



Town of Reading

RECEIVED  
TOWN CLERK  
READING, MASS.

Community  
Planning and  
Development  
Commission

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

2016 OCT -5 P 1:54

**APPLICATION  
DEFINITIVE SUBDIVISION PLAN  
Form B**

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]

Received for the Town Clerk by: Randy Yeme October 5 2016

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

Notes: [Signature] October 5, 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 MB Hall

Date 9-26-16

Signature of Owner, if not the applicant Lauren Kessaric

Date 09/26/2016

dotloop verified  
09/27/16 6:01 PM EDT  
H8X-X0DY-QLFHSA4  
  
dotloop verified  
09/27/16 6:15 PM EDT  
6YN0-T4FJ-FTBQ-54W9

NAME OF PROJECT Randall Road Extension

Proposed Name of Ways \_\_\_\_\_

Current Street Address of Property 25 Springvale Road

Assessors Plat 10 Lot 296 294

Deed recorded in Middlesex Registry Book 64007 Page 515

Total land area to be subdivided 83,760 SF Number of total lots 3

Zoning District 515 Minimum Lot area 15,000 SF Minimum frontage 106 LF

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

The property does  does not \_\_\_\_\_ contain wetlands.

TOWN OF READING

OCT 04 2016

BUILDING DEPARTMENT



# Town of Reading

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

## Community Planning and Development Commission

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Notes: \_\_\_\_\_

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Applicant Signature M. G. Hill

Date 9-24-16

Signature of Owner, if not the applicant William Dan

Date 9-28-16

NAME OF PROJECT Randall Road Extension

Proposed Name of Ways \_\_\_\_\_

Current Street Address of Property Randall Road

Assessors Plat 15 Lot 5, 6, 7, 8

Deed recorded in Middlesex Registry Book 27955 Page 248

Total land area to be subdivided 83,760 SF Number of total lots 3

Zoning District S15 Minimum Lot area 15000 SF Minimum frontage 100 LF (Attach calculations proving compliance with lot configuration, upland requirements and all other dimensional regulations for this zoning district)

The property does  does not \_\_\_\_\_ contain wetlands.

TOWN OF READING

OCT 04 2016

BUILDING DEPARTMENT

Town of Reading  
Community Development and Planning Commission  
Definitive Subdivision Filing  
Project Name Randall Road Extension

If property contains wetlands, date of submission for Notice of Resource Area  
Delineation to the Conservation Commission 3/24/16

Name of Applicant Mark G Mall  
Address 286 Park Street North Reading Ma  
Phone Number 978-664-1656 Fax number  
978-664-2363

Owner (if different than applicant) William Angelini  
Address 7 Dewhurst Rd, Groveland, Ma

Lead Design Professional JM Associates  
Address 325 Main St, North Reading, Ma 01864  
Phone # 978-664-6668 Fax # 978-664-8155

Applicant's Attorney William Crowley  
Address 159 Haven St, Suite 1 Reading, Ma 01867  
Phone # 781-942-2233 Fax # \_\_\_\_\_

**REQUEST FOR WAIVERS WITH JUSTIFICATION**

| Section reference | Justification             |
|-------------------|---------------------------|
| _____             | <u>see attached sheet</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 Drainage easement and Maintenance easement on Lot 1. Drainage easement on Lot 2. Maintenance easement on Lot 3.

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

List of Plans accompanying application:  
see attached sheet

List of Documents Accompanying Application: Drainage Report authored by JM associates dated 6-6-16.

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):  
Definitive Sub-Division from CPDC

**JM ASSOCIATES**  
**Land Planning-Civil Engineering-Surveying**  
**325 Main St.**  
**North Reading, Ma. 01864**  
**Tel. 978-664-6668 Fax 978-664-8155**  
**www.jmassociateseng.com**

Sept. 26 , 2016  
Definitive subdivision  
Randall Road Extension  
Waiver Requests

| Section                       | Nature of requested waiver   |
|-------------------------------|--|
| 5.1.1.5 Locus Inset           | Waiver from showing the right of way width, pavement width, sidewalk location and width, of any existing public or private streets abutting, providing whether each is an accepted or unaccepted way. Not included in the waiver request are Randall Road, Springvale Road, Lisa Lane and Overlook Road. |
| 6.1.1.b.9 Bounds              | Waiver of requirement to set bounds around paved turn around   |
| 6.1.1.b.30.d.3 Traffic Study  | Waiver of Traffic Study  |
| 6.1.1.b.30.d.4 EIR            | Waiver of Environmental Impact Report  |
| 7.1.1 Width and Grade of Ways | Waiver of the 60 foot radius Cul-de-sac  |
| 7.1.3 Street Cross Section    | Waiver of the 60 foot cross section  |
| 7.1.5 Dead End Streets        | Waiver of the 500 foot length  |
| 7.1.5.e Cul-de-sac            | Waiver of the 20 foot island   |
| 7.1.7 Curbing                 | Waiver of the granite curb   |
| 7.4.1. Water Supply System    | Waiver of the water main loop  |
| 7.4.2.a.3 Sewer System        | Waiver of cover over sewer pipe  |
| 7.4.4.3.e Drain Pipe          | Waiver of the drain pipe material and cover over drain pipe  |
| 7.4.4.3.h Culvert Size        | Waiver of the culvert size   |

**LIST OF PLANS ACCOMPANYING APPLICATION:**

- COVER SHEET
- LOCUS PLAN
- EXISTING CONDITIONS
- RECORD PLAN
- GRADING AND EROSION CONTROL
- ROADWAY AND UTILITIES
- STORMWATER DETAILS
- MISCELLANEOUS DETAILS

List of all previous permits, applications, or appeals for this property: \_\_\_\_\_  
AWRAD approval from Conservation Commission

FEE AMOUNT ATTACHED \$ 190 .00

**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 \_\_\_\_\_  
Date \_\_\_\_\_

|   |
|---|
| <b>For Department use</b>   |
| Application Received by _____ Date received _____                     |
| Date of First Hearing _____ Action date _____                         |
| Dep't circulation/DRT meeting date _____                              |
| <b>CHECKLIST OF SUBMISSION DONE BY _____</b>                          |
| <input type="checkbox"/> Title Sheet with locus and signature block   |
| <input type="checkbox"/> Layout Plan                                  |
| <input type="checkbox"/> Existing Conditions/Topography               |
| <input type="checkbox"/> Proposed Grading Plan                        |
| <input type="checkbox"/> Zoning Compliance Calculations/Information   |
| <input type="checkbox"/> Existing/Proposed Utilities                  |
| <input type="checkbox"/> Wetland Resource areas                       |
| <input type="checkbox"/> Stormwater Management System/Drainage Calc's |
| <input type="checkbox"/> Construction Details                         |
| <input type="checkbox"/> Way and Profile Plan                         |
| <input type="checkbox"/> Traffic Study                                |
| <input type="checkbox"/> Environmental Impact Report                  |
| <input type="checkbox"/> Soils Information                            |
| <input type="checkbox"/> Street Tree Planting                         |
| <input type="checkbox"/> Tree Preservation                            |
| Date of Decision _____  |
| Date of Endorsement _____   |

|                                    |                     |
|------------------------------------|---------------------|
| Release from Covenant _____        | Lots Released _____ |
|                                    | _____               |
| Bond Reductions _____              | _____               |
| _____                              |                     |
| Release of Bond _____              |                     |
| Acceptance of Road (TM date) _____ |                     |