



GUARD LAW LLC

March 16, 2023

Hand Delivery and
Via email JDickinson@wareham.ma.us

Nazih Elkallassi, Chair
Zoning Board of Appeals
Town of Wareham
54 Marion Road
Wareham, MA 02571

RE: SPECIAL PERMIT, 18 Green Street, Onset (Wareham), MA 02571 Safe Harbor Onset Bay

Dear Mr.Elkallassi;

With reference to the above-mentioned matter enclosed herewith please find nine (9) copies of the following:

1. Project Narrative;
2. Authorization of owner to permit;
3. Town of Wareham Applicant Information Sheet;
4. Town of Wareham, Zoning Board of Appeals Application for a Public Hearing (Signed Original Application);
5. Title Documents;
6. Special Permit Plan (original copy contains wet-stamped and signed plan);
7. Rack Layout and Elevation Drawings;
8. Town of Wareham Building Department Denial letter dated March 8, 2023;
9. Property field cards;
10. Assessor's abutters request form stamped by the Town of Wareham on March 6, 2023;
11. Assessor's Certified abutter's list (Requested to be used for project by Sonia Raposo);
12. Photographs of Site;
13. Confirmation of taxes paid by the Town of Wareham- Treasurer Collectors Office;
14. Check Payable to the Town of Wareham in the amount of \$750.00 for ZBA Commercial Application fee;
15. Check payable to Wareham Week in the amount \$100.00 for the legal ad fee; and
16. Check payable to the Town of Wareham in the amount of \$145.80 for the certified abutters notices.



GUARD LAW LLC

Kindly docket, file and calendar the same for the next available Zoning Board of Appeals public hearing agenda.

Should you have any questions please do not hesitate to contact the undersigned.

Thank you.

Very truly yours,

Steven M. Guard

Steven M. Guard

SMG/jmm

Encls.

cc: Jonathan Dickinson, Asst. Town Planner, JDickinson@wareham.ma.us



March 15, 2023

Nazih Elkallassi, Chair
Wareham Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

**RE: Narrative to accompany Safe Harbor Onset Boat Rack Submittal
18 Green Street
Onset (Wareham), MA 02571**

Dear Board Members,

Introduction

The following narrative is intended to support the within application for a Special Permit to permit the replacement of a pre-existing nonconforming boat storage rack in the Marine (MAR) District at the Safe Harbor Marinas Onset Bay located at 18 Green Street in the Onset district of the town of Wareham. The reason for the application is that the existing rack is located 7 feet from the nearest residential zone, the current bylaw requires that structures in the MAR be a minimum of 50 feet from any residential district zone boundary. The existing racks are therefore pre-existing nonconforming structures that predate the adoption of the relevant dimensional zoning bylaw. The applicant proposes to locate the replacement rack 16.7' from the residential district boundary, making the setback distance less nonconforming. *See Table of Dimensional Regulations, Section 624, Other Districts, Distance of any Structure from a Residential District (ft), Nonresidential use, MAR.* The proposed rack will otherwise comply with the current zoning dimensional requirements.

Background

The existing site has operated as a Marina since Circa 1960. The site has had boat storage racks on the property for approximately 40 years in the current location. The current racks are located on the bay side bulkhead pad area between the bulkhead and the large metal marine storage building. The existing Marina storage building, which is to remain, is approximately 4.1' off of the MR30 Zone. The existing racks are 7.0' off the MR30 Zone, located on the west side of the parcel. The existing racks have outlived their useful and safe lifespan and are in need of replacement.

Title

The premises is owned by SHM Onset Bay, LLC a wholly owned subsidiary of Safe Harbor Marinas. Title is derived from Safe Harbor's acquisition of BOBM, Inc., a Massachusetts corporation which was converted to BOBM, LLC a Massachusetts Limited Liability Company immediately prior to



acquisition. BOBM, LLC was then converted by Safe Harbor to a Delaware Limited Liability Company registered to do business in Massachusetts, and at that time its name was changed to SHM Onset Bay, LLC as part of its conversion. *See documents provided with application as the same have been recorded with the Plymouth County Registry of Deeds.*

Proposal

The reconstruction of the pre-existing nonconforming racks for which the Special Permit is sought is in connection with a project that consists of the removal of the old racks and footings, a new bulkhead (approved by Con Com), new pile supported racks, drainage improvements, new pile supported concrete pad in the impacted areas and a new boat drop in the same location as the existing drop. The proposed racks will be 16.7' off the MR30 Zone located on the west side and approximately 50 feet from any residential structure.¹ Pre-existing, nonconforming structures have the benefit of M.G.L. c. 40A §6 in that they are seen as "grandfather protected" and can only be "extended" or "altered"² with either a Special Permit or Finding from the permit granting authority, here the Board, which first finds that the extension or alteration is an intensification of a nonconformity and that such intensification is not substantially more detrimental to the neighborhood than the existing nonconformity. Arguably, there is no intensification of the pre-existing nonconformity in that the proposal to reconstruct the new racks further away from the residential district than the existing racks lessens the nonconformity rather than intensifies it. That said, should the Board find there is no intensification then they need not address the second finding and would be authorized to issue the Special Permit on that basis. If, however, the Board does find there is an intensification, it must then address whether the intensification renders the structure "substantially more detrimental to the neighborhood than the existing structure." Again, moving the structure further away, lessening the nonconformity, would be a clear case of no detriment but rather a benefit to the neighborhood.

Should you have any questions please do not hesitate to contact the undersigned.

Thank you.

Very truly yours,

Steve Guard

Steven M. Guard

SMG/gd
Encls.

¹ There is also a MR30 Zone located to the east of the site. The existing and proposed racks on that side are over 50' away from the residential zone and do not require relief from the Board.

² The Wareham zoning bylaw definition of "Alteration" includes "reconstruction."

AUTHORIZATION
FOR
PERMITTING PROCESS

I/We, the undersigned record owner(s) of 18 Green Street, Onset (Wareham), Massachusetts do hereby authorize Steven M. Guard of GUARD LAW LLC as attorney for SHM Onset Bay, LLC (f/n/a BOBM, Inc.) as the applicant and property owner to take any and all necessary actions to apply for any and all municipal, state, and or federal permits and or authorizations, including but not limited to any planning board, conservation commission or zoning board of appeals applications, MassDEP, Army Corps of Engineers, to use and improve the premises as a marina and such other related uses.

SHM Onset Bay, LLC

By:



John R. Ray, Authorized Signatory

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

TOWN OF WAREHAM
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

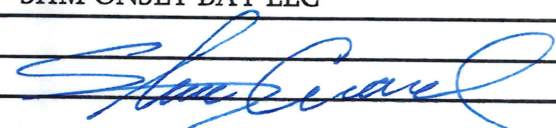
- Complete this form.
- Complete information packets. (Directions attached)
- Submit application form and packet to Town Clerk for signature.
- Submit application form and packet to Town Collector for signature.
- Submit completed form, packets, and appropriate fees** to the Zoning Board of Appeals secretary.

**Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

**A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$100.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.90 per certified letter to each abutter. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 18 Green Street LOT: 3 MAP: 1014
ZONING DISTRICT: MRN
USE REQUESTED: Boat Yard (existing use)
OWNER OF LAND & BUILDING: SHM ONSET BAY LLC TEL.# (781)295-0338
ADDRESS OF OWNER: 14785 Preston Road, Suite 975, Dallas, TX 75254
PERSON(S) WHO WILL UTILIZE PERMIT: SHM ONSET BAY LLC
ADDRESS: 18 Green Street, Wareham, MA
DATE: 3/15/2023 SIGNATURE: 
This application was received on the date stamped here:

Town Clerk: _____ Date: _____
Tax Collector: _____ Date: _____
Planning/Zoning Dept.: _____ Date: _____
Application fee paid: _____ Check #: _____ Receipt: _____
Advertising fee paid: _____ Check #: _____ Receipt: _____
Abutters fee paid: _____ Check #: _____ Receipt: _____



William Francis Galvin
Secretary of the
Commonwealth

The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

December 14, 2017

*** Electronic Recording ***

Doc#: 00054587

Bk: 50025 Pg: 93 Page: 1 of 1

Recorded: 07/10/2018 03:47 PM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of registration of a Foreign Limited Liability Company was filed in this office by

SHM ONSET BAY, LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C
on **Februar 1, 2017**.

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation or withdrawal; and that, said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **NONE**

I further certify that the name of persons authorized to act with respect to real property instruments listed in the most recent filings are: **NONE**

In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.



William Francis Galvin

Secretary of the Commonwealth



2016 00740858

Bk: 614 Pg: 123 Cert: 122923
 Doc: DEED 01/06/2016 02:46 PM
 ATTEST: John R. Buckley, Jr. Register
 Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
 Plymouth District ROD #11 001
 Date: 01/06/2016 02:46 PM
 Cit# 088232 25926 Doc# 00740858
 Fee: \$14,592.00 Cons: \$3,200,000.00



2016 00001259

Bk: 46467 Pg: 57 Page: 1 of 5
 Recorded: 01/06/2016 03:15 PM
 ATTEST: John R. Buckley, Jr. Register
 Plymouth County Registry of Deeds

CANCELLED

QUITCLAIM DEEDBoth Systems

ONSET BAY II CORPORATION, a Massachusetts corporation with a principal place of business at RFD 3, Buzzards Bay, Plymouth County, Massachusetts 02532

for consideration paid of Three Million Two Hundred Thousand (\$3,200,000.00) Dollars

hereby grants to BOBM INC., a Massachusetts corporation with a principal place of business at RFD 3, Buzzards Bay, Plymouth County, Massachusetts 02532,

with Quitclaim Covenants:

Five parcels of land, one registered and four recorded, with the buildings and improvements thereon in Wareham, Plymouth County, Massachusetts more particularly described as follows:

REGISTERED LAND (PARCEL D):

The land with the buildings thereon in Wareham, Plymouth County, Massachusetts bounded and described as follows:

SOUTHEASTERLY by the northwesterly line of Green Street, one hundred seventeen and 70/100 (117.70) feet;

NORTHEASTERLY by the end of said Green Street and by land now or formerly of Lizzie Hatch, one hundred twenty-five and 13/100 (125.13);

EASTERLY by the westerly line of Prospect Street, thirty-nine and 14/100 (39.14) feet;

SOUTHEASTERLY by land now or formerly of George A. Carter measuring on the upland about one hundred forty-two (142.00) feet;

WESTERLY by Onset Bay;

Green prospect beach + Naumet Sts

Address of Premises: 18 Greene a/k/a Green St., 7 Greene St., 3 Campbell St.,
 and 4 Campbell St., 3 Greene St., and 7 Gray St., Wareham, MA
 Address of Grantee: RFD 3, Green Street, Buzzards Bay, MA

NORTHWESTERLY by land now or formerly of Rose Berger, by the end of Beach Street and by the southeasterly line of Nanumet Street measuring on the upland about one hundred sixty-six (166.00) feet; and
NORTHEASTERLY by land now or formerly of Harold B. Palmer, et al. one hundred forty-three and 34/100 (143.34) feet.

All of said boundaries, except the water line, are determined by the Massachusetts Land Court to be located as shown on Plan No. 20534A, which is filed with Certificate of Title No. 13642, the same being compiled from a plan drawn by Walter E. Rowley, Surveyor, dated March 15, 1947, and additional data on file in the land registration office, all as modified and approved by the Court.

So much of the above-described land as is included within the limits of the way five (5) feet wide shown on said Plan is subject to a right of way as set forth in a stipulation between Robert Parkinson and Kate P. Ramsdell, et al., filed with the papers in Land Court Case No. 20534 on October 28, 1948, a copy of which is filed at the Plymouth County Registry of Deeds as Document No. 31815.

Said premises are conveyed together with the benefit of the following, insofar as in force and applicable: two licenses granted by The Commonwealth of Massachusetts, one No. 2884, to Robert Parkinson dated July 23, 1946, duly recorded in Plymouth Deeds in Book 1941, page 251, and the other No. 1592 to Harold S. Parkhurst, dated May 29, 1934, duly recorded in said Deeds in Book 1665, Page 251, as affected by an assignment of the same, dated June 24, 1946, duly recorded in said Deeds in Book 1930, Page 145; License issued by The Commonwealth of Massachusetts (File No. 5837) dated April 21, 1971 and recorded in said Deeds in Book 3695, Page 6; Permit issued by The Commonwealth of Massachusetts Department of Natural Resources (File No. DF-716) recorded December 30, 1971 in said Deeds in Book 3740, Page 687; and Town of Wareham Board of Appeals Conditional or Limited Variance or Special Permit (Decision of Case No. 6-73) dated February 21, 1973, as evidenced by Notice of Variance dated February 21, 1973, recorded in said Deeds in Book 3866, page 282.

There is appurtenant to the above-described land the right to use Nanumet Street to Gray Street in said Wareham in common with all persons legally entitled thereto.

For Grantor's title to said Parcel I see Certificate of Title No. 103065 issued by the Land Registration Office of the Plymouth Registry District of the Land Court, and deed filed therein as Document No. 531584.

RECORDED LAND (PARCELS II THROUGH V):

PARCEL II

Lots 6, 7, 8, 9, 10 and 11 on Nanumet Street and Green Street, respectively, as shown on a plan entitled "Plan Of Land At Nanumet Heights, On Onset Bay, East Wareham, Mass., Scale----40 Feet To An Inch. August , 1908" prepared by T.A. Churbuck, Civil Engineer, East Wareham, Mass., and recorded in Plymouth County Registry of Deeds in

Plan Book 1, Page 496.

PARCEL III

Lots numbered 11, 12, 13, 14, 15, 16 and 17 on the northwesterly side of Nanumet Street, as shown on a plan entitled "Plan of Lots at Nanumet Heights Wareham, Mass. belonging to F. F. Prior, Scale 40 feet to an inch. Frederick O. Smith C.E., Aug. 1912", recorded in said Deeds in Plan Book 1, Page 958 and also shown as said Lots numbered 11, 12, 13, 14, 15, 16 and 17 on Wareham Assessors' Plan Sheet 3A, Plan No. 1, on file in said Deeds.

The foregoing Lots of Parcel III are subject to rights and easements set forth in instrument recorded in said Deeds in Book 3903, Page 293; Lots 11, 12 and 13 of Parcel III are subject to rights and easements set forth in instrument recorded in said Deeds in Book 2753, Page 427; and Lot 17 of said Parcel III is subject to a sewerage easement to Margaret F. Gregg dated February 22, 1982 recorded in said Deeds in Book 5122, Page 361.

Said Parcels II and III are conveyed subject to and with the benefit of all other rights, easements and Orders of Conditions recorded in said Deeds, insofar as in force and applicable. Including the following: two licenses granted by The Commonwealth of Massachusetts, one No. 2884, to Robert Parkinson dated July 23, 1946, duly recorded in Plymouth Deeds in Book 1941, page 251, and the other No. 1592 to Harold S. Parkhurst, dated May 29, 1934, duly recorded in said Deeds in Book 1665, Page 251, as affected by an assignment of the same, dated June 24, 1946, duly recorded in said Deeds in Book 1930, Page 145; License issued by The Commonwealth of Massachusetts (File No. 5837) dated April 21, 1971 and recorded in said Deeds in Book 3695, Page 6; Permit issued by The Commonwealth of Massachusetts Department of Natural Resources (File No. DF-716) recorded December 30, 1971 in said Deeds in Book 3740, Page 687; and Town of Wareham Board of Appeals Conditional or Limited Variance or Special Permit (Decision of Case No. 6-73) dated February 21, 1973, as evidenced by Notice of Variance dated February 21, 1973, recorded in said Deeds in Book 3866, page 282.

PARCEL IV

Two parcels of land, bounded and described as follows:

The land, with all buildings and improvements thereon, in Wareham, Plymouth County, Massachusetts being shown as Lot 12 on said plan entitled "Plan Of Land At Nanumet Heights, On Onset Bay, East Wareham, Mass., Scale----40 Feet To An Inch. August, 1908" prepared by T.A. Churbuck, Civil Engineer, East Wareham, Mass., and recorded in Plymouth County Registry of Deeds in Plan Book 1, Page 496, bounded and described as follows:

NORTHERLY	by Nanumet Street, fifty-five and 6/10 (55.60) feet;
EASTERLY	by Lot No. 14 on said plan, sixty-five and 85/100 (65.85) feet;
SOUTHERLY	by Lot No. 13 on said plan, fifty-five and 95/100 (55.95) feet; and
WESTERLY	by Lot No. 10 on said plan, sixty-seven and 2/10 (67.20) feet.

The land, with all buildings and improvements thereon, in Wareham, Plymouth County, Massachusetts being shown as Lot 12 on said plan entitled "Plan Of Land At Nanumet Heights, On Onset Bay, East Wareham, Mass., Scale----40 Feet To An Inch. August , 1908" prepared by T.A. Churbuck, Civil Engineer, East Wareham, Mass., and recorded in Plymouth County Registry of Deeds in Plan Book 1, Page 496, bounded and described as follows:

SOUTHERLY	by Green Street, fifty-six and 3/10 (56.30) feet;
WESTERLY	by Lot No. 11 on said plan, sixty-seven and 2/10 (67.20) feet;
NORTHERLY	by Lot No. 12 on said plan, fifty-five and 95/100 (55.95) feet; and
EASTERLY	by Lot No. 15 on said plan, sixty-five and 85/100 (65.85) feet.

The foregoing Parcel IV is conveyed together with all rights, privileges and easements connected therewith and subject to restrictions and easements of record and any building and zoning law requirements which may be in force and applicable.

PARCEL V

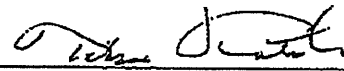
That certain parcel of land, with all buildings and improvements thereon, consisting of five (5) certain lots in the Town of Wareham in that part of Wareham known as "Nanumet Heights", Plymouth County, Commonwealth of Massachusetts, and shown as Lots 14, 15, 16, 17 and 18 on said plan entitled "Plan Of Land At Nanumet Heights, On Onset Bay, East Wareham, Mass., Scale----40 Feet To An Inch. August , 1908" prepared by T.A. Churbuck, Civil Engineer, East Wareham, Mass., and recorded in Plymouth County Registry of Deeds in Plan Book 1, Page 496.

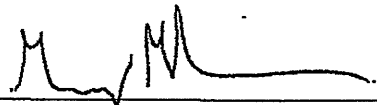
There is excepted and excluded from said Lot 18 so much as was taken by the Town of Wareham for the Layout of Cross Street and Taking of Land Abutting Greene Street by instrument dated October 26, 1976 and duly recorded with said Deeds in Book 4215, Page 274, and there is excepted from said Lot 15 so much as was taken by the Board of Selectmen of the Town of Wareham under Order of Taking dated July 21, 1988 and recorded in said Deeds in Book 8644, Page 288. There is further excepted from said Lot 18 so much as was conveyed by Harry and Sheyna Meiselman to Inhabitants of Wareham by deed dated March 2, 1976, and duly recorded in said Deeds in Book 4250, Page 478.

For Grantor's title to Parcels II, III, IV and V see deed dated March 28, 2003 from Onset Bay Corporation recorded with Plymouth Deeds in Book 24664, Page 10-14.

Executed as a sealed instrument this twenty-eighth day of December, 2015.

ONSET BAY II CORPORATION

By: 
Tatsuo Katoh
President

By: 
Gregory T. Glavin
Treasurer

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

December 28, 2015

On this 28th day of December, 2015, before me, the undersigned notary public, personally appeared Tatsuo Katoh and Gregory T. Glavin, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state government agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the persons whose names are signed on the foregoing instrument, and acknowledged to me that they are respectively President and Treasurer of Onset Bay II Corporation and that they, as such President and Treasurer, being authorized to do so, voluntarily executed the foregoing instrument for its stated purpose, and that by their signatures on the instrument the entity on behalf of which they acted executed the instrument.


Notary Public
My commission expires 

STEPHEN M. AMICO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 29, 2017

Stephen M. Amico
exp 12-29-17

**D
PC**

William Francis Gavin
Secretary of the Commonwealth

One Ashburton Place, Boston, Massachusetts 02108-1512

FORM MUST BE TYPED

- on this 12th day of January, 2017

**CERTIFICATE OF ORGANIZATION
OF
BOBM, LLC**

Pursuant to the provisions of the Massachusetts Limited Liability Company Act (the "Act"), the undersigned, hereby certifies as follows:

- FIRST:** The name of the limited liability company (the "Company") is:
BOBM, LLC
- SECOND:** The address of the office of the Company at which its records will be maintained is R.F.D. 3, Green Street, Buzzards Bay, MA 02532.
- THIRD:** The name and business address of the agent for service of process is Greg Glavin at R.F.D. 3, Green Street, Buzzards Bay, MA 02532.
- FOURTH:** The Company has no specific date of dissolution.
- FIFTH:** The Company will be member managed. There are no managers.
- SIXTH:** The name and business address of each person who is authorized to execute documents to be filed with the Corporations Division of the Office of the Secretary of the Commonwealth is as follows:

Greg Glavin at R.F.D. 3, Green Street, Buzzards Bay, MA 02532

John D. Brewer, Jr. at R.F.D. 3, Green Street, Buzzards Bay, MA 02532
- SEVENTH:** The general character of the Company's business is to operate and maintain marinas, and to engage in any lawful act or activity for which limited liability companies may be formed under the Massachusetts Limited Liability Company Act.
- EIGHTH:** The name and business address of each person who is authorized to execute, acknowledge, deliver and record any recordable instrument on behalf of the Company purporting to affect an interest in real property, whether to be recorded with a registry of deeds or a district office of the Land Court is as follows:

John D. Brewer, Jr. at R.F.D. 3, Green Street, Buzzards Bay, MA 02532

IN WITNESS WHEREOF, the undersigned has executed this Certificate of
Organization this 12th day of January, 2017.



John D. Brewer, Jr.
Authorized Person

CONSENT OF RESIDENT AGENT

I, Greg Glavin, resident agent of the above limited liability company, consent to my appointment as resident agent pursuant to G.L. c 156C § 12A

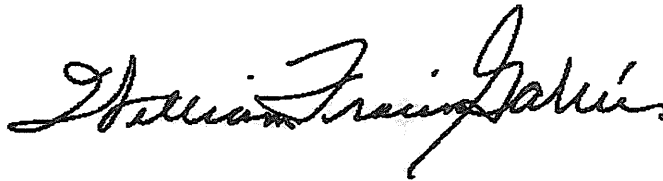
A handwritten signature in black ink, appearing to read 'Greg Glavin', is written over a horizontal line.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

January 13, 2017 04:44 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive, flowing style with a large initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

*** Electronic Recording ***

Doc#: 00054586

Bk: 50025 Pg: 89 Page: 1 of 4

Recorded: 07/10/2018 03:47 PM

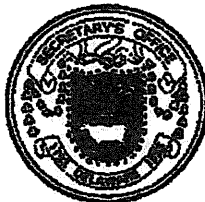
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT
COPY OF THE CERTIFICATE OF CONVERSION OF A MASSACHUSETTS LIMITED
LIABILITY COMPANY UNDER THE NAME OF "BOEM, LLC" TO A DELAWARE
LIMITED LIABILITY COMPANY, CHANGING ITS NAME FROM "BOEM, LLC" TO
"SHM ONSET BAY, LLC", FILED IN THIS OFFICE ON THE TWENTY-SEVENTH
DAY OF JANUARY, A.D. 2017, AT 5:12 O'CLOCK P.M.



6297680 8100F
SR# 20170503597

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JB", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

Authentication: 201956772
Date: 01-30-17

State of Delaware
 Secretary of State
 Division of Corporations
 Delivered 05:12 PM 01/27/2017
 FILED 05:12 PM 01/27/2017
 SR 20170503597 - File Number 6297680

**STATE OF DELAWARE
 CERTIFICATE OF CONVERSION
 FROM A NON-DELAWARE LIMITED LIABILITY COMPANY TO
 A DELAWARE LIMITED LIABILITY COMPANY PURSUANT TO
 SECTION 18-214 OF THE LIMITED LIABILITY ACT**

- 1.) The jurisdiction where the Non-Delaware Limited Liability Company first formed is Massachusetts.
- 2.) The jurisdiction immediately prior to filing this Certificate is Massachusetts.
- 3.) The date the Non-Delaware Limited Liability Company first formed is 1/13/2017.
- 4.) The name of the Non-Delaware Limited Liability Company immediately prior to filing this Certificate is BOBM, LLC.
- 5.) The name of the Limited Liability Company as set forth in the Certificate of Formation is SHM Onset Bay, LLC.

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 27 day of January, A.D. 2017.

By: BYYG Intermediate, LLC,
 a Connecticut limited liability company,
 its sole Member

By: Brewer Yacht Yard Group, LLC,
 a Connecticut limited liability company,
 its sole Member

By: Safe Harbor Marina, LLC,
 a Delaware limited liability company,
 its sole Member

By: 
 Name: Geoffrey Miller
 Title: CFO

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND
CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "SEM ONSET
BAY, LLC" FILED IN THIS OFFICE ON THE TWENTY-SEVENTH DAY OF
JANUARY, A.D. 2017, AT 5:12 O'CLOCK P.M.



6297680 8100F
SR# 20170503597

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JB", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

Authentication: 201956772
Date: 01-30-17

State of Delaware
Secretary of State
Division of Corporations
Delivered 05:12 PM 01/27/2017
FILED 05:12 PM 01/27/2017
SR 20170503597 - File Number 6297600

**STATE of DELAWARE
LIMITED LIABILITY COMPANY
CERTIFICATE of FORMATION**

• First: The name of the limited liability company is SHIM Onset Bay, LLC

• Second: The address of its registered office in the State of Delaware is _____
1209 Orange Street in the City of Wilmington
Zip Code 19801

The name of its Registered agent at such address is _____
The Corporation Trust Company

• Third: (Insert any other matters the members determine to include herein.)

In Witness Whereof, the undersigned have executed this Certificate of Formation this
27 day of January, 20 17

By: BYYG Intermediate, LLC,
a Connecticut limited liability company.
its sole Member

By: Brewer Yacht Yard Group, LLC,
a Connecticut limited liability company.
its sole Member

By: Safe Harbor Marinas, LLC
a Delaware limited liability company
its sole Member

By: Geoffrey Miller
Name: Geoffrey Miller
Title: CFO

PARCEL ID No. 003-000-1014

FLOOD NOTE

A circular professional engineer seal for the Commonwealth of Massachusetts. The outer ring contains the text "COMMONWEALTH OF MASSACHUSETTS" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the name "THOMAS A. POZERSKI", the title "CIVIL", and the license number "No. 46853".

1. SHE DOES NOT CARRY A CERTIFIED VEHICLE, FOR THE REASON SHE ACQUIRED A 2017 "TERRADO SIMULA" IN 2017 AND NOT WITHIN A SPECIFIC MONTH PER MONTH MAY ACQUIRED A 2017 "TERRADO SIMULA" FOR SPECIFIC REASON, THE MANUFACTURERS DAMAGED SPECIES ACT, REGARDING 1201 CREDIT.
2. SHE IS NOT LOCATED WITHIN A CERTAIN APPROVED ZONE, A CERTAIN MAJOR ECONOMIC PRODUCTION AREA, AND BEING RECOVERED FROM SUCH, ON THE PLAIN ARE DEVELOPED BY ENVIRONMENTAL, CHEMICAL AND SERVICES, U.S. DOMESTIC FISHING OF 2021 AND FIELD COLLECTED BY MISCELLANEOUS AND LAND SERVICES.

No. 0034-001-0003

DEED BOOK 12036 PAGE 336
WITZIGOWSKAS FAMILY TRUSTS.

MEMO N.A.V.D.88
/P-15

13867.23

A hand-drawn diagram of a cell. It features a large, irregular outer boundary representing the cell membrane. Inside, there is a smaller, roughly circular structure labeled 'Nucleus' with a central dot. To the right of the nucleus is a large, clear, oval-shaped area labeled 'Vacuole'. The space between the nucleus and the vacuole is filled with small dots, representing cytoplasm.

7

10

7

RESIDENTIAL ZONE K

7

7

③

707

•

10

~~1.~~

FR
20

~~RUFT
ENT~~

50
RE.

—

ET

A hand-drawn diagram of a rectangular box. The box is drawn in perspective, with a dashed line indicating a hidden edge. The box is labeled with '100' on the top face and '100' on the front face.

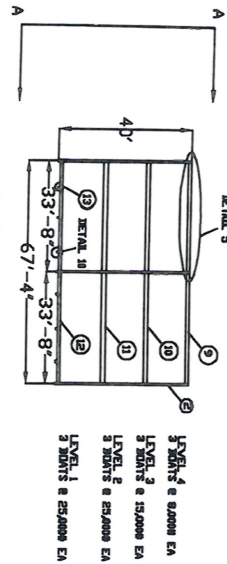
A hand-drawn diagram of a trapezoid. A dashed line is drawn from the top-left vertex to the bottom base, representing a height or a median. The vertices are labeled with letters: 'A' at the top-left, 'B' at the top-right, 'C' at the bottom-right, and 'D' at the bottom-left. The top base is labeled 'a' and the bottom base is labeled 'b'.

SHEET 1 OF 1	
MARCH 13, 2023	
SCALE: 1"=20'	
JOB NO. 21-004	
LATEST REVISION:	
SPECIAL PERMIT PLAN	
18 GREEN STREET	
WAREHAM, MASSACHUSETTS	
OWNER/APPLICANT	SAFE HARBOR MARINAS PO BOX 760 BUZZARDS BAY MA 02532

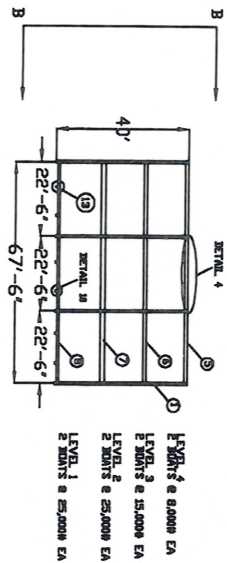
Merrill
Engineers and Land Surveyors
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060
WWW.MERRILLINC.COM

REVISIONS	

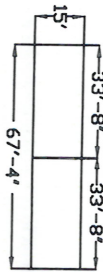
DRAWN BY: RMH
DESIGNED BY: TAP
CHECKED BY: TAP



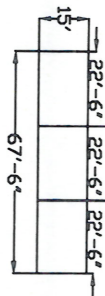
TRIPLE WIDE BAYS
FRONT ELEVATION
ROWS 1-3



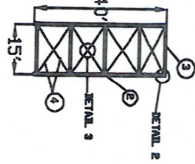
DOUBLE WIDE BAYS
FRONT ELEVATION
ROW 4



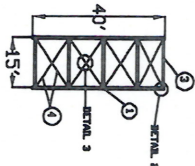
PLAN VIEW
ROWS 1-3



PLAN VIEW
ROW 4



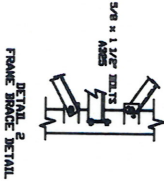
CROSS SECTION
FOUR HIGH RACKS
DETAIL A-A



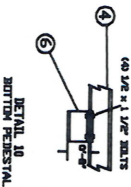
CROSS SECTION
FOUR HIGH RACKS
DETAIL B-B



DETAIL 3
DIAGONAL CENTER CONNECTION



DETAIL 2
FRAME BRACE DETAIL



DETAIL 10
MOTOR RESTRAINT



DETAIL 4
TOP OF RACK AND TOWER SECTION



DETAIL 5
DETAIL OF DIAGONAL BRACE CONNECTION

BILL OF MATERIALS

ITEM	DESCRIPTION	LENGTH	QTY.
1	WIDE COLUMN	48'-0"	1
2	WIDE COLUMN	48'-0"	1
3	WIDE COLUMN	48'-0"	1
4	WIDE COLUMN	48'-0"	1
5	WIDE COLUMN	48'-0"	1
6	WIDE COLUMN	48'-0"	1
7	WIDE COLUMN	48'-0"	1
8	WIDE COLUMN	48'-0"	1
9	WIDE COLUMN	48'-0"	1
10	WIDE COLUMN	48'-0"	1
11	WIDE COLUMN	48'-0"	1
12	WIDE COLUMN	48'-0"	1
13	WIDE COLUMN	48'-0"	1
14	WIDE COLUMN	48'-0"	1
15	WIDE COLUMN	48'-0"	1
16	WIDE COLUMN	48'-0"	1
17	WIDE COLUMN	48'-0"	1
18	WIDE COLUMN	48'-0"	1
19	WIDE COLUMN	48'-0"	1
20	WIDE COLUMN	48'-0"	1

NOTE: DIMENSIONS ARE NOMINAL.

GENERAL NOTES: RACK FRAME BRACE
GEOMETRICALLY AND DIMENSIONALLY ARE REQUIRED
TO PROPERLY BRACE EACH COLUMN. THEREFORE,
ALL BRACE FRAMES SHALL BE INSTALLED
VERTICALLY, LEAVE AN OPEN SPACE FOR THE
INSTALLATION, WE SUGGEST THAT ALL FRAME
BRACE FRAMES BE INSTALLED IN THE CENTER
TO STRENGTHEN THE RACK FRAMES. INSPECT THE
COLUMN FOR PLUMBNESS IN THE TOWER AND
DO NOT ALLOW THE COLUMN TO BE PLUMB IN THE
PLACE. CONNECTION OF RACK FRAMES TO THE
TOWER SHALL BE MADE BY THE USE OF
STEEL PLATES AND BOLTS. STRUTTING STEEL
FUNCTIONS CAN BE DETECTED.

NOTE: RACKS TO BE INSTALLED
TO PROPERLY BRACE EACH COLUMN. THEREFORE,
ALL BRACE FRAMES SHALL BE INSTALLED
VERTICALLY, LEAVE AN OPEN SPACE FOR THE
INSTALLATION, WE SUGGEST THAT ALL FRAME
BRACE FRAMES BE INSTALLED IN THE CENTER
TO STRENGTHEN THE RACK FRAMES. INSPECT THE
COLUMN FOR PLUMBNESS IN THE TOWER AND
DO NOT ALLOW THE COLUMN TO BE PLUMB IN THE
PLACE. CONNECTION OF RACK FRAMES TO THE
TOWER SHALL BE MADE BY THE USE OF
STEEL PLATES AND BOLTS. STRUTTING STEEL
FUNCTIONS CAN BE DETECTED.

CHANDLER P. NANGA P.E.
7420 MIDLAND DRIVE
HOUSTON, TX 77058



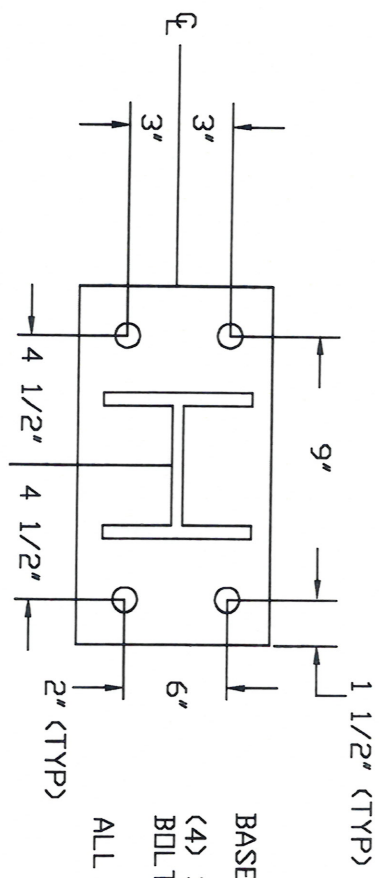
Customer Name & Address
SAFE HARBOR ONSET BAY
BUZZARDS BAY, MA
FREE-STANDING RACKS
LAYOUT AND ELEVATIONS

BOAT RACKS 101, LLC.
PO BOX 3265, HUNTERVILLE, NC 28070
PH(704) 907-7544 FAX (704) 948-8278

Drawn By **MD**
Date **1/10/2023**
Scale **NTS**
Sheet **1**
Drawing Number **011022**

Revision No.

DOUBLE WIDE
BAY COLUMNS
(ROW 4)

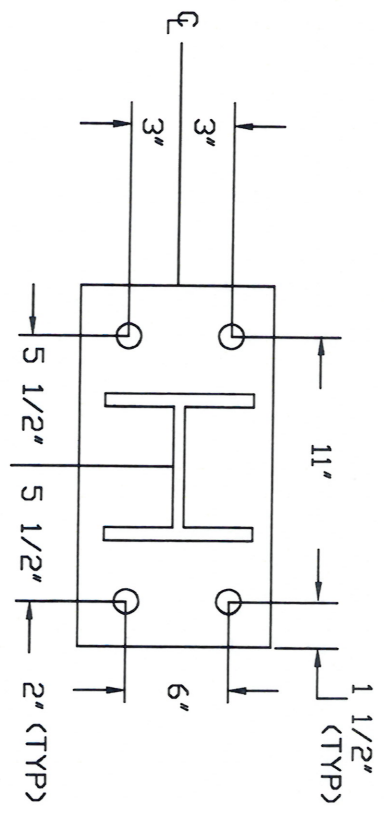


BASEPLATE IS 1" X 10" X 12"
(4) 3/4" DIA. ANCHOR
BOLTS WITH 3" PROJECTION
ALL HOLES 15/16" DIAMETER"

BAY SPACING TYPICAL

ABI BASEPLATE DETAIL

TRIPLE WIDE
BAY COLUMNS
(ROWS 1-3)



BASEPLATE IS 1" X 10" X 14"
(4) 3/4" DIA. ANCHOR
BOLTS WITH 3" PROJECTION
ALL HOLES 15/16" DIAMETER

BAY SPACING TYPICAL

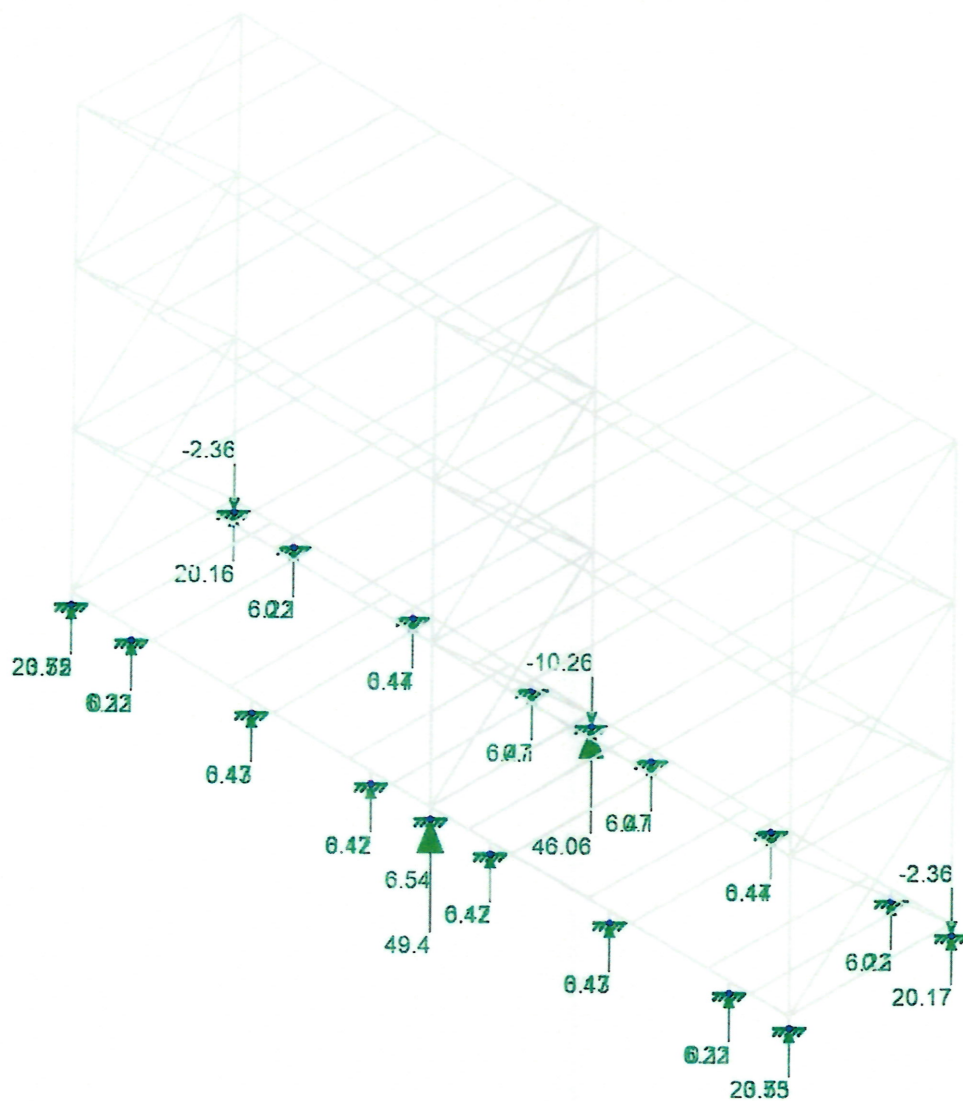
AB2 BASEPLATE DETAIL

Revision No.

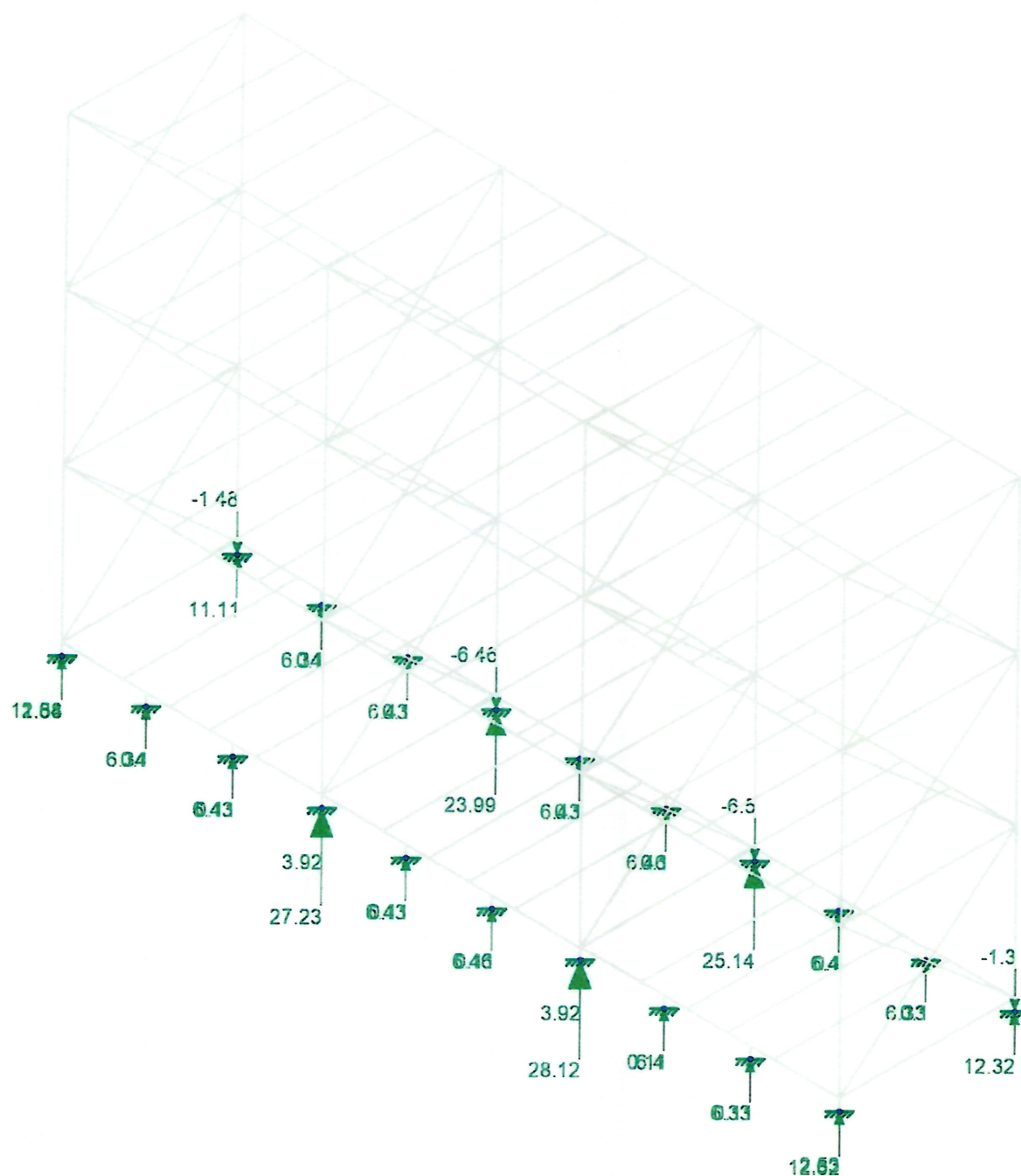
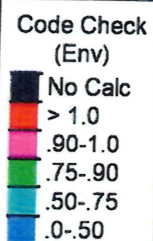
Customer Name & Address
SAFE HARBOR ONSET BAY
BUZZARDS BAY, MA
FREE-STANDING RACKS
LAYOUT AND ELEVATIONS

BOAT RACKS 101, LLC.
PO BOX 3265, HUNTERSVILLE, NC 28070
PH(704) 907-7544 FAX (704) 948-8278

Drawn By MD
Date 1/16/23
Scale NTS
Sheet 1
Drawing Number 011623



3 Boats per Shelf.r3d



Member Code Checks Displayed (Enveloped)
Envelope Only Solution
Y-direction Reaction Units are k and k-ft (Enveloped)

Boat Racks 101	Safe Harbor	SK-2
M Williams		Jan 20, 2023
		2 Boats per Shelf.r3d



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

March 8, 2023

Mr. Jason Heywood
25 Bog view Road
Plymouth, Massachusetts 02360

RE: 18 Green Street / Map 3, Lot1014

I have reviewed your Building Permit application B-23-127, submitted March 2, 2023, to "replace an existing boat rack with a new boat rack on a new foundation on the west side of the yard" at Safe Harbor Marina located at 18 Green Street, Wareham, Massachusetts. At this time I must deny your request.

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

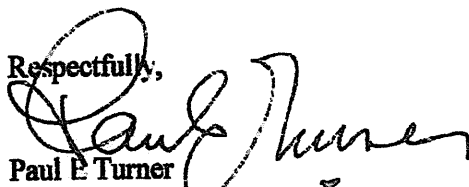
Article 6: Density and Dimensional Regulations:

624 Other Districts, MAR;

**Distance of any structure from a residential district (ft.),
Nonresidential use: 50 (ft.)**

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

The subject dwelling is located in MAR zoning district.

Respectfully,

Paul E Turner
Building Commissioner
Zoning Enforcement Officer

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

In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.

18 GREEN ST

Location 18 GREEN ST

Mblu 3 / 1014 /

Acct#

Owner BOBM INC

Assessment \$2,895,500

Appraisal \$2,895,500

PID 1568

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$1,953,100	\$942,400	\$2,895,500
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$1,953,100	\$942,400	\$2,895,500

Owner of Record

Owner BOBM INC

Co-Owner

Address 14785 PRESTON RD STE 975
DALLAS, TX 75254

Sale Price \$3,200,000

Certificate

Book & Page 0614/0123

Sale Date 01/06/2016

Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BOBM INC	\$3,200,000		0614/0123	1V	01/06/2016
ONSET BAY II CORPORATION	\$6,250,000		0515/0065	1B	04/01/2003
ONSET BAY CORPORATION	\$1		0384/0158	UNKQ	05/11/1988

Building Information

Building 1 : Section 1

Year Built: 1960
Living Area: 11,002
Replacement Cost: \$527,783
Building Percent Good: 65

Replacement Cost

Less Depreciation: \$343,100

Building Attributes

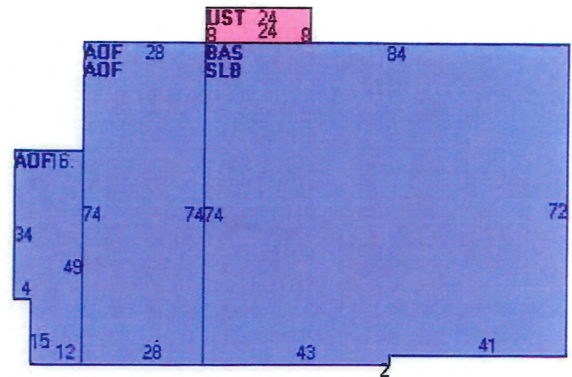
Field	Description
Style:	Pre-Eng Warehs
Model	Ind/Lg Com
Grade	Ave
Stories:	2
Occupancy	1.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minimal
Interior Wall 2	Panel
Interior Floor 1	Concr-Finished
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Air-No Duc
AC Type	None
Struct Class	
Bldg Use	MARINAS MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	6
1st Floor Use:	3841
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	16.00
% Corn Wall	0.00

Building Photo



(https://images.vgsi.com/photos2/WarehamMAPhotos//00\06\27\44.jpg)

Building Layout



(https://images.vgsi.com/photos2/WarehamMAPhotos//Sketches/1568_156)

Building Sub-Areas (sq ft)

Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	6,134	6,134
AOF	Office, (Avg)	4,868	4,868
SLB	Slab Fndtn	6,134	0
UST	Utility/Storage	192	0
		17,328	11,002

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 384I
Description MARINAS MDL-96
Zone MRN
Neighborhood 5000
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.4
Frontage 0
Depth 0
Assessed Value \$942,400
Appraised Value \$942,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			10000.00 S.F.	\$12,500	1
MSC33	DOCK HSE			480.00 UNIT	\$12,000	1
PIER	COMM PIER			6090.00 S.F.	\$298,400	1
SLIP	BOAT SLIP			87.00 UNITS	\$1,196,300	1
PMP2	W/BLENDING			4.00 UNITS	\$24,000	1
TNK1	TANK-UNDERGRND			18000.00 GALS	\$45,000	1
SGN1	SIGN-1 SD W/M			6.00 S.F.&HGT	\$100	1
FGR2	GARAGE GOOD			576.00 S.F.	\$11,700	1
MSC44	FUEL SVC			1.00 UNIT	\$10,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$1,953,100	\$942,400	\$2,895,500
2022	\$1,952,300	\$942,400	\$2,894,700
2021	\$1,952,300	\$942,400	\$2,894,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$1,953,100	\$942,400	\$2,895,500
2022	\$1,952,300	\$942,400	\$2,894,700
2021	\$1,952,300	\$942,400	\$2,894,700

18 GREEN ST

Location 18 GREEN ST

Mblu 3 / 1014 / 1

Acct#

Owner BOBM INC

Assessment \$2,895,500

Appraisal \$2,895,500

PID 1568

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$1,953,100	\$942,400	\$2,895,500
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$1,953,100	\$942,400	\$2,895,500

Owner of Record

Owner BOBM INC
Co-Owner
Address 14785 PRESTON RD STE 975
DALLAS, TX 75254

Sale Price \$3,200,000
Certificate
Book & Page 0614/0123
Sale Date 01/06/2016
Instrument 1V

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BOBM INC	\$3,200,000		0614/0123	1V	01/06/2016
ONSET BAY II CORPORATION	\$6,250,000		0515/0065	1B	04/01/2003
ONSET BAY CORPORATION	\$1		0384/0158	UNKQ	05/11/1988

Building Information

Building 1 : Section 1

Year Built: 1960
Living Area: 11,002
Replacement Cost: \$527,783
Building Percent Good: 65

Replacement Cost
Less Depreciation:

\$343,100

Building Attributes

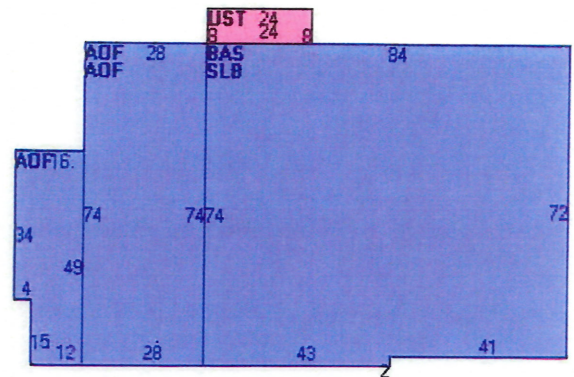
Field	Description
Style:	Pre-Eng Warehs
Model	Ind/Lg Com
Grade	Ave
Stories:	2
Occupancy	1.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minimal
Interior Wall 2	Panel
Interior Floor 1	Concr-Finished
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Air-No Duc
AC Type	None
Struct Class	
Bldg Use	MARINAS MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	6
1st Floor Use:	3841
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	16.00
% Corn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos2/WarehamMAPhotos//00\06\27\44.jpg>)

Building Layout



(https://images.vgsi.com/photos2/WarehamMAPhotos//Sketches/1568_156)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,134	6,134
AOF	Office, (Avg)	4,868	4,868
SLB	Slab Fndtn	6,134	0
UST	Utility/Storage	192	0
		17,328	11,002

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 384I
Description MARINAS MDL-96
Zone MRN
Neighborhood 5000
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.4
Frontage 0
Depth 0
Assessed Value \$942,400
Appraised Value \$942,400

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			10000.00 S.F.	\$12,500	1
MSC33	DOCK HSE			480.00 UNIT	\$12,000	1
PIER	COMM PIER			6090.00 S.F.	\$298,400	1
SLIP	BOAT SLIP			87.00 UNITS	\$1,196,300	1
PMP2	W/BLENDING			4.00 UNITS	\$24,000	1
TNK1	TANK-UNDERGRND			18000.00 GALS	\$45,000	1
SGN1	SIGN-1 SD W/M			6.00 S.F.&HGT	\$100	1
FGR2	GARAGE GOOD			576.00 S.F.	\$11,700	1
MSC44	FUEL SVC			1.00 UNIT	\$10,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$1,953,100	\$942,400	\$2,895,500
2022	\$1,952,300	\$942,400	\$2,894,700
2021	\$1,952,300	\$942,400	\$2,894,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$1,953,100	\$942,400	\$2,895,500
2022	\$1,952,300	\$942,400	\$2,894,700
2021	\$1,952,300	\$942,400	\$2,894,700

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

Submission #124

[View](#)[Delete](#)[Previous submission](#)[Next submission](#)[Print](#) [Resend e-mails](#)

Submission information

Form: [Abutter Request Form - Online](#)
Submitted by Anonymous (not verified)
March 2, 2023 - 1:53pm
24.60.41.23

Contact Information

Irene Coleman, Merrill Engineers & Land Surveyors

Phone Number:

781-887-3225

Email Address:

icoleman@merrillinc.com

Date of Request:

March 2, 2023

Owners Name:

Bobm Inc.

Property Location:

18 Green Street

Map/Lot

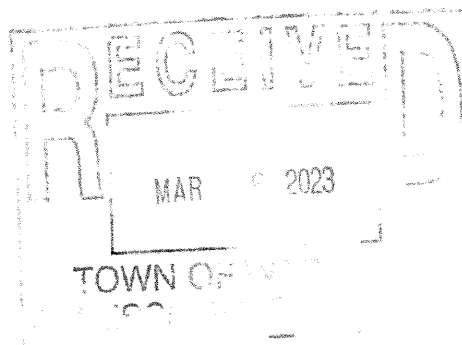
Map 3 Lot 1014

Distance Required

300'

Which Board are you appearing before?

Zoning Board of Appeals

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

TOWN OF WAREHAM ABUTTERS						
MAP 3 LOT 1014						
OWNWER BOBM INC						
MAP & LOT	SMITH CHRISTINE B,		STREET ADDRESS	TOWN & STATE	ZIP CODE	
3A-1-2.B	COE JOHN M TRUSTEE, 5 MAPLE AVENUE REALTY TRUST		3 SETTLERS DR,	LAKEVILLE, MA	02347	
3A-1-3.B	KIM EVELYN		9 MAPLE AVE,	BUZZARDS BAY, MA	02532	
3-0-1014	BOBM INC,		14785 PRESTON RD STE 795	DALLAS, TX	75254	
3A-3-215.D	SMITH CHRISTINE B,		19 PROSPECT ST,	BUZZARDS BAY, MA	02532	
3A-3-6.C	HEMSLEY-GAKIDIS REBECCA,		12 GREEN ST,	BUZZARDS BAY, MA	02532	
3-0-1033.A	TOWN OF WAREHAM,		54 MARION RD,	WAREHAM, MA	02571	
3-0-190	DOUCET MARYROSE E, C/O MARK A DOUCET		91 RING RD,	KINGSTON, MA	02364	
3-0-191	GULLBRANTS MICHAEL F,		54 ANDREWS ST,	BUZZARDS BAY, MA	02532	
3-0-207	HIGGINS SHIRLEY A, LIFE ESTATE		18 PROSPECT ST,	BUZZARDS BAY, MA	02532	
3-0-208	GUGGENHEIM HOWARD G, GUGGENHEIM LENA E		22 PROSPECT ST,	BUZZARDS BAY, MA	02532	
3-0-217	BIGELOW TIMOTHY E, BIGELOW BARBARA		25 PROSPECT ST,	BUZZARDS BAY, MA	02532	
3-0-M1	OLSON CLIVE V TRUSTEE, CYC REALTY TRUST		35 MAPLE ST,	BUZZARDS BAY, MA	02532	
3-0-253.A	TRAMONTOZZI FRANK A, TRAMONTOZZI DONNA M		4 PETREL ST	W ROXBURY, MA	02132	
3-0-253.B	KALLSTROM JAMES TRUSTEE, JAMES KALLSTROM REV TRUST		575 MINE HILL RD,	FAIRFIELD, CT	06824	
CERTIFIED ABUTTERS AS THEY APPEAR ON						
OUR TAX ROLLS AS OF 3/6/2022						
<i>W. Renee Atkins</i> ASSESSORS OFFICE						
REQUESTED BY						
IRENE COLEMAN						
781 887-3225						
ICOLEMAN@MERRILLINC.COM						

18 green st.

TOWN OF WAREHAM ABUTTERS					
MAP 3 LOT 1014					
OWNER BOBM INC					
MAP & LOT	OWNER	STREET ADDRESS	TOWN & STATE	ZIP CODE	
3A-1-2.B	COE JOHN M TRUSTEE, 5 MAPLE AVENUE REALTY TRUST	3 SETTLERS DR,	LAKEVILLE, MA	02347	
3A-1-3.B	KIM EVELYN	9 MAPLE AVE,	BUZZARDS BAY, MA	02532	
3-0-1014	BOBM INC,	14785 PRESTON RD STE 795	DALLAS, TX	75254	
3A-3-215.D	SMITH CHRISTINE B.,	19 PROSPECT ST,	BUZZARDS BAY, MA	02532	
3A-3-6.C	HEMSLEY-GAKIDIS REBECCA,	12 GREEN ST,	BUZZARDS BAY, MA	02532	
3-0-1033.A	TOWN OF WAREHAM,	54 MARION RD,	WAREHAM, MA	02571	
3-0-190	DOUCET MARYROSE E, C/O MARK A DOUCET	91 RING RD,	KINGSTON, MA	02364	
3-0-191	GULLBRANTS MICHAEL F,	54 ANDREWS ST,	BUZZARDS BAY, MA	02532	
3-0-207	HIGGINS SHIRLEY A, LIFE ESTATE	18 PROSPECT ST,	BUZZARDS BAY, MA	02532	
3-0-208	GUGGENHEIM HOWARD G, GUGGENHEIM LENA E	22 PROSPECT ST,	BUZZARDS BAY, MA	02532	
3-0-217	BIGELOW TIMOTHY E, BIGELOW BARBARA	25 PROSPECT ST,	BUZZARDS BAY, MA	02532	
3-0-M1	OLSON CLIVE V TRUSTEE, CYC REALTY TRUST	35 MAPLE ST,	BUZZARDS BAY, MA	02532	
3-0-253.A	TRAMONTOZZI FRANK A, TRAMONTOZZI DONNA M	4 PETREL ST	W ROXBURY, MA	02132	
3-0-253.B	KALLSTROM JAMES TRUSTEE, JAMES KALLSTROM REV TRUST	575 MINE HILL RD,	FAIRFIELD, CT	06824	
CERTIFIED ABUTTERS AS THEY APPEAR ON					
OUR TAX ROLLS AS OF 3/6/2022					
<i>De M</i>					
<i>De M</i>					
ASSESSORS OFFICE					
REQUESTED BY					
IRENE COLEMAN					
781 887-3225					
ICOLEMAN@MERRILLINC.COM					

14 abutments











GUARD LAW LLC
OPERATING ACCOUNT
1165 Washington Street
Hanover, MA 02339
(781) 681-6665

COASTAL HERITAGE BANK
Weymouth, MA
53-7149/2113

1417

3/15/2023

PAY TO THE
ORDER OF Town of Wareham

\$ **750.00

Seven Hundred Fifty and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Town of Wareham
54 Marion Road
Wareham, MA 02571
508-291-3100X3160

[Signature]
MP

MEMO

Commercial ZBA Application Fee

~~001117 2113714721440 044 100 1~~

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



GUARD LAW LLC
OPERATING ACCOUNT
1165 Washington Street
Hanover, MA 02339
(781) 681-6665

COASTAL HERITAGE BANK
Weymouth, MA
53-7149/2113

1418

3/15/2023

PAY TO THE
ORDER OF Wareham Week

\$ **100.00

One Hundred and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Wareham Week
219C Main Street
Wareham, MA 02571

[Signature]
MP

MEMO

Legal Ad- SHM Onset ZBA

~~001118 2113714721440 044 100 1~~

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



GUARD LAW LLC
OPERATING ACCOUNT
1165 Washington Street
Hanover, MA 02339
(781) 681-6665

COASTAL HERITAGE BANK
Weymouth, MA
53-7149/2113

1419

3/15/2023

PAY TO THE
ORDER OF Town of Wareham

\$ **145.80

One Hundred Forty-Five and 80/100***** DOLLARS

PROTECTED AGAINST FRAUD

Town of Wareham
54 Marion Road
Wareham, MA 02571

[Signature]
MP

MEMO

Certified Abutters Notices

~~001119 2113714721440 044 100 1~~