



Town of Reading

16 Lowell Street
Reading, MA 01867-2683
Phone: (781) 942-9010

Community Planning and Development Commission

TOWN OF READING

PLANNING

DEC 21 2016

COMPLETE

APPLICATION DEFINITIVE SUBDIVISION PLAN Form B

DEC 19 2016

BUILDING DEPARTMENT

This application shall be completely filled out prior to filing with the CPDC, with exception to the Town Clerk filing, which shall occur after receipt by the Community Development office. This application shall be submitted with sixteen copies of all plans and documents, filed in a manila envelope for distribution purposes. The correct application fee must also be received with the application. Applicant shall submit a request for a Certified List of Abutters, and stamped envelopes for mailing to said abutters. Applicant shall be billed directly for legal advertisement by the local newspaper. CPDC reserves the right to hire outside consulting services, pursuant to Section 3.6.4 of the Rules and Regulations to review subdivision projects, at the expense of the applicant. CPDC reserves the right to deny subdivision approval for incomplete filings at the date of submission.

In accordance with the requirements of Section 81-T of Chapter 41 of Massachusetts General Laws for the Commonwealth of Massachusetts, this application has been filed with the Reading Board of Health and the Reading Town Clerk on this day of:

Received for the Board of Health by: [Signature] 12/19/16

Received for the Town Clerk by: [Signature] 12/19/16

Initial of Conservation Administrator as to preliminary review of wetland resource areas:

Notes: Wetland flags field work on June 2016

The undersigned herewith submits the accompanying Definitive Plan for property located in the Town of Reading as indicated below as a subdivision under the requirements of MGL Chapter 41, Section 81-L and the Reading Rules and Regulations Governing the Subdivision of Land as most recently amended.

Applicant Signature [Signature]

Date 12/7/2016

Signature of Owner, if not the applicant Donna L. Smith by

Date 12/7/16 William F. Crowley PoA

NAME OF PROJECT 1260-1264 MAIN STREET

Proposed Name of Ways ROAD A

Current Street Address of Property 1260-1264 MAIN ST.

Assessors Plat 45 Lot 104-106

Deed recorded in MIDDLESEX S. Registry Book 25043/397 Page 24453/149

Total land area to be subdivided 133,608^{sq} S.F. Number of total lots

5
Zoning District 5-20 Minimum Lot area 20,000^{sq} S.F. Minimum frontage

120' (Attach calculations proving compliance with lot configuration, upland requirements and all other dimensional regulations for this zoning district) SEE PLAN SET

The property does does not contain wetlands.

Project Name _____

If property contains wetlands, date of submission for Notice of Resource Area
Delineation to the Conservation Commission CONSULTED w/ AGENT

Name of Applicant MASS EQUITY INVESTMENTS, LLC
Address 11 MIDDLESEX AVE - UNIT 8, WILMINGTON, MA. 01867
Phone Number 781-281-8011 Fax number 01887

Owner (if different than applicant) HENRY S. & DONNA L. SMITH
Address 1269 MAIN ST, READING, MA.

Lead Design Professional CHRIS SPARAGES
Address 189 N. MAIN ST MIDDLETON, MA, 01949
Phone # 978-537-8088 Fax # _____

Applicant's Attorney MIKE NEWHOUSE
Address 20 MIDDLESEX AVE WILMINGTON, MA 01887
Phone # 978-694-7600 Fax # _____

REQUEST FOR WAIVERS WITH JUSTIFICATION

| Section reference | Justification |
|-----------------------|---------------|
| <u>SEE ATTACHMENT</u> | _____ |
| _____ | _____ |

All requested waivers must be listed as part of the application. Attach separate sheet if necessary. Justification shall be pursuant to Section 3.8 of the Rules and Regulation.

Proposed Easements and Restrictions on Lots DRAIN EASEMENTS,
SLOPE EASEMENTS & SIGHT UTILITY EASEMENT

Easement documentation must be received twenty-one days prior to endorsement of subdivision.

List of Plans accompanying application: DEF PLAN SET SHEETS 1-8

List of Documents Accompanying Application: WAIVER LIST, FORM B,
POWER OF ATTY. FORM G.

Any revisions to the above-noted plans/ documents must be received four (4) business days prior to a CPDC meeting, or they will be reviewed at the next hearing. The applicant shall not enforce the action date based upon this deadline.

List of all other requirements and permits necessary prior to the issuance of building permit(s): CON COM ORDER OF CONDITIONS, MASS DOT

List of all previous permits, applications, or appeals for this property: _____

ORDER OF CONDITIONS

FEE AMOUNT ATTACHED \$ 1970 .00 \$650 + \$1340-

The submitted set of plans, to the best of my knowledge, conforms to the Rules and Regulations Governing the Subdivision of Land in Reading, as most recently amended.

Signature of Engineer _____
Firm Name or License number Williams & SPARGES
Date 12/19/16

For Department use

Application Received by _____ Date received _____
Date of First Hearing _____ Action date _____
Dep't circulation/DRT meeting date _____

CHECKLIST OF SUBMISSION DONE BY _____

- Title Sheet with locus and signature block
- Layout Plan
- Existing Conditions/Topography
- Proposed Grading Plan
- Zoning Compliance Calculations/Information
- Existing/Proposed Utilities
- Wetland Resource areas
- Stormwater Management System/Drainage Calc's
- Construction Details
- Way and Profile Plan
- Traffic Study
- Environmental Impact Report
- Soils Information
- Street Tree Planting
- Tree Preservation

Date of Decision _____
Date of Endorsement _____

LIST OF WAIVERS REQUESTED

1. SECTION 6.1.1.b.13 WHICH REQUIRES LOCATIONS AND IDENTIFICATIONS OF TREES OF 6 INCH CALIPER OR LARGER AND OF SIGNIFICANT STANDS OR GROUP OF TREES, TOGETHER WITH INDICATIONS OF TREES AND GROUPS OF TREES PROPOSED TO BE SAVED OR PRESERVED, AND, IN PLACE THEREOF, ALLOW NO LOCATIONS OR IDENTIFICATIONS.
2. SECTION 6.1.1.d.3 WHICH REQUIRES A TRAFFIC STUDY, AND, IN PLACE THEREOF, ALLOW NO TRAFFIC STUDY.
3. SECTION 7.1.5e WHICH REQUIRES AN ISLAND WITHIN THE CUL-DE-SAC, AND, IN PLACE THEREOF, ALLOW NO ISLAND.
4. SECTION 7.2 WHICH REQUIRES SIDEWALKS ON BOTH SIDES OF THE STREET, AND, IN PLACE THEREOF, ALLOW SIDEWALK ON ONE SIDE ONLY.
5. SECTION 7.4.4.2.d WHICH REQUIRES 4:1 DETENTION BASIN SIDE SLOPES, AND, IN PLACE THEREOF, ALLOW 3:1 DETENTION BASIN SIDE SLOPES.
6. SECTION 7.4.4.3.e WHICH REQUIRES DRAINAGE PIPES TO BE REINFORCED CONCRETE, AND, IN PLACE THEREOF, ALLOW HDPE DRAINAGE PIPES OR EQUIVALENT.

LIMITED DURABLE POWER of ATTORNEY

I, **Donna L. Smith**, of 1264 Main Street, Reading, Massachusetts, do hereby appoint William F. Crowley, Esquire, of 159 Haven Street, Suite 1, Reading, Massachusetts, as my attorney-in-fact, to act in my behalf and in my stead, but limited, however, to the sale of certain real estate owned by me located at 1260 and 1264 Main Street, Reading, Massachusetts, hereby ratifying and affirming that which my attorney shall lawfully do or cause to be done by virtue of the powers herein conferred.

Without limiting the foregoing, the following powers are specifically included: To execute, deliver and acknowledge and make corrections and additions to all deeds and other documents necessary to effectuate the transfer of the Premises; to receive and disburse proceeds of the sale; to execute all documents required by the Buyer's lender in connection with issuing of title insurance and related matters, including, but not limited to, Closing Disclosures, ALTA Settlement Statements, Affidavits regarding mechanics' liens, tenants and compliance with State and Federal Laws; and other affidavits required by the title insurance company in connection with the issuance of title insurance or compliance with the requirements of potential assignees of the mortgage.

I authorize and direct my attorney-in-fact to sign my name to any document necessary to effectuate the sale of the said real estate, with full authority as though I, myself, had signed any such document.

This is a Durable Power-of-Attorney under the Uniform Power-of-Attorney Act and shall not be affected by my subsequent disability or incapacity.

Donna L. Smith Date: November 21, 2016
Donna L. Smith

COMMONWEALTH of MASSACHUSETTS

Middlesex, ss.

On this the 21 th day of November, 2016, before me, William G. Keating, the undersigned Notary Public, personally appeared Donna L. Smith, proved to me through satisfactory evidence of identity, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purpose.



William G. Keating
William G. Keating, Notary Public
My commission expires: 5/14/2021

TOWN OF READING MASSACHUSETTS
COMMUNITY PLANNING AND DEVELOPMENT COMMISSION
DESIGNER'S CERTIFICATE
Form G

Date: 12/19/2016

To the Community Planning and Development Commission:

In preparing the plan entitled 1260-1264 MAIN ST
and dated DEC. 7, 2016, I hereby certify that the above named plan and
accompanying data is true and correct, to the accuracy required by the current Rules and
Regulations Governing the Subdivision of Land in Reading, Massachusetts, and required by
the Rules of the Massachusetts Registry of Deeds and my source of information about the
location of boundaries shown on said plan were one or more of the following:

① HENRY S. SMITH JR, DONNA I. SMITH, CHESTER H. SPARKS & BERTIE E. SPARKS
1 Deed from ② ROBERT F. SWEENEY to ① & ② HENRY S. & DONNA L. SMITH
dated ① 4-13-1994 ② 12-8-1994 and recorded in the Middlesex South Registry of
Deeds Book ① 24453 ② 25043, Page ① 149 ② 397

2 Actual measures on the ground from a starting point established by

3 Other deeds, plans and / or sources as follows:
PLAN NUMBER 1328 OF 1976

Seal of Surveyor:


JOHN J. O'ROURKE III
SURVEYOR
(12/19/2016)

Signed: John J. O'Rourke III
Name and Address: JOHN J. O'ROURKE III
(WILLIAMS & SPARAGES)
189 NORTH MAIN ST SUITE 101
MIDDLETON MA 01949
Phone: 978-539-8088

Seal of Professional Engineer:


CHRIST P. SPARAGES
CIVIL
No. 40174
(12/19/16)

Signed: Christ P. Sparages
Name and Address: CHRIST P. SPARAGES
(WILLIAMS & SPARAGES)
189 NORTH MAIN ST. SUITE 101
MIDDLETON, MA 01949
Phone: 978 539 8088