

MEMO

To: PCD Department

From: Conservation Department (MC)

Date: April 26, 2022

RE: plans entitled: Definitive Subdivision Plan, Fieldstone Commons, 45 Greenwich Plains Road

Comments:

After reviewing the plans as provided from the PCD Dept. via email dated 04/22/2022, the following was noted:

Conservation Notes:

1. Since DEP File Number 317-0454 has a Superseding Order of Conditions issued, has the applicant submitted a copy of the subdivision plans to DEP for review and approval?

Sheet C 1.0

1. A Registry of Deeds Recording box should be included. This should be corrected on all 3 plan pages.
2. The note "Planning Board Approval under the Subdivision Control" is referenced incorrectly. 81P is an ANR Plan note, not Subdivision. This should be "81U" and be corrected on all 3 plan pages.

Sheet C 2.0

1. Will the applicant be creating an easement for the house owned by John S. Majocka, ET UX at the end of Howard Road?
2. There are numerous courses with referenced arrows which do not correspond correctly with the North Arrow provided on the plans. Please see highlighted courses. This should be corrected on pages C2.0 and C2.1.
3. There is a course missing along the northerly sideline of Lot 1 and abutter Anthony J. Desantis.
4. Please verify the course N 00° 00' 00" W, 509.37' is the correct course numbers.
5. Please provide courses for the 25ft wide access easement along the roadway and the proposed Lot 1 lot line. Both courses should be pin-to-pin.

Registry of Deeds
Block

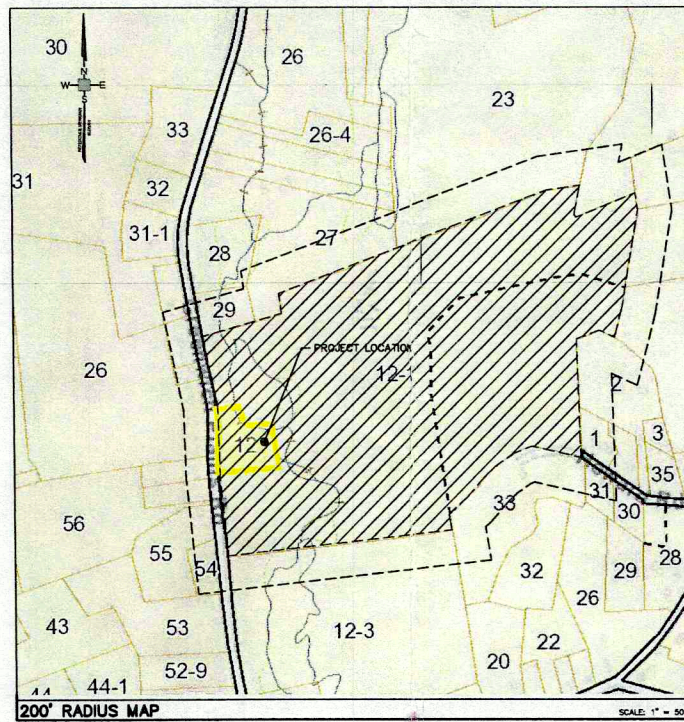
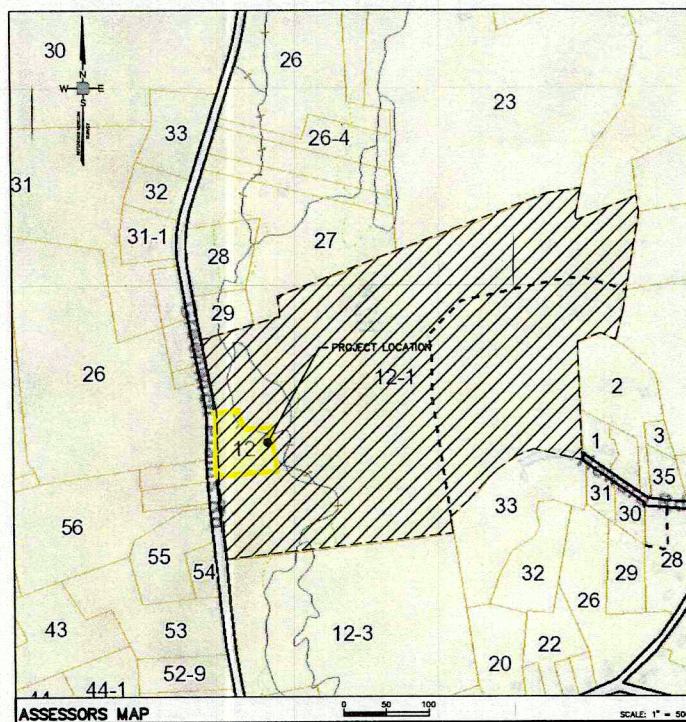
DEFINITIVE SUBDIVISION PLAN FIELDSTONE COMMONS

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	4-21-22	0
C2.0	DEFINITIVE SUBDIVISION PLAN	4-21-22	0
C2.1	EXISTING CONDITIONS WITH RESOURCE AREA PLAN	4-21-22	0

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 22-0-12, 45 GREENWICH PLAINS ROAD
TAX MAP 22-12-1, HOWARD ROAD

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

WARE TOWN CLERK CERTIFICATION

I, NANCY J. TALBOT, CLERK OF THE TOWN OF WARE,
HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD WAS RECEIVED AND RECORDED
AT THIS OFFICE ON _____, NO NOTICE OF APPEAL
WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING
SUCH RECEIPT AND RECORDED OF SAID NOTICE.

DATE: _____

PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW REQUIRED M.G.L.
CHAPTER 4, SECTION 81B

DATE: _____

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

ANR
Note
(All 3 pages)
Should be
Subdivision
note

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. 37731

CT LIC. NO. 16970

DRAWING TITLE
COVER SHEET

PROJECT
FIELDSTONE
COMMONS

TAX MAP 22-0-12, 45 GREENWICH
PLAINS ROAD
TAX MAP 22-12-01, HOWARD ROAD
TOWN OF WARE, MA

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

CERTIFICATE OF AUTHORIZATION
24GA28068900 / 21MH00002800

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

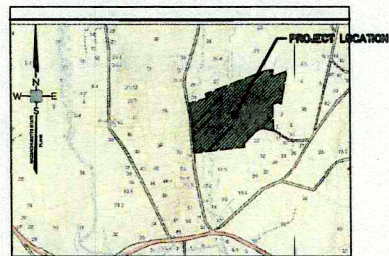
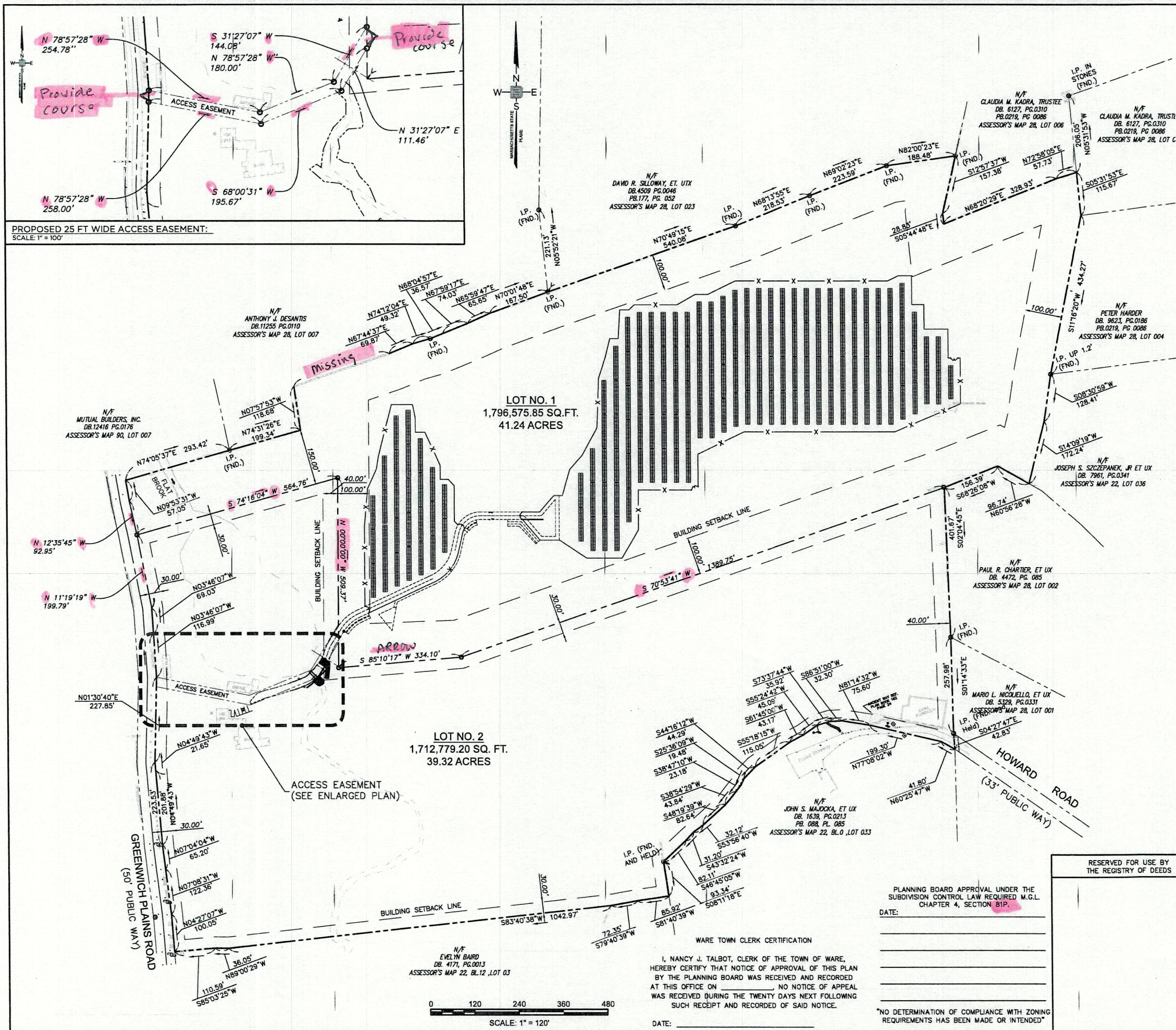
SCALE AS STATED PROJECT NO. 20M-200

DATE 4-21-22 REVISION NO. 0

DRAWING NO.

C1.0





LOT LOCUS PLAN:
SCALE: 1" = 2,000'

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)
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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 COMBINE LOTS 12 AND 12-1, AND CREATE LOT NO. 1 (41.24 AC) SOLAR AND LOT NO. 2 (39.32 AC) RR 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, RIGHTS 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 ROAD & HOWARD ROAD ARE NOT DESIGNATED AS SCENIC ROUTES.

CALISTO J. BERTIN, P.E.

PROFESSIONAL ENGINEER
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MA LIC. NO. 40595 NY LIC. NO. 60022
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DEFINITIVE
SUBDIVISION
PLAN

PROJECT
FIELDSTONE
COMMONS

TAX MAP 22-0-12, 45 GREENWICH PLAINS ROAD
TAX MAP 22-12-1, HOWARD ROAD
TOWN OF WARE, MA

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DRAWN BY: S.P. CHECKED BY: C.J.B.
SCALE: 1" = 120' PROJECT NO.: 20M-200
DATE: 04-21-22 REVISION NO.: 0

C2.0

39 ELM STREET
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BERTIN
ENGINEERING

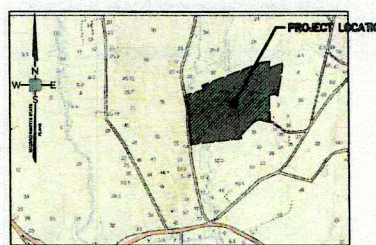


CIVIL • SURVEYING • TRAFFIC • STRUCTURAL • ENVIRONMENTAL • MECHANICAL • LANDSCAPE



Registry of
Deeds
Block

Update
courses
from prior plan.



LOT LOCUS PLAN:
SCALE: 1" = 2,000'

TAX MAP REFERENCES:

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TAX MAP REF. 22-0-12 AND 22-12-1

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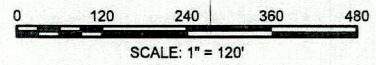
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DRAWING TITLE
EXISTING CONDITIONS WITH RESOURCE AREA PLAN

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TAX MAP 22-12-1, HOWARD ROAD
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SCALE: 1" = 120' PROJECT NO.: 20M-200
DATE: 04-21-22 REVISION NO.: 0
DRAWING NO.: **C2.1**