



February 18, 2022

Ware Town Hall
Conservation Commission
126 Main Street
Ware, Massachusetts 01082

Attn: *Josh Kusnierz, Chairman*
RE: *Waiver Request for a Preliminary Subdivision Plan*
Fieldstone Commons
45 Greenwich Plains Road, Ware, Massachusetts
BEI Project No. 20M-200

Dear Mr. Chairman and Commission Members,

Bertin Engineering, Inc. (BEI), at the request of **John C. Soper** (Applicant) is requesting waiver(s) from the following Subdivision Regulations, Section 3 (*Amended 1987-05-06*) for the referenced location.

<u>Section</u>	<u>Wavier Requested</u>
3.0 F § 2.0 a.	A right-of-way of forty (40) feet is requested.
3.0 F § 4.0 a.	A street length of six hundred fifty five (655) feet is requested.
3.0 J § 1.0 a. thru e.	Storm-water facilities are not needed.
3.0 J § 2.0	Sanitary facilities are not needed.
3.0 J § 3.0	Water facilities are not needed.
3.0 K § 1 thru 3	Sidewalks are required. No sidewalks are present on the referenced street.

BEI requests that the application be reviewed, evaluated and scheduled for your next meeting.

Respectfully submitted,

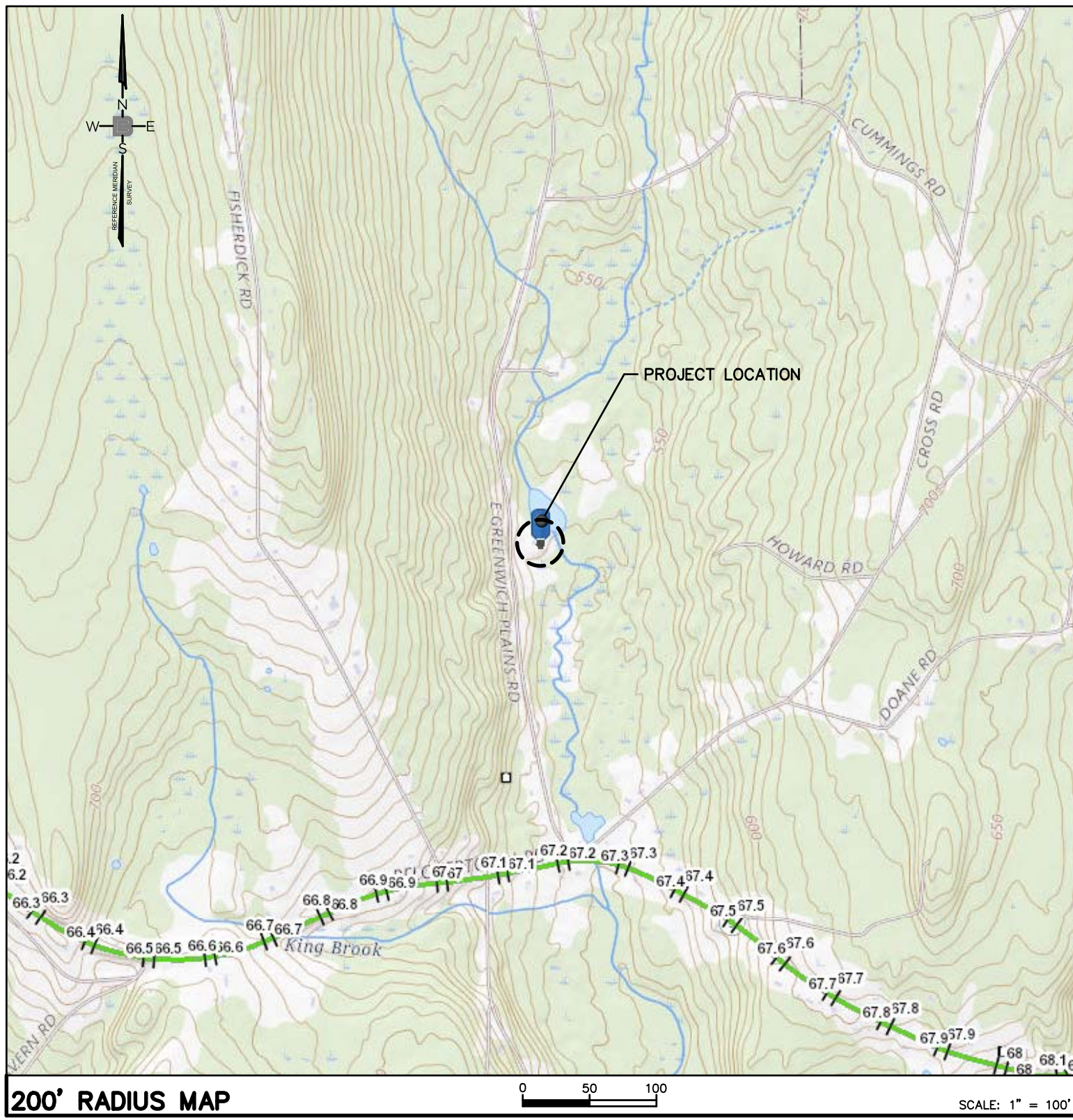
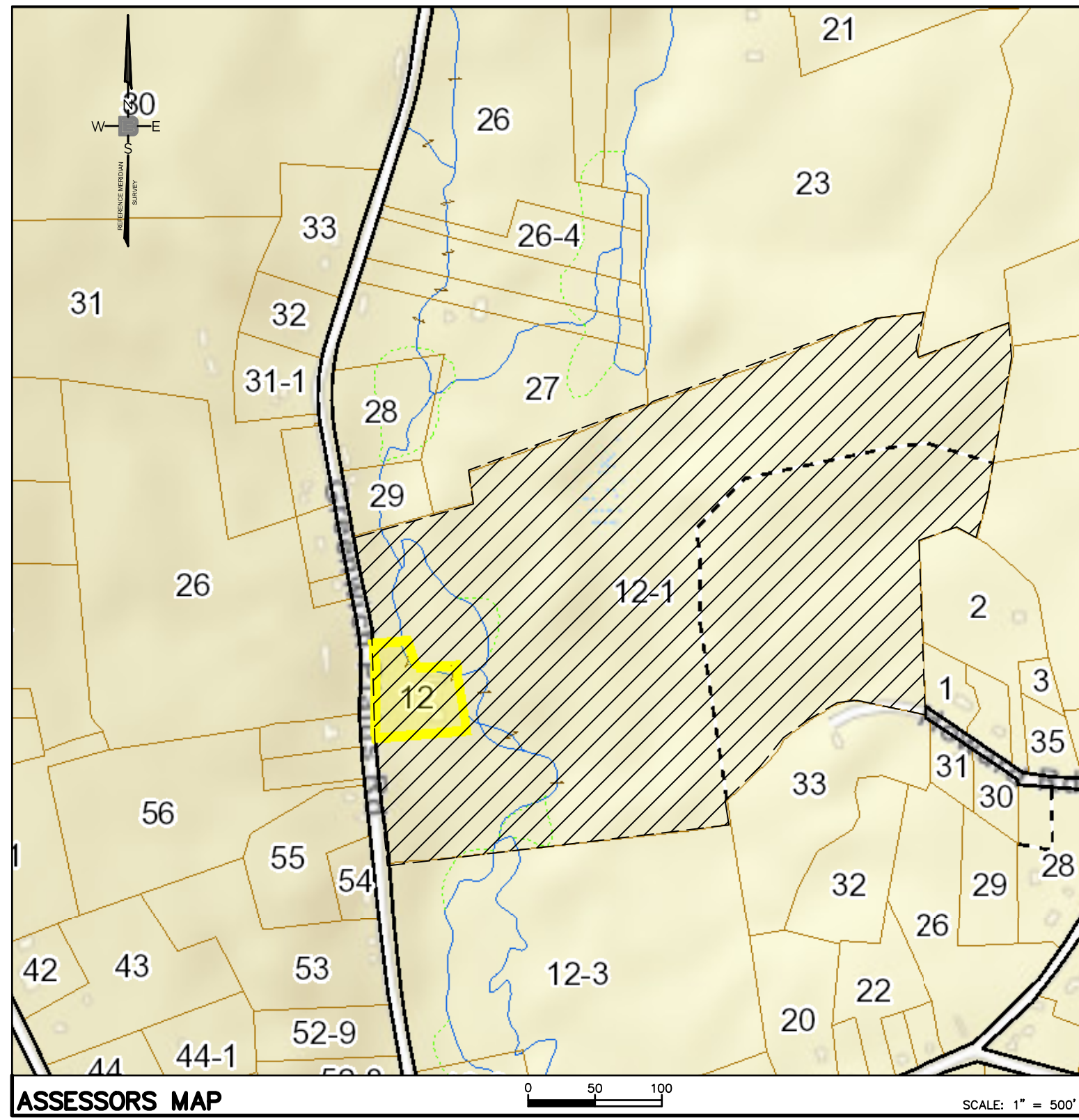
Bertin Engineering, Inc.

Steven J. Pikul

Steven J. Pikul
Senior Project Manager

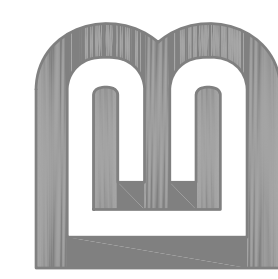
CC:\ John C. Soper
Richard Roszny, Attorney
Jeremy Chapman, MSD,LLC

PRELIMINARY SUBDIVISION PLAN
FIELDSTONE COMMONS
TAX MAP 22, LOTS 12 & 12-1
45 GREENWICH PLAINS RD
TOWN OF WARE
HAMPSHIRE COUNTY, MASSACHUSETTS



DRAWING LIST			
DWG. #	DRAWING TITLE	DATED/ LAST REVISED	REV. #
C1.0	COVER SHEET	02-11-22	1
C2.0	DEFINITIVE SUBDIVISON PLAN	02-11-22	1

ASSESSORS AND PROPERTY INFORMATION:
TOWN OF WARE - ZONING ZONE - RR AREA - 60,000 S.F. FRONTAGE - 150' FRONT - 30 FT. (100 FT. FOR SOLAR ENERGY FACILITIES) SIDE - 30 FT. (100 FT. FOR SOLAR ENERGY FACILITIES) REAR - 40 FT. (100 FT. FOR SOLAR ENERGY FACILITIES)
RECORD PARCELS (ASSESSORS) TAX MAP 27, LOTS 12 & 12-1
RECORD OWNERS/APPLICANT JOHN C. SOPER 142 NORTH MAIN ST SOUTH DEERFIELD, MA 01373 DB. 105065 PG.121
PLAN REFERENCES (HAMPSHIRE COUNTY REGISTRY OF DEEDS) PLAN BOOK 83 PLAN 25 PLAN BOOK 88 PLAN 85 PLAN BOOK 90 PLAN 38 PLAN BOOK 162 PLAN 24 PLAN BOOK 177 PLAN 52 PLAN BOOK 219 PLAN 86

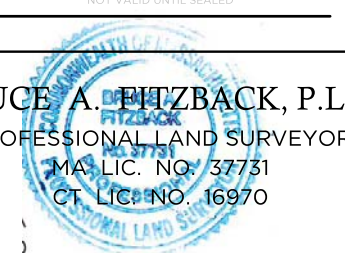


BERTIN
ENGINEERING

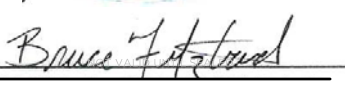
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CALISTO J. BERTIN, P.E.
PROFESSIONAL ENGINEER
CT LIC. NO. 12950 NJ LIC. NO. 28845
MA LIC. NO. 40595 NY LIC. NO. 60022
NH LIC. NO. 9368 RI LIC. NO. 6694



BRUCE A. FITZBACK, P.L.S.
PROFESSIONAL LAND SURVEYOR
MA LIC. NO. 32751
CT LIC. NO. 6690



REVISION	
NO.	DATE
1	02-18-22

DRAWING TITLE

COVER SHEET

PROJECT

**PRELIMINARY
SUBDIVISION PLAN**
TAX MAP 12 & LOT 12-1
45 GREENWICH PLAINS ROAD
TOWN OF WARE
HAMPSHIRE COUNTY, MA

CLIENT

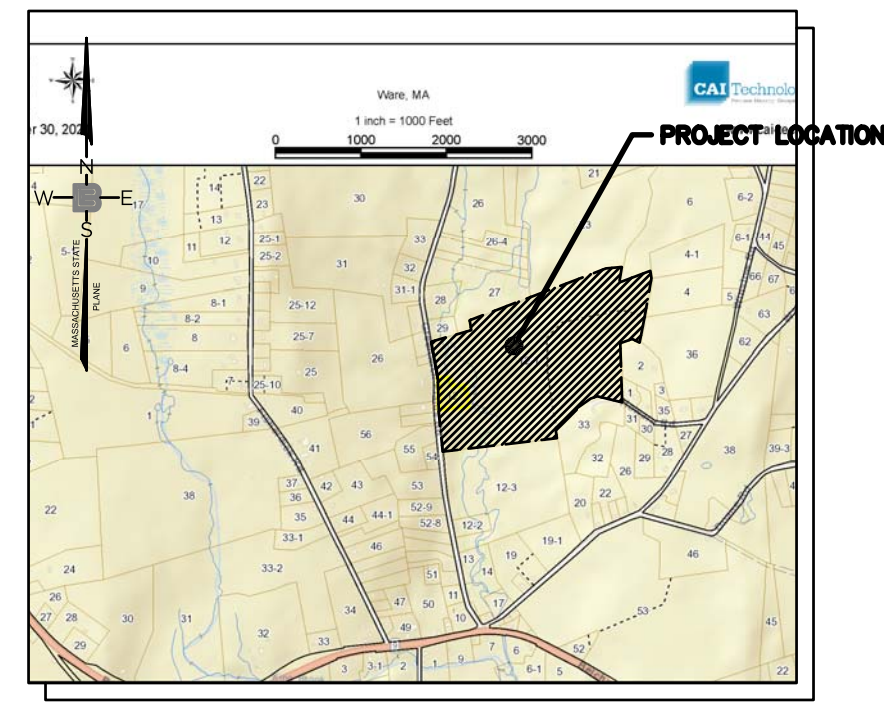
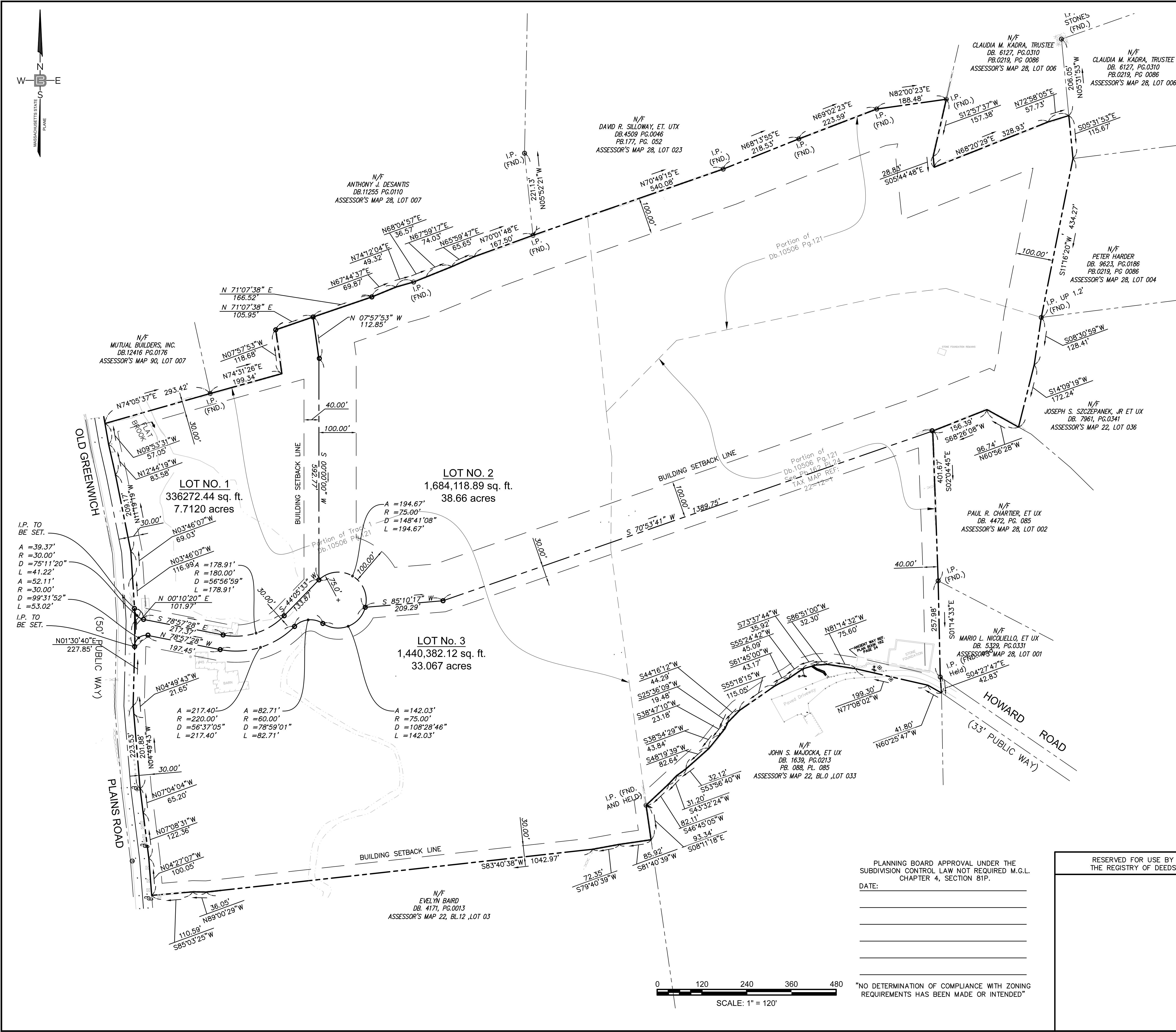
JOHN C. SOPER
142 NORTH MAIN STREET
SOUTH DEERFIELD, MA 01373

CERTIFICATE OF AUTHORIZATION
24GA28068900 / 21MH00002800

DRAWN BY S.P.	CHECKED BY S.P.
SCALE AS STATED	PROJECT NO. 20M-200
DATE 2-10-22	REVISION NO. 0

DRAWING NO.
C 1.0





TAX MAP REFERENCES:
WARE ASSESSORS
TAX MAP REF: 22-0-12 AND 22-12-1

RECORD OWNER:
JOHN C. SOPER
45 GREENWICH PLAINS ROAD
WARE, MA 01082
DEED BOOK 10506 PG.121

PLAN REFERENCES:
(HAMPSHIRE COUNTY REGISTRY OF DEEDS)
PLAN BOOK 83 PLAN 25
PLAN BOOK 88 PLAN 85
PLAN BOOK 90 PLAN 38
PLAN BOOK 162 PLAN 24
PLAN BOOK 177 PLAN 52
PLAN BOOK 219 PLAN 86

TOWN OF WARE ZONING:
ZONE - RR (RURAL RESIDENTIAL)
AREA - 60,000 S.F.
FRONTAGE - 150 FT., (150 FT SOLAR FACILITY)
FRONT - 30 FT., (100FT SOLAR FACILITY)
SIDE - 30 FT., (100 FT SOLAR FACILITY)
REAR - 40 FT., (100FT SOLAR FACILITY)

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS: TO SUBDIVIDE A 80.56 AC PARCEL OF LAND OWNED BY JOHN C. SOPER INTO THREE (3) LOTS CALLED LOT 1, LOT 2 AND LOT 3. ALL LOTS CONFORM TO ZONING BYLAWS IN THE TOWN OF WARE. THE INTENT IS ALSO TO EXSHTINGISH THE EASEMENT AND PROPERTY LINES, WHICH SURROUNDS THE 45 GREENWICH PLAINS ROAD. THIS SUBDIVISION OF LAND, WILL ALSO DIVIDE THE SOLAR AND RESIDENTIAL USE.
 2. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY JANUARY 2 THRU JANUARY 22, 2019. SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
 3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND AND DEPICT THEM ON THE SURVEY; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 4. HORIZONTAL DATUM BASED ON NAD 83 MA11, VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
 5. VERTICAL DATUM BASED ON NAVD 88, GEOID 12B,VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
 6. BY GEOGRAPHICAL PLOTTING A PORTION OF THE SITE IS LOCATED WITHIN A FLOOD HAZARD ZONE A AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 250172 0010B WITH AN EFFECTIVE DATE OF AUGUST 17, 1981.
 7. WETLANDS DELINEATED BY ECOTEC, INC JANUARY 9 THRU JANUARY 10, 2019.
 8. TOPOGRAPHICS PROVIDED FROM EASTERN TOPOGRAPHICS WITH A PHOTO DATE OF APRIL 12, 1998, COMPILATION DATE OF JANUARY 7, 2018 WITH A SCALE OF 1"=50' AND A CONTOUR INTERVAL OF 2FT.
 9. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
 10. GREENWICH PLAINS & HOWARD ROADS ARE NOT DESIGNATED AS SCENIC ROUTES.

PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW NOT REQUIRED M.G.L.
CHAPTER 4, SECTION 81P.

DATE: _____

"NO DETERMINATION OF COMPLIANCE WITH ZONING
REQUIREMENTS HAS BEEN MADE OR INTENDED"

RESERVED FOR USE BY
THE REGISTRY OF DEEDS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO
MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A
CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY
SHOWN.

I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON
FIELD SURVEYS AND THE LATEST DEEDS AND PLANS OF
RECORD AND THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTRY OF DEEDS.



BRUCE A. FITZBACK, P.L.S.

DATE

P.L.S. #00000

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BRUCE A. FITZBACK, P.L.S.
PROFESSIONAL LAND SURVEYOR
MA LIC. NO. 37731
CT LIC. NO. 16970

NO.	DATE	REVISION	COMMENTS
1	02-18-22		REVISED PLAN PER PLANNING COMMENTS

DRAWING TITLE
SITE PLAN

PROJECT
**PRELIMINARY
SUBDIVISION PLAN**

TAX MAP 12 & LOT 12-1
45 GREENWICH PLAINS ROAD
TOWN OF WARE
HAMPSHIRE COUNTY, MA

CLIENT
JOHN C. SOPER
142 NORTH MAIN STREET
SOUTH DEERFIELD, MA 01373

CERTIFICATE OF AUTHORIZATION
246A28068900 / 21MH00002800

DRAWN BY S.P. CHECKED BY C.J.B.

SCALE 1" = 120' PROJECT NO. 20M-200

DATE 02-10-22 REVISION NO. 0

DRAWING NO.

C 2.0