

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>Waiver 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,

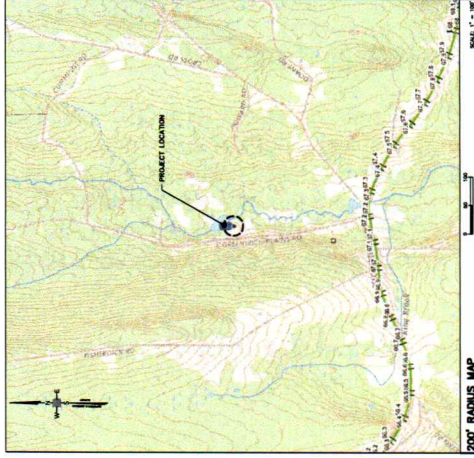
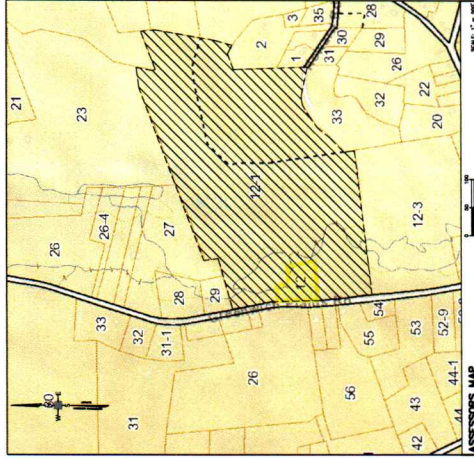
Bertin Engineering, Inc.

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			
CHG. #	DRAWING TITLE	DRAWN/DATE	REV. #
001	COVER SHEET	02-11-22	1
002	DEFINITIVE SUBDIVISION PLAN	02-11-22	1

ASSESSORS AND PROPERTY INFORMATION:	
TOWN OF WARE - ZONING	
AREA	40,000 S.F.
PERMIT	1000 S.F. FOR SOLAR ENERGY FACILITIES
FRONT	30 FT. (100 FT. FOR SOLAR ENERGY FACILITIES)
SIDE	30 FT. (100 FT. FOR SOLAR ENERGY FACILITIES)
REAR	30 FT. (100 FT. FOR SOLAR ENERGY FACILITIES)
RECORD PARCELS (ASSESSORS)	
TAX MAP	22, LOTS 12 & 12-1
RECORD OWNERS/APPLICANT	
142 NORTH MAIN ST	WARE, MA 01073
008 1000000 POLIST	
PLAN REFERENCES	
HAMPSHIRE COUNTY REGISTRY OF DEEDS	
PLAN BOOK 85 PLAN 25	
PLAN BOOK 86 PLAN 65	
PLAN BOOK 87 PLAN 15	
PLAN BOOK 88 PLAN 24	
PLAN BOOK 89 PLAN 12	
PLAN BOOK 90 PLAN 86	

30 ELM STREET
SOUTHBRIDGE, MA 01550
P 508.765.0193
WWW.BERTINENGINEERING.COM

BERTIN ENGINEERING

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PROJECT: PRELIMINARY SUBDIVISION PLAN
TAX MAP 22, LOTS 12 & 12-1
45 GREENWICH PLAINS ROAD
TOWN OF WARE, HAMPSHIRE COUNTY, MA

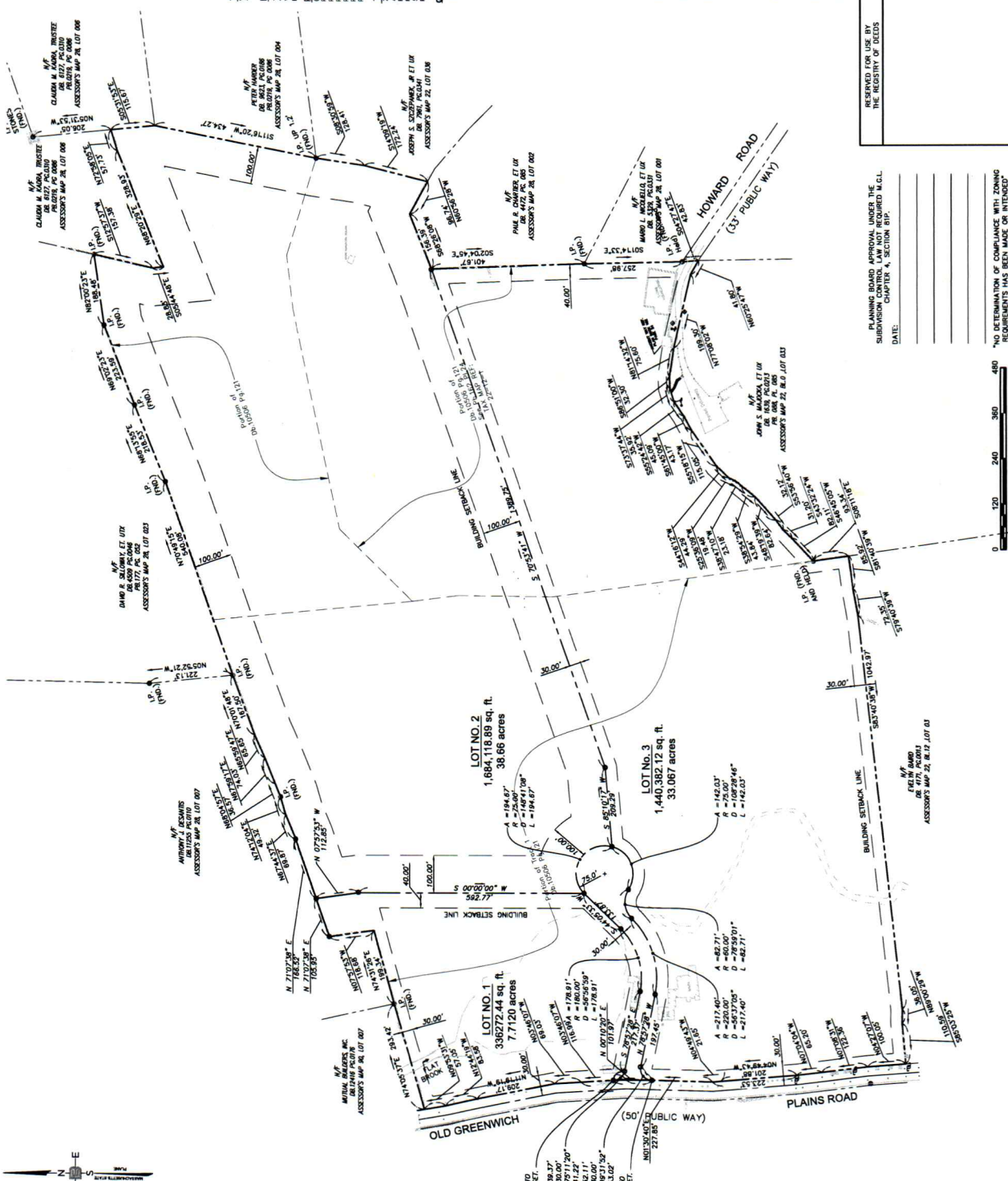
CLIENT: JOHN C. SCOPER
142 NORTH MAIN STREET
SOUTH BRIDGEFIELD, MA 01573

DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 02-11-22
SCALE: AS SHOWN

PROJECT NO.: 22-022
DRAWING NO.: C1.0

BRUCE A. BERTIN, P.E.
PROFESSIONAL ENGINEER
MA REG. NO. 00000
MA REG. NO. 00000
MA REG. NO. 00000

CALISTO J. BERTIN, P.E.
PROFESSIONAL ENGINEER
MA REG. NO. 00000
MA REG. NO. 00000
MA REG. NO. 00000



DATE _____

LOT NO. 1

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO
CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY
SHOWING.

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

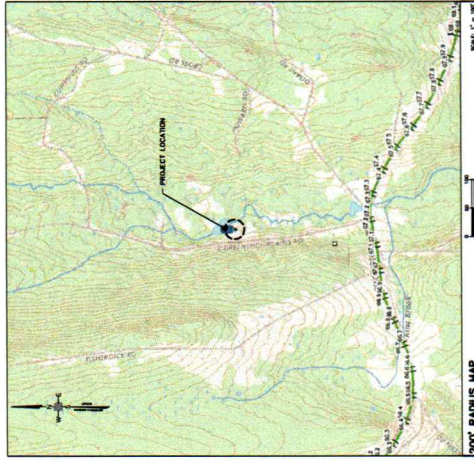
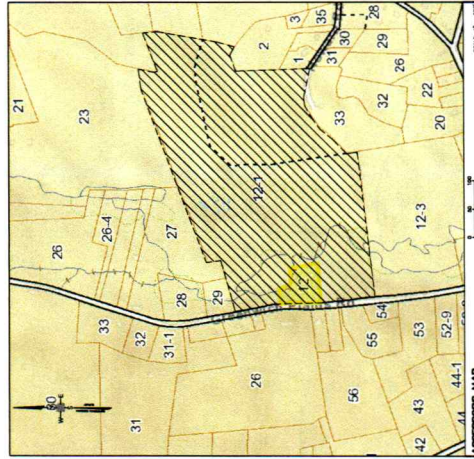


Barrie A. Fitzback
BRUCE A. FITZBACK, P.L.S.

DATE _____ P.L.S. #00000

BUILDING SETBACK LINE
 583.40' 35.0' 11'
 N/F
 FIELD ROAD
 08
 ASSESSOR'S MAP 22, R. 12 LOT 03

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



DWG #	DRAWING TITLE	DRAWN BY	CHKD BY
C-0	COVER SHEET	03-17-22	1
C-0	PRELIMINARY SUBDIVISION PLAN	03-17-22	1

ASSESSORS AND PROPERTY INFORMATION:
TOWN OF WARE - ZONING
AREA - 40,000 S.F.
USE - RESIDENTIAL
SIDE - 30 FT. (100 FT. FOR SOLAR ENERGY FACILITIES)
FRONT - 30 FT. (100 FT. FOR SOLAR ENERGY FACILITIES)
RECORD PARCELS (ASSESSORS)
TAX MAP 22-01, 45 GREENWICH PLAINS ROAD
TAX MAP 22-01, HOWARD ROAD
RECORD OWNERS/APPLICANT
JOHN C. SOPER
142 NORTH MAIN ST
SOUTH DEERFIELD, MA 01371
PLAN REFERENCES
CHAMPSHIRE COUNTY REGISTRY OF DEEDS
PLAN BOOK 83 PLAN 25
PLAN BOOK 88 PLAN 85
PLAN BOOK 92 PLAN 12
PLAN BOOK 92 PLAN 24
PLAN BOOK 92 PLAN 32
PLAN BOOK 92 PLAN 86

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CALISTO J. BERTIN, P.E.
PROFESSIONAL ENGINEER
MA REG. NO. 40088
NH REG. NO. 40088
VT REG. NO. 40088

BRUCE A. REZACK, P.L.S.
PROFESSIONAL LAND SURVEYOR
MA REG. NO. 2719
NH REG. NO. 2719
VT REG. NO. 2719

NO. 1

DATE: 03-17-22

REVISION: 1

NO. 2

DATE: 03-17-22

REVISION: 2

COVER SHEET

PRELIMINARY SUBDIVISION PLAN

TAX MAP 22-01, 45 GREENWICH PLAINS ROAD

TOWN OF WARE, MA

JOHN C. SOPER

142 NORTH MAIN STREET

SOUTH DEERFIELD, MA 01371

MASSACHUSETTS PROFESSIONAL ENGINEER

NAME: CALISTO J. BERTIN, P.E.

NO. 40088

EXPIRATION DATE: 03-31-25

STATUS: ACTIVE

C1.0



