

# WARREN R. THOMPSON

ATTORNEY AT LAW

## NOTICE OF INTENT TO SELL LAND ASSESSED FOR AGRICULTURAL USE

TO: BOARD OF SELECTMEN  
PLANNING BOARD  
BOARD OF ASSESSORS  
CONSERVATION COMMISSION  
TREE WARDEN  
Town Hall  
126 Main Street, Suite G  
Ware, MA 01082

Please take notice that pursuant to Massachusetts General Laws, Chapter 61A, Section 14, your Board is provided notice that land owned by JOSEPH T. MARTOWSKI located off of Shady Path, Ware, Massachusetts and shown as "Parcel A, containing 7,171 Sq. Ft. or 0.16 acres" on a plan entitled "PLAN OF LAND SHADY PATH WARE, MASS, prepared for Joseph T. Martowski and Peter J. Martowski dated October 29, 2020 by Smith Associates Surveyors, Inc." recorded in Hampshire County Registry of Deeds in Plan Book 248, Page 43. (A copy of said plan, is attached hereto collectively as Exhibit A.), is to be transferred to Peter J. Martowski, an abutting land owner. Parcel A will become an integral part of property already owned by Peter J. Martowski as shown on above referenced plan.

Pursuant to Section 14 of said Chapter, the Town of Ware is granted a first refusal option.

If the Town of Ware deems that it has no interest in purchasing said land, Peter J. Martowski and Joseph T. Martowski would ask that the Board of assessors promptly notify their Attorney, Warren R. Thompson 1032 Thorndike Street, Palmer, MA 01069 by written notice that said option will not be exercised. This will allow the land to be transferred to Peter J. Martowski without further delay. Thank you for your attention to this matter.

Date: January 12, 2021

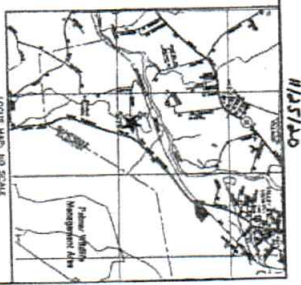
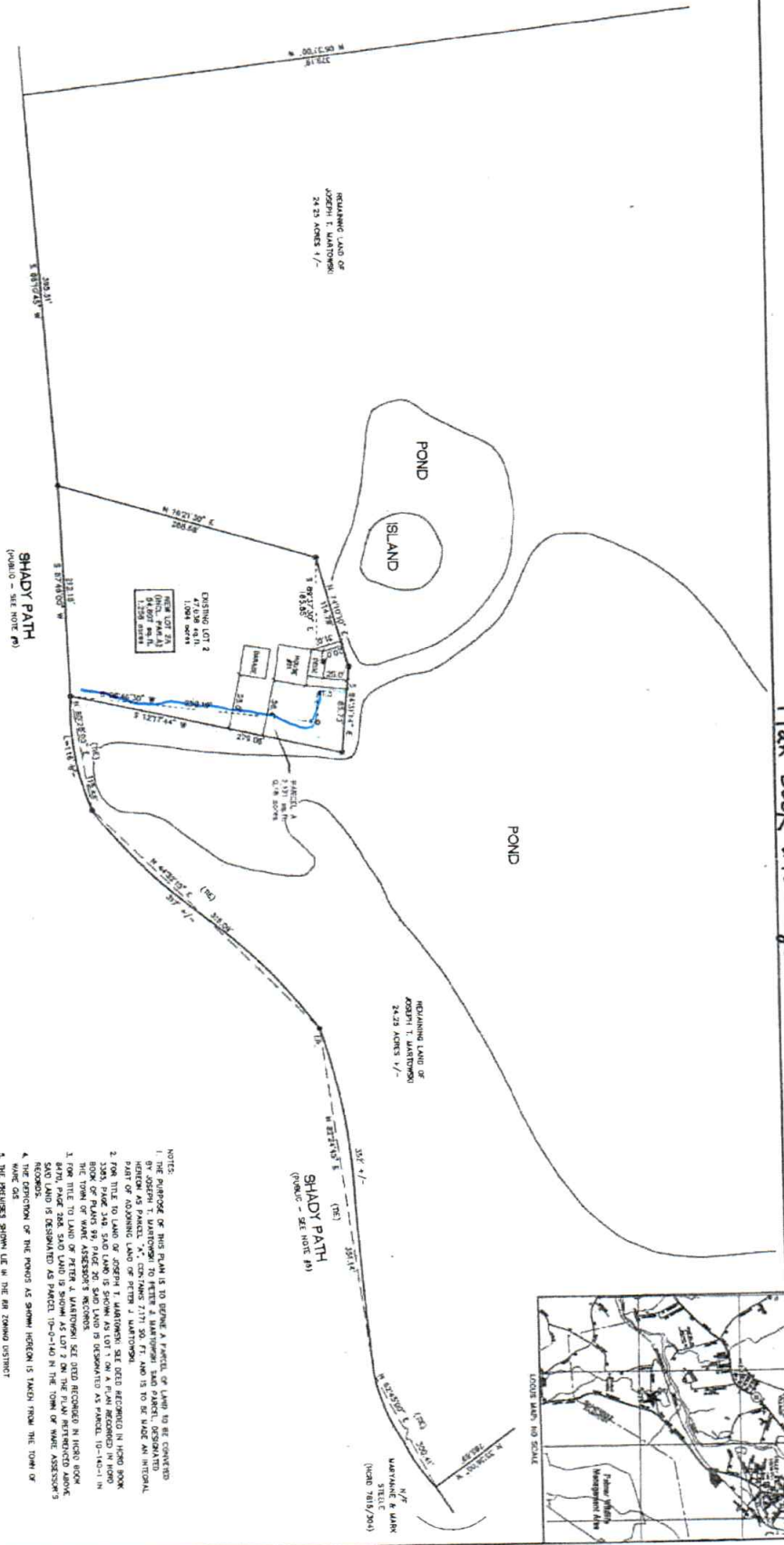
Sincerely Yours,



Warren R. Thompson, Esq.  
1032 Thorndike Street  
Palmer, MA 01069  
413-283-2461

Exhibit "A"

Plan Book 248 Page 43



THOMAS A. & SUSAN C. PARENT (INCORP 12/13/72)

REMAINING LAND OF JOSEPH T. MARTOWSKI 24.28 ACRES +/-

REMAINING LAND OF JOSEPH T. MARTOWSKI 24.28 ACRES +/-

MARTOWSKI & LARK (INCORP 10/10/2003)

EXISTING LOT 2 (DUAL, P&U) 1,000 SQ FT 51.50' x 19.42'

- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DIVIDE A PORTION OF LAND TO BE CONVEYED BY JOSEPH T. MARTOWSKI TO HIS CHILDREN AS PART OF AN INHERITANCE. THE PART OF ADJACENT LAND OF PETER J. MARTOWSKI 1335 POND ISLAND ROAD IS SHOWN AS PART OF ADJACENT LAND OF PETER J. MARTOWSKI.
  2. FROM TITLE TO LAND OF JOSEPH T. MARTOWSKI SEE DEED RECORDED IN 1980 BOOK 1335 PAGE 248 SAID LAND IS SHOWN AS PART OF ADJACENT LAND OF PETER J. MARTOWSKI.
  3. THE TOWN OF WAHRE ASSASSOR'S RECORDS 1 FROM TITLE TO LAND OF PETER J. MARTOWSKI SEE DEED RECORDED IN 1980 BOOK 1335 PAGE 248 SAID LAND IS SHOWN AS PART OF ADJACENT LAND OF PETER J. MARTOWSKI.
  4. THE BOUNDARY OF THE POND AS SHOWN HEREON IS TAKEN FROM THE TOWN OF WAHRE OLD.
  5. THE PRELINES SHOWN ON THE MAP ARE CORRECT.
  6. THE BOUNDARY OF SHADY PATH HAS BEEN FIELD FOR PLAN RECORDED IN 1980 PLAN BOOK 248 PAGE 20.

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN PREPARING THIS PLAN.

DATE: 12-10-2010

DATE: 12-10-2010

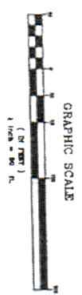
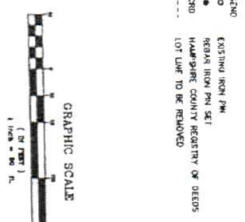
DATE: 12-10-2010

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED WAHRE PLANNING BOARD

*Blair L. Wilsey*



DATE: 12/10/2010



PLAN OF LAND SHADY PATH OWNED BY JOSEPH T. MARTOWSKI + PETER J. MARTOWSKI

SMITH ASSOCIATES SURVEYORS, INC. 418 MAINTENANCE STREET, EAST LONGMEADOW, MA 01022

DATE: OCTOBER 21, 2010

## Croteau, Nicole

---

**From:** Cornell, Rebekah  
**Sent:** Tuesday, February 9, 2021 10:47 AM  
**To:** Croteau, Nicole; Kusnierz, Josh  
**Subject:** FW: Peter Martowski- right of refusal  
**Attachments:** Martowski\_ROR.pdf; cert\_mail\_receipt.pdf

FYI – I don't know where the paper mailing has ended up, but I noticed that ConComm and Tree Warden were CC'd on this.

Martowski came in for an ANR a few months ago to change the property lines of his parcel in order to put an addition on his house. The land he is purchasing from his uncle (neighbor) was in Chapterland is going through the process of first refusal.

Rebekah L. Cornell

\*Note – as of September my name and email have changed.  
[rcornell@townofware.com](mailto:rcornell@townofware.com)

Director of Planning and Community Development  
Town of Ware  
126 Main Street  
Ware, MA 01082  
413-967-9648 x118

**From:** Pete Martowski <martowsp@yahoo.com>  
**Sent:** Tuesday, February 9, 2021 10:18 AM  
**To:** Beckley, Stuart <sbeckley@townofware.com>  
**Cc:** Navarro, Joan <jnavarro@townofware.com>; Cornell, Rebekah <rcornell@townofware.com>;  
ingrid@warrenthompson.com  
**Subject:** Peter Martowski- right of refusal

**CAUTION:** This email originated from outside of the Town of Ware organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stuart.

Attached is the first right of refusal letter from my attorneys office.  
Please confirm you received this email and this right of refusal will be discussed at the next meeting.

My attorneys office send this document to the assessors office on 1/13 via certified mail- attached is the receipt.

I have cc'd my attorneys office (Ingrid Thompson), Joan Navarro, and Rebekah Cornell

Let me know If I need to do anything to push this along.

thanks

Pete Martowski