

RECEIVED
TOWN CLERK
READING, MASS.

2016 JUN -7 P 4: 47

PLANNING
JUN 07 2016
COMPLETE

TOWN OF READING
JUN 06 2016
BUILDING DEPARTMENT

TOWN OF READING, MASSACHUSETTS
COMMUNITY PLANNING AND DEVELOPMENT COMMISSION
APPLICATION FOR SUBDIVISION APPROVAL
Form B

- Pursuant to the Rules and Regulations Governing the Subdivision of Land in Reading, Massachusetts:
- Preliminary Subdivision Plan (Section 5.0)
 - Resubmission of Preliminary Subdivision Plan
 - Definitive Subdivision Plan (Section 6.0)
 - Resubmission of Definitive Subdivision Plan
 - Modification to a Previously Approved Definitive Subdivision Plan

Location of Subject Property:

Address: Randall Road
 Assessors' plat and lot number: 15 Lot 5, 6, 7, 8
 Deed of property is recorded in the Middlesex Registry,
 in Book 27955, on Page 248

List of Names, Addresses, and telephone numbers of the following:

Applicant: Mark G. Hall Owner of the Subject Property
286 Park Street Written evidence is attached whereby
No. Reading MA 01864 the owner has given the applicant
 the authority to make this application

Applicant's Attorney:
William Crowley
159 Havin St Suite 1
Reading, MA 01867

Applicant's Surveyor:
JM Associates
325 Main Street
No Reading, MA 01864

Applicant's Architect:
Nancy Twomey
23 California Road
Reading, MA 01867

Applicant's Engineer:
JM Associates
325 Main Street
No Reading, MA 01864

To Whom It May Concern:

I give Mark G. Hall permission to apply for an Application for Subdivision Approval at Randall Road,
Reading, MA.

A handwritten signature in black ink, appearing to read "William P. Angelini, Jr.", written over a horizontal line.

William P. Angelini, Jr. Trustee

Status of Subject Property:

Location and Description of the Subject Property:

4 lots at end of existing cul de sac
- map 15, parcels 5, 6, 7, 8 at end of Randall Rd

Current use of subject property:

Undeveloped land

List of All Mortgages, Liens, Easements, Restrictions, and Other Encumbrances on the Entire Subject Property or Any Part Thereof:

NOTE
There is an easement for temporary
turnaround.

List of All Easement or Restrictions Appurtenant to the Subject Property over Lands of Others:

Accompanying Plans and Documents:

List of Plans Accompanying this Application:

<u>sheet name:</u>	<u>sheet no.:</u>	<u>original date:</u>	<u>revision date:</u>
<u>Record Plan</u>	<u>1</u>	<u>6-6-16</u>	<u>NO REVISION</u>
<u>Locus Plan</u>	<u>2</u>	<u>6-6-16</u>	<u>NO REVISION</u>
<u>Existing Conditions</u>	<u>3</u>	<u>6-6-16</u>	<u>NO REVISION</u>
<u>Roadway + Utility Plan</u>	<u>4</u>	<u>6-6-16</u>	<u>NO REVISION</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

List of Documents Accompanying this Application:

<u>name:</u>	<u>author:</u>	<u>date:</u>
<u>Drainage Report</u>	<u>JM Associates</u>	<u>6-6-16</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

List of local permits and approvals required for this project; indicate which have been applied for and if so which have been already received:

permit:	date applied for:	date received:
Notice of Intent for Conservation Commission	not yet	not yet
Definitive Sub-Division from CPDC	not yet	not yet

Waiver Requests:

The applicant hereby requests CPDC to consider the following waivers from the Rules and Regulations Governing the Subdivision of Land in Reading:

section:	nature of requested waiver:
	"see attached sheet"

Note: attach additional letter-size pages as necessary to complete any above item

Previous Preliminary Plan:

A Preliminary Plan, similar to that shown herewith, was ___ or was not submitted; if so, an approval ___ or disapproval ___ was granted on (date) _____

Certification of Conservation Applicability:

The Subject Property does not ___ or, does contain wetlands.
 A Wetlands Resource Delineation has not been issued ___ or, has been issued
 by the Conservation Commission on (date) ~~3/24/16~~ 3/24/16
 Conservation Administrator: _____ date: _____
 (signature)

Application Fee:

- \$ 190 Preliminary Application Fee
- \$ _____ Definitive Application Fee, where no Preliminary Application was filed: or Resubmission Fee
- \$ _____ Definitive Application Fee, where a Preliminary Application was filed: or Resubmission Fee
- \$ _____ Inspection Fee:
- \$ _____ TOTAL

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

June 6, 2016
Randall Road Extension
Waiver Requests

Section	Nature of requested waiver
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

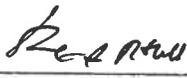
Certifications:

1. The undersigned hereby certifies:

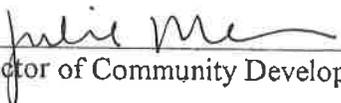
- a. That the applicant has submitted sixteen complete copies of this application and all attachments have been enclosed each in one envelope, have been delivered to the Community Development Department, and have been marked, all as stipulated in Section 3.5.1.2, paragraphs a. through f. of the Rules and Regulations Governing the Subdivision of Land in Reading.
- b. That the applicant has complied with the stipulations contained in Sections 3.5.2., 3.5.3., and 3.5.4. of the Rules and Regulations Governing the Subdivision of Land in Reading.

2. That the applicant **understands and agrees:**

- a. That in addition to all other fees and charges specified herein, if the Commission in the course of review of an application, determines at its sole and absolute discretion that review of all or any part of a proposed project by (an) outside independent consultant(s) of the Commission's sole choosing is necessary for proper evaluation of the proposed project or its possible effects on any matter of public interest, then the applicant shall provide immediately to the Town, by way of the Town Planner, (a) certified check(s) payable to such consultant(s) in an amount equal to the estimated cost of the relevant services of such consultant(s), and that no Building Permit or Certificate of Occupancy shall be issued for said project until all such fees that may be so imposed have been paid in full.
- b. That before CPDC may act on an application filed pursuant to these Regulations, CPDC or the Town Planner shall first determine whether the application is complete and properly submitted; that in order for an application to be considered by CPDC to be complete and properly submitted, the provisions of the submission requirements and the plan form and contents requirements contained herein shall be fully complied with; and that if an application is determined not to be complete or not to be a proper submittal, it shall be denied without need of a public hearing;
- c. That if additional material as required herein or a request for a waiver is submitted after the original date of filing of the application, it shall not be considered by CPDC as part of the application nor shall it be considered as material perfecting the completeness of the application, unless it is accompanied by Form D, filed with CPDC and the Town Clerk, signed by the applicant agreeing and acknowledging that the date of submission of such additional material shall supersede the original date of filing for purposes of determining the date by which CPDC must take action and make notification thereof with respect to the application.

Applicant's Signature:  Date: 6/6/16

This Application is authorized for filing with the Town Clerk:

CPDC:  Date: 6/7/16
Director of Community Development

PLANNING
JUN 07 2016
COMPLETE

TOWN OF READING
JUN 06 2016
BUILDING DEPARTMENT

TOWN OF READING, MASSACHUSETTS
COMMUNITY PLANNING AND DEVELOPMENT COMMISSION
APPLICATION FOR SUBDIVISION APPROVAL
Form B

Pursuant to the Rules and Regulations Governing
the Subdivision of Land in Reading, Massachusetts:

- Preliminary Subdivision Plan (Section 5.0)
- Resubmission of Preliminary Subdivision Plan
- Definitive Subdivision Plan (Section 6.0)
- Resubmission of Definitive Subdivision Plan
- Modification to a Previously Approved Definitive Subdivision Plan

Location of Subject Property:

Address: 25 Springdale Road
 Assessors' plat and lot number: 10 Lot 296, 294
 Deed of property is recorded in the Middlesex Registry,
 in Book 64007, on Page 515

List of Names, Addresses, and telephone numbers of the following:

Applicant:
Mark G. Hall
286 Park Street
No Reading, MA 01864

- Owner of the Subject Property
- Written evidence is attached whereby the owner has given the applicant the authority to make this application

Applicant's Attorney:
William Crowley
159 Haven St Suite 1
Reading, MA 01867

Applicant's Surveyor:
JM Associates
325 Main Street
No Reading, MA 01864

Applicant's Architect:
Nancy Twomey
23 California Road
Reading, MA 01867

Applicant's Engineer:
JM Associates
325 Main Street
No Reading, MA 01864

To Whom It May Concern:

I give Mark G. Hall permission to apply for an Application for Subdivision Approval at 25 Springvale Road, Reading, MA.

Kenneth Kessaris

dotloop verified
06/06/16 1:40PM EDT
TBOS-PTRC-KREK-SENS

Kenneth Kessaris

Lauren Kessaris

dotloop verified
05/06/16 1:35PM EDT
JCFP-TDD4-WHO6-C0BU

Lauren Kessaris

Status of Subject Property:

Location and Description of the Subject Property:

2 parcel at rear of 25 Springvale Road
map 10, parcels 296, 294

Current use of subject property:

undeveloped land along with existing dwelling

List of All Mortgages, Liens, Easements, Restrictions, and Other Encumbrances on the Entire Subject Property or Any Part Thereof:

none
There is easement for temporary turnaround.

List of All Easement or Restrictions Appurtenant to the Subject Property over Lands of Others:

Accompanying Plans and Documents:

List of Plans Accompanying this Application:

<u>sheet name:</u>	<u>sheet no.:</u>	<u>original date:</u>	<u>revision date:</u>
<u>Record Plan</u>	<u>1</u>	<u>6-6-16</u>	<u>no revision</u>
<u>Locus Plan</u>	<u>2</u>	<u>6-6-16</u>	<u>no revision</u>
<u>Existing Conditions</u>	<u>3</u>	<u>6-6-16</u>	<u>no revision</u>
<u>Roadway + Utility Plan</u>	<u>4</u>	<u>6-6-16</u>	<u>no revision</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

List of Documents Accompanying this Application:

<u>name:</u>	<u>author:</u>	<u>date:</u>
<u>Drainage Report</u>	<u>JM Associates</u>	<u>6-6-16</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

List of local permits and approvals required for this project; indicate which have been applied for and if so which have been already received:

permit:	date applied for:	date received:
Notice of Intent for Conservation Commission	not yet	not yet
Definitive Sub-Division from CPDC	not yet	not yet

Waiver Requests:

The applicant hereby requests CPDC to consider the following waivers from the Rules and Regulations Governing the Subdivision of Land in Reading:

section:	nature of requested waiver:
	"see attached sheet"

Note: attach additional letter-size pages as necessary to complete any above item

Previous Preliminary Plan:

A Preliminary Plan, similar to that shown herewith, was _____ or was not submitted; if so, an approval _____ or disapproval _____ was granted on (date) _____

Certification of Conservation Applicability:

The Subject Property does not _____ or, does contain wetlands.

A Wetlands Resource Delineation has not been issued _____ or, has been issued by the Conservation Commission on (date) 3/24/16

Conservation Administrator: _____ date: _____
(signature)

Application Fee:

- \$ Preliminary Application Fee
- \$ Definitive Application Fee, where no Preliminary Application was filed:
or Resubmission Fee
- \$ Definitive Application Fee, where a Preliminary Application was filed:
or Resubmission Fee
- \$ Inspection Fee:
- \$ TOTAL

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

June 6, 2016
Randall Road Extension
Waiver Requests

Section	Nature of requested waiver
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

Certifications:

1. The undersigned hereby certifies:

- a. That the applicant has submitted sixteen complete copies of this application and all attachments have been enclosed each in one envelope, have been delivered to the Community Development Department, and have been marked, all as stipulated in Section 3.5.1.2. paragraphs a. through f. of the Rules and Regulations Governing the Subdivision of Land in Reading.
- b. That the applicant has complied with the stipulations contained in Sections 3.5.2., 3.5.3., and 3.5.4. of the Rules and Regulations Governing the Subdivision of Land in Reading.

2. That the applicant **understands and agrees:**

- a. That in addition to all other fees and charges specified herein, if the Commission in the course of review of an application, determines at its sole and absolute discretion that review of all or any part of a proposed project by (an) outside independent consultant(s) of the Commission's sole choosing is necessary for proper evaluation of the proposed project or its possible effects on any matter of public interest, then the applicant shall provide immediately to the Town, by way of the Town Planner, (a) certified check(s) payable to such consultant(s) in an amount equal to the estimated cost of the relevant services of such consultant(s), and that no Building Permit or Certificate of Occupancy shall be issued for said project until all such fees that may be so imposed have been paid in full.
- b. That before CPDC may act on an application filed pursuant to these Regulations, CPDC or the Town Planner shall first determine whether the application is complete and properly submitted; that in order for an application to be considered by CPDC to be complete and properly submitted, the provisions of the submission requirements and the plan form and contents requirements contained herein shall be fully complied with; and that if an application is determined not to be complete or not to be a proper submittal, it shall be denied without need of a public hearing;
- c. That if additional material as required herein or a request for a waiver is submitted after the original date of filing of the application, it shall not be considered by CPDC as part of the application nor shall it be considered as material perfecting the completeness of the application, unless it is accompanied by Form D, filed with CPDC and the Town Clerk, signed by the applicant agreeing and acknowledging that the date of submission of such additional material shall supersede the original date of filing for purposes of determining the date by which CPDC must take action and make notification thereof with respect to the application.

Applicant's Signature: _____

[Handwritten Signature]

Date: _____

6/6/16

This Application is authorized for filing with the Town Clerk:

CPDC: _____

[Handwritten Signature]
Director of Community Development

Date: _____

6/7/16