

MICHAEL D. PARKER
ATTORNEY AND COUNSELOR
ONE MONARCH PLACE, SUITE 2220
SPRINGFIELD, MASSACHUSETTS 01144

JEFFREY R. LINDEQUIST*
KYLE J. ZACHAREWICZ
* ALSO ADMITTED IN CONNECTICUT

TELEPHONE (413) 736-4101
TELECOPIER (413) 736-4582

August 11, 2022

via UPS 2ND DAY AIR
1Z6131310222290842

Town of Ware
126 Main Street
Ware, MA 01082

Attn: Robert A. Watchilla, Director of
Planning & Community Development

RE: FORTY PINE, LLC/WARE FREIGHT YARDS II, INC.
APPLICATION FOR ANR

Dear Mr. Watchilla:

Thank you for speaking to me yesterday, and your earlier assistance, concerning my clients' efforts to rearrange certain boundary lines of the land at the end of Pine Street. I believe we are now ready to move forward and seek planning board approval of the preliminary plans forwarded to your attention a few months back. To that end, I enclose the following:

1. Our Check #4283 in the amount of \$50.00;
2. Five (5) copies of our Application and ANR Checklist;
3. Two (2) mylars and three (3) full sized paper copies of our final plan; and
4. Six (6) reduced copies of our final plan.

I would be most appreciative if the Planning Board would take up this matter at the meeting scheduled for September 15, 2022.

Please let me know if there are any questions or if I have overlooked any matter.

Sincerely yours,



Jeffrey R. Lindequist

JRL/jac

Enclosures

Planning Board

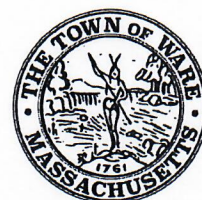
Robert A. Watchilla
Director of Planning &
Community Development

Town of Ware
Planning & Community Development

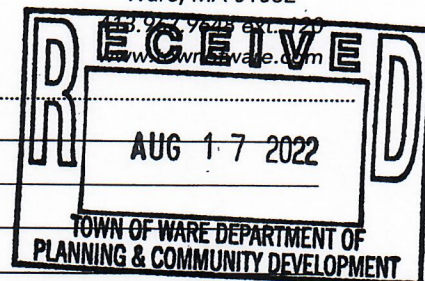
Application for ANR

(Approval Not Required under the Subdivision Control Law)

ANR 2022 - 06



126 Main Street
Ware, MA 01082



Applicant
Name of Applicant (primary contact): Michael D. Parker
Address: One Monarch Place, Suite 2220, Springfield, MA 01144
Phone: (413) 736-4101 Cell: (413) 537-5682
Email Address: mparker@mdparkerlaw.com

Owner
Parcel ID 24-0-6; 61-0-161 Parcel ID 61-0-163
Name Forty Pine, LLC Name Ware Freight Yards II, Inc.
Address PO Box 150, Ware, MA 01082 Address PO Box 150, Ware, MA 01082

Surveyor
Name of Surveyor: Paul S. Smith
Company: Paul S. Smith Land Surveying
Address: 319 Shaker Road, East Longmeadow MA 01028
Phone: (413) 525-4700 Email: planmanpaulss2764@gmail.com

Request
Check one: ☒ Boundary Line Adjustment ☐ Create new lot(s); indicate total number including original parcel: _____
Description of proposal: We wish to adjust the boundary lines to allow Gillespie Manufacturing to purchase the property on which it conducts its operations and to provide required frontage to all affected parcels.

Property
Location of Property: 34 Pine Street/ 51 Pine Street
Assessor's Tax Map/Lot Number Affected: 24-0-6; 61-0-161; and 61-0-163
Deed References - Hampshire District Registry of Deeds Book/Page Number: 7326/176 and 10497/174
Plan References - Hampshire District Registry of Deeds Book/Plan Number: 228/662
Zoning District: Industrial

Sign
Note: All affected owners must sign the application.
Applicant's signature: [Signature] Date: 8/9/22
Owner's Signature (s): [Signature] Manager, Forty Pine, LLC Date: 8/9/22
[Signature] President, Ware Freight Yards, II, Inc. Date: 8/9/22

Official Use Only:

Fee: \$ 50 Date Paid: 8/17/22 Check #: 4283

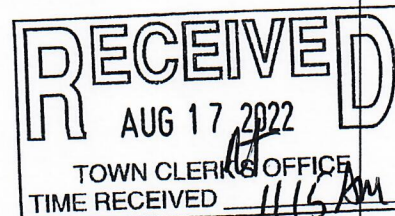
Meeting Date: _____

Date of Decision: _____

Planning Board Decision: _____

Submitted to Assessors' Office on: _____

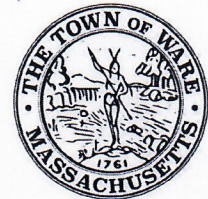
Town Clerk's Stamp:



Planning Board &
Zoning Board of Appeals

Robert A. Watchilla
Director of Planning &
Community Development

Town of Ware
Planning &
Community Development
Land Owner
Authorization Form



126 Main Street
Ware, MA 01082
413.967.9648 ext. 120

Applicant Name of Applicant (primary contact): Michael D. Parker
Company: Law Office of Michael D. Parker
Address: One Monarch Place, Suite 2220, Springfield, MA 01144
Phone: (413) 736-4101 Cell: (413) 537-5682
Email Address: mparker@mdparkerlaw.com

Owner Name of Owner: Ware Freight Yards II, Inc.
Address: PO Box 150, Ware, MA 01082
Phone: (413) 967-7415 Cell: n/a
Email: ips1@verizon.net



Property Address of Property: 51 Pine Street
Assessor's Tax Map/Parcel Number: 61-0-163

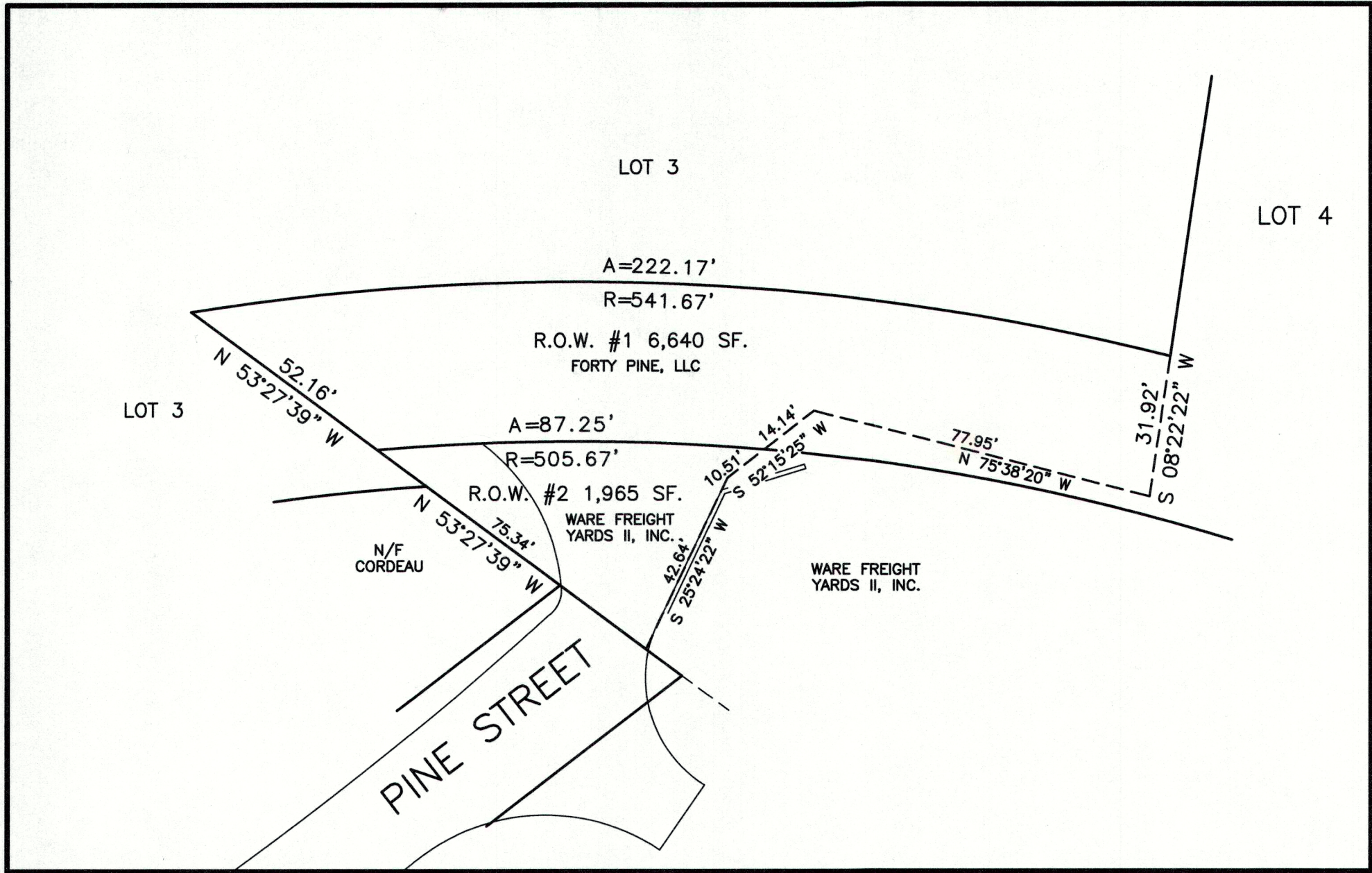
Proposal Brief description of the proposed work: _____
We wish to adjust the boundary lines to allow Gillespie Manufacturing to purchase
the property on which it conducts its operations and to provide required frontage to all affected parcels.

Authorization As the owner or authorized agent of the property listed above, I hereby give permission to the Applicant as stated above to perform work at aforementioned property. Said permission includes, but is not limited to, acquiring all required permits and performing all work required to complete the project.

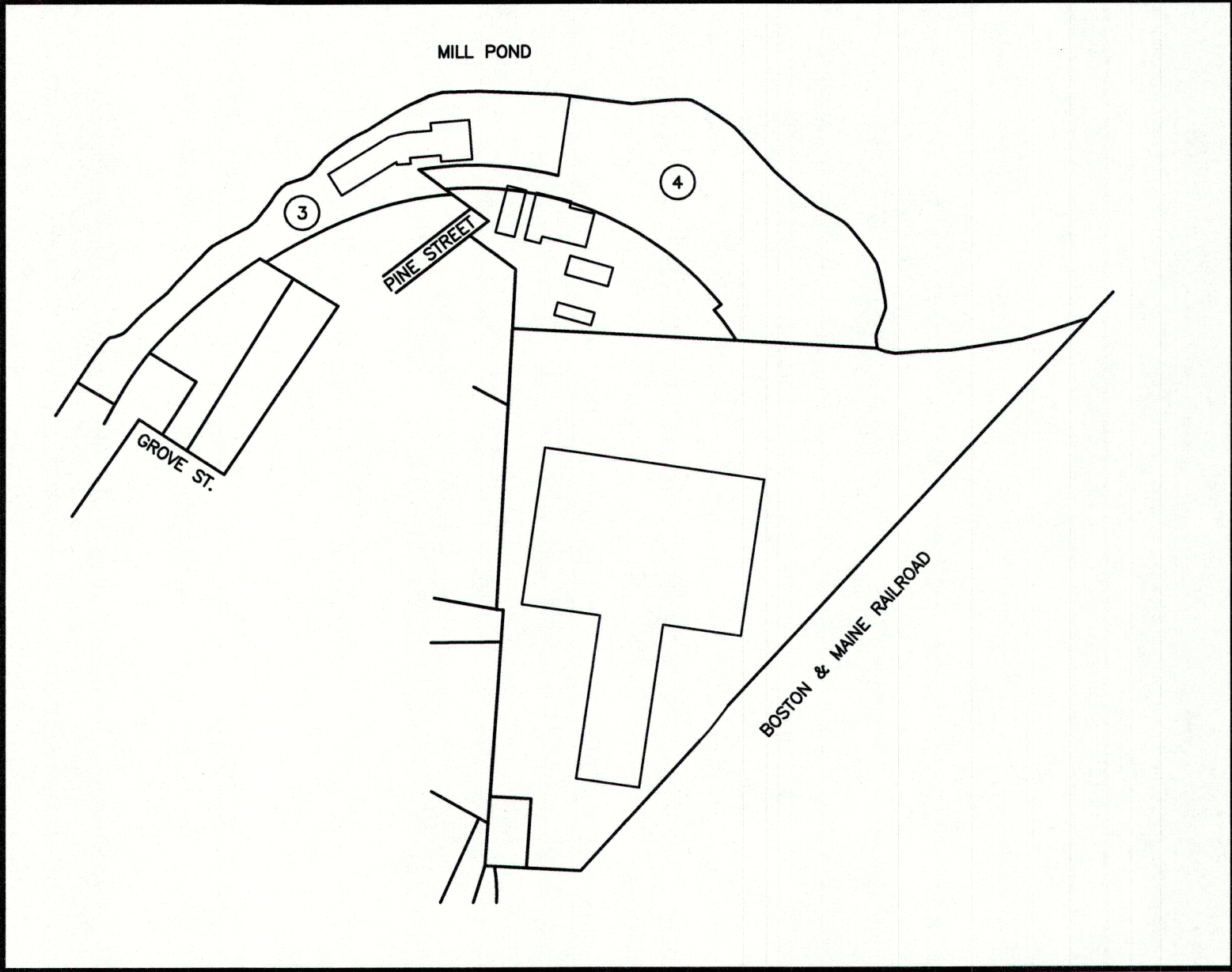
By signing this Form, I acknowledge and agree that I am not released from responsibility for:

- (a) the payment of any and all fees associated with the issuance of any: permits, orders, notices or other approvals ("Approvals") by the Town of Ware pursuant to any applications, including taxes, that effect said property;
- (b) the satisfactory completion of all work authorized by such Approvals in compliance with all applicable town, state and federal laws, codes, rules, regulations and requirements; and
- (c) correcting any violations of the terms and conditions of such Approvals issued by the Town of Ware pursuant to any application to effect my property.

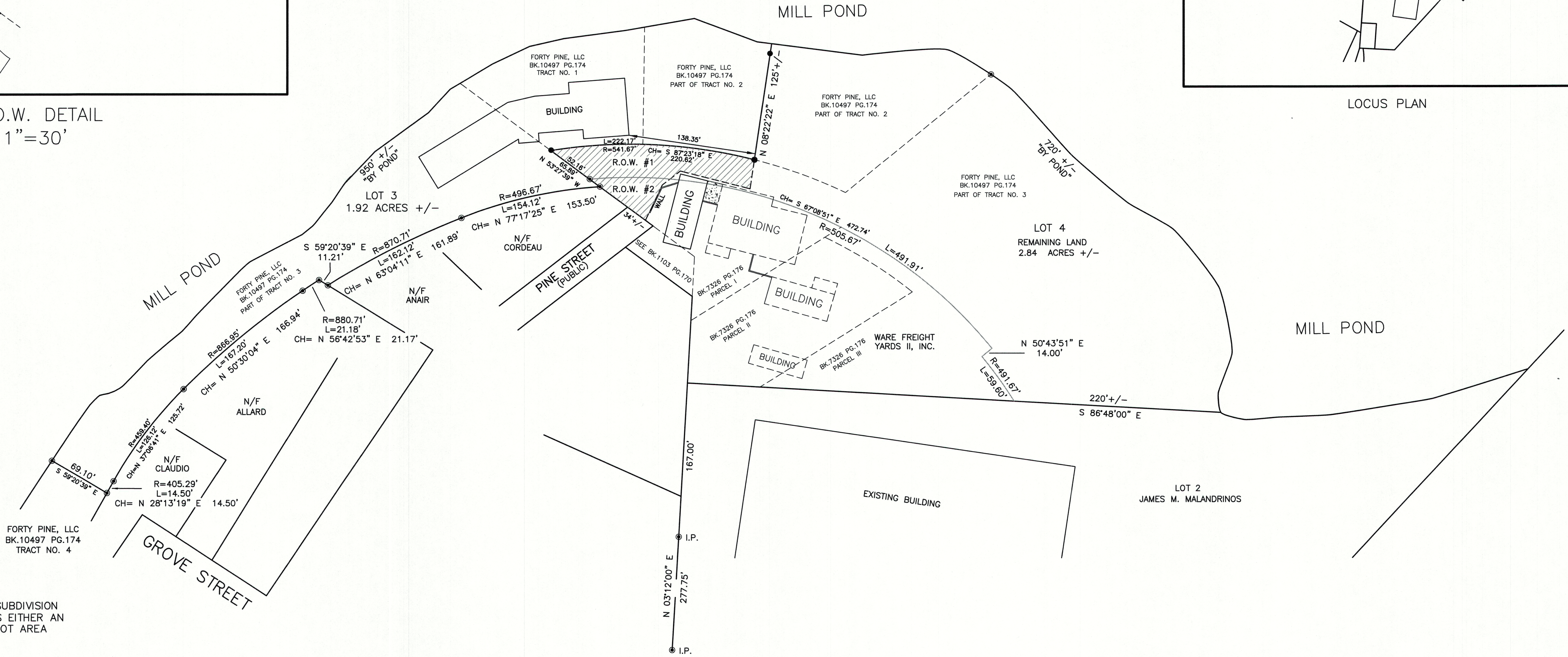
Signature Original Owner's Signature (Blue Ink Only): James M. Malandino President, Ware Freight Yards II, Inc. Date: 8 / 12 / 2022
Mailing Address: PO Box 150 Town/State/Zip: Ware, MA 01082
Phone Number: (413) 967-7415 Email: ips1@verizon.net



R.O.W. DETAIL
1"=30'



LOCUS PLAN



PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSTRUED AS EITHER AN ENDORSEMENT OR AN APPROVAL OF ZONING LOT AREA REQUIREMENTS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS

PAUL S. SMITH
JUNE 28, 2022

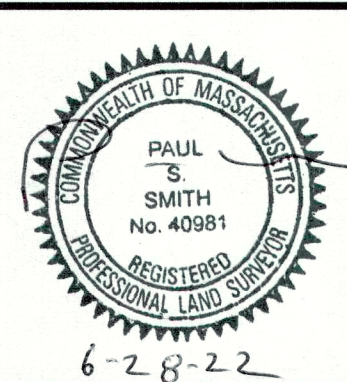
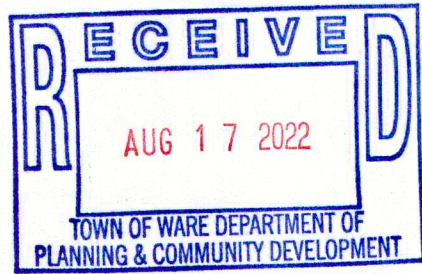
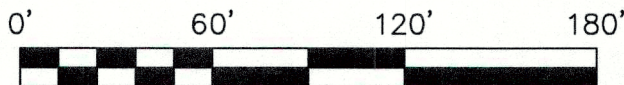
APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED
WARE
PLANNING BOARD

DATE

OWNERS: FORTY PINE, LLC
PO BOX 150
WARE, MA 01082
WARE FREIGHT YARDS II, INC.
PO BOX 150
WARE, MA 01082

LEGEND

- IRON PIN FOUND
- IRON PIN TO BE SET



SUBDIVISION APPROVAL
NOT REQUIRED PLAN
PINE STREET
WARE, MA
OWNED BY
FORTY PINE, LLC
&
WARE FREIGHT YARDS II, INC.

ZONE: INDUSTRIAL

DATE: JUNE 28, 2022 SCALE: 1" = 60'
PAUL S. SMITH LAND SURVEYING
319 SHAKER ROAD EAST LONGMEADOW, MA
(413) 525-4700