

WELLESLEY PLANNING BOARD
Application Form



Town Hall, 525 Washington Street
Wellesley, MA 02482

Tel. (781) 431-1019 ext. 2234
Fax (781) 237-6495
Don McCauley, Planning Director

<p>Name of applicant: <u>44 Maple St LLC</u></p> <p>Mailing Address: <u>PO Box 920298</u></p> <p>Phone: <u>781 476 7461</u></p>	<p>Land owner(s): <u>John & Karen Livingston</u></p> <p>Mailing address: <u>2181 9560 Cypress Road</u></p> <p>Phone: <u>781 476 7461</u></p>	<p>Address or location of property: <u>32 Lorton Ln</u></p> <p>Area in square feet: <u>22,980</u></p> <p>Town Planning number: <u>1167</u></p>
<p>Type of application:</p> <p><input checked="" type="checkbox"/> Approval Not Required Plan (ANR)</p> <p><input type="checkbox"/> Preliminary Subdivision Plan</p> <p><input type="checkbox"/> Definitive Subdivision Plan</p> <p><input type="checkbox"/> Plan to Upgrade Inadequate Way</p> <p><input type="checkbox"/> Other _____</p>	<p>Materials and information required:</p> <p>For ANR submissions:</p> <p><input checked="" type="checkbox"/> Original and six prints of all plan(s)</p> <p>For Subdivision Plan submissions:</p> <p><input type="checkbox"/> Original and six prints of all plan(s)</p> <p><input type="checkbox"/> Runoff calculations and other submission materials</p> <p><input type="checkbox"/> Municipal systems analysis for subdivisions of 5 or more lots or 2 or more acres</p> <p><input type="checkbox"/> Plans to Board of Health</p> <p><input type="checkbox"/> Notice to Town Clerk</p>	<p>FOR ALL APPLICATIONS</p> <p>Name of land surveyor: <u>12 Site Engineering</u></p> <p>Mailing address of surveyor: <u>501 Great Rd. Stoughton MA</u></p> <p>Phone number of surveyor: <u>401 762 2870</u></p> <p>Zoning and area district: <u>SR-10</u></p> <p>Present use of property: <u>2 family</u></p> <p>Proposed use of property: <u>2 single family R05</u></p>
<p>DO NOT WRITE IN THIS BOX</p> <p>To be completed by Planning Staff</p> <p>Date submitted: <u>6/9/21</u></p> <p>Action Required By: _____</p> <p>Action Taken: _____</p> <p>Date: _____</p> <p>File designation: <u>PBC-21-03</u></p>		<p>FOR SUBDIVISION AND STREET UPGRADE PLANS</p> <p>Name of engineer: _____</p> <p>Number of lots: _____</p> <p>Length of street to be built: _____</p> <p>AREA IN SQUARE FEET OF</p> <p>Street right of way: _____</p> <p>Paved travel way: _____</p> <p>Total combined lot area: _____</p> <p>Estimated impervious cover including new roof surface: _____</p>
<p>I give permission for agents of the Planning Board to enter upon my land for purposes related to this application during regular business hours.</p>	<p>Signature of land owner: <u>John Livingston</u></p>	<p>Signature of applicant (if other than owner): <u>Don McCauley</u></p>

PLAN OF LAND
FOR
PLAT 7, LOT 47
32 LANTERN LANE
WELLESLEY, MASSACHUSETTS

JUNE, 2021
SCALE: 1 INCH EQUALS 40 FEET



APPLICANT: 44 MAPLE STREET, LLC
PO BOX 920298
NEEDHAM, MA 02492

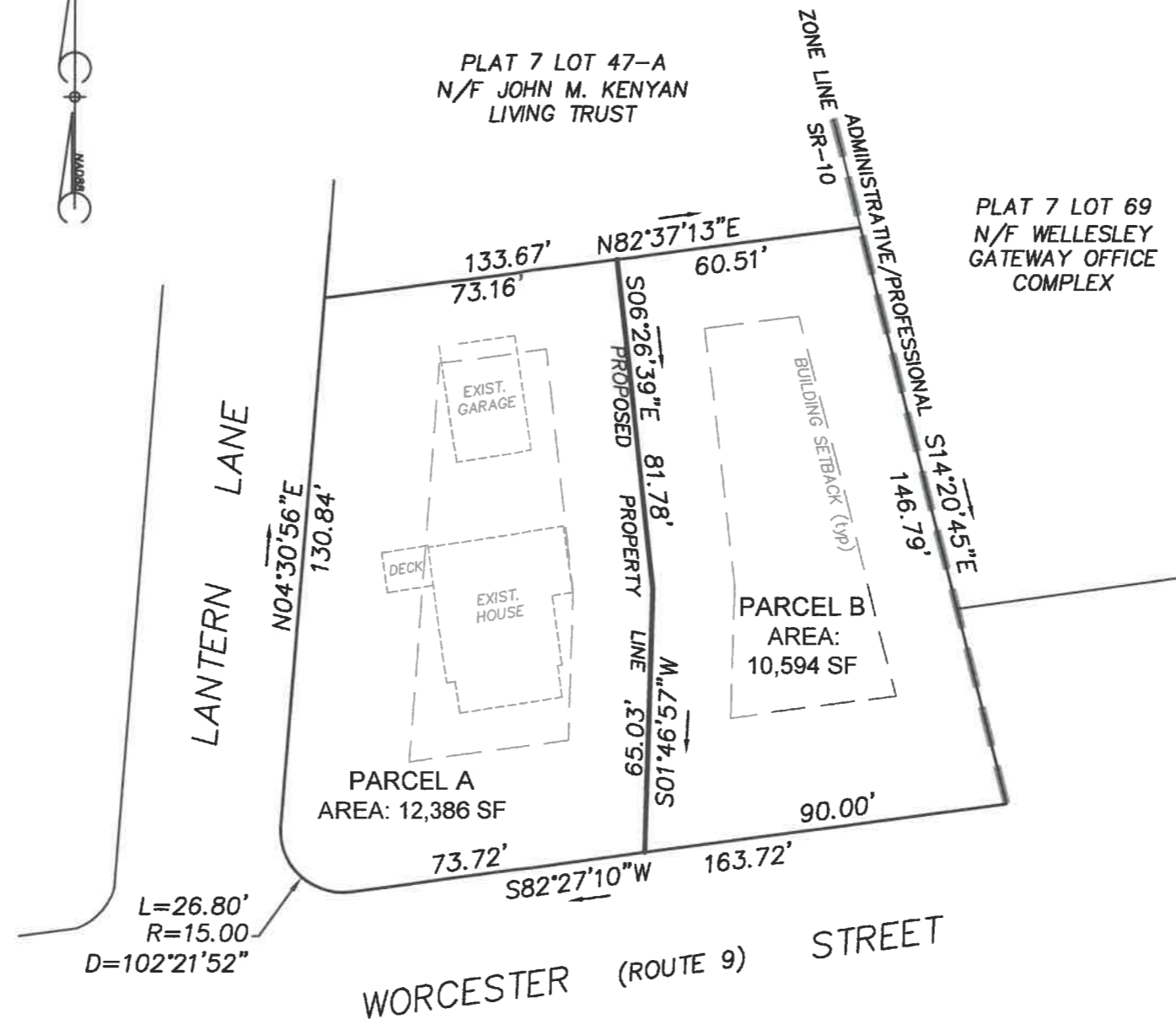
OWNER: JOHN M. KENYAN LIVING TRUST
c/o JOHN KENYAN
#101 9560 CYPRESS HAMMOCK CIRCLE
BONITA SPRINGS, FL 34135



I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY UPON WHICH IT WAS BASED WAS PREPARED UNDER MY IMMEDIATE DIRECTION, AND HAS BEEN DESIGNED IN COMPLIANCE WITH ALL APPLICABLE ZONING AND SUBDIVISION REGULATIONS.

Marc N. Nyberg
MARC N. NYBERG, REGISTERED LAND SURVEYOR

NOTE: EXISTING STRUCTURES TO BE RAZED.



ZONING DISTRICT: SR-10
MINIMUM LOT AREA: 10,000 SF
MINIMUM FRONTAGE: 90'
BUILDING SETBACKS: FRONT - 30'
SIDE - 20'
REAR - 18'

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Marc N. Nyberg

NOTES:

- TOTAL LOT AREA: 22,980 SF
- DEED BOOK 37190 PAGE 555
- A PORTION OF THE PROPERTY IS LOCATED WITHIN OTHER FLOOD AREAS ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL 28 OF 430, MAP NUMBER 25021C0028E, EFFECTIVE DATE JULY 17, 2012.
- THERE ARE NO LAND AREAS SUBJECT TO THE WETLANDS PROTECTION ACT & INLAND WETLANDS ACT (INCLUDING BUFFERS) LOCATED ON THE PROPOERTY.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE: _____

INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.

501 Great Road, Unit 104
North Smithfield, Rhode Island 02896
Phone: (401) 762-2870 Fax: (401) 762-2871
Web Address: InsiteEngineers.com