction	Wood
Storefront Construction	NA
Building Age	1900
Is the Property Vacant?	No
Assessed Value	317600
Lot Size (Square Feet)	8046



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Good
Windows and Doors	Excellent
Porches/Deck	Good
Entryway/Entry Stairs	N/A
Type of Outbuilding(s)	Two-car garage with pedestrian entrance
Foundation	Good
Driveway	Good
Parking Lots	Non Applicable
Storefront & Signage	Good



Contributions to Slum and Blight

<input type="checkbox"/>	Physical Deterioration of Building	<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abandoned Property	<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Chronic High Occupancy Turnover	<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Chronic High Vacancy Rate	<input checked="" type="checkbox"/>	The Property is Not Contributing to Slum and Blight

Overall Rating: Good

Reasons for Rating: N/A

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-43187
Parcel ID (M/B/L)	47_1153
Property Address	307 Main Street
Common Name	Hot Rod filling station
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3330
Accessible front entrance?	No
Stories	One
General Construction	Masonry
Storefront Construction	N/A
Building Age	1940
Is the Property Vacant?	Yes
Assessed Value	349500
Lot Size (Square Feet)	3256



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Good
Parking Lots	N/A
Storefront & Signage	Poor



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input checked="" type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Not beyond repair, but signage, painting, and features need to be updated
 Additional Notes: Empty inside of merchandise but still has basic racks, fridges, desk, etc

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey – Additional Information Sheet

Address: 307 Main Street



Storefront and front window; vacant inside



Gas pumps currently not in use; signage removed



Graffiti and paint deterioration on the rear walls

Wareham Village Property Survey

Record ID #	WV-44266
Parcel ID (M/B/L)	47_1154
Property Address	311 Main Street
Common Name	Wareham Fire Dept Administration
Zoning	WRVL
Land Use	Municipal Building
DOR Use Code	939C
Accessible front entrance?	No
Stories	One
General Construction	Masonry
Storefront Construction	N/A
Building Age	1960
Is the Property Vacant?	No
Assessed Value	261600
Lot Size (Square Feet)	4612



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Good



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Good foundation and walls but good amt of chipped paint on walls and door
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey

Record ID #	WV-44584
Parcel ID (M/B/L)	47_1155
Property Address	317 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Single Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1882
Is the Property Vacant?	No
Assessed Value	200700
Lot Size (Square Feet)	12450



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Fair
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Well kept property in good condition
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43365
Parcel ID (M/B/L)	47_B
Property Address	329 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Multi Family Residential
DOR Use Code	1050
Accessible front entrance?	N/A
Stories	Two and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1911
Is the Property Vacant?	No
Assessed Value	274900
Lot Size (Square Feet)	9537



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Fair
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Fair
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good

Reasons for Rating: Solid construction with walls windows and doors in great condition, driveway dirt w potholes

Additional Notes: One front window different/older than the others, one front railing missing

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43518
Parcel ID (M/B/L)	47_1089_B
Property Address	330 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Mixed-Use
DOR Use Code	0130
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	NA
Building Age	1802
Is the Property Vacant?	No
Assessed Value	466300
Lot Size (Square Feet)	33615



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Excellent
Windows and Doors	Excellent
Porches/Deck	Excellent
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	Glass greenhouse structure with cement block foundation and lower walls sat between garage and Street
Foundation	Good
Driveway	Good
Parking Lots	Fair
Storefront & Signage	Fair



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Excellent
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-23

Wareham Village Property Survey

Record ID #	WV-44142
Parcel ID (M/B/L)	47_1090
Property Address	332 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Office
DOR Use Code	0310
Accessible front entrance?	No
Stories	Two
General Construction	Wood
Storefront Construction	NA
Building Age	1900
Is the Property Vacant?	No
Assessed Value	375800
Lot Size (Square Feet)	15275



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Excellent
Windows and Doors	Excellent
Porches/Deck	NA
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Non Applicable
Storefront & Signage	Non Applicable

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Excellent
 Reasons for Rating: N/A
 Additional Notes: Three separate sign post in front but no signage

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-44511
Parcel ID (M/B/L)	47_A
Property Address	335 Main Steet
Common Name	N/A
Zoning	WRVL
Land Use	Single Family Residential
DOR Use Code	1110
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1720
Is the Property Vacant?	Yes
Assessed Value	144900
Lot Size (Square Feet)	11079



Physical Features (Main Building/Outbuilding)

Roofing	Poor
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	N/A
Entryway/Entry Stairs	Poor
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	None
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input checked="" type="checkbox"/> Significant Decline in Property Value |
| <input checked="" type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Not beyond repair, but seems long abandoned.
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey – Additional Information Sheet

Address: 335 Main Street



Overgrown yard and front paneling in disrepair



For Sale sign in the front yard



Front exterior of structure; blocked by fallen tree and overgrown brush

Wareham Village Property Survey

Record ID #	WV-44562
Parcel ID (M/B/L)	47_1157
Property Address	341 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3345
Accessible front entrance?	No
Stories	One
General Construction	Wood
Storefront Construction	N/A
Building Age	1940
Is the Property Vacant?	No
Assessed Value	403000
Lot Size (Square Feet)	15555



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Fair



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input checked="" type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons for Rating: Office and gas pumps in use though garage is not, walls windows and doors in poor shape

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-43422
Parcel ID (M/B/L)	47_1087_B
Property Address	348 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Commercial
DOR Use Code	0322
Accessible front entrance?	No
Stories	One and a half
General Construction	Wood
Storefront Construction	Glass awning windows set into shingle and clapboard siding with asphalt shingle roof supported by metal post
Building Age	1900
Is the Property Vacant?	Yes
Assessed Value	247500
Lot Size (Square Feet)	20754



Physical Features (Main Building/Outbuilding)

Roofing	Poor
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	NA
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	NA
Parking Lots	Poor
Storefront & Signage	Non Applicable, Storefront window broken

Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input checked="" type="checkbox"/> Significant Decline in Property Value |
| <input checked="" type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Poor

Reasons for Rating: Roof on side of the building badly deteriorated and several windows are broken, Overall appearance of site is neglected and abandoned.

Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey – Additional Information Sheet

Address: 348 Main Street



Front façade and side of structure; side roof badly deteriorated and several broken windows



Sides of building, with yard and large lot



Paved lot with abandoned vehicles and some piled debris

Wareham Village Property Survey

Record ID #	WV-43497
Parcel ID (M/B/L)	47_1159
Property Address	355 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Vacant Lot
DOR Use Code	3900
Accessible front entrance?	N/A
Stories	N/A
General Construction	N/A
Storefront Construction	N/A
Building Age	N/A
Is the Property Vacant?	Yes
Assessed Value	94800
Lot Size (Square Feet)	7700

Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Fair

Contributions to Slum and Blight

- | | | | |
|-------------------------------------|------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | Physical Deterioration of Building | <input checked="" type="checkbox"/> | Significant Decline in Property Value |
| <input checked="" type="checkbox"/> | Abandoned Property | <input type="checkbox"/> | Abnormally Low Property Value |
| <input type="checkbox"/> | Chronic High Occupancy Turnover | <input type="checkbox"/> | Known or Suspected Environmental Contamination |
| <input type="checkbox"/> | Chronic High Vacancy Rate | <input type="checkbox"/> | The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-44291
Parcel ID (M/B/L)	47_1159
Property Address	361 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Multi Family Residential
DOR Use Code	0310
Accessible front entrance?	N/A
Stories	Three
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	633300
Lot Size (Square Feet)	18080



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Excellent
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Fair



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Building in solid condition, front looks empty and some trash present
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43867
Parcel ID (M/B/L)	61_1036
Property Address	367 Main Street
Common Name	Christine's Hair Salon, auto body shop
Zoning	WRVL
Land Use	Mixed-Use
DOR Use Code	0310
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1920
Is the Property Vacant?	No
Assessed Value	496500
Lot Size (Square Feet)	33690



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Fair
Porches/Deck	Fair
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Fair
Parking Lots	Fair
Storefront & Signage	Good



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input checked="" type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Back building mostly abandoned, in ok condition but needs work
 Additional Notes: No signage for auto shop though several cars were parked

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey – Additional Information Sheet

Address: 367 Main Street



Front building: Christine's Hair Salon. Front façade facing Main Street and garage and parking area.



Rear building; residential use with some signage for an auto body shop. Some boarded up doors, partially vacant.

Wareham Village Property Survey

Record ID #	WV-42065
Parcel ID (M/B/L)	61_1085
Property Address	376 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1050
Accessible front entrance?	N/A
Stories	Two and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1880
Is the Property Vacant?	No
Assessed Value	289700
Lot Size (Square Feet)	13950



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Excellent
Windows and Doors	Excellent
Porches/Deck	Good
Entryway/Entry Stairs	Excellent
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Driveway shared with 7 Chapel St. paved up to two car garage parking area in front of house not paved
Parking Lots	Poor
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey

Record ID #	WV-43310
Parcel ID (M/B/L)	61_1034
Property Address	379 Main Street
Common Name	N/A
Zoning	WRVL
Land Use	Commercial
DOR Use Code	332I
Accessible front entrance?	No
Stories	N/A
General Construction	Wood
Storefront Construction	N/A
Building Age	1960
Is the Property Vacant?	Yes
Assessed Value	595300
Lot Size (Square Feet)	72745



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	Second building is a small, new looking building on a foundation with a storefront, side door and a garage door, also vacant
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	N/A

Contributions to Slum and Blight

- | | |
|---|--|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input checked="" type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons for Rating: Property has been vacant for five years although building is in good condition

Additional Notes: Garage appears to be in use but front building is empty

Completed By: Lara Kritzer

Updated: 2018-03-21

Wareham Village Property Survey – Additional Information Sheet

Address: 379 Main Street



Main building - vacant



Garage attached to main building; in good condition



Two outbuildings: first a small shed in fair condition and second an aluminum sided vacant office type property in good condition.

Wareham Village Property Survey

Record ID #	WV-41304
Parcel ID (M/B/L)	61_1083
Property Address	380 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1090
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	283200
Lot Size (Square Feet)	18825



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Excellent
Windows and Doors	Good
Porches/Deck	NA
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Fair
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-40980
Parcel ID (M/B/L)	61_1079
Property Address	386 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1110
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1739
Is the Property Vacant?	No
Assessed Value	300600
Lot Size (Square Feet)	41260



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	NA
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Poor, Driveway off high street - dirt road
Parking Lots	Non Applicable
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | | | |
|--------------------------|------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | Physical Deterioration of Building | <input type="checkbox"/> | Significant Decline in Property Value |
| <input type="checkbox"/> | Abandoned Property | <input checked="" type="checkbox"/> | Abnormally Low Property Value |
| <input type="checkbox"/> | Chronic High Occupancy Turnover | <input type="checkbox"/> | Known or Suspected Environmental Contamination |
| <input type="checkbox"/> | Chronic High Vacancy Rate | <input type="checkbox"/> | The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons for Rating: Building in need of paint - badly flaking on all sides and beginning to show signs of deterioration. Piles of debris are located in the front yard.

Additional Notes: Deteriorating pile of wood pallets located in front corner of property

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey – Additional Information Sheet

Address: 386 Main Street



Front façade, yard, and entry stairs



View from street of property



Debris in the front corner of the property and yard

Wareham Village Property Survey

Record ID #	WV-42831
Parcel ID (M/B/L)	61_1077
Property Address	394 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1040
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1860
Is the Property Vacant?	No
Assessed Value	235100
Lot Size (Square Feet)	10100



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	Fair
Entryway/Entry Stairs	Poor
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Non Applicable
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Boarded up windows on front porch and siding deteriorated in spots; badly stained wood
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey – Additional Information Sheet

Address: 394 Main Street



Views of building from Main Street; boarded-up windows on front porch and deteriorating siding in places. Tarp covering front garden area.

Wareham Village Property Survey

Record ID #	WV-42149
Parcel ID (M/B/L)	61_1076
Property Address	398 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Mixed-Use
DOR Use Code	0101
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1860
Is the Property Vacant?	No
Assessed Value	263300
Lot Size (Square Feet)	17200



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	Fair
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Fair
Parking Lots	Non Applicable
Storefront & Signage	Fair



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons for Rating: N/A

Additional Notes: Trash in yard, windows need painting, siding in ok condition. Roof has been recently redone

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey – Additional Information Sheet

Address: 398 Main Street



Front of building and signage



Driveway showing outbuilding in poor condition; windows missing panes of glass

Wareham Village Property Survey

Record ID #	WV-41931
Parcel ID (M/B/L)	61_1073
Property Address	400 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	0101
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	193200
Lot Size (Square Feet)	8310



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	NA
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Fair
Parking Lots	Non Applicable
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-41677
Parcel ID (M/B/L)	61_1071
Property Address	402 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1040
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	198900
Lot Size (Square Feet)	9768



Physical Features (Main Building/Outbuilding)

Roofing	Poor
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	NA
Entryway/Entry Stairs	Poor
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Poor
Parking Lots	Poor
Storefront & Signage	N/A

Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Poor

Reasons for Rating: Moss growing on roofs, painted wood trim has rotten in places,, entrance deteriorated, and, aluminum siding is warped and damaged

Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey – Additional Information Sheet

Address: 402 Main Street



Sides of structure and driveway; moss growing in on roofs



Exterior of house in poor condition, with rotted wood trim and entrance deteriorated

Wareham Village Property Survey

Record ID #	WV-42091
Parcel ID (M/B/L)	61_1069
Property Address	406 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Single Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	181700
Lot Size (Square Feet)	8390



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Good
Windows and Doors	Excellent
Porches/Deck	Excellent
Entryway/Entry Stairs	Excellent
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Poor
Parking Lots	N/A
Storefront & Signage	N/A

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-41759
Parcel ID (M/B/L)	61_1067
Property Address	408 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1040
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	NA
Building Age	1900
Is the Property Vacant?	No
Assessed Value	208900
Lot Size (Square Feet)	9220



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Fair
Windows and Doors	Excellent
Porches/Deck	Fair
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Poor, Shared with number 406
Parking Lots	Non Applicable
Storefront & Signage	Non Applicable



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input checked="" type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons for Rating: Siding in need of painting, porch is discolored, lattice is broken and missing, front stairs installed with basic wood railing

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey – Additional Information Sheet

Address: 408 Main Street



Front façade and porch; makeshift wooden railing on stairs



Front and side of house facing Main Street

Wareham Village Property Survey

Record ID #	WV-43234
Parcel ID (M/B/L)	61_1033
Property Address	411 Main Street
Common Name	CVS, Wareham Liquors, Dunkin' Donuts
Zoning	WRVL
Land Use	Commercial
DOR Use Code	3230
Accessible front entrance?	Yes
Stories	One
General Construction	Masonry
Storefront Construction	N/A
Building Age	1960
Is the Property Vacant?	No
Assessed Value	2084300
Lot Size (Square Feet)	124146



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Good

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: No big problems, clean and no empty storefronts
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-41567
Parcel ID (M/B/L)	61_1064
Property Address	412 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1110
Accessible front entrance?	N/A
Stories	Two and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	296800
Lot Size (Square Feet)	10825



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Excellent
Porches/Deck	Fair
Entryway/Entry Stairs	Fair, Other
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Good
Parking Lots	Poor
Storefront & Signage	Non Applicable



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input checked="" type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons for Rating: Aluminum siding is worn with discolored spots; missing awning over front entrance

Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey – Additional Information Sheet

Address: 412 Main Street



Front façade facing Main Street



Rear of building, siding with discoloration; front door



Driveway alongside building

Wareham Village Property Survey

Record ID #	WV-42127
Parcel ID (M/B/L)	61_1063
Property Address	414 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1050
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	NA
Building Age	1880
Is the Property Vacant?	No
Assessed Value	197400
Lot Size (Square Feet)	11540



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Poor
Parking Lots	Non Applicable
Storefront & Signage	Non Applicable



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-41875
Parcel ID (M/B/L)	61_1061
Property Address	416-418 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1040
Accessible front entrance?	N/A
Stories	Two and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	251000
Lot Size (Square Feet)	8300



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Poor
Parking Lots	Non Applicable
Storefront & Signage	Non Applicable



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good

Reasons for Rating: House looks OK from the street. Wood shingles are worn and roof is damaged.

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-41059
Parcel ID (M/B/L)	61_1060
Property Address	420 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1040
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	NA
Building Age	1900
Is the Property Vacant?	No
Assessed Value	200300
Lot Size (Square Feet)	7150



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	Fair
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Shared with house to right
Parking Lots	Non Applicable
Storefront & Signage	Non Applicable

Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons for Rating: Siding is discolored with missing and worn shingles, paint is peeling and there are no railings at steps

Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey – Additional Information Sheet

Address: 420 Main Street



Front of building and driveway



Some missing shingles and steps missing railings

Wareham Village Property Survey

Record ID #	WV-41624
Parcel ID (M/B/L)	61_1058
Property Address	426 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	N/A
General Construction	Wood
Storefront Construction	NA
Building Age	1900
Is the Property Vacant?	No
Assessed Value	334600
Lot Size (Square Feet)	15175



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	Two buildings: a two-story garage/living space and prefab metal shed also large storage container and dumpster
Foundation	Good
Driveway	Fair
Parking Lots	Non Applicable
Storefront & Signage	Non Applicable



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Structure at rear in questionable condition - stairs to second floor only partially there. Main house very old.
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey – Additional Information Sheet

Address: 426 Main Street



Front of house with yard and porch



Driveway with outbuilding (garage) and front façade facing Main Street

Wareham Village Property Survey

Record ID #	WV-41004
Parcel ID (M/B/L)	61_1030
Property Address	431 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Single Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1873
Is the Property Vacant?	No
Assessed Value	221600
Lot Size (Square Feet)	17060



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Fair
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Fair
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good

Reasons for Rating: House itself in good condition, but overgrown landscaping and porches might not be sturdy.

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-41332
Parcel ID (M/B/L)	61_1057
Property Address	434 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Single Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	Two and a half
General Construction	Wood
Storefront Construction	NA
Building Age	1860
Is the Property Vacant?	No
Assessed Value	538300
Lot Size (Square Feet)	76666



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Fair
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	Barn, garage, and open sided shed protecting wood pile.
Foundation	Good
Driveway	Good
Parking Lots	Non Applicable
Storefront & Signage	Non Applicable



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey

Record ID #	WV-40893
Parcel ID (M/B/L)	61_1028
Property Address	437 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Single Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1870
Is the Property Vacant?	No
Assessed Value	218600
Lot Size (Square Feet)	8050



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Good
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good

Reasons for Rating: Property looks old but generally well kept, biggest concern is English ivy and other plants crowding the front face

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-41149
Parcel ID (M/B/L)	61_1055
Property Address	440 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Commercial
DOR Use Code	332S
Accessible front entrance?	No
Stories	One
General Construction	Masonry
Storefront Construction	NA
Building Age	1920
Is the Property Vacant?	Yes
Assessed Value	156600
Lot Size (Square Feet)	10315



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Fair
Windows and Doors	Good
Porches/Deck	NA
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Fair
Parking Lots	Non Applicable
Storefront & Signage	Non Applicable

Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair

Reasons for Rating: Front façade is missing siding, one window inside is boarded up. Driveway in front of building damaged

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey – Additional Information Sheet

Address: 440 Main Street



Driveway and right side of building



Unclear if building unfinished or abandoned due to present appearance

Wareham Village Property Survey

Record ID #	WV-41989
Parcel ID (M/B/L)	61_1027
Property Address	441 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Single Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	246700
Lot Size (Square Feet)	33234



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	Three car garage with space above
Foundation	Fair
Driveway	Good
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Some general paint chipping, vines on the outbuilding
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-41103
Parcel ID (M/B/L)	61_1054
Property Address	442 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Single Family Residential
DOR Use Code	1040
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	NA
Building Age	1920
Is the Property Vacant?	No
Assessed Value	178100
Lot Size (Square Feet)	3290



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Poor
Parking Lots	N/A
Storefront & Signage	Non Applicable



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Building fine, entrance to left is a little dilapidated, building to rear in need of help. Some discolored shingles.
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey – Additional Information Sheet

Address: 442 Main Street



Front façade of house



Left side of house and driveway

Wareham Village Property Survey

Record ID #	WV-41909
Parcel ID (M/B/L)	61_1026
Property Address	443 Main Street
Common Name	Sew at Seams
Zoning	MR30
Land Use	Mixed-Use
DOR Use Code	1050
Accessible front entrance?	N/A
Stories	Three
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	321200
Lot Size (Square Feet)	30363



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Fair
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Good
Parking Lots	N/A
Storefront & Signage	Good



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Porch only big problem
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-41038
Parcel ID (M/B/L)	61_1052
Property Address	444 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Single Family Residential
DOR Use Code	1050
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	NA
Building Age	1890
Is the Property Vacant?	No
Assessed Value	233600
Lot Size (Square Feet)	10550



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Fair, shared with 448
Parking Lots	N/A
Storefront & Signage	Non Applicable

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good

Reasons for Rating: N/A

Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey

Record ID #	WV-41735
Parcel ID (M/B/L)	61_1051
Property Address	446-448 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1040
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1908
Is the Property Vacant?	No
Assessed Value	201400
Lot Size (Square Feet)	6400



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	N/A
Driveway	Fair, Shared with 444
Parking Lots	N/A
Storefront & Signage	Non Applicable



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-41786
Parcel ID (M/B/L)	61_1024
Property Address	449 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1040
Accessible front entrance?	N/A
Stories	Two and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	281500
Lot Size (Square Feet)	72310



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	Fair
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Definitely not beyond repair, but parts of the outside look to be becoming dilapidated.
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey – Additional Information Sheet

Address: 449 Main Street



Front facing side of house with porch slightly crooked; right side of house



Driveway on right side of house

Wareham Village Property Survey

Record ID #	WV-40914
Parcel ID (M/B/L)	61_1049
Property Address	450 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Single Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	NA
Building Age	1880
Is the Property Vacant?	No
Assessed Value	202300
Lot Size (Square Feet)	13300



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	N/A
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	N/A
Type of Outbuilding(s)	Garage has badly damaged roof; wood shed behind house looks to be in good condition.
Foundation	N/A
Driveway	N/A
Parking Lots	N/A
Storefront & Signage	N/A

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey

Record ID #	WV-42202
Parcel ID (M/B/L)	61_1023
Property Address	451 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1050
Accessible front entrance?	N/A
Stories	Two and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	288100
Lot Size (Square Feet)	12030



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Fair
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-41127
Parcel ID (M/B/L)	61_1047
Property Address	456 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Single Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	NA
Building Age	1850
Is the Property Vacant?	No
Assessed Value	248000
Lot Size (Square Feet)	15180



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Excellent
Windows and Doors	Excellent
Porches/Deck	NA
Entryway/Entry Stairs	Excellent
Type of Outbuilding(s)	N/A
Foundation	Excellent
Driveway	Good
Parking Lots	N/A
Storefront & Signage	Non Applicable



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Excellent
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-41389
Parcel ID (M/B/L)	61_1022
Property Address	459 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1110
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	272100
Lot Size (Square Feet)	11500



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Fair
Windows and Doors	Fair
Porches/Deck	Fair
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	N/A
Storefront & Signage	N/A

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-42808
Parcel ID (M/B/L)	61_1045
Property Address	460 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	NA
Building Age	1916
Is the Property Vacant?	No
Assessed Value	298900
Lot Size (Square Feet)	16920



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Good
Windows and Doors	Excellent
Porches/Deck	Excellent
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	Two garages - Long building at 456 not in great condition, smaller garage adjacent to the house is in better condition but not in as good as the house
Foundation	Good
Driveway	Good
Parking Lots	N/A
Storefront & Signage	Non Applicable

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Excellent
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey

Record ID #	WV-42784
Parcel ID (M/B/L)	61_1043
Property Address	462 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Church
DOR Use Code	9600
Accessible front entrance?	Yes
Stories	Two
General Construction	Wood, Masonry
Storefront Construction	NA
Building Age	1900
Is the Property Vacant?	No
Assessed Value	601700
Lot Size (Square Feet)	22280



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Poor
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Fair
Parking Lots	Across street on separate parcel
Storefront & Signage	Fair



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Exterior siding all damaged, discolored, missing and spots in desperate need of paint
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey – Additional Information Sheet

Address: 462 Main Street



Building, with driveway and front pathway. Exterior siding in need of painting and repair.



Signage in front of the structure

Wareham Village Property Survey

Record ID #	WV-41227
Parcel ID (M/B/L)	61_1041
Property Address	466 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Single Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	NA
Building Age	1915
Is the Property Vacant?	No
Assessed Value	233300
Lot Size (Square Feet)	28800



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Fair
Parking Lots	N/A
Storefront & Signage	Non Applicable

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-41543
Parcel ID (M/B/L)	61_1019
Property Address	471 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Commercial
DOR Use Code	316I
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	Yes
Assessed Value	247200
Lot Size (Square Feet)	82328



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Poor
Windows and Doors	Fair
Porches/Deck	Poor
Entryway/Entry Stairs	Poor
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	N/A
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input checked="" type="checkbox"/> Significant Decline in Property Value |
| <input checked="" type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Poor

Reasons for Rating: Abandoned with boarded up windows, missing shingles, and vines across facade

Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey – Additional Information Sheet

Address: 471 Main Street



Main part of the building; boarded windows and badly deteriorating siding



Attached structure with broken windows; abandoned

Wareham Village Property Survey

Record ID #	WV-42174
Parcel ID (M/B/L)	61_1015
Property Address	485 Main Street
Common Name	N/A
Zoning	MR30
Land Use	Single Family Residential
DOR Use Code	9610
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	N/A
Building Age	1945
Is the Property Vacant?	No
Assessed Value	201300
Lot Size (Square Feet)	22900



Physical Features (Main Building/Outbuilding)

Roofing	Fair
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Fair
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Poor
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: Building kept well, with some chipped paint but nothing in disrepair
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-41644
Parcel ID (M/B/L)	61_1013
Property Address	495 Main Street
Common Name	Wareham Historical Society/Methodist meeting house
Zoning	MR30
Land Use	Church, School, Municipal Building
DOR Use Code	957C
Accessible front entrance?	Yes
Stories	One
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	Yes
Assessed Value	284100
Lot Size (Square Feet)	18176



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Excellent
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	Second outbuilding, a schoolhouse, is in fair/poor condition . Chipped paint all over and looks vacant.
Foundation	Good
Driveway	Fair
Parking Lots	Fair
Storefront & Signage	N/A

Contributions to Slum and Blight

- | | |
|--|--|
| <input checked="" type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input checked="" type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Fair
 Reasons for Rating: Former church in good condition but other building deteriorating and in need of repairs
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey – Additional Information Sheet

Address: 495 Main Street



Wareham Historical Society, built in 1930



Old schoolhouse and parking lot



Methodist Meeting House, built in 1900

Wareham Village Property Survey

Record ID #	WV-41355
Parcel ID (M/B/L)	61_1012
Property Address	505 Main Street
Common Name	WCTV
Zoning	MR30
Land Use	Commercial
DOR Use Code	9310
Accessible front entrance?	No
Stories	One
General Construction	Wood
Storefront Construction	N/A
Building Age	1900
Is the Property Vacant?	No
Assessed Value	382500
Lot Size (Square Feet)	36000



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Excellent
Windows and Doors	Good
Porches/Deck	N/A
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	N/A
Storefront & Signage	Good



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Excellent
 Reasons for Rating: Wood roof in good condition
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Wareham Village Property Survey

Record ID #	WV-43044
Parcel ID (M/B/L)	47_1161
Property Address	1 Merchants Way
Common Name	Sewage Pumping Station
Zoning	Use Code 931V (Improved Selectman)
Land Use	Municipal Building
DOR Use Code	931V
Accessible front entrance?	N/A
Stories	One
General Construction	Masonry
Storefront Construction	N/A
Building Age	1890
Is the Property Vacant?	No
Assessed Value	134700
Lot Size (Square Feet)	6520



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Excellent
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	N/A
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-41963
Parcel ID (M/B/L)	61_1038
Property Address	1 Park Street
Common Name	N/A
Zoning	MR30
Land Use	Multi Family Residential
DOR Use Code	1110
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	NA
Building Age	1785
Is the Property Vacant?	No
Assessed Value	465500
Lot Size (Square Feet)	54886



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Excellent
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	Two - small shed building (possible housing unit), two car garage
Foundation	Good
Driveway	Good
Parking Lots	Good
Storefront & Signage	Non Applicable

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good

Reasons for Rating: N/A

Additional Notes: Front and sides of building in great condition with new windows, rear facade has wood siding in bad condition

Completed By: Lara Kritzer

Updated: 2018-03-27

Wareham Village Property Survey

Record ID #	WV-44190
Parcel ID (M/B/L)	47_1043
Property Address	6 Sawyer Street
Common Name	N/A
Zoning	WRVL
Land Use	Single Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	Two
General Construction	Wood
Storefront Construction	NA
Building Age	1931
Is the Property Vacant?	No
Assessed Value	206300
Lot Size (Square Feet)	5702



Physical Features (Main Building/Outbuilding)

Roofing	Good
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	Good
Entryway/Entry Stairs	Good
Type of Outbuilding(s)	N/A
Foundation	Good
Driveway	Good
Parking Lots	N/A
Storefront & Signage	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-26

Wareham Village Property Survey

Record ID #	WV-43937
Parcel ID (M/B/L)	47_1072
Property Address	10 Sawyer Street
Common Name	N/A
Zoning	WRVL
Land Use	Single Family Residential
DOR Use Code	1010
Accessible front entrance?	N/A
Stories	One and a half
General Construction	Wood
Storefront Construction	NA
Building Age	1900
Is the Property Vacant?	No
Assessed Value	189200
Lot Size (Square Feet)	5830



Physical Features (Main Building/Outbuilding)

Roofing	Excellent
Exterior Walls	Good
Windows and Doors	Good
Porches/Deck	NA
Entryway/Entry Stairs	Poor
Type of Outbuilding(s)	N/A
Foundation	Fair
Driveway	Good
Parking Lots	N/A
Storefront & Signage	Non Applicable

Contributions to Slum and Blight

- | | |
|---|---|
| <input type="checkbox"/> Physical Deterioration of Building | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> The Property is Not Contributing to Slum and Blight |

Overall Rating: Good
 Reasons for Rating: N/A
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-03-13

Appendix D

Public Infrastructure Inventory Forms

Wareham Village Infrastructure Survey

Record ID #	WV-55697
Street Name	1 Cedar(Near) Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	110
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good
Curbing	Good, West side only
Drainage	Fair
Parking Lots	Non Applicable
Trees/Landscaping	Non Applicable
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: East side needs curbing and sidewalk.
 Hp at SW corner Cedar needs work
 Additional Notes: West side good, slope drains to sidewalk

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 1 Cedar (Near)



Effectiveness of this catch basin is dramatically impeded by no curbing and sidewalk. Catch basin along easterly edge of Main Street. No curbing to channel flow to basin. Leaves sand and debris are easily conveyed to basin without curbing. Area is obviously served by municipal sewer.



Easterly side of Main Street with no sidewalk or curbing. Looking Northerly from intersection of Cedar Street and Main Street. View of handicap ramp condition on day of inspection.



Looking Northerly along Main Street at Cedar Street. Roadway pavement appears to be in fairly good shape.

Wareham Village Infrastructure Survey

Record ID #	WV-95349
Street Name	Elm/Swan(Near) Wareham
Reference Map	WV1
Length of Sidewalk (feet)	250
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	30
Lighting Age	30
Sidewalk and Curbs Age	30
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Poor, Bridge closed to traffic
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Poor
Curbing	Poor
Drainage	Poor
Parking Lots	Non Applicable
Trees/Landscaping	Poor
Park/Playground	Poor
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Poor
 Reasons for Rating: Just a blocked off bridge
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: Elm Street /Swan (Near)



This area needs safety improvements to eliminate unsafe conditions and render the area more attractive and useful.



Wareham Village Infrastructure Survey

Record ID #	WV-05931
Street Name	Elm/RR(also Throne)
Reference Map	N/A
Length of Sidewalk (feet)	N/A
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Fair
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	None
Curbing	None
Drainage	Poor
Parking Lots	Poor
Trees/Landscaping	Poor
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair

Reasons for Rating: Beyond the railroad track, Elm and Throne Road lack sidewalks and other needed improvements

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: Elm Street /Railroad(also Throne)



Looking easterly along Elm Street after RR crossing. No sidewalks in this area.



Pavement widening has left catchbasin inlet in center of paved roadway where collection of storm water is not efficient.

Wareham Village Infrastructure Survey

Record ID #	WV-95309
Street Name	2 Elm(Near) Wareham
Reference Map	CG
Length of Sidewalk (feet)	250
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	30
Lighting Age	30
Sidewalk and Curbs Age	30
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Fair, Poor
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Fair
Curbing	None
Drainage	Good, Poor
Parking Lots	Non Applicable
Trees/Landscaping	Poor
Park/Playground	Poor, Park triangle adjacent to intersection
Park Components (if applicable)	Benches



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: No vehicle access. Not appealing area. This entire area from RR to Cranberry Highway has potential but is currently very poor condition
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 2 Elm Street (Near)



The park is in poor shape but would be an asset if improvements were made. The waters edge from the park across from Swan Lane. Improvements along Elm Street could boost recreational use of this area.



The park is low compared to Elm, Route 28 and the edge of the pond. Should be filled and landscaped for better utility.



Looking from Route 28 toward Elm Street. Swan on left and small park on right.

Wareham Village Infrastructure Survey

Record ID #	WV-95330
Street Name	5 Elm(Near) Wareham
Reference Map	WV1
Length of Sidewalk (feet)	287
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	30
Lighting Age	30
Sidewalk and Curbs Age	30
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Fair
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Poor, Brick broken up
Curbing	None
Drainage	Fair
Parking Lots	Non Applicable
Trees/Landscaping	Non Applicable
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: Area. Needs work. Sidewalks, lighting and landscaping needed.
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 5 Elm Street (Near)



Catchbasin located at accessible ramp. This is a conflict that should be resolved.



Lack of sidewalks, curbing and structured drainage detract from this area that could be enhanced for recreational and other access to the area.

Wareham Village Infrastructure Survey

Record ID #	WV-95286
Street Name	11 Elm(Near) Wareham
Reference Map	WV1
Length of Sidewalk (feet)	225
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	30
Lighting Age	30
Sidewalk and Curbs Age	30
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Fair
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Poor
Curbing	Poor
Drainage	Fair
Parking Lots	Non Applicable
Trees/Landscaping	Poor
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: This area lacks good sidewalks, lighting and needed improvements for Fearing Museum and Gateway to Tremont Nail site.
 Additional Notes: Old area needs lots of upgrades

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 11 Elm (Near)



Sidewalks and curbing that do exist in this area are not in very good shape.



Looking westerly along Elm Street toward RR tracks. Sidewalks curbing and lighting could create entrance to a public park in the area of the factory.

Wareham Village Infrastructure Survey

Record ID #	WV-53445
Street Name	45 Main St(Near) Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	78
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good, West side
Curbing	Good, VGC on west side, no curbing east side
Drainage	Fair, Good
Parking Lots	Non Applicable
Trees/Landscaping	Non Applicable
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair

Reasons for Rating: East side of road has no curbing, sidewalks, or controls for directing drainage.

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 45 Main Street (Near)



Intersection of Cedar and Main showing sidewalk and HP ramp. Note how much hill affects utility of sidewalk.

Intersection of Cedar and Main Street. Definitely an area needing upgrade.
Another view of the easterly side of Main Street with no curbing or sidewalk.



Looking northerly along Main Street showing how hill affects utility of sidewalk.

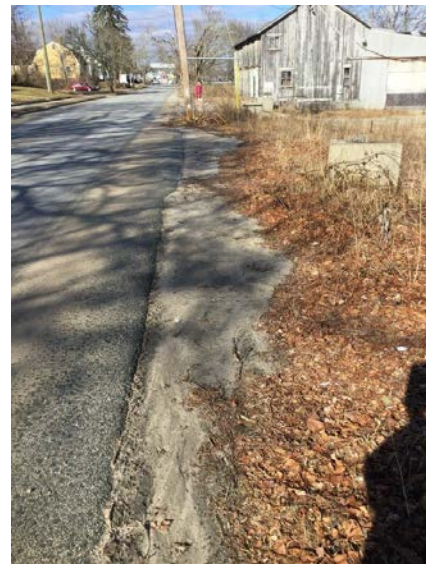
Westerly side of Main Street has good curbing and sidewalk but needs rear curbing/ wall to keep Hill from encroaching onto sidewalk



Looking Northerly along Main Street near #45 Main. This section of Main Street has no curbing or sidewalk along easterly side of street. The roadway service appears to be in fairly good shape.
Easterly side of Main Street showing discontinuous curbing in poor shape. View shows older hydrant located within area a sidewalk could be located.

Wareham Village Infrastructure Survey

Record ID #	WV-54561
Street Name	68 Main St(Near) Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	60
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	N/A
Sewer Lines	N/A
Existing Sidewalks	Good, Concrete
Curbing	Good, West side only
Drainage	Poor, Uncontrolled runoff
Parking Lots	N/A
Trees/Landscaping	N/A
Park/Playground	N/A
Park Components (if applicable)	N/A

Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair

Reasons for Rating: East side needs work

Additional Notes: West. Side good but east side lacks sidewalk, curbing, drainage control

Completed By: Jamie Shalvey

Updated: 2018-04-10

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 68 Main Street (Near)



Impact of no curbing along side of Main Street.



Looking northerly toward limit of area of Main Street where only one sidewalk exists.

Wareham Village Infrastructure Survey

Record ID #	WV-44567
Street Name	72 Main St(Near) Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	120
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good, West side
Curbing	Good, VGC west side
Drainage	Poor, East side no control
Parking Lots	Non Applicable
Trees/Landscaping	Non Applicable
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: East side needs curbing, sidewalk
 Additional Notes: West good east poor

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 72 Main (Near)



Catchbasin without curbing to intercept and direct flow. Looking northerly along westerly side of Main Street near #59. Concrete walks with grass strip in fairly good shape. Note back of sidewalk curbing keeps sidewalk clean. No street trees along this stretch.



Looking northerly along Main Street near #59. Roadway in fairly good shape but no curbing/ sidewalk along easterly side of street.

Wareham Village Infrastructure Survey

Record ID #	WV-53471
Street Name	72-100 Main St(ParkEntrance) Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	782
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	Good, Hydrant
Sewer Lines	N/A
Existing Sidewalks	Fair, Some elevation changes
Curbing	Good, VGC
Drainage	Good
Parking Lots	Good, Park
Trees/Landscaping	Good, Trees and grass only
Park/Playground	Good
Park Components (if applicable)	Picnic Tables, Benches, Pathways, Other



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good

Reasons for Rating: Nice spot near water. Sidewalk improvements both side of street begin here. Park begins here.

Additional Notes: N/A

Wareham Village Infrastructure Survey

Record ID #	WV-44541
Street Name	72-100 Main St(Between) Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	140
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good, Some minor cracking
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good, Concrete both sides
Curbing	Good, VGC both sides
Drainage	Good, Roadway crowned
Parking Lots	N/A
Trees/Landscaping	N/A
Park/Playground	Good, Beginning of park on east
Park Components (if applicable)	N/A

Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Sidewalks both side
 East side sidewalk ends at pole no HP
 Additional Notes: ramp
 Curbing damaged

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-39430
Street Name	106 Main St(Near) Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	450
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	Good
Sewer Lines	good
Existing Sidewalks	Fair, HP ramp to park needs work
Curbing	Good, VGC
Drainage	Good
Parking Lots	N/A
Trees/Landscaping	Fair
Park/Playground	See previous
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Newer section of street
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-54592
Street Name	112 Main St(Near) Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	N/A
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	N/A
Sewer Line Age	N/A
Road Surface	N/A
Lighting Age	N/A
Sidewalk and Curbs Age	N/A
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good, Very good
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good
Curbing	Good
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Good, Sidewalk goes around two trees
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Recent improvements
 Additional Notes: Crosswalk

Completed By: Lara Kritzer

Updated: 2018-07-19

Wareham Village Infrastructure Survey

Record ID #	WV-53564
Street Name	137 Main(Near) Wareham, MA
Reference Map	N/A
Length of Sidewalk (feet)	380
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Excellent
Curbing	Excellent
Drainage	Excellent
Parking Lots	Non Applicable
Trees/Landscaping	Good
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Excellent
 Reasons for Rating: Recent improvements
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-53492
Street Name	148 Main St(Near) Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	268
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Excellent, Brick accent to VGC
Curbing	Excellent, VGC
Drainage	Excellent
Parking Lots	Non Applicable
Trees/Landscaping	Good
Park/Playground	Abuts park
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Transition to excellent
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

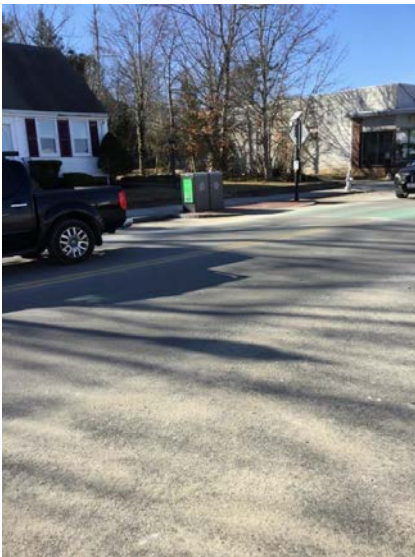
Wareham Village Infrastructure Survey

Record ID #	WV-53591
Street Name	166 Main(Near)
Reference Map	N/A
Length of Sidewalk (feet)	668
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair)
Existing Sidewalks	Excellent
Curbing	Excellent
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Good
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: N/A
 Reasons for Rating: Recent improvements
 Additional Notes: Good-Excellent

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-93458
Street Name	169 Main(Near) Merchant's Way Wareham, MA 02571
Reference Map	WV1
Length of Sidewalk (feet)	N/A
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	None
Curbing	Fair, Poor
Drainage	Poor
Parking Lots	Non Applicable
Trees/Landscaping	Poor
Park/Playground	N/A
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Poor
 Reasons for Rating: Not pedestrian friendly
 No lighting
 Additional Notes: Guard rail broken

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 169 Main Street (Near)



Looking southerly where pavements abut. This wide open area is unsafe and pedestrian unfriendly.



Wooden guardrail sections are broken or missing here cars can easily come in contact with them.



Wareham Village Infrastructure Survey

Record ID #	WV-53606
Street Name	191 Main (Near)
Reference Map	N/A
Length of Sidewalk (feet)	400
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Excellent
Curbing	Excellent
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Good
Park/Playground	Non Applicable
Park Components (if applicable)	N/A

Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Recent improvements
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-04-10

Wareham Village Infrastructure Survey

Record ID #	WV-93401
Street Name	195 Main(Near) Merchant's Way Wareham, MA 02571
Reference Map	WV1
Length of Sidewalk (feet)	N/A
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Fair, Good
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good, Asphalt
Curbing	Good
Drainage	Fair
Parking Lots	Fair
Trees/Landscaping	Non Applicable
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: Needs lighting and controls
 Additional Notes: Catch basin in middle road pavement pothole
 Electric pole curbing mess

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 195 Main Street (Near) Merchant's Way



End of sidewalk with no hp access to pavement.
Possible bench location within sidewalk, that has been removed.



Looking northerly along right of way near train station. Drainage structures are in middle of pavement and width of roadway varies significantly along this stretch.



Wareham Village Infrastructure Survey

Record ID #	WV-54039
Street Name	203 Main(Near)
Reference Map	N/A
Length of Sidewalk (feet)	200
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Excellent
Curbing	Excellent
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Good
Park/Playground	Non Applicable
Park Components (if applicable)	N/A

Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Recent improvements
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-54343
Street Name	219 Main(Near)
Reference Map	N/A
Length of Sidewalk (feet)	690
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Excellent
Curbing	Excellent
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Good
Park/Playground	Non Applicable
Park Components (if applicable)	N/A

Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

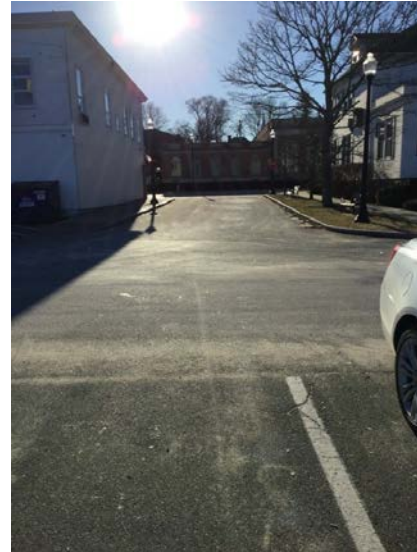
Overall Rating: Good
 Reasons for Rating: Recent improvements
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-93804
Street Name	231 Main(Rear) Merchant's Way Wareham, MA 02571
Reference Map	WV1
Length of Sidewalk (feet)	N/A
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good/poor but RR controlled
Curbing	Good along connecting Right of ways to Main Street, but none in mst other areas.
Drainage	Fair
Parking Lots	Fair
Trees/Landscaping	Non Applicable
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: No sidewalks or curbs most areas
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 231 Main Street (Rear)



Looking southerly from old train station toward Sandwich Road. This area needs improvements especially along westerly edge abutting large buildings.



Truck is parked to unload goods causing restriction in available right of way. Better controls and parking layouts would improve and enhance this area.



Looking westerly along unnamed right of way that leads to a Main Street. Right of way has had improvements in recent years, including the addition of lighting.



Wareham Village Infrastructure Survey

Record ID #	WV-54726
Street Name	245 Main(Near)
Reference Map	N/A
Length of Sidewalk (feet)	480
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Excellent
Curbing	Excellent
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Good
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Recent improvements
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-93385
Street Name	249 Main(Near) Merchant's Way Wareham, MA 02571
Reference Map	WV1
Length of Sidewalk (feet)	N/A
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Excellent, Wide asphalt, RR controlled
Curbing	Excellent, VGC
Drainage	Fair
Parking Lots	Fair, Parallel
Trees/Landscaping	Poor
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Needs upgrades bench damaged
 Reasons for Rating: Back curb old. Some of these issues are RR responsibility.
 Additional Notes: Bench's
 No lighting

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 249 Main Street (Near) Merchant's Way



The railroad side of this area has an asphalt, sidewalk with benches (some vandalized).



The rear of Main Street adjacent to the Railroad Street. The area is chaotic in areas with parking on both sides, one sidewalk, and an irregular width right of way. Lighting is poor, safety concerns are obvious.



Wareham Village Infrastructure Survey

Record ID #	WV-54744
Street Name	268 Main(Near)
Reference Map	N/A
Length of Sidewalk (feet)	626
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good
Curbing	Good
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Good
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Upgrades some pitted concrete and curbing chips
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-93438
Street Name	269 Main(Near) Merchant's Way Wareham, MA 02571
Reference Map	WV1
Length of Sidewalk (feet)	N/A
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Excellent, Asphalt leads to ramp. Not part of Merchant's Way
Curbing	Excellent, VGC
Drainage	Fair, Two basins in area
Parking Lots	Good
Trees/Landscaping	Poor
Park/Playground	Non Applicable
Park Components (if applicable)	N/A

Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair

Reasons for Rating: Pedestrian access. One side. Limited improvements behind Main Street properties

Additional Notes: Benches on platform and along sidewalk

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 269 Main Street (Near) Merchant's Way



Looking northerly along “Merchant’s Way.” This area is dark, lacks sidewalks on westerly side and needs attention.

Wareham Village Infrastructure Survey

Record ID #	WV-60210
Street Name	273 Main St(Near) Merchant's Way Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	N/A
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	None
Curbing	Excellent, VGC
Drainage	Poor
Parking Lots	Excellent
Trees/Landscaping	Poor
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair

Reasons for Rating: Needs sidewalks, lighting, landscaping traffic controls
Striping faded in areas
Ramp and Hp parking good
Lighting only on ramp

Additional Notes: Wide open, large area with potential. Need landscape islands, sidewalks.

Completed By: Jamie Shalvey

Updated: 2018-04-10

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 273 Main Street (Near)



View of sewer manhole that indicates that sanitary line was installed in 1970. HP access to platform is in proximity to dedicated parking spaces.



Parking area near RR platform. No islands and area is not pedestrian friendly.

Wareham Village Infrastructure Survey

Record ID #	WV-54762
Street Name	307 Main (Near)
Reference Map	N/A
Length of Sidewalk (feet)	1070
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good
Curbing	Excellent
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Good
Park/Playground	Non Applicable
Park Components (if applicable)	N/A

Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Recent upgrades.
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-54782
Street Name	330 Main (Near)
Reference Map	N/A
Length of Sidewalk (feet)	710
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Excellent
Curbing	Excellent
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Good
Park/Playground	Non Applicable
Park Components (if applicable)	N/A

Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

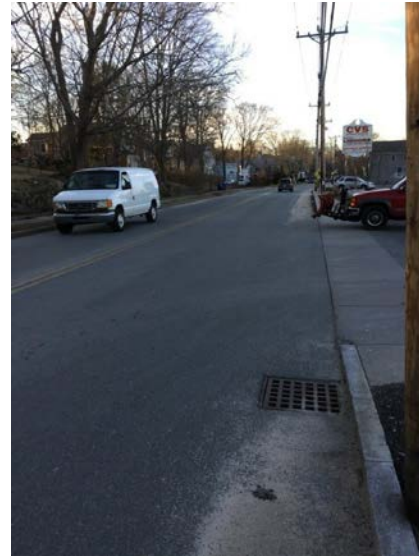
Overall Rating: Good
 Reasons for Rating: Upgrades
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-93891
Street Name	380 Main(Near)
Reference Map	WV1
Length of Sidewalk (feet)	650
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Fair
Curbing	Good
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Fair
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: Older sidewalk narrow, missing in spots
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-04-10

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 380 Main Street (Near)



Westerly side of Main Street with sidewalk/grass strip and retaining wall to hold back grade. Pavement condition along Main Street is good. Not much surface cracking along this stretch.



Another example of how area was left when telephone pole was removed/ relocated. Looking northerly along Main Street. Excessively wide curb openings exist where buildings are close to Street.

Wareham Village Infrastructure Survey

Record ID #	WV-94196
Street Name	398 Main(Near)
Reference Map	WV1
Length of Sidewalk (feet)	914
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Easterly sidewalk has patches, poles in middle, shrub encroachment
Curbing	Good
Drainage	Fair, Needs work
Parking Lots	Non Applicable
Trees/Landscaping	Fair
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: Needs upgrades to easterly side to widen sidewalk for accessibility.
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 398 Main St



Another area where sidewalk was removed when telephone poles were replaced.



View of sidewalk encroachment.



Pole locations and neighboring hedge row, render sidewalk nearly impassable.

Wareham Village Infrastructure Survey

Record ID #	WV-93417
Street Name	449 Main(Near) Wareham, MA 02571
Reference Map	WV1
Length of Sidewalk (feet)	750
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good
Curbing	Good, VGC
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Non Applicable
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: Pole encroachments rendering easterly sidewalk in accessible in areas.
 Additional Notes: N/A

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 449 Main Street (Near)



Westerly side of road has sidewalk, grass strip and is bordered by private retaining walls.



Granite curbing and pavement are in good shape but available sidewalk width is reduced by poles and shrubs.

Wareham Village Infrastructure Survey

Record ID #	WV-94231
Street Name	451 Main(Near)
Reference Map	WV1
Length of Sidewalk (feet)	440
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good west side, Fair east side. Sections missing.
Curbing	Excellent
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Fair
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: Some sidewalk sections missing
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey

Record ID #	WV-94284
Street Name	456 Main(Near)
Reference Map	WV2
Length of Sidewalk (feet)	538
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Fair
Curbing	Good
Drainage	Fair
Parking Lots	Non Applicable
Trees/Landscaping	Fair
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair

Reasons for Rating: Drainage dumps to east lots of uncurbed area. Better control of drainage needed.

Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 456 Main Street (Near)



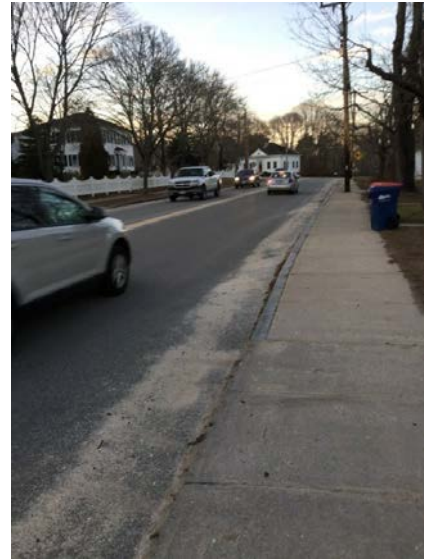
Grades along this section of Main Street do not require retaining walls along westerly side of roadway.



Looking northerly along Main Street. Condition of pavement, curbing and sidewalk are good except narrowness of sidewalk.

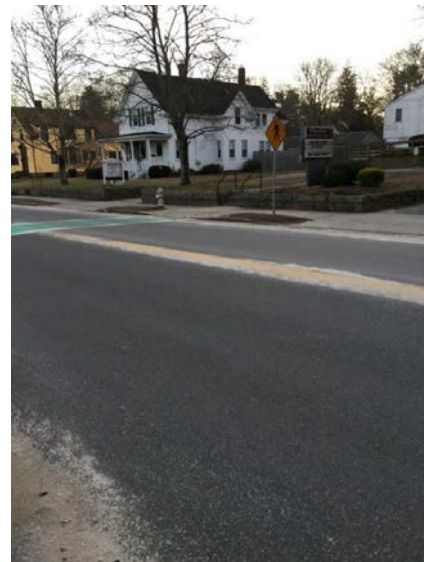
Wareham Village Infrastructure Survey

Record ID #	WV-93678
Street Name	485 Main St Wareham, MA 02571
Reference Map	WV1
Length of Sidewalk (feet)	530
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	N/A
Sewer Lines	N/A
Existing Sidewalks	Good, Poor
Curbing	Good
Drainage	N/A
Parking Lots	N/A
Trees/Landscaping	N/A
Park/Playground	N/A
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: Pavement missing
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-04-10

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: 485 Main Street



View looking southerly at westerly side of Main Street. Water line and hydrants can be found in grass strip.



Looking northerly along easterly side of roadway. Everything in good shape except narrow sidewalk.

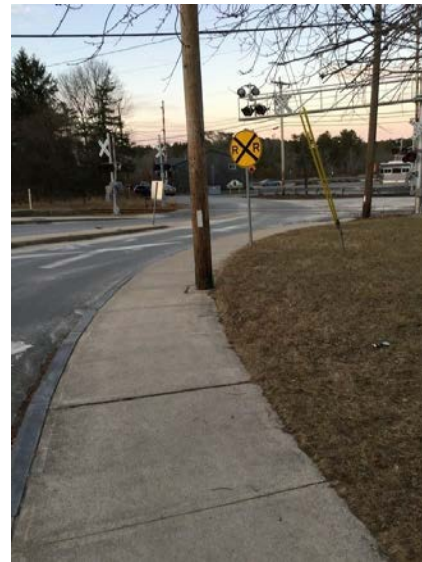
Wareham Village Infrastructure Survey

Record ID #	WV-94299
Street Name	495 Main(Near)
Reference Map	WV2
Length of Sidewalk (feet)	850
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good
Curbing	Good
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Non Applicable
Park/Playground	N/A
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Recent improvements at this Intersection.
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-53509
Street Name	Main St(IntersectionRte6) Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	250
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Excellent
Curbing	Excellent
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Good
Park/Playground	Good
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Excellent
 Reasons for Rating: Recent improvements
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-92586
Street Name	Intersection Center/Main
Reference Map	N/A
Length of Sidewalk (feet)	152
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Fair
Curbing	Fair, Good
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Good
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Recent improvements
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-94525
Street Name	Intersection Main/Chapel
Reference Map	WV1
Length of Sidewalk (feet)	1216
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Excellent
Curbing	Excellent, VGC
Drainage	Good, Some unregulated
Parking Lots	Non Applicable
Trees/Landscaping	Fair
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good

Reasons for Rating: Recent upgrades.

Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-94514
Street Name	Intersection Main/Elm
Reference Map	WV2
Length of Sidewalk (feet)	600
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good
Curbing	Good
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Non Applicable
Park/Playground	Non Applicable
Park Components (if applicable)	N/A

Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Recent improvement to this intersection
 Additional Notes: This area redone in recent years

Completed By: Jamie Shalvey

Updated: 2018-04-10

Wareham Village Infrastructure Survey

Record ID #	WV-53534
Street Name	Main/ Merchant's Way Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	N/A
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	Good, Sidewalk ends near entrance
Curbing	Good, VGC not much
Drainage	Good
Parking Lots	Fair
Trees/Landscaping	Poor
Park/Playground	Non Applicable
Park Components (if applicable)	N/A

Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: Back area some parking
 Not pedestrian friendly
 Additional Notes: N/A

Completed By: Jamie Shalvey

Updated: 2018-04-10

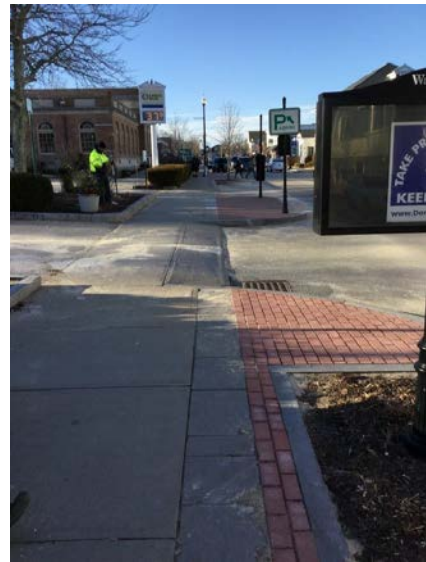
Wareham Village Infrastructure Survey

Record ID #	WV-94026
Street Name	Main(Public Parking)
Reference Map	WV1
Length of Sidewalk (feet)	200
Are there Sidewalks on both sides of the street?	Yes
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Excellent
Water Lines	Non Applicable
Sewer Lines	Not Applicable
Existing Sidewalks	Excellent, At street
Curbing	Excellent, VGC
Drainage	Good
Parking Lots	Excellent
Trees/Landscaping	Good
Park/Playground	Non Applicable
Park Components (if applicable)	Benches



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Recent upgrades
 Additional Notes: N/A

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-59893
Street Name	Merchant's Way/RR Platform Area Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	N/A
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	Fair
Sewer Lines	Fair
Existing Sidewalks	None
Curbing	Excellent, VGC
Drainage	Poor, Water drains off ponding
Parking Lots	Excellent
Trees/Landscaping	Poor
Park/Playground	Poor
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: Need drainage, lighting and other site improvements.
 Additional Notes: Train station platform excellent. Lighting modern
 No lighting in parking lot

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: Merchant's Way/Railroad Platform Area



Looking southerly toward RR platform. Lighting is installed along platform but none in parking area. Granite curbing lines parking lot near platform. No sidewalk or landscaping along this area.



RR platform has small bike rack for riders.
Area just off pavement at RR platform. Very wet from storm water that dumps out into the field.

Wareham Village Infrastructure Survey

Record ID #	WV-94545
Street Name	Park
Reference Map	WV2
Length of Sidewalk (feet)	N/A
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	Non Applicable
Sewer Lines	Not Applicable
Existing Sidewalks	Good
Curbing	Good
Drainage	Good
Parking Lots	Non Applicable
Trees/Landscaping	Good
Park/Playground	Good
Park Components (if applicable)	Benches, Other



Contributions to Slum and Blight

- | | |
|--|--|
| <input type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input checked="" type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Good
 Reasons for Rating: Clean, well kept and perimeter sidewalks were recently redone.
 Additional Notes: Monument flag cannons

Completed By: Lara Kritzer

Updated: 2018-03-24

Wareham Village Infrastructure Survey

Record ID #	WV-53551
Street Name	Sandwich Rd(Near) Merchant's Way Wareham, MA 02571
Reference Map	N/A
Length of Sidewalk (feet)	N/A
Are there Sidewalks on both sides of the street?	No
Water Line Age	40
Sewer Line Age	50
Road Surface	5
Lighting Age	20
Sidewalk and Curbs Age	5
Other Relevant Data	N/A



Condition of Infrastructure Components

Road Surfaces	Good
Water Lines	Good, Fair
Sewer Lines	Fair
Existing Sidewalks	None
Curbing	None
Drainage	Fair
Parking Lots	Good, Includes HP
Trees/Landscaping	Non Applicable
Park/Playground	Non Applicable
Park Components (if applicable)	N/A



Contributions to Slum and Blight

- | | |
|---|---|
| <input checked="" type="checkbox"/> Physical Deterioration of Component | <input type="checkbox"/> Significant Decline in Property Value |
| <input type="checkbox"/> Abandoned Property | <input type="checkbox"/> Abnormally Low Property Value |
| <input type="checkbox"/> Chronic High Occupancy Turnover | <input type="checkbox"/> Known or Suspected Environmental Contamination |
| <input type="checkbox"/> Chronic High Vacancy Rate | <input type="checkbox"/> This public improvement is not contributing to slum and blight |

Overall Rating: Fair
 Reasons for Rating: Needs work
 Additional Notes: Wide open no sidewalks or control

Completed By: Jamie Shalvey

Updated: 2018-04-02

Wareham Village Infrastructure Survey – Additional Information Sheet

Address: Sandwich Road (Near) Merchant's Way



Looking northerly along rear Main Street.
View of parking near pump station just off State Road at rear Main Street.



Wide open area needing significant upgrades.
Pedestrian sidewalk ends just north of State Road on rear Main Street.



Looking northerly along rear Main Street. This area has potential but currently lacks pedestrian controls, landscaping, lighting and other much needed improvements.

Appendix E

Infrastructure Summary Memo from Silva Engineering

Wareham Village Evaluation Summary

Introduction

The assessment of the infrastructure of the Wareham Village area was completed by Silva Engineering Associates (SEA). The evaluation consisted of visual observations made by Lawrence P. Silva, P.E. during the last week of January 2018. The visual observations were supplemented with information obtained from Wareham municipal departments. Specific information included plans and data about water, sewer and drainage in the Wareham Village area. That information revealed sizes, locations and material type used for water lines which have been installed at varying times in history, and the location of sewer collectors, which were installed in the late 1960s, and drainage with untreated outfalls that predate stormwater regulations. The expected timing of future improvements to utilities is critical for sound decision making about surface improvements along the roadways being considered for improvement.

Wareham Village Evaluation Findings

The assessment of Wareham Village revealed several areas that need significant work, and others that had previously been the subject of upgrades that have dramatically improved the area. For the purpose of this summary, the survey area was divided into several sections as follows:

- Main Street from #45 to the intersection with Sandwich Road (Route 6)
- Main Street from Sandwich Road to Chapel Street (Route 6)
- Main Street from Chapel Street to Elm Street
- Elm Street from Main Street to Cranberry Highway (Route 28)
- Merchant's Way from RR Platform to Sandwich Road
- Besse Park (Main Street and Sandwich Road)
- Public Parking Main Street Lot (Pezzoli Square)
- War Memorial Park (Center Park)
- Route 28/ Swan Lane Park

Below is a brief description of the observations that were recorded regarding each of these areas:

Main Street #45 to Sandwich Road (Route 6)

This stretch of Main Street was found to lack sidewalks and drainage control along the easterly side of Main Street until the area where it abuts, Besse Park, near the intersection with Sandwich Road. There were no sidewalks, curbing, landscaping or lighting along this stretch. The westerly side of the roadway is not as bad but areas of the sidewalk are impacted by the lack of walls to regulate soils and debris from washing into the sidewalk. The use of concrete to transition driveways to the street, show signs of deterioration where the asphalt and concrete join. Certainly, this stretch of Wareham contrasts with that of the downtown area, leaving this section to look rundown and unattractive. Handicap access ramps in some places do exist but are only in fair shape, and in other locations the sidewalk ends without an accessible transition to the street. The side entrance to Tobey Hospital shows some improvement as does the area near the park, but the roadway pavement is in reasonably good shape and curbing is in reasonable shape. Upgrades

should coincide with water, sewer, and drainage improvements to avoid unnecessary trenching and patches.

Main Street from Sandwich Road to Chapel Street (Route 6)

This stretch of Main Street has had the benefit of significant upgrades that were the result of several phases of the Wareham Village Streetscape Improvement Project, which have included replacement of curbing, sidewalks and pavement with enhancements including lighting, landscaping and design changes to improve pedestrian flow and parking. The general condition of the infrastructure in this area is good to excellent with little need to consider any further improvements at this time. At intersecting streets, the improvements have extended into these streets and for the unnamed railroad access ways, the improvements extend to Merchant's Way, the unnamed roadway near the railroad tracks and station. Improvements that are considered for upgrades, before and after this section of Main Street, should be keeping with the character of that which have been completed in this section of the village.

Main Street from Chapel Street to Elm Street

This area of Main Street has a travelled way that is reasonably good shape. Little cracking exists so the emphasis must be on the sidewalk areas, especially the easterly side of the road. Along this stretch, curb cuts are quite wide primarily because buildings are close to the street and parking is in front. This makes for less than ideal conditions along the sidewalk. In addition, north of the CVS plaza (411 Main Street), the easterly sidewalk is severely limited in width and utility by the gravel patches and placement of utility poles. Hedge rows and other obstacles reduce the effective sidewalk width to little more than two feet. These conditions present obstructions to persons using wheelchairs. On the westerly side of Main Street, the sidewalk is fairly narrow but grass buffers allow for reasonable navigation. A wider sidewalk width to at least five feet would be advisable if changes were to be made.

Elm Street from Main Street to Route 28

As Elm Street extends easterly from Main Street toward the Railroad tracks, the sidewalks with granite curbing continue and the pavement is in good condition. Once beyond the tracks the connector road to Route 28 and the continuation of Elm Street do not have sidewalks, curbing and, in general, the roadway needs attention. The area of Elm Street, in front of the former Tremont Company nail factory has already been shut down because the millpond dam is not in good condition. Whether or not the plan is to reopen this stretch of road in the future, there needs to be significant upgrades completed, to improve safety and to make the area a positive amenity for the citizens of Wareham. The same holds true for the short section of roadway leading from Swan Lane to Cranberry Highway (Route 28). Here a small park at the intersection has potential but needs to be filled and benches replaced and other amenities added. This gateway to Wareham was acquired with Community Preservation Funds and maximizing the Town's investment will need to start with infrastructure improvements.

Merchant's Way from RR Platform to Sandwich Road

This area of Wareham is also known as rear Main Street and includes several side roads that extend from Main Street to the railroad property. The northern end of this strip of land contains the train platform with handicap access ramp and parking. Drainage just sheet flows off the northerly edge of the parking lot toward the site of the former Wareham Feed company location to the north, with no real controls. Lighting is poor except on the train platform. The town controlled parcels are quite sizeable at the northerly terminus and vary in width heading toward Sandwich Road, the southerly terminus of Merchants Way. Utilities running through this area include 1970 vintage sewer collectors that serve the Main Street properties. The entire length of Merchants Way has pavement problems, damaged guardrails, benches and pavement, as well as, a lack of curbing and sidewalks to provide safe pedestrian access. The lighting is

limited and what could be a valuable asset and opportunity zone for retail and restaurants is instead a back door type of area where dumpsters and less than desirable activities and vandalism take place. Upgrades along this stretch would provide a great resource for Wareham. Infrastructure upgrades to water, sewer and drainage should be considered prior to any cosmetic improvements in this area.

Besse Park (Main Street and Sandwich Road)

This small but visible park has had recent improvements to create a boat area for access to the center of Wareham. The remainder of the park is aging and could use upgrades to benches and other amenities. The access via a horseshoe driveway is in fair to good shape and the parking area has drainage collection although it did not appear to be functioning well on the day of inspection. Lots of leaves and debris covered the catch basin opening. Other park features including picnic benches and sitting areas, need upgrades for accessibility and to attract and serve visitors to the park. Even the time capsule location could use an upgrade.

Public Parking Main Street Lot at Pezzoli Square

This parking lot located just north of Center Street provides in excess of 30 public parking spaces in the center of downtown. The trapezoidal shaped parking lot has a well landscaped entrance and exit with landscape planters, trees and pole lighting. The condition of the parking lot is good and appears to have been completed when the other downtown improvements were completed several years ago. No improvements were noted as needed for this parking lot at this time.

War Memorial Park (also known as Center Park)

Located at the intersection of Main and Elm Streets, the park is a very visible gateway to Wareham center. The majestic monument and the surrounding sidewalks, curbing and parking are in good shape. The amenities within the park should be upgraded to add additional benches and possibly a gazebo/grandstand for events. Additional lighting should also be considered.

Route 28/ Swan Lane Park

This area is quite historic and includes the former Tremont Company nail factory complex. If the Elm Street area is to remain closed to traffic, there appears to be a unique opportunity to tie the small park near the millpond to the pedestrian area of Elm Street to create a recreational complex that might utilize a portion of the Tremont Company nail factory complex. With close proximity to Cranberry Highway this area can be rehabilitated to address safety concerns near the milldam and possibly provide for lease areas for restaurants and shops on the site of the Tremont Company site. Ample parking and access could be the connection to improvements along Elm Street to the railroad tracks should be included in that plan.

In addition to the observations made of the visible infrastructure, research was completed to determine available information regarding existing utilities that serve the Main Street area. The streets and roads identified above are currently served by municipal water (Wareham Fire District) and sewer and Stormwater is collected and discharged into area wetlands and waterways. Telephone, CATV and electric lines are carried by overhead wires throughout the area.

Most of the sewer improvements were initiated in the late 1960s with some improvements or additions in later years. Water mains that serve the area vary in type and size as well as material. A significant amount of asbestos concrete water mains exist in this area of Wareham, some very large pipes, 12" in diameter. Upgrading to ductile and C900 PVC piping will undoubtedly be required as failures occur and as the aging pipes are systematically replaced. A spreadsheet was provided by the Wareham Fire District that identified each water main by street, showing the pipe size and type for easy reference.

Drainage discharges and compliance with Stormwater regulations will also prompt upgrades that will change the numerous outfalls to wetlands and waterbodies in this area. Coordination with the municipal departments is imperative to avoid disruption to areas that are upgraded and to be efficient and cost effective when changes are made. Replacement of utilities prior to completing streetscape improvements would be prudent and may be justification for inclusion in the scope of surface upgrades.

Likewise, recreational improvements or community restoration initiatives at the Tremont Nail Factory site and other park locations, should include the utility upgrades in their scope. This area and the Merchant's Way (rear Main Street) locations provide a potential for improvements that will provide significant improvements to the quality of life for Wareham residents. These are great opportunity sites that could attract businesses and residential improvements on leased land, to the benefit of the community.

Appendix F

Wareham Town of Selectmen Determination Letter
(Dated June 27, 2018)



Town of Wareham
54 Marion Road
Wareham, MA 02571

SELECTMEN'S OFFICE
Phone: 508.291.3100
Fax: 508.291.3116
E-mail: selectmen@wareham.ma.us

Board of Selectmen
Alan H. Slavin, Chairman
Patrick G. Tropeano, Clerk
Peter W. Teitelbaum, Esq.
Anthony R. Scarsciotti, Jr.
Mary Bruce

June 27, 2018

Mr. Mark Southard, Community Development Manager
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

Subject: Designation of Wareham Village as a Blighted Area

Dear Mr. Southard:

At its Meeting on June 26, 2018, the Wareham Board of Selectmen determined that the Wareham Village Study Area is in disrepair and has a recognizable pattern of disinvestment. The Board of Selectmen based this determination on a Slums and Blight Inventory and analysis completed by JM Goldson community preservation + planning, with assistance from Silva Engineering Associates in completing the infrastructure component review, between January and March 2018.

Through this inventory, the Town has determined that 33% of the properties within the study area meet the criteria for physical deterioration, abandonment, or environmental contamination, per MGL c. 121B. I trust that the Department of Housing and Community Development (DHCD) will concur that this "slums and blight" determination qualifies the Wareham Village survey area to be designated as a blighted, thereby allowing the Town to direct future Community Development Block Grant funds to the area under the CDBG Program "Slums and Blight" National Objective.

If you have questions or require further information, please contact Peter Sanborn, Community Development Programs Manager. Thank you for your consideration.

Sincerely yours,


Alan H. Slavin, Chairman
Board of Selectmen