



SHERMAN & FRYDRYK
Land Surveying and Engineering

A division of Hancock Survey Associates, Inc.

October 11, 2022

via email & hand delivery

Town of Ware
Planning & Community Development
Ware Town Hall
126 Main Street
Ware, MA 01082

Re: Earth Removal Operations Special Permit Application
Babcock Tavern Road, Ware, MA

Dear Members of the Board;

On behalf of our client, Bond Construction Corp., this office herewith submits an application and supporting materials for Earth Removal Operations Special Permit in accordance with the requirements of Section 4.8.5 of the Ware Zoning Ordinance. This application is to permit the continuance of earth removal activities performed under agricultural activities.

Included with the application, please find the following intended to comprise of a Special Permit Application.

1. A check in the amount of \$757.00 based on a Level 2 Special Permit application fee payable to the Town of Ware. (\$750 fee plus \$1 per abutter)
2. Fourteen (14) copies of the Earth Removal Application including:
 - Application for Special Permit
 - Land Owner Authorization Form
 - Certified Abutters List (300')
 - Project Narrative
 - Conformance with Zoning Requirements Summary
 - Excerpt from FEMA Flood Map
 - Excerpt from Ware River Flood Study
 - Excerpt from Mass GIS showing Priority Habitats
 - Excerpt from USDS Soils Maps and Soil Descriptions
3. Seven (7) Full size Plan entitled "Plan of Land in Ware, Ma, Prepared for Bond Construction Corp, Close Out Grading" Dated October 7, 2022
4. Ten (10) Reduced copies of Site Plan
5. One (1) CD with all application information in PDF including full size set of plans



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This office looks forward to working with the Board and other Town agencies throughout this project. If the Board should have any questions, concerns, or if you require any additional information for the review of this project, please contact the undersigned.

Respectfully Submitted,
Sherman & Frydryk

By:

Andrew Baum, PE
Senior Project Manager

Cc: Karen Hubacz, President/CEO, Bond Construction Corp. - Applicant
Kathleen Knight, Property owner

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): Karen Hubacz
Company: Bond Construction Corporation
Address: 98 No Spencer Road, Spencer, MA 01562
Phone: 508-885-6100 Cell: 508-847-1592
Email Address: karenhubacz@bondsandandgravel.com

Owner

Name of Owner: Kathleen Knight
Address: 240 Babcock Tavern Road, Ware, MA 01082
Phone: _____ Cell: 413-374-7431
Email: _____

Property

Address of Property: 219 Babcock Tavern Road, on the easterly side of babcock taven Road
Assessor's Tax Map/Parcel Number: 4-0-14

Proposal

Brief description of the proposed work: applicant proposes removal of earthen products behind #240 Babcock Taven Road

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): Kathleen Knight Date: 10/2/02
Mailing Address: 240 Babcock Tavern Road Town/State/Zip: Ware, MA 01082
Phone Number: 413-374-7431 Email: _____



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Project Narrative

History

The farm located at 219 Babcock Tavern Road has performed earth removal and re-grading operations since 2009 in conjunction with the Applicant, Bond Construction Services, Inc. The purposes of the operation were to promote improved field conditions for the continued agricultural use of the property.

Earth removal operations have occurred on the easterly side of Babcock Tavern Road beginning approximately 400 feet south of the barn yard area. Access to the earth removal area has been provided via the existing paved driveway that serves the barns and out buildings. A gravel access road has been utilized from the end of the paved driveway to the active removal area.

The volume of earth removal from the site has varied based upon the market needs and project schedules. The earth removal progression has proceeded from north to south. Completed areas have been loamed, seeded, and utilized as a hay field at the current time.

Proposed Project

The proposed project will be a continuation of the earth removal activities progressing southerly to the property line. The project will include removal of earthen products east of the residence located at 240 Babcock Tavern Road.

This permit application is based upon the request of the Board to apply for an Earth Removal Permit to allow the continuation of improvement of the agricultural lands by removal and regrading of steep slopes to permit an increase in tillable land area on the property.

Access to the removal area will be unchanged. Trucks will access the site from the existing curb cut on Babcock Tavern Road. Drivers existing the site have access to Route 32 via Old Belchertown Road or Emery Street to State Street to the south into Palmer. Bridge/Road weight restrictions on other collector streets will be honored by drivers as appropriate. The Applicant has worked with the Town of Ware and the Town of Palmer in routing trucks on non-weight restricted roads and bridges to gain access to highway routes.

Sedimentation controls for the site are shown on the included site plan. Best Management Practices (BMP's) include:

- Silt fences and Waddles at down-stream limit of work.
- Water Quality Swale along toe of the work toward the proposed infiltration basin.
- An infiltration basin is proposed at the south east corner of the work.
- All disturbed surfaces will be loamed and seeded once they meet final elevation for stabilization.

The proposed removal area is approximately 10.0 acres of land area. The estimated volume of earth to be removed is approximately 194,500 cubic yards. Rate of removal from the site will vary based upon market needs for earthen products from this area.



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Existing Conditions:

The proposed excavation area is undeveloped. Ground cover consists of woodland and active earth removal activity to the north. Topography consists of steep eskers and kettle holes consistent with an outwash plain. On site testing performed by the Applicant has shown stratified sands and gravels to the limit of the test holes. Ground water observation pipes have been installed and do not show any indication of ground water.

The Ware River is located to the 500 to 1,000 feet east of the property. Review of the Ware River detailed flood study show that the proposed activity is above the 100 year flood elevation of 379+. No proposed activity under this permit application will result in the loss of flood storage of the Ware River basin.

There is a GIS mapped wetland located to the east of the project area and an isolated wetland to the south of the proposed work. The enclosed design plan shows that the work will occur outside of the respective 100 foot buffer zones.

The proposed work is outside mapped Priority Habitat as shown in the enclosed Species Habitat map. There are no Certified Vernal Pools within 1,000 feet of the proposed work area.

The work area is not located in any mapped Surface Water Supply or Wellhead Protection zones.

Conformance with Operational Standards

The following is a listing of Operational Standards set forth in the Ware Zoning Bylaw (Section 4.8.5 (D)) and a summary of compliance or waiver requests:

1. No excavation shall be permitted below the grade of a road bounding the property at any point nearer than 150' to such road.
Minor grading to shape the slopes within the 150-foot offset. The applicant is matching the elevation of the kettle hole on the south west portion of the property. This will also permit for an even 5% slope to the limit of work to the east.
2. No excavation below the natural grade of any property boundary shall be permitted nearer than 50 feet to such boundary.
Minor shaping is proposed within 50 feet of the property line to the south. The top of slope for the earth removal begin 50 feet from the property line. Accordingly, the Applicant requests a waiver from this requirement.
3. No slope created by the removal operation shall be finished at a grade in excess of two feet horizontal to one-foot vertical (2:1).
No finished slopes are proposed steeper than 3:1.
4. All excavated areas shall, upon completion of the operation, be covered with not less than four inches of loam suitable for seeding, brought to the finish grade and seeded in a manner complying with Mass DOT standards.
Applicant agrees to this condition.
5. Within the Flood Plain Overlay District, excavation of earth products shall be prohibited if such excavation will lower the level of the water table or will interfere with the natural flow pattern or reduce the flood storage capacity of a stream.



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The project is outside the Flood Plan Overlay District. As noted in the narrative, the project will not interfere with the natural flow pattern of the watershed.

6. No excavation shall be made at less than 10 feet above the annual high water table, as established from test pits and soil borings.

Test pits were dug around the perimeter of the work in April of 2022. Twenty (20) foot witness pipes. The attached plan shows the test pit locations and respective elevations. The lowest monitoring well has a bottom elevation of 365.3 without water encountered. This roughly correlates with the adjacent wetland elevation of 362 (per Google Earth Spatial Data). The proposed work ceases at elevation 380 for the infiltration basin, which is 15 feet higher than the water table.

7. All top soil and subsoil stripped from operation areas shall be stockpiled, seeded with an erosion control seed mixture, and used in restoring the area.

Applicant agrees to this condition. As noted previously, the purpose of this removal is to provide additional tillable land for agricultural purposes.

8. Trucking routes and methods shall be specified by the Board which shall seek the advice of the Chief of Police with regard thereto.

As previously noted, this is a continuation of an ongoing earth removal project. The Applicant has worked with the Town of Palmer and Town of Ware with respect to acceptable trucking routes. There are no bridge weight restrictions from the site to major arterial roads (Route 9, Route 32, and Route 181)

9. All access roads leading to public ways shall be treated with suitable material to reduce dust and mud for a distance of 200 feet back from the public way.

The site is currently accessed via the curb cut to the barn area. There is a paved driveway at the entrance that transitioned to an established gravel road to the existing operation. The proposed work will utilize the current access route.

10. Standard Massachusetts accepted road signs warning of "Trucks Entering" shall be placed on the road on each side of the entrance, in locations approved by the Ware Department of Public Works and Ware Police Department.

Applicant agrees to this condition.

11. The boundaries of the area of operation must be clearly marked by the applicant and maintained at all times.

Applicant agrees to this condition.

12. Operators shall immediately clean up any spillage on public ways, and are responsible for repairs to any public ways damaged as a result of the trucking traffic serving the earth removal operation.

Applicant agrees to this condition.

13. Any shelters or buildings erected on the premises for use by personnel or storage of equipment shall be screened from public view and shall be removed from the premises within 60 days after they are no longer needed for work upon that site.

No shelters are proposed at this time. The Applicant agrees to this condition should a shelter or building be erected to support the earth removal operation.

Considerations for Decision (4.8.5 (F. Decision))

- In accordance with the Decision section of the Bylaw, the Applicant wishes to address the following Decision considerations of the Board:



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1. The SPGA shall take into consideration the following in reaching its decision:
 - a. The health, safety and general welfare of the inhabitants of the Town;
The project is not a detriment to the health, safety and general welfare of the inhabitants of the Town. The project will provide earthen products need for the continued construction and maintenance of infrastructure to the Town and surrounding communities. The project as designed is to permit additional agricultural use of the property. The applicant is not maximizing the removal of material but seeking to re-grade the property for the intended use and remove the excess material.
 - b. The removal will not be detrimental or injurious to abutters or the neighborhood, either by the alteration of existing topography or by a substantial change in the use of the streets in the neighborhood; and
Removal and regrading will not be detrimental to abutters. Site has been designed to direct runoff to the east of the project into an infiltration basin.
 - c. The effect on natural resources, including but not limited to the recharge of the water table or condition of the surface water.
Project is designed to maintain groundwater separation, separation from abutting wetlands and provide additional agricultural use on the property. Recharge to groundwater is promoted via an infiltration basin at the easterly side of the project limits.
2. The SPGA may impose conditions pertaining to:
 - a. methods of removal,
The Applicant plans to continue excavation activities proceeding in a southerly fashion. Areas to the north that have been brought to sub-grade and no longer needed for operational storage will be loamed and seeded as the project progresses to the south.
 - b. type and location of structures and fencing,
No structures or fencing are proposed with this application.
 - c. hours of operation,
Hours of Operation are proposed to be Monday through Saturday, 7:00 am to 5:00 pm.
 - d. area, location and depth of excavation and steepness of slopes,
The proposed expansion area is approximately 10 Acres. The depth of excavation is shown in the attached plans. Finished slope steepness is also shown and is shallower than the regulations restriction. Total material removal is estimated to be 194,500 cubic yards.
 - e. drainage,
Project involves regrading the existing landform to slope down gradient from the west (Babcock Tavern Road) to the east. Project will direct runoff to an infiltration basin shown on the plans. The Applicant is requesting a waiver from drainage calculations as the surface change will be from woodland to pasture surface composition with a less steep finish grade reducing the watershed time of concentration..
 - f. disposition of boulders and stumps,
Boulders will either be hauled off site for crushing or buried. Stumps will be ground on site and used for surface stabilization or hauled off site for disposal.



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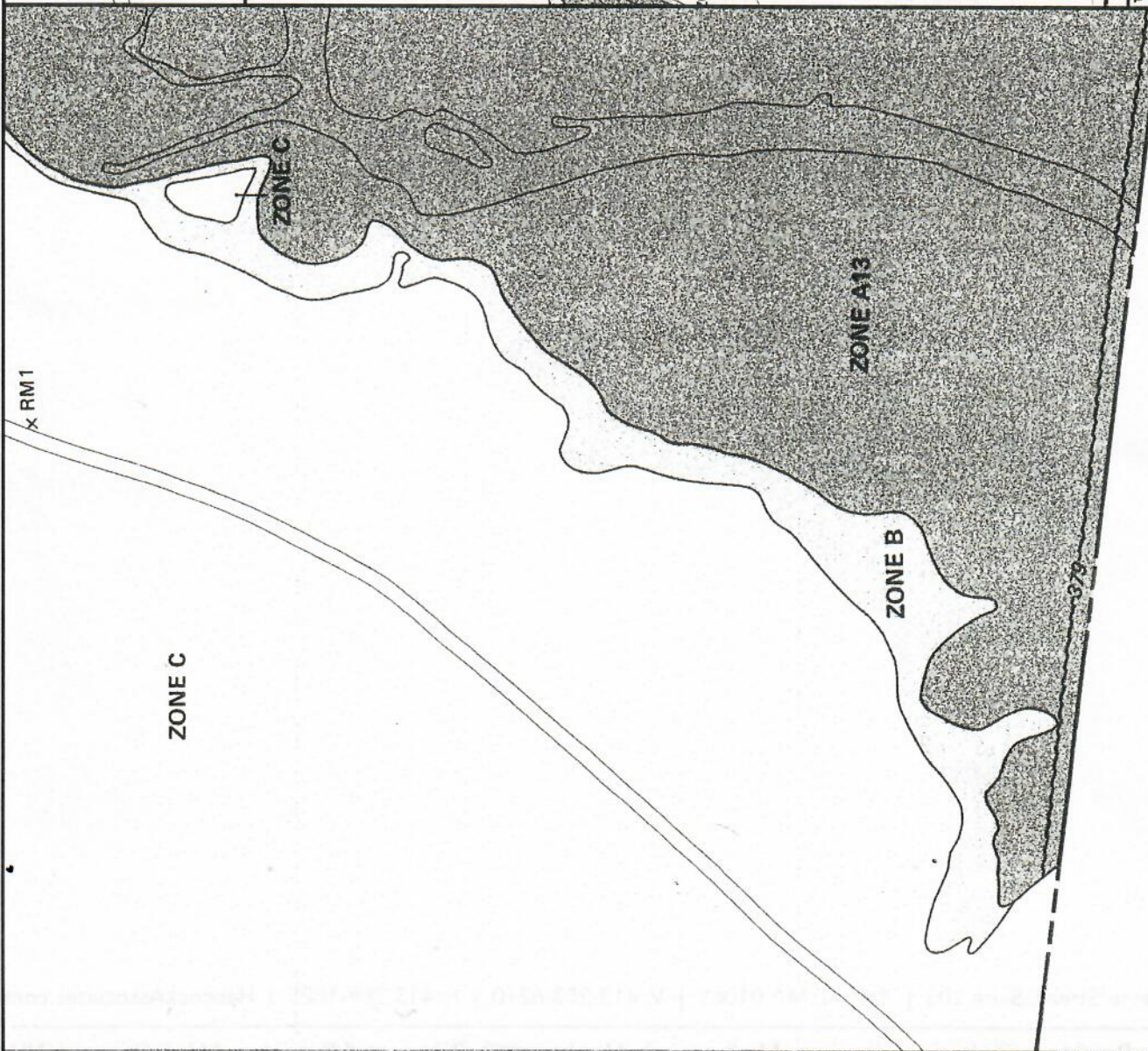
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- g. restoration and planting.
All surfaces will be loamed and seeded as areas are completed.
- h. sufficient security and covenants to insure compliance with the special permit, which shall not be released until the surveyor or engineer has filed with the SPGA an as-built plan and certification that the site has been restored in compliance with the special permit and the plans, and
The Applicant requests a waiver from this requirement. The Applicant has been operating this removal operation for over 10 years and is an established business in the region. The Applicant has incorporated Best Management Practices and stabilized completed sections of the earth removal area.
- i. other such conditions as it deems necessary to comply with the intent of this §4.8.5.
The Applicant will discuss any other conditions with the Board during the permit process.

Program at (800) 638-6620.



APPROXIMATES



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

TOWN OF
WARE,
MASSACHUSETTS
HAMPSHIRE COUNTY

PANEL 21 OF 30
(SEE MAP INDEX FOR PANELS NOT PRINTED)

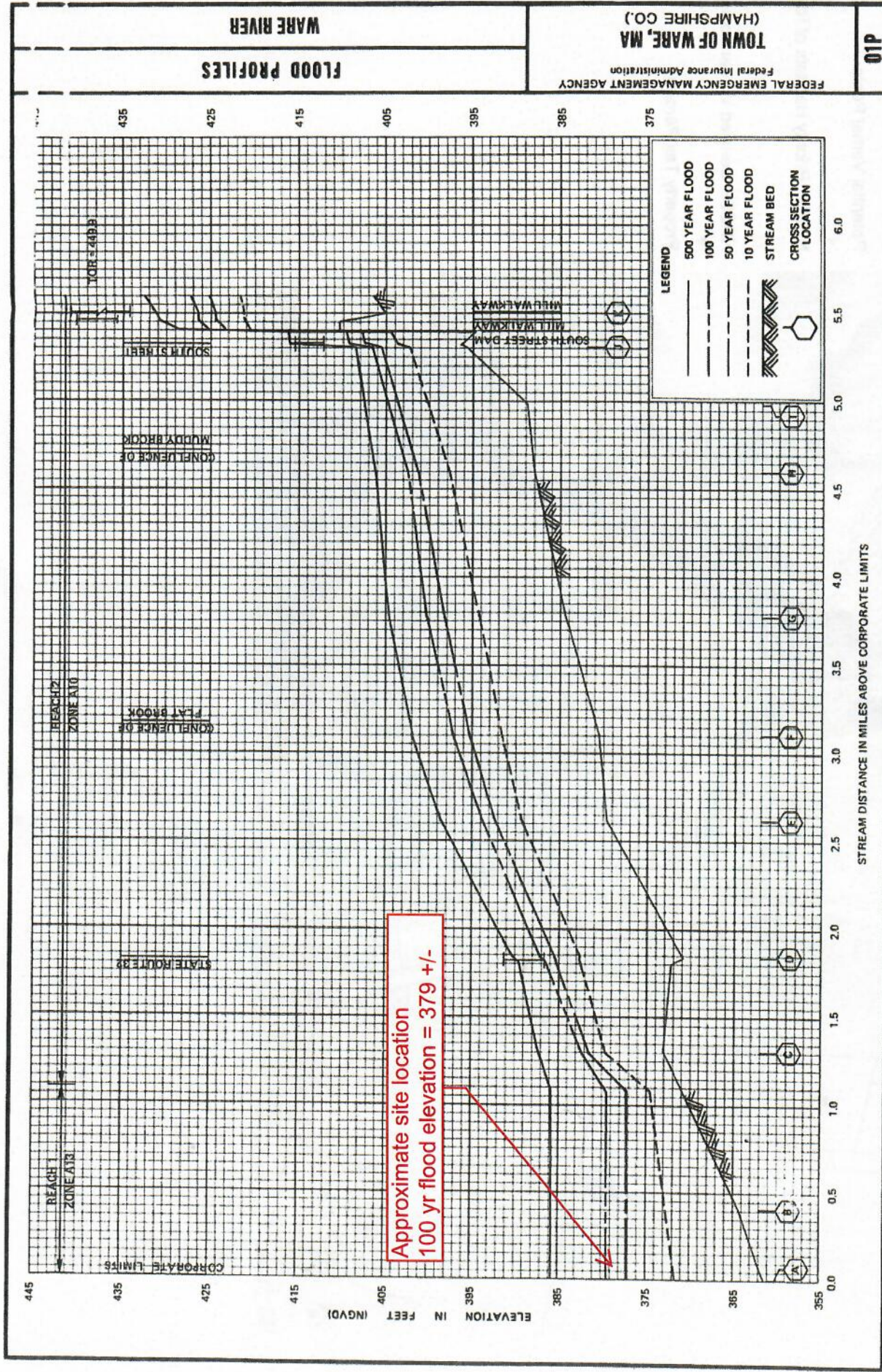
COMMUNITY-PANEL NUMBER
250172 0021 B

EFFECTIVE DATE:
AUGUST 17, 1981



federal emergency management agency
federal insurance administration

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



Excerpt from FEMA Detailed Flood
Insurance Study
Dated February 17, 1981

Species Habitat Map





Soil Map may not be valid at this scale.

Map Scale: 1:6,050 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84











































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/5/2022
Page 1 of 5

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hampden and Hampshire Counties, Massachusetts, Eastern Part
Survey Area Data: Version 17, Sep 9, 2022

Soil Survey Area: Hampden County, Massachusetts, Central Part
Survey Area Data: Version 16, Sep 9, 2022

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 15, 2020—Oct 31, 2020

MAP LEGEND

MAP INFORMATION

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	7.8	4.8%
2A	Pootatuck fine sandy loam, 0 to 3 percent slopes, occasionally flooded	30.2	18.7%
15A	Scarboro-Rippowam complex, 0 to 2 percent slopes, frequently flooded	25.6	15.9%
253A	Hinckley loamy sand, 0 to 3 percent slopes	7.5	4.7%
253B	Hinckley loamy sand, 3 to 8 percent slopes	40.5	25.1%
253C	Hinckley loamy sand, 8 to 15 percent slopes	6.0	3.7%
253D	Hinckley loamy sand, 15 to 25 percent slopes	4.1	2.5%
260B	Sudbury fine sandy loam, 3 to 8 percent slopes	0.6	0.4%
422C	Canton fine sandy loam, 8 to 15 percent slopes, extremely stony	1.0	0.6%
422D	Canton fine sandy loam, 15 to 35 percent slopes, extremely stony	0.0	0.0%
447E	Gloucester and Canton soils, steep, extremely stony	23.8	14.7%
Subtotals for Soil Survey Area		147.0	91.1%
Totals for Area of Interest		161.4	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	1.7	1.1%
2A	Pootatuck fine sandy loam, 0 to 3 percent slopes, occasionally flooded	1.2	0.8%
52A	Freetown muck, central lowland, 0 to 1 percent slopes	0.3	0.2%
95A	Podunk fine sandy loam, 0 to 3 percent slopes, occasionally flooded	0.5	0.3%
98A	Winooski silt loam, 0 to 3 percent slopes, occasionally flooded	3.5	2.2%
253A	Hinckley loamy sand, 0 to 3 percent slopes	0.7	0.5%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
253C	Hinckley loamy sand, 8 to 15 percent slopes	0.1	0.1%
718A	Saco Variant silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded	6.2	3.8%
Subtotals for Soil Survey Area		14.4	8.9%
Totals for Area of Interest		161.4	100.0%

Hampden and Hampshire Counties, Massachusetts, Eastern Part

253B—Hinckley loamy sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2svm8

Elevation: 0 to 1,430 feet

Mean annual precipitation: 36 to 53 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 250 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Hinckley and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Outwash deltas, outwash terraces, kames, kame terraces, moraines, eskers, outwash plains

Landform position (two-dimensional): Summit, shoulder, backslope, footslope

Landform position (three-dimensional): Nose slope, side slope, base slope, crest, riser, tread

Down-slope shape: Concave, convex, linear

Across-slope shape: Convex, linear, concave

Parent material: Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 8 inches: loamy sand

Bw1 - 8 to 11 inches: gravelly loamy sand

Bw2 - 11 to 16 inches: gravelly loamy sand

BC - 16 to 19 inches: very gravelly loamy sand

C - 19 to 65 inches: very gravelly sand

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to very high (1.42 to 99.90 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Ecological site: F144AY022MA - Dry Outwash

Hydric soil rating: No

Minor Components

Windsor

Percent of map unit: 8 percent

Landform: Outwash deltas, outwash terraces, moraines, eskers, kames, outwash plains, kame terraces

Landform position (two-dimensional): Summit, shoulder, backslope, footslope

Landform position (three-dimensional): Nose slope, side slope, base slope, crest, riser, tread

Down-slope shape: Concave, convex, linear

Across-slope shape: Convex, linear, concave

Hydric soil rating: No

Sudbury

Percent of map unit: 5 percent

Landform: Outwash deltas, outwash terraces, moraines, outwash plains, kame terraces

Landform position (two-dimensional): Backslope, footslope

Landform position (three-dimensional): Head slope, side slope, base slope, tread

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Hydric soil rating: No

Agawam

Percent of map unit: 2 percent

Landform: Outwash deltas, outwash terraces, moraines, eskers, kames, outwash plains, kame terraces

Landform position (two-dimensional): Summit, shoulder, backslope, footslope

Landform position (three-dimensional): Nose slope, side slope, base slope, crest, riser, tread

Down-slope shape: Concave, convex, linear

Across-slope shape: Convex, linear, concave

Hydric soil rating: No

Data Source Information

Soil Survey Area: Hampden and Hampshire Counties, Massachusetts, Eastern Part

Survey Area Data: Version 17, Sep 9, 2022

Soil Survey Area: Hampden County, Massachusetts, Central Part

Survey Area Data: Version 16, Sep 9, 2022



300 foot Abutters List Report

Ware, MA
June 24, 2022

Subject Property:

Parcel Number: 4-0-14
CAMA Number: 4-0-14
Property Address: BABCOCK TAVERN RD

Mailing Address: KULAS IRENE LIFE ESTATE KNIGHT
KATHLEEN K
219 BABCOCK TAVERN RD
WARE, MA 01082

Abutters:

Parcel Number: 4-0-15
CAMA Number: 4-0-15
Property Address: 254 BABCOCK TAVERN RD

Mailing Address: HANCOCK JAMES D HANCOCK
ELIZABETH M
254 BABCOCK TAVERN RD
WARE, MA 01082

Parcel Number: 4-0-17
CAMA Number: 4-0-17
Property Address: OLD BELCHERTOWN RD

Mailing Address: PILCH DAVID R
84 OLD BELCHERTOWN RD
WARE, MA 01082

Parcel Number: 4-0-3
CAMA Number: 4-0-3
Property Address: BABCOCK TAVERN RD

Mailing Address: ROBERT JR HUBERT E
570 BAY RD
AMHERST, MA 01002

Parcel Number: 4-0-4
CAMA Number: 4-0-4
Property Address: 219 BABCOCK TAVERN RD

Mailing Address: KULAS IRENE LIFE ESTATE KNIGHT
KATHLEEN K
219 BABCOCK TAVERN RD
WARE, MA 01082

Parcel Number: 4-14-2
CAMA Number: 4-14-2
Property Address: 240 BABCOCK TAVERN RD

Mailing Address: KNIGHT KATHLEEN
240 BABCOCK TAVERN RD
WARE, MA 01082

Parcel Number: 5-0-1
CAMA Number: 5-0-1
Property Address: PALMER RD

Mailing Address: CIRA RUDOLPH H JR
776 CHAPIN ST
LUDLOW, MA 01056

Parcel Number: 8-0-20
CAMA Number: 8-0-20
Property Address: OLD BELCHERTOWN RD

Mailing Address: MORIARTY MICHAEL & MORIARTY
MICHAEL JR
161 BABCOCK TAVERN RD
WARE, MA 01082

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

6/24/2022

Page 1 of 1

Parcel Number: 5-0-1
CIRA RUDOLPH H JR
776 CHAPIN ST
LUDLOW, MA 01056

Parcel Number: 4-0-15
HANCOCK JAMES D
HANCOCK ELIZABETH M
254 BABCOCK TAVERN RD
WARE, MA 01082

Parcel Number: 4-14-2.
KNIGHT KATHLEEN
240 BABCOCK TAVERN RD
WARE, MA 01082

Parcel Number: 4-0-4
KULAS IRENE LIFE ESTATE
KNIGHT KATHLEEN K
219 BABCOCK TAVERN RD
WARE, MA 01082

Parcel Number: 8-0-20
MORIARTY MICHAEL &
MORIARTY MICHAEL JR
161 BABCOCK TAVERN RD
WARE, MA 01082

Parcel Number: 4-0-17
PILCH DAVID R
84 OLD BELCHERTOWN RD
WARE, MA 01082

Parcel Number: 4-0-3
ROBERT JR HUBERT E
570 BAY RD
AMHERST, MA 01002



300 foot Abutters List Report

Ware, MA
June 24, 2022

Subject Property:

Parcel Number: 4-14-2
CAMA Number: 4-14-2.
Property Address: 240 BABCOCK TAVERN RD

Mailing Address: KNIGHT KATHLEEN
240 BABCOCK TAVERN RD
WARE, MA 01082

Abutters:

Parcel Number: 4-0-1
CAMA Number: 4-0-1
Property Address: 10 KELLY RD

Mailing Address: BERGERON -BURNS DARLENE A LIFE
BURNS RICHARD I LIFE ESTATE
10 KELLY RD
PALMER, MA 01069

Parcel Number: 4-0-14
CAMA Number: 4-0-14
Property Address: BABCOCK TAVERN RD

Mailing Address: KULAS IRENE LIFE ESTATE KNIGHT
KATHLEEN K
219 BABCOCK TAVERN RD
WARE, MA 01082

Parcel Number: 4-0-15
CAMA Number: 4-0-15
Property Address: 254 BABCOCK TAVERN RD

Mailing Address: HANCOCK JAMES D HANCOCK
ELIZABETH M
254 BABCOCK TAVERN RD
WARE, MA 01082

Parcel Number: 4-0-2
CAMA Number: 4-0-2
Property Address: 257 BABCOCK TAVERN RD

Mailing Address: PAJAK CHARLES T
P O BOX 915
BONDSVILLE, MA 01009

Parcel Number: 4-0-3
CAMA Number: 4-0-3
Property Address: BABCOCK TAVERN RD

Mailing Address: ROBERT JR HUBERT E
570 BAY RD
AMHERST, MA 01002

Parcel Number: 4-0-4
CAMA Number: 4-0-4
Property Address: 219 BABCOCK TAVERN RD

Mailing Address: KULAS IRENE LIFE ESTATE KNIGHT
KATHLEEN K
219 BABCOCK TAVERN RD
WARE, MA 01082



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6/24/2022

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Parcel Number: 4-0-1
BERGERON -BURNS DARLENE A
BURNS RICHARD I LIFE ESTA
10 KELLY RD
PALMER, MA 01069

Parcel Number: 4-0-15
HANCOCK JAMES D
HANCOCK ELIZABETH M
254 BABCOCK TAVERN RD
WARE, MA 01082

Parcel Number: 4-0-14
KULAS IRENE LIFE ESTATE
KNIGHT KATHLEEN K
219 BABCOCK TAVERN RD
WARE, MA 01082

Parcel Number: 4-0-4
KULAS IRENE LIFE ESTATE
KNIGHT KATHLEEN K
219 BABCOCK TAVERN RD
WARE, MA 01082

Parcel Number: 4-0-2
PAJAK CHARLES T
P O BOX 915
BONDSVILLE, MA 01009

Parcel Number: 4-0-3
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570 BAY RD
AMHERST, MA 01002