

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One:  Variance  Special Permit  Site Plan  Appeal

Date stamped in: 02/1/2021 Date decision is due \_\_\_\_\_

Applicant's Name: Greg Brenner c/o Brenner Signs

Applicant's Address: 66 Federal Furnace Rd • Plymouth, Ma 02360

Telephone Number: 508 - 747-3465

Cell Phone Number: /

Email Address: greg@brennersigns.com / Kerri@brennersigns.com

Address of Property/Project: 6 Thatcher Lane

Landowner's Name: Jessie Pitts / LDE Holdings LLC DBA TraderRoots

Owner's Address: 6 Thatcher Lane, Wareham Ma 02571

Telephone Number: 508 - 317 - 6082

Contact Person: Greg Brenner Telephone Number: 508-747-3465

Map \_\_\_\_\_ Lot \_\_\_\_\_ Zone Commercial

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

TOWN OF WAREHAM

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One:  Variance  Special Permit  Site Plan  Appeal

Date stamped in: 02 / 2021 Date decision is due \_\_\_\_\_

Applicant's Name: Greg Brenner c/o Brenner Signs

Applicant's Address: 66 Federal Furnace Rd • Plymouth, Ma 02360

Telephone Number: 508 - 747-3465

Cell Phone Number: \_\_\_\_\_

Email Address: greg@brennersigns.com / Keir@brennersigns.com

Address of Property/Project: 6 Thatcher Lane

Landowner's Name: Jessie Pitts / LDE Holdings LLC DBA TraderRoots

Owner's Address: 6 Thatcher Lane, Wareham Ma 02571

Telephone Number: 508 - 317-6082

Contact Person: Greg Brenner Telephone Number: 508-747-3465

Map \_\_\_\_\_ Lot \_\_\_\_\_ Zone Commercial

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

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: \_\_\_\_\_

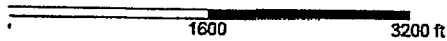
Abutters fee paid: \_\_\_\_\_ Check # \_\_\_\_\_ Receipt: \_\_\_\_\_

<b>TOWN OF WAREHAM ABUTTERS</b>					
<b>MAP 108 LOT 1006/Q1</b>					
<b>OWNER BTE 6 THATCHER LLC</b>					
<b>MAP &amp; LOT</b>	<b>OWNER</b>	<b>CO-OWNER</b>	<b>STREET ADDRESS</b>	<b>TOWN</b>	<b>STATE</b>
108-1006/C	DMI PROPERTY LLC	C/O SPENCER PURINTON	54 ANDOVER ST.	ANDOVER	MA
108-1006/H	WOODEN BOAT CENTER INC		3 THACHER LN	WAREHAM	MA
108-1006/E	THACHER ROAD REALTY LLC		4 THACHER LN	WAREHAM	MA
108-1006/K1	SALKOVITZ FAMILY TRUST LLC		11 TWILLINGATE LN	SUDBURY	MA
108-1006/Q1	BTE 6 THATCHER LLC		7830 W. ALAMEDA AVE STE 103-225	LAKWOOD	CO
108-1006/A3	MAKEPEACE COMPANY A D		158 TIHONET RD	WAREHAM	MA
<b>CERTIFIED ABUTTERS AS THEY</b>					
<b>APPEAR ON OUR TAX ROLLS</b>					
<b>AS OF 12/30/2020</b>					
<i>M. Rena Akers</i>					
<b>ASSESSORS OFFICE</b>					
<b>REQUESTED BY</b>					
<b>KERI GAROFALO</b>					
<b>BRENNER SIGNS &amp; AWNINGS</b>					
<b>KERI@BRENNERSIGNS.COM</b>					



- MA Places
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
  - Interstate
  - US Highway
  - Numbered Route
- Streets
- Bathymetry
  - 0-5 ft
  - 5-10 ft
  - 10-15 ft
  - 15-20 ft
  - 20-30 ft
  - 30-40 ft
  - 40-50 ft
  - 50-60 ft
  - 60-70 ft
  - 70+ ft
- Abutting Town Labels
- Abutting Towns

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 02/04/2021 at 09:56 AM

MapsOnline by PeopleGIS

# TRADE ROOTS CO.

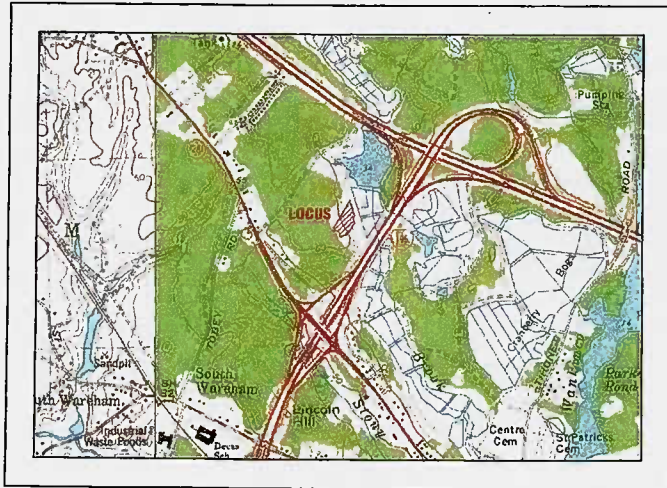
## SITE IMPROVEMENTS PLAN

### 6 THACHER LANE

### WAREHAM, MASSACHUSETTS

OWNER: ROY A. HEWSON, ET ALS  
 P.O. BOX 174  
 TAMWORTH, NH 03886

APPLICANT: LDE HOLDINGS, LLC-DBA:TRADE ROOTS CO.  
 74 SNOWS POND ROAD  
 ROCHESTER, MA 02770



- U.S.G.S. LOCUS PLAN -  
 SCALE: 1"=1000'



- MASSGIS ORTHOPHOTO -  
 SCALE: 1"=500'

#### SITE DATA

ZONING DISTRICT: INDUSTRIAL  
 ASSESSOR'S MAP: 1006.01  
 REQUIRED LOT AREA: 30,000 S.F.  
 REQUIRED ROAD FRONTAGE: 150'  
 FRONT SETBACK: 20'  
 SIDE & REAR SETBACK: 10'  
 MAX. PRINCIPAL BUILDING HEIGHT: 50'  
 MAX. BUILDING COVERAGE: 50%  
 MAX. LOT COVERAGE: 70%  
 WATER SUPPLY: TOWN WATER  
 SANITARY SEWER: TOWN SEWER  
 LANDSCAPE BUFFER: 20'

#### ZONING DATA

ZONING TABLE	ALLOWED	EXISTING	PROVIDED
LOT AREA:	30,000 S.F.	119,700 S.F.	SAME AS EXISTING
FRONT SETBACK:	20'	50.2'	SAME AS EXISTING
SIDE SETBACK:	10'	50.0'	SAME AS EXISTING
REAR SETBACK:	10'	231.0'	140.9'
MAX. BUILDING COVERAGE:	50%	14.4%	21.4%
MAX. LOT COVERAGE:	70%	36.7%	42.3%

#### FLOOD ZONE DATA

THE ENTIRE LOCUS IS LOCATED IN FLOOD ZONE X, AS INDICATED ON FEMA FIRM MAP # 25023C0488J DATED: JULY 17, 2012.



**G. A. F. ENGINEERING, INC.**  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS

286 MAIN STREET, WAREHAM, MA 02571  
 TEL: (508) 295-6600 FAX: (508) 295-6634  
 E-MAIL: gaf@gaf-eng.com

JANUARY 9, 2019

#### PLAN INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS & DEMOLITION
4	LAYOUT & UTILITIES
5	GRADING & DRAINAGE
6	LANDSCAPING PLAN
7	DETAIL SHEET 1
8	DETAIL SHEET 2

#### PARKING DATA

REQUIRED: 1 SPACE PER 300 S.F. CFA RETAIL  
 1500 S.F./300 S.F.=5 SPACES,  
 REQUIRED: 1 SPACE PER 1.5 EMPLOYEES ON LARGEST  
 SHIFT PLUS ONE PER VEHICLE STORED ON PREMISES.  
 PROPOSED NUMBER OF EMPLOYEES=15  
 NUMBER OF PARKING SPACES REQUIRED=10  
 TOTAL REQUIRED: 15 SPACES  
 PROVIDED: 31 SPACES

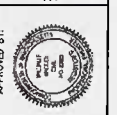
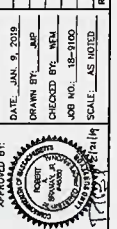
PERMIT SET  
 (NOT FOR CONSTRUCTION)

G.A.F. ENGINEERING, INC.  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 286 MAIN STREET, WAREHAM, MA 02571  
 TEL: (508) 295-6600 FAX: (508) 295-6634  
 E-MAIL: gaf@gaf-eng.com

SITE IMPROVEMENTS PLAN  
 COVER SHEET  
 6 THACHER LANE  
 WAREHAM, MA  
 TRADE ROOTS CO.  
 74 SNOWS POND ROAD  
 ROCHESTER, MA

JOB NO. 18-9100  
 DWG. 1 OF 8

DATE	BY	APP'D	DATE	BY	APP'D
JAN. 9, 2019	JAP		2/21/19	JAP	
DRAWN BY	JAP		REV.		
CHECKED BY	MEH		REV.		
JOB NO.	18-9100		REV.		
SCALE	AS NOTED		REV.		



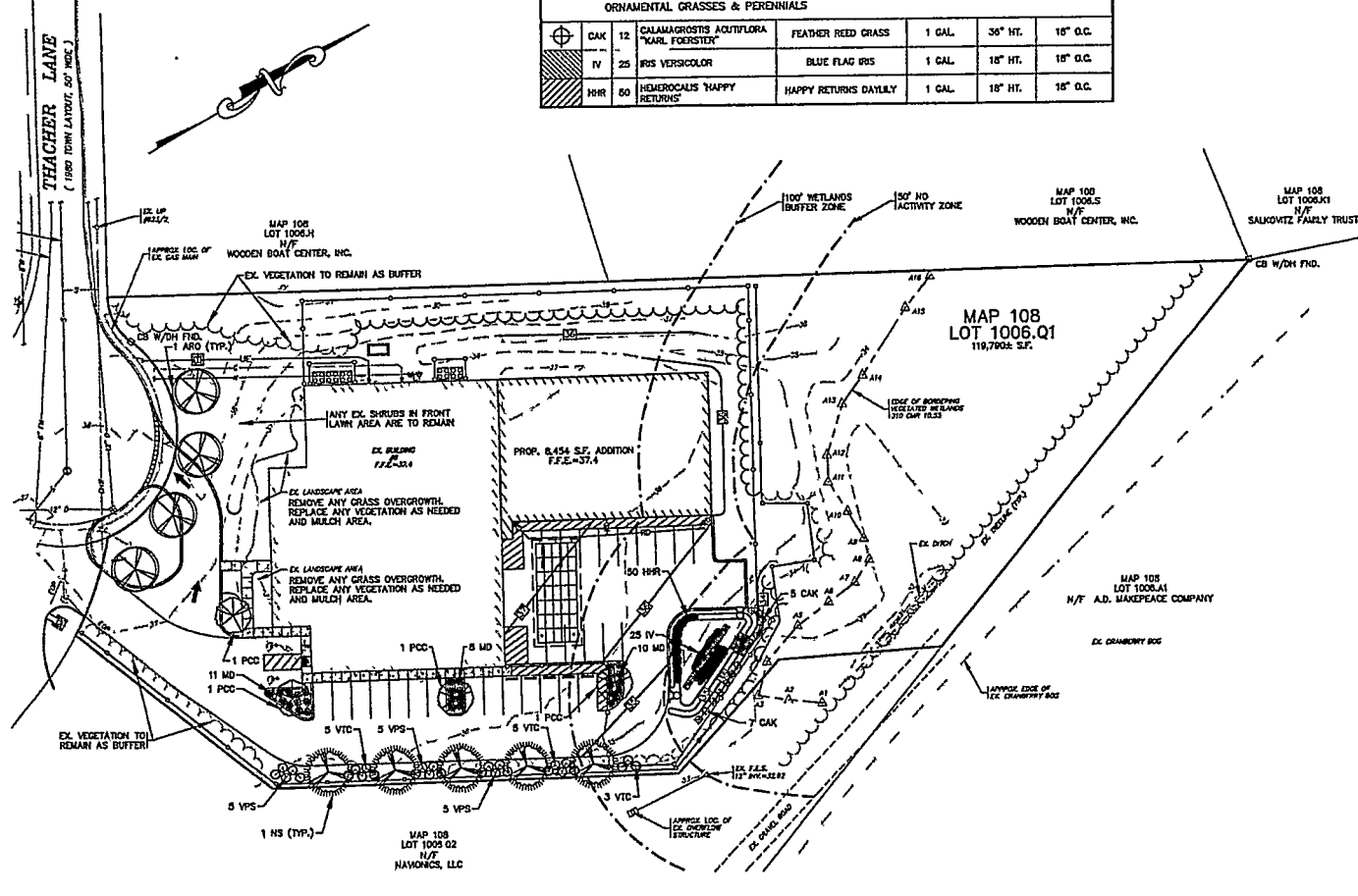
**NOTE:**

LANDSCAPE ARCHITECTURE BY: E.A. FULLER ASSOCIATES-LANDSCAPE ARCHITECTS  
170 PLYMOUTH STREET, P.O. BOX 48  
NORTH CARVER, MA 02355

**PLANTING STANDARDS:**

- THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR B.C. BALL BURLAP AND TRANSPARENT ALL PLANT MATERIALS LISTED ON THE PLANT SCHEDULE. BARE-ROOT IS TYPICALLY NOT PERMITTED FOR ANY TREE.
- PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF HORTICULTURAL PLANTERS. PLANTS SHALL BE NURSERY GROWN.
- PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE.
  - CALIPER MEASUREMENTS SHALL BE TAKEN SIX (6) INCHES ABOVE GRADE FOR TREES LARGER THAN FOUR (4) INCHES IN DIAMETER AND TWELVE (12) INCHES ABOVE GRADE FOR TREES FOUR (4) INCHES IN DIAMETER AND LARGER.
  - MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX (6) FEET.
  - MINIMUM SIZE FOR SHADE TREES SHALL BE TWO AND ONE HALF (2 1/2) INCHES IN DIAMETER AND TWELVE (12) FEET IN HEIGHT.
  - MINIMUM SIZE FOR EVERGREEN TREES SHALL BE BETWEEN SIX (6) AND EIGHT (8) FEET IN HEIGHT.
  - MINIMUM SIZE FOR SHRUBS SHALL BE THREE (3) FEET IN HEIGHT.
- A PROFESSIONAL HORTICULTURIST/ARBORETRIST SHALL BE CONSULTED TO DETERMINE THE PROPER TIME TO MOVE AND INSTALL PLANT MATERIAL SO THAT DISTRESS TO THE PLANT IS MINIMIZED. PLANTING OF GEORGEUSE MATERIAL MAY BE CONTINUED DURING WINTER MONTHS PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL. PLANTING MIXTURES ARE USED.
- A LANDSCAPE CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES, AND SHRUB BEDS AS FOLLOWS:
  - ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, WITH VERTICAL SIDES. THE TREE PIT SHALL BE DEEP ENOUGH TO ALLOW ONE-FOURTH (1/4) OF THE BALL TO BE ABOVE THE EXISTING GRADE. PLANTS SHALL REST ON UNDISTURBED EXISTING SOIL OR WELL COMPACTED SANDFILL ON EVERY SIDE. THE TREE PITS MUST BE A MINIMUM OF 2 TIMES THE ROOT BALL DIAMETER.
  - IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE CULTIVATED TO AT LEAST TWENTY (20) INCHES IN DEPTH. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE CULTIVATED TO AT LEAST TWELVE (12) INCHES IN DEPTH.
- EACH TREE, SHRUB, OR VINE SHALL BE PLANTED IN AN APPROPRIATE MANNER IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE.
- ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOIL THAT HAS BEEN REMOVED AND STOCKED SHALL BE USED TO TOP THE EDGES OF ALL EXCAVATED AREAS TO THE NEAR LINES OF THE PLANT PIT SAUCERS. THE EDGE OF SHOULDER AREAS, HEDGE TRENCHES AND VINE POCKETS.
- AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A LAYER BETWEEN TWO (2) AND THREE (3) INCHES DEEP OF HEDLOCK / SPRUCE MULCH OVER THE ENTIRE AREA OF THE BED OR SAUCER.
- A TWO (2) YEAR GUARANTEE SHALL BE PROVIDED ON ALL NEW PLANT MATERIAL. IF ANY TREE OR SHRUB DIES WITHIN THIS PERIOD OF TIME, IT SHALL BE REPLACED.
- ALL AREAS THAT ARE NOT LANDSCAPED SHALL BE LOADED AND SEDED.

PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	REMARKS
SHRUBS						
MD	20	MICROBOTA DECUSSATA	SIBERIAN CARPET CYPRESS	18"-24" SPR.	3 GAL.	PLANT 3' O.C.
VTC	13	VEURUM TRILODUM	COMPACT AMERICAN GRANDER YEW	36" HT.	5 GAL. OR B & B	PLANT 5' O.C.
VPS	15	VEURUM PUNCTATUM TOMENTOSUM "SHASTA"	SHASTA DOUBLETRE YEW	36" HT.	5 GAL. OR B & B	PLANT 5' O.C.
SHADE & ORNAMENTAL TREES						
ARO	4	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	3" CAL.	B & B	PLANT 35' O.C.
POC	4	PYRUS CALLERYANA "CHANTICLEER"	CLEVELAND SELECT GALLERY PEAR	3" CAL.	B & B	PLANT AS SHOWN
HS	4	NYSSA SYLVATICA	BLACK TUPELO	3" CAL.	B & B	PLANT 40' O.C.
ORNAMENTAL GRASSES & PERENNIALS						
CAK	12	CALAMAGROSTIS ACUTIFLORA "KARL FOERSTER"	FEATHER REED GRASS	1 GAL.	36" HT.	18" O.C.
IV	25	IRIS VERSICOLOR	BLUE FLAG IRS	1 GAL.	18" HT.	18" O.C.
HHR	50	HEMEROCALIS "HAPPY RETURNS"	HAPPY RETURNS DAYLILY	1 GAL.	18" HT.	18" O.C.



**LANDSCAPING PLAN**  
SCALE: 1"=30'  
0 30 60 120

DATE: JAN. 9, 2019  
DRAWN BY: JLP  
CHECKED BY: JLP  
JOB NO.: 18-0100  
SCALE: 1" = 30'

APPROVED BY: [Signature]

APPROVED BY: [Signature]

**G.A.F. ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS AND ARCHITECTS  
200 WASHINGTON STREET, SUITE 200  
WINDHAM, MA 01095  
TEL: (508) 293-8600 FAX: (508) 293-8834  
E-MAIL: gafe@gafe-engineering.com

**SITE IMPROVEMENTS PLAN**  
**LANDSCAPING PLAN**  
6 THACHER LANE  
PREPARED FOR: TRADE ROOTS CO.  
ROCHESTER, MA

JOB NO.: 18-0100  
DWG. NO.: 6 OF 8

PERMIT SET (NOT FOR CONSTRUCTION)

Bk: 50848 Pg: 213

MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 02/27/2019 01:47 PM  
Ctrl# 122060 03806 Doc# 00013569  
Fee: \$6,394.00 Cons: \$1,400,000.00



2019 00013569

Bk: 50848 Pg: 213 Page: 1 of 2  
Recorded: 02/27/2019 01:47 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

**CANCELLED**

**Quitclaim Deed**

Property address: **6 Thatcher Lane, Wareham, MA**

We, **Roy H. Hewson and Lawrence F. Pesce**, Trustees of the Hewson Realty Trust, under Declaration of Trust dated April 23, 1986, duly recorded in the Plymouth County Registry of Deeds in Book 7102, Page 89, amended on October 6, 2006, recorded in the Plymouth County Registry of Deeds in Book 35961, Page 38 and further amended on June 20, 2016, recorded in the Plymouth County Registry of Deeds in Book 47089, Page 310

of P.O. Box 174, 101 Main Street, Tamworth, New Hampshire 03883

in full consideration of One Million Four Hundred Thousand (\$1,400,000.00) Dollars and no cents, paid

grant to BTE 6 Thatcher, LLC, a Colorado Limited Liability Company, of 7830 Alameda Avenue, Suite 103-225, Lakewood, CO 80226

with quitclaim covenants

the land with the building situated in the Town of Wareham in the County of Plymouth

shown as lot 1 on sheet 3 of 7 of a Plan entitled "Thatcher Lane Extension, Definitive Subdivision Plan, prepared for Navionics, Inc., GAF Engineering, Inc., Professional Engineers and Land Surveyors, 266 Main Street, Wareham, MA 02571" dated May 20, 2005, recorded in the Plymouth County Registry of Deeds in Plan Book 50, Page 720

For title see Deed of Wareham Economic Development & Industrial Corporations to Roy H. Hewson and Pamela H. Pesce as Trustees of Hewson Realty Trust dated September 10, 1986 recorded in Plymouth County Registry of Deeds in Book 7102, Page 221.

Witness our hands and seals this 25th day of February 2019

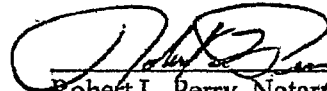
  
Lawrence F. Pesce, Trustee

  
Roy H. Hewson, Trustee

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, ss

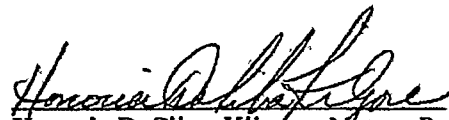
On this 25th day of February 2019, before me, the undersigned Notary Public, personally appeared Roy H. Hewson, known to me personally to be the person whose name is signed on the proceeding document and acknowledged to me that he signed it voluntarily for its stated purpose.

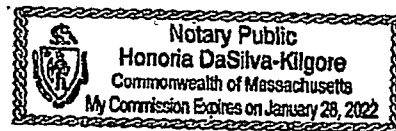
  
Robert L. Perry, Notary Public  
My Commission Expires: 5/16/25

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss

On this 22nd day of February 2019, before me, the undersigned Notary Public, personally appeared Lawrence F. Pesce, known to me personally to be the person whose name is signed on the proceeding document and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Honoria DaSilva-Kilgore, Notary Public  
My Commission Expires: 1-28-2022





Sign Permit

S-21-3

Your Submission

Attachments

Payments

Date	Method	Amount	Print Receipt
Feb 9, 2021 at 7:11am	Credit Card	\$53.00	

- ✔ Building Department Review
- ✔ Permit Fee Review
- ✔ Taxes
- ✔ Inspector Review
- ✔ Permit Fee
- ✔ **Denial Letter Fee**

Department Comments



✔ Jenna

Feb 8th 2021, 12:56pm

Hello, We have reviewed your permit application. Unfortunately it cannot be approved at this time. You will need to obtain approval from the Zoning Board of Appeals. Please remit payment for the denial letter prepared by the Building Commissioner which explains why the application could not be approved. The fee is \$53. Once paid, the letter will be mailed. Thank you

Ask a question about this

Send Message

S-21-3

# Taxes

**Complete.** This step was completed on Jan 20, 2021 at 4

Your Submission

Attachments

✔ Building Department Review

✔ Permit Fee Review

✔ Taxes

✔ Inspector Review

✔ Permit Fee

✔ Design Letter Fee

✘ Department Comments



✔ Collector

Approved

Message the reviewer

**SIDE OF BUILDING IS 102'X54" WALL AREA**

**24" TALL X 35' LONG = 70 SQ FT  
FACE LIT CHANNEL LETTERS ON RACEWAY**

**WHITE FACES FOR DAYLIGHT VISABILITY/BLUE LED INTERNAL LIGHTING FOR NIGHT TIME VISABILITY**





**TRADE ROOTS**  
**18" letter x 27' long**  
**40 sq ft**

**400' (1.33 yards)**  
**from highway to sign**



## **Trade Roots Building Signage – frontage 180'**

The sign by-laws allow for a 40 sq ft illuminated sign on the building. That will only give us an 18" letter. The distance from the highway to the sign is 400' (1.33 yards). An 18" letters will not be very legible. We are proposing a 70 sq ft sign with a 24" illuminated letter that will allow better visibility.