

# CITY OF MARLBOROUGH MEETING POSTING

Meeting: **Planning Board**  
Date: April 11, 2022  
Time: **7:00 PM**  
Location: Memorial Hall, 3<sup>rd</sup> Floor, City Hall, 140 Main Street, Marlborough, MA 01752

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF MARLBOROUGH  
2022 APR -7 P 2:03

This meeting of the Planning Board will be held in Memorial Hall on Monday, April 11, 2022, at 7:00 PM.

## **PUBLIC ATTENDANCE IS PERMITTED**

### Agenda Items to be Addressed:

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#### 1. Draft Meeting Minutes

- A. March 28, 2022

#### 2. Chair's Business

- A. Correspondence from City Engineer, Thomas DiPersio – Update on Subdivision Road Names
- B. Referred from City Council: Proposed Zoning Map Amendment for parcels of land location on Jefferson and a small portion of Lincoln Streets, identified as Map 56, Parcel 147, 148, 150, 151, 152, & 153 in addition to Map 56, Parcels 154, 155, 156, 157, & 158.

**Public Hearing Date set for April 25, 2022 – No discussion required at this meeting.**

#### 3. Approval Not Required

- A. 547 Stow Road                      Map: 20                      Parcel: 4  
   Map: 20                      Parcel: 150  
Applicant: McCabe Family Irrevocable Trust and Judith Mello McCabe  
Deed Reference: Book: 66136      Page: 582  
Deed Reference: Book: 78814      Page: 591  
Surveyor: Robert Parente, P.E., P.L.S. (328 Desimone Drive, Marlborough, MA 01752)
  - i. Form A
  - ii. Correspondence from Bill Paynton, Inspectional Services/Building Department
  - iii. Plan of Land                      Dated: April 5, 2022
- B. 36 Jefferson Street                      Map: 56                      Parcel: 153  
Deed Reference: Book: 65099      Page: 275  
Name of Applicant: Raimundo Coelhoaraujo Neto  
Name of Surveyor: William Tirrell, Chappell Engineering (201 Boston Post Rd W, Marlborough, MA, 01752)
  - i. Form A
  - ii. ANR Plan                              Dated: March 31, 2022

#### 4. Public Hearings (None)

#### 5. Subdivision Progress Reports (None)

- A. 342 Sudbury Street, new bond request/release of cash bond request – tentative discussion

#### 6. Preliminary/Open Space/Limited Development Subdivision

- A. 204 Farm Road – Informal discussion  
Map: 94                      Parcel: 66  
Map: 94                      Parcel: 26B
  - i. Correspondence from William Tirrell, Chappell Engineering (201 Boston Post Rd W, Marlborough, MA, 01752)
  - ii. Concept Plan

# CITY OF MARLBOROUGH MEETING POSTING

**B. Beauchemin Estates, Preliminary Open Space Concept Plan – SET PUBLIC HEARING DATE**  
689 Pleasant Street, Marlborough, MA 01752

Owner of Land: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee  
(P.O. Box 1067, Townsend, MA 01469)

Name of Engineer: Daniel Koravos, P.E. (59 Granite Lane, Chester, NH 03036)

Deed Reference: Book: 45210 Page: 560

i. Plan set Dated: February 10, 2022, Revised date: April 6, 2022

**7. Definitive Subdivision Submissions**

**A. Colchester Drive, Definitive Subdivision Plan - Public Hearing Date set for May 9, 2022**

Map 44, Parcel 148 (0 Stevens Street), Marlborough, MA 01752

Owner of Land: James & Rebecca Chaousis (283 Bolton Street, Marlborough, MA 01752)

Name of Applicant: Charles Bourque (P.O. Box 642, Weston, MA 02493)

Name of Engineer: Jason Lavoie, WSP, (100 Summer Street, 13<sup>th</sup> Floor, Boston, MA 02110)

Deed Reference: Book: 9742 Page: 148

i. Correspondence from John Garside, Board of Health

**8. Signs (None)**

**9. Correspondence (None)**

**10. Unfinished Business (None)**

**11. Calendar Updates (None)**

A. Colchester Drive, Definitive Subdivision Plan, 135 days is Sunday July 24, 2022, vote by June 27, 2022, meeting.

**12. Public Notices of other Cities & Towns (None)**

**MINUTES**  
**MARLBOROUGH PLANNING BOARD**  
**MARLBOROUGH, MA 01752**

1A

**Call to Order**

**March 28, 2022**

The Meeting of the Marlborough Planning Board was called to order at 7:00 pm in Memorial Hall, 3rd Floor City Hall, 140 Main Street, Marlborough, MA. Members present: Barbara Fenby, Sean Fay, Phil Hodge, George LaVenture, Matthew Elder and William Fowler. Meeting support provided by City Engineer, Thomas DiPersio. Members absent: Chris Russ.

**1. Draft Meeting Minutes**

**A. March 14, 2022**

On a motion by Mr. Elder, seconded by Mr. LaVenture, the Board voted to accept and file the March 14, 2022, meeting minutes. Yea: Elder, Fay, Fowler, Hodge, LaVenture, and Fenby. Nay: 0. Motion carried.

**2. Chair's Business**

- A. Referred from City Council: Proposed Zoning Map Amendment for parcels of land location on Jefferson and a small portion of Lincoln Streets, identified as Map 56, Parcel 147, 148, 150, 151, 152, & 153 in addition to Map 56, Parcels 154, 155, 156, 157, & 158.**

City Councilor, Michael Ossing briefed the Board on the zoning amendment.

**April 25, 2021, 7:00 pm** was selected for the Planning Board's public hearing on the proposed zoning amendment.

Mr. Fay went over the standards that will be used to determine the Board's recommendation.

- Is the proposed change in keeping with the character of the neighborhood?
- Analysis of the impact on the neighbors.
- Does the proposed change benefit the City or provide a use not permitted elsewhere?
- Is the proposed change in keeping with the intent and purposes of the City's zoning by-laws?

**3. Approval Not Required (None)**

**4. Public Hearings (None)**

**5. Subdivision Progress Reports**

- A. Gikas Lane road acceptance – continued discussion**

City Engineer, Thomas DiPersio explained the process is in motion and told the Board he asked the developer of Gikas Lane to send in a request to the City Council as well.

- B. 342 Sudbury Street change of surety – continued discussion**

The Planning Board Administrator explained Neal Vigeant's attorney is currently working with City Solicitor, Jason Grossfield to finalize documentation for change in surety.

**6. Preliminary/Open Space/Limited Development Subdivision**

- A. Beauchemin Estates, Preliminary Open Space Concept Plan**

689 Pleasant Street, Marlborough, MA 01752

Owner of Land: Joyce Beauchemin Realty Trust, Timothy L. Beauchemin, Trustee  
(P.O. Box 1067, Townsend, MA 01469)

Name of Engineer: Daniel Koravos, P.E. (59 Granite Lane, Chester, NH 03036)

Deed Reference: Book: 45210 Page: 560

**MINUTES  
MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752**

- i. Correspondence from Chairman, Ed Clancy, Conservation Commission      Dated: March 22, 2022  
Mr. LaVenture read the March 22, 2022, correspondence from Ed Clancy into the record.
- ii. Correspondence from City Engineer, Thomas DiPersio to project surveyor      Dated: March 24, 2022  
Mr. LaVenture read the March 24, 2022, correspondence from Thomas DiPersio into the record.

On a motion by Mr. LaVenture, second by Mr. Elder, the Board voted to accept and file both documents. Yea: Elder, Fay, Fowler, Hodge, LaVenture, and Fenby. Nay: 0. Motion carried.

**7. Definitive Subdivision Submissions**

**A. Colchester Drive, Definitive Subdivision Plan**

Map 44, Parcel 148 (0 Stevens Street), Marlborough, MA 01752

Owner of Land: James & Rebecca Chaousis (283 Bolton Street, Marlborough, MA 01752)

Name of Applicant: Charles Bourque (P.O. Box 642, Weston, MA 02493)

Name of Engineer: Jason Lavoie, WSP, (100 Summer Street, 13<sup>th</sup> Floor, Boston, MA 02110)

Deed Reference: Book: 9742      Page: 148

- i. Form C – Application for Approval of Definitive Subdivision Plan
- ii. Form L – Presentation Permission Form
- iii. Form D – Petition for Approval of Final Plan
- iv. Certified Abutters list
- v. Operation & Maintenance Plan
- vi. Definitive Plan Set

Dated: March 11, 2022

Mr. DiPersio explained the City requires the street be named after a veteran.

Jason Lavoie went over the plan set, explaining the parcel is cut in half by a sewer easement owned by the City of Marlborough. The proposed subdivision is a six-lot subdivision on the Steven Street side of the sewer easement, with a rear lot adjacent to the sewer easement that is currently labeled “not to be considered a buildable lot”. Mr. Lavoie explained they were still in process of determining what they wanted to do with this lot as it is in the 200-foot butter zone and that they are still waiting on the arborist letter. He explained there are two drainage easements on the property, one on Stevens Street and one on the rear lot. The plan proposes a catch basin that ties into the Steven Street drainage, with about 70 square feet of impervious area, that cannot be collected due to elevation. He explained they would submitting revised plans with updated grading.

Mr. LaVenture addressed concerns the possible change of weather due to climate change and the current sizing of the catch basins. Mr. DiPersio explained DEP is changing the standards on the intensity and rainfall depths regularly.

**May 9, 2021, 7:00 pm** was selected for the Planning Board’s public hearing on the Colchester Drive, definitive subdivision plan.

On a motion by Mr. Elder, seconded by Mr. LaVenture, the Board voted to refer the Colchester Drive, definitive subdivision plan to the Engineering Division for review. Yea: Elder, Fay, Fowler, Hodge, LaVenture, and Fenby. Nay: 0. Motion carried.



**MINUTES  
MARLBOROUGH PLANNING BOARD  
MARLBOROUGH, MA 01752**

**8. Signs (None)**

**9. Correspondence (None)**

**10. Unfinished Business (None)**

**11. Calendar Updates (None)**

**12. Public Notices of other Cities & Towns**

A. (2) Town of Southborough

On a motion by Mr. Fowler, seconded by Mr. Elder, the Board voted to adjourn the meeting. Yea: Elder, Fay, Fowler, Hodge, LaVenture, and Fenby. Nay: 0. Motion carried.

Respectfully submitted,

/kmm

George LaVenture/Clerk



*City of Marlborough*  
**Department of Public Works**

135 NEIL STREET  
MARLBOROUGH, MASSACHUSETTS 01752  
TEL. 508-624-6910  
\*TDD 508-460-3610

2A

SEAN M. DIVOLL, P.E.  
COMMISSIONER

March 31, 2022

Marlborough Planning Board

RE: Update on Subdivision Road Names

Chair Fenby and Board Members,

I have reviewed the list of deceased Marlborough military veterans to confirm that the next two names to be used for new subdivision roadways are: Pettes and Tobin. Thomas Pettes and Cornelius Tobin were both Civil War veterans from Marlborough. Please contact me at (508) 624-6910 with any questions.

Sincerely,



Thomas DiPersio, Jr., PE, PLS  
City Engineer

copy: Sean Divoll, P.E. – DPW Commissioner

## FORM A

## APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and then file a copy  
with the City Clerk in accordance with the requirements of §A676-3.

Marlborough, Massachusetts

Note: Use as many sheets as necessary to fully describe  
all of the properties affected in this plan submission.

APRIL 6, 2022  
(Date)

To the Marlborough Planning Board:

The undersigned, believing that the accompanying plan of their property in the City of Marlborough does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submit said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: McCabe Family TRUST & JUDITH MELLO MCCABE  
Address: 547 STOW ROAD, MARLBOROUGH MA.  
Email: mccabedjudith@gmail.com Telephone: 508-561-1191
2. Name of Surveyor: Robert J. Parente  
Address: 328 Desimone Dr. Marlboro Ma.  
Email: RJPTen2@verizon.net Telephone: \_\_\_\_\_
3. Deed of Property in the South Middlesex Registry of Deeds: Book 66,136 p 582  
Book 78,814 p 591
4. Property address, description of property and plan reference: Map: 20 Parcel: 40  
Plan shows a minor revision to the lot lines between  
LOT 3 and Parcel 4A in order to allow one existing  
shed to remain as an accessory structure to be  
included with the existing house (#547). LOTS 1 + 2 remain  
unchanged

5. Number of lots altered: 2 Number of lots created: 3

Judith Mello McCabe  
Signature of Owner

Judith Mello McCabe  
Print

Address: 547 STOW ROAD  
MARLBOROUGH, MA.

## PLANNING BOARD

DATE 4/7/22  
AGENDA 4/11/22  
ACTION \_\_\_\_\_

check #620

Allison McCabe Quinn  
Allison McCabe Quinn  
FOR TRUST

dotloop verified  
04/06/22 2:51 PM EDT  
B957-TY1T-40KN-XFX

↑ RESERVED FOR OFFICIAL USE ↑

A copy must be delivered to the City Clerk's Office

JUDITH R McCABE

620

53-8421/2113

April 7, 2022 Date

Pay to the  
Order of City of Marlborough  
Two Hundred Dollars

\$ 200.00

00  
100 Dollars

CHECK ARMOR  
TRADE PROTECTION



Photo  
Safe  
Deposit  
Details on back



st. mary's credit union

P.O. BOX 729  
MARLBOROUGH, MASSACHUSETTS 01752

Money Market Account

For

Judith R. McCabe

**From:** Katlyn Miller  
**Sent:** Thursday, April 7, 2022 2:06 PM  
**To:** Katlyn Miller  
**Subject:** FW: 547 Stow Road

-----Original Message-----

From: "William Paynton" <[wpaynton@marlborough-ma.gov](mailto:wpaynton@marlborough-ma.gov)>  
Sent: Monday, March 28, 2022 1:16pm  
To: "[heathereverett@erakey.com](mailto:heathereverett@erakey.com)" <[heathereverett@erakey.com](mailto:heathereverett@erakey.com)>  
Subject: RE: 547 Stow Road

Heather,

The accessory structure you wish to remain is considered an accessory structure and as long as the structure is a minimum of five feet from the property line the building department has no issue with it. You may need to go back to the planning board for the modification to the lot shape.

Based upon the plan that has been reviewed, Lots 1, 2 and 3 are legal buildable lots and lot 4A does appear to be a legal buildable lot.

**William Paynton**

Local Building Inspector  
City of Marlborough, MA  
(508)460-3776  
[wpaynton@marlborough-ma.gov](mailto:wpaynton@marlborough-ma.gov)

[www.Marlborough-MA.gov](http://www.Marlborough-MA.gov)

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**From:** [heathereverett@erakey.com](mailto:heathereverett@erakey.com) <[heathereverett@erakey.com](mailto:heathereverett@erakey.com)>  
**Sent:** Monday, March 28, 2022 10:26 AM  
**To:** William Paynton <[wpaynton@marlborough-ma.gov](mailto:wpaynton@marlborough-ma.gov)>  
**Subject:** RE: 547 Stow Road

Here is original signed plans.  
Thank you,  
Heather

-----Original Message-----

From: "William Paynton" <[wpaynton@marlborough-ma.gov](mailto:wpaynton@marlborough-ma.gov)>  
Sent: Monday, March 28, 2022 9:50am  
To: "[heathereverett@erakey.com](mailto:heathereverett@erakey.com)" <[heathereverett@erakey.com](mailto:heathereverett@erakey.com)>  
Subject: RE: 547 Stow Road

Hi Heather,

Do you have a pdf of the original plan of the lot subdivision you can send me so that I can show the commissioner for final approval, though I suspect what I said will stand.

## William Paynton

Local Building Inspector  
City of Marlborough, MA  
(508)460-3776

[wpaynton@marlborough-ma.gov](mailto:wpaynton@marlborough-ma.gov)

[www.Marlborough-MA.gov](http://www.Marlborough-MA.gov)

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**From:** [heathereverett@erakey.com](mailto:heathereverett@erakey.com) <[heathereverett@erakey.com](mailto:heathereverett@erakey.com)>

**Sent:** Monday, March 28, 2022 9:40 AM

**To:** William Paynton <[wpaynton@marlborough-ma.gov](mailto:wpaynton@marlborough-ma.gov)>

**Subject:** 547 Stow Road

**Importance:** High

You don't often get email from [heathereverett@erakey.com](mailto:heathereverett@erakey.com). [Learn why this is important](#)

Hello William.

This is the sketch of new line.

Can you confirm it is considered Accessory structure and we need to be 5" (or more) from the property line. Which Bob Parente would handle drawings and resubmit for approvals.

Also Bill brewin would like me to confirm it would than conforms to building codes.

thank you again,  
Heather Everett

-----Original Message-----

**From:** [rjpten2@verizon.net](mailto:rjpten2@verizon.net)

**Sent:** Thursday, March 24, 2022 4:33pm

**To:** "[heathereverett@erakey.com](mailto:heathereverett@erakey.com)" <[heathereverett@erakey.com](mailto:heathereverett@erakey.com)>

**Subject:** sketch

Hi Heather

Here is the sketch of the proposed lot line

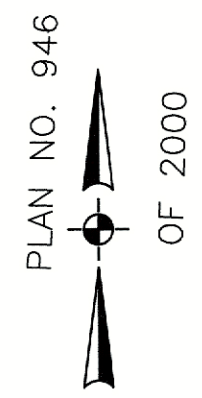
the side setback for the shed would be about 12 ft

You will need something in writing to hang your hat on down the road when you go to sell the house

Thx

Bob





POLE 53

LOT 1- SEE NOTE BELOW  
AREA= 44,142 SF ±

EXISTING DIVISION LINE BETWEEN  
JUDITH MELLO MCCABE AND  
MCCABE FAMILY IRREVOCABLE TRUST

30' WIDE CITY OF MARLBORO  
SEWER EASEMENT.  
SEE EMINENT DOMAIN TAKING AT  
BOOK 28,785 PAGES 86-93

APPROXIMATE LIMIT OF  
BORDERING VEGETATED  
WETLANDS

APPROXIMATE LIMIT OF  
BORDERING VEGETATED  
WETLANDS

PARCEL 4A= SEE NOTE  
AREA= 6.3547 AC. +

LAND PRESENTLY OWNED  
BY JUDITH MELLO MCCABE


EXISTING DIVISION LINE BETWEEN  
JUDITH MELLO MCCABE AND  
MCCABE FAMILY IRREVOCABLE TRUST

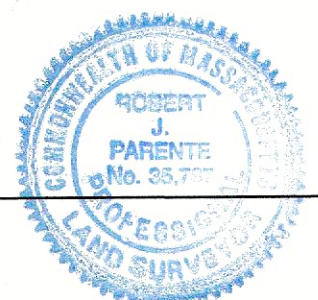
LAND PRESENTLY OWNED  
BY THE MCCABE FAMILY  
IRREVOCABLE TRUST

CITY OF MARLBOROUGH  
BOOK 31,904 PG 536

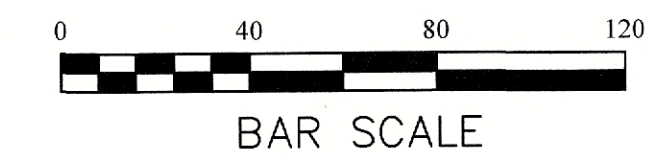
NOTE:  
PARCEL 4A IS NOT AN INDEPENDENT BUILDING LOT  
AND IS A COMBINATION OF LAND OWNED BY JUDITH  
MELLO MCCABE AND THE MCCABE FAMILY  
IRREVOCABLE TRUST.

I HEREBY CERTIFY THAT I HAVE CONFORMED  
WITH THE RULES AND REGULATIONS OF THE  
REGISTERS OF DEEDS IN PREPARING THIS PLAN.

  
ROBERT J. PARENTE, P.L.S. #35,787



NOTE: THIS PLAN IS MEANT AND INTENDED TO SUPERCEDE  
PLAN NO. 78 OF 2022.



ZONING DISTRICT - RURAL RESIDENCE

APPROVAL UNDER THE SUBDIVISION CONTROL  
LAW NOT REQUIRED.

MARLBOROUGH PLANNING BOARD

MEMBER

DATE:

FOR REGISTRY USE ONLY

NOTE:  
LOT 1 IS A COMBINATION OF LAND OWNED BY JUDITH  
MELLO MCCABE AND MCCABE FAMILY IRREVOCABLE TRUST.  
THE PORTION OWNED BY THE TRUST IS SHOWN AS  
PARCEL 150A FOR DESCRIPTIVE PURPOSES ONLY AND  
IS NOT AN INDEPENDENT BUILDING LOT.

NOTE:  
THE PURPOSE OF THIS PLAN IS TO DIVIDE 547 STOW ROAD  
AND ADJACENT LAND IN TO 3 LOTS USING  
STREET FRONTAGE ON STOW ROAD. SINCE ALL LOTS  
WILL HAVE MORE THAN THE MINIMUM 180' OF FRONTAGE  
REQUIRED IN THE RURAL RES. ZONE APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW WILL NOT BE REQUIRED.

NOTE:  
STOW ROAD IS A SCENIC ROAD AND ANY REMOVAL  
OF WALLS OR TREES IN THE CITY LAYOUT MAY REQUIRE  
A SPECIAL PERMIT FROM THE CITY OF MARLBOROUGH.

# PLAN OF LAND IN MARLBOROUGH, MASSACHUSETTS

LOCATION: 547 STOW RD  
OWNED BY: MCCABE FAMILY IRREVOCABLE TRUST -MAP 20 PARCEL 150  
BOOK 66,136 PAGE 582  
JUDITH MELLO MCCABE-MAP 20 PARCEL 4  
BOOK 78814 PAGE 591  
PREPARED BY: ROBERT J. PARENTE, P.L.S.  
DATE: APRIL 5, 2022 SCALE: 1"=40'



## FORM A

## APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and then file a copy  
with the City Clerk in accordance with the requirements of §A676-3.

Marlborough, Massachusetts

Note: Use as many sheets as necessary to fully describe  
all of the properties affected in this plan submission.

4/5/2022

(Date)

To the Marlborough Planning Board:

The undersigned, believing that the accompanying plan of their property in the City of Marlborough does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submit said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: RAIMUNDO COELHO ARAUJO NETO  
Address: 36 JEFFERSON ST MARLBOROUGH MA 01872  
Email: NETO3010@GMAIL.COM Telephone: \_\_\_\_\_
2. Name of Surveyor: WILLIAM TIRRELL CHAPPELL ENGINEERING  
Address: 201 BOSTON POST ROAD W. MARLBOROUGH MA 01876  
Email: WTIRRELL@CHAPPELLENGINEERING.COM Telephone: 978 996 2851
3. Deed of Property in the South Middlesex Registry of Deeds: BIL 65099 PG 275
4. Property address, description of property and plan reference: Map: 56 Parcel: 153  
ORIG. LOTS PARCEL "A-1" AND LOT B ON PLAN 275 OF 1984

5. Number of lots altered: 1 Number of lots created: 2



Signature of Owner

RAIMUNDO NETO

Print

Address: 36 JEFFERSON ST

PLANNING BOARD Check # 122  
DATE 4/6/22  
AGENDA 4/11/22  
ACTION \_\_\_\_\_



RESERVED FOR OFFICIAL USE



A copy must be delivered to the City Clerk's Office



OFFICIAL BANK OF THE DALLAS COWBOYS



RAIMUNDO NETO

122

04-06-22

53-13/110 MA  
82109

Pay to the  
Order of

CITY MARLBOROUGH

Date

\$ 300,00

THREE HUNDRED  $\frac{00}{100}$

Dollars



Photo  
Safe  
Deposit  
Details on back

Bank of America



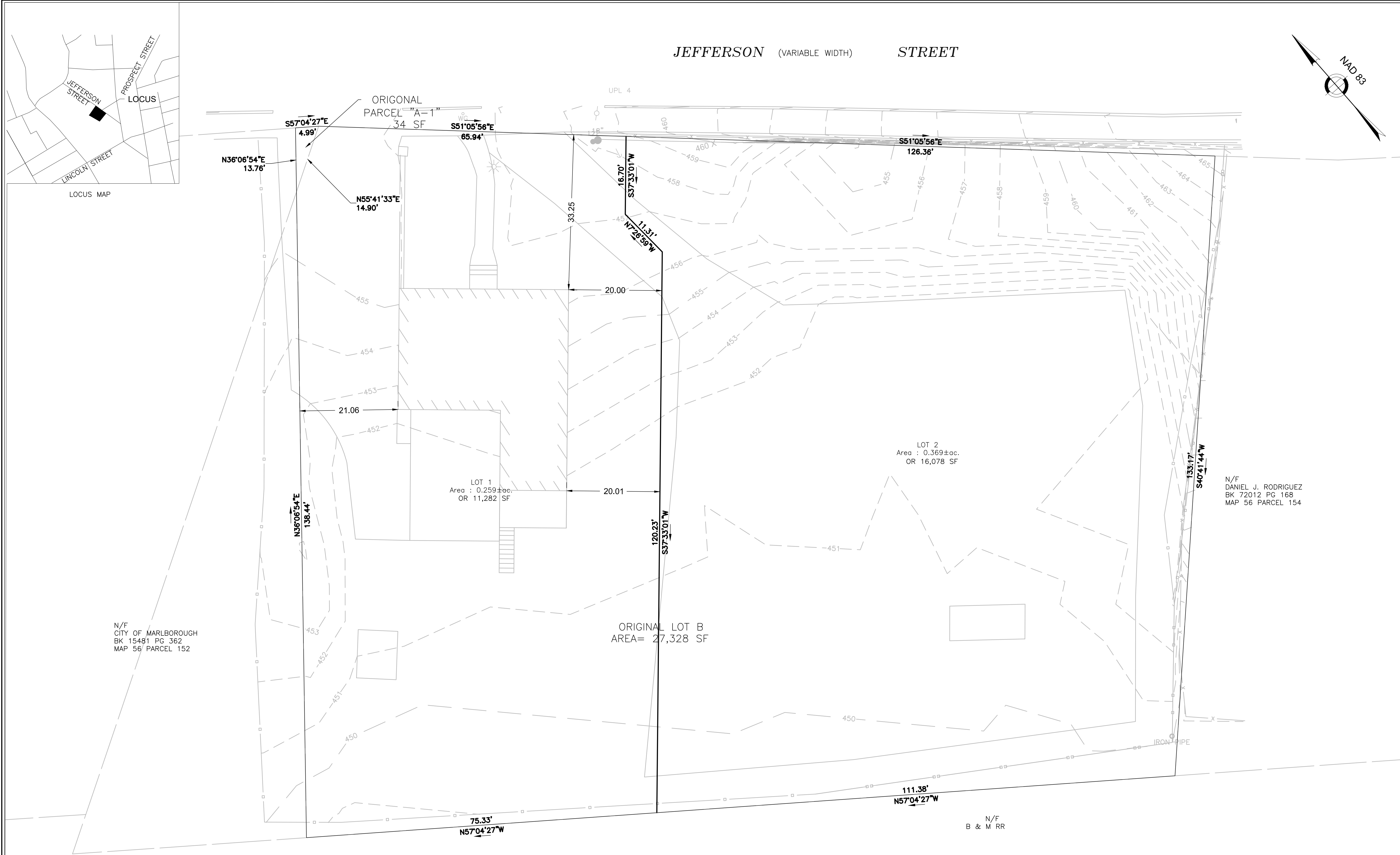
ACH R/T-011000138

For

ANR

*[Signature]*

MP



To Planning board members:

Hello my client David Dowd from Sell Moms House and I are seeking guidance on a somewhat unusual property lot configuration. The property in question is located at 204 Farm Road in Marlborough Map 94 Parcel 66 and map 94 parcel 26B. The property consists of two parcels which was a single parcel until the City of Marlborough bisected the lot with a Sewer taking in 1890 but giving the right to pass and repass over the taking for the rear parcel.

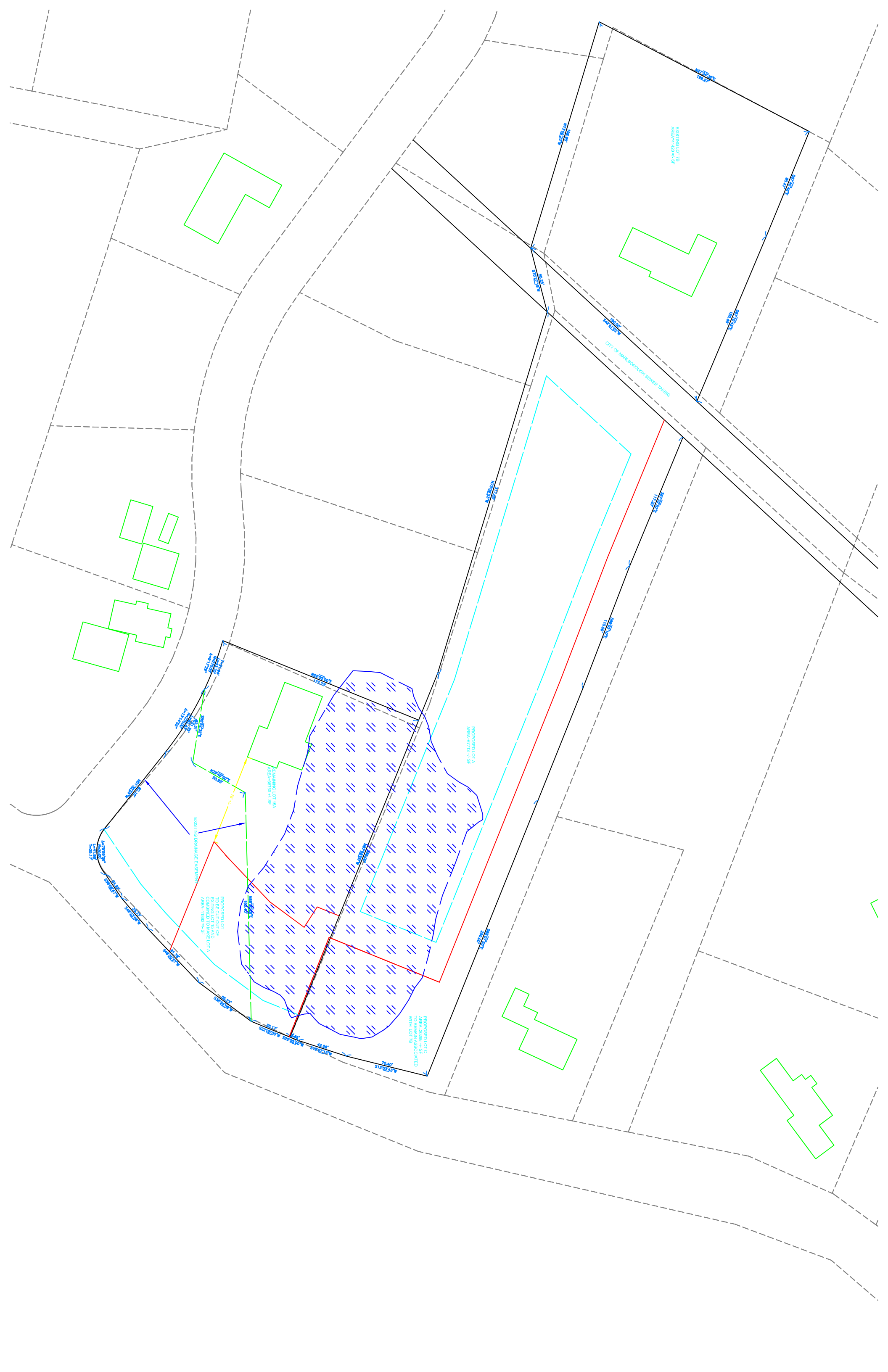
Our first question is as to the status of the lots in general. Is the vacant front parcel considered a separate buildable lot? We would create an access/ utility easement across the front parcel for the rear parcel.

If this is not acceptable, we would propose to acquire some land from the abutter at 9 Bovine Drive and create two parcels with the required 120' x 90' rectangle at farm road. (See the attached compiled sketch). We would have to utilize access/ utility easements due to the site conditions as shown.

Thank you

William Tirrell, PLS

Chappell Engineering









OPEN SPACE DEVELOPMENT (STEP ONE)

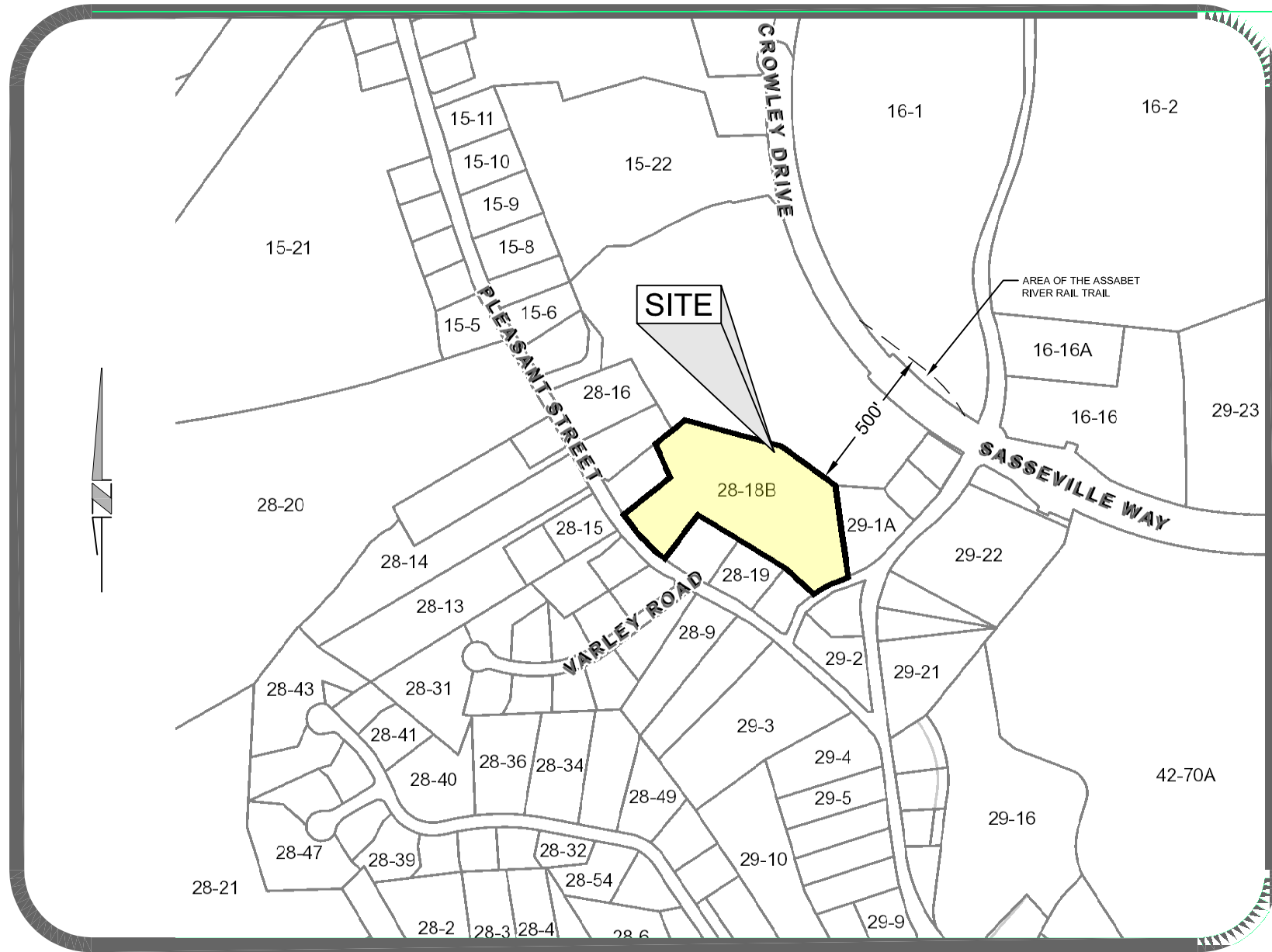
# BEAUCHEMIN ESTATES

A SINGLE FAMILY DEVELOPMENT  
IN  
MARLBOROUGH, MASSACHUSETTS

PREPARED FOR:  
JOYCE BEAUCHEMIN REALTY TRUST  
TIMOTHY L. BEAUCHEMIN, TRUSTEE  
P.O. BOX 1067  
TOWNSEND, MASSACHUSETTS 01469

NOTES:

1. THE MAJOR FEATURES OF THE LAND INCLUDING EXISTING WALLS, FENCES, BUILDINGS, LARGE TREES (12" DIAMETER OR GREATER), WOODED AREAS, OUTCROPPINGS, DITCHES, ETC. ARE SHOWN THE EXISTING CONDITIONS PLAN (SHEET 2) AND THE TREE INVENTORY PLAN (SHEET 3).
2. THE PROFILES AND APPROXIMATE FINISHED GRADES OF THE ROADWAY, DRAIN AND SEWER UTILITIES ARE SHOWN ON THE PRELIMINARY PLAN & PROFILE (SHEETS 5 & 6).
3. THE WATER DISTRIBUTION SYSTEM IS SHOWN ON THE CONVENTIONAL PRELIMINARY PLAN (SHEET 4) AND THE PRELIMINARY PLAN & PROFILE (SHEET 5).
4. THE PERCENT OF THE PROPOSED OPEN SPACE WHICH HAS STEEP SLOPES IS SHOWN ON THE OPEN SPACE CONCEPTUAL PLAN (SHEET 7).
5. THE PERCENT OF THE EXISTING PARCEL THAT IS WETLAND AND THE PERCENT OF THE PROPOSED OPEN SPACE WHICH IS WETLAND IS SHOWN ON THE OPEN SPACE CONCEPTUAL PLAN (SHEET 7).
6. EXISTING LANDSCAPE FEATURES IN SUCH DETAIL APPROPRIATE TO THE SITE, INCLUDING DIFFERENTIATION OF WOODED VERSUS OPEN AREAS, AND A FURTHER DIFFERENTIATION BETWEEN CONIFEROUS AND DECIDUOUS TREES IS SHOWN ON THE TREE INVENTORY PLAN (SHEET 3).
7. THERE ARE NO OPEN SPACES IDENTIFIED WITHIN 500 FEET OF THE SITE. IT APPEARS THAT THE ASSABET RIVER RAIL TRAIL IS LOCATED WITHIN 500 FEET OF THE SITE AS SHOWN ON THE LOCUS MAP TO THE RIGHT.
8. THERE WERE NO ARCHEOLOGICAL AND HISTORIC FEATURES LOCATED ON SITE.
9. THE SITE IS WOODED SO THERE ARE NO MAJOR LONG VIEWS WITHIN THE SITE AND WITHIN 500 FEET OF THE SITE.



LOCUS MAP  
SCALE: 1" = 500'

SITE ANALYSIS

LOT NO.	CONVENTIONAL AREA REQUIRED (S.F.)	OPEN SPACE AREA REQUIRED (S.F.)	AREA DECREASE (S.F.)
1	18,000	13,230	4,770
2	18,000	12,025	5,975
3	18,000	12,010	5,990
4	18,000	12,000	6,000
5	18,000	12,000	6,000
6	18,000	17,075	925
7	18,000	22,472	---
TOTALS	97,450	---	29,660

TOTAL PARCEL AREA = 5.44 ACS. OR 237,045 S.F.  
30% OF PARCEL AREA = 71,114 S.F.

OPEN SPACE = 97,450 S.F.  
WETLANDS = 19,660 S.F. (USEABLE = 0)  
STEEP SLOPES = 11,750 S.F. (USEABLE = 50% OF OPEN SPACE AREA)  
77,790 S.F.

ACTUAL OPEN SPACE AREA = 77,790 S.F.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN SET IS TO SHOW A CONVENTIONAL PRELIMINARY PLAN AND OPEN SPACE CONCEPT PLAN.
2. THE SUBJECT PROPERTY IS SHOWN ON THE MARLBOROUGH ASSESSOR'S MAPS AS MAP 28 LOT 18B.
3. TOTAL LOT AREA: 326,895± S.F. (5.437± ACRES).
4. THE PROPERTY IS ZONED: RESIDENCE A-2.
5. OWNER OF RECORD: JOYCE BEAUCHEMIN REALTY TRUST  
TIMOTHY L. BEAUCHEMIN, TRUSTEE  
P.O. BOX 1067  
TOWNSEND, MA 01469
6. DEED REFERENCE: BOOK 45210, PAGE 560.
7. TOPOGRAPHY IS FROM AN ACTUAL FIELD SURVEY BY FINDEISEN SURVEY & DESIGN, LLC.
8. LOTS SHALL BE SERVICED BY MUNICIPAL WATER AND SEWER.

OPEN SPACE REQUIREMENTS:

1. MINIMUM LOT AREA = 12,000 S.F.
2. MINIMUM FRONTAGE = 50 FEET
3. WIDTH @ BLDG. LINE = 70 FEET
4. MAXIMUM LOT COVERAGE = 30%
5. MINIMUM BUILDING SETBACKS:  
FRONT - 20 FEET  
SIDE - 10 FEET  
REAR - 20 FEET

ZONING REQUIREMENTS:

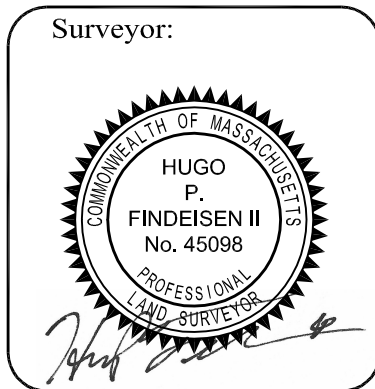
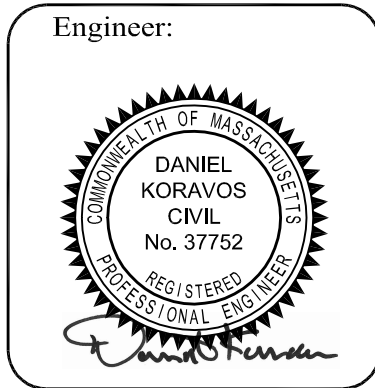
1. MINIMUM LOT AREA = 18,000 S.F.
2. MINIMUM FRONTAGE = 120 FEET
3. MAXIMUM LOT COVERAGE = 30%
4. MINIMUM BUILDING SETBACKS:  
FRONT - 30 F  
SIDE - 15 FEET  
REAR - 40 FEET

INDEX TO SHEETS

TITLE SHEET	1
EXISTING CONDITIONS PLAN	2
TREE INVENTORY PLAN	3
CONVENTIONAL PRELIMINARY PLAN	4
PRELIMINARY PLAN & PROFILE	5
CONCEPTUAL OPEN SPACE PLAN	6

Beauchemin Estates  
689 Pleasant St.

Engineer / Surveyor:  
OK Engineering LLC  
Office: 47 Enterprise Drive, #7, Windham, NH 03098  
Mailing Address: 59 Granite Lane, Chester, NH 03036  
Tel. (603) 505-5226 E-mail: Dan.Koravos@gmail.com  
FINDEISEN SURVEY & DESIGN, LLC  
87 Indian Rock Road, Windham, New Hampshire 03098  
Tel. (603) 880-8616 / Fax (603) 880-8497



Applicant:

DANIEL KORAVOS  
59 GRANITE LANE  
CHESTER, NH 03036

Owner(s):

JOYCE BEAUCHEMIN  
REALTY TRUST  
TIMOTHY L. BEAUCHEMIN,  
TRUSTEE  
P.O. BOX 1067  
TOWNSEND, MA 01469

NO.	DATE	BY	DESCRIPTION
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NOT RELEASED FOR CONSTRUCTION

Assessor's Map & Lot:  
Map 28 / Lot 18B  
Project No.: 42103 Drawing Scale: AS SHOWN  
Plan Date: 02/10/2022 Revised Date: 04/06/2022

Sheet Title:

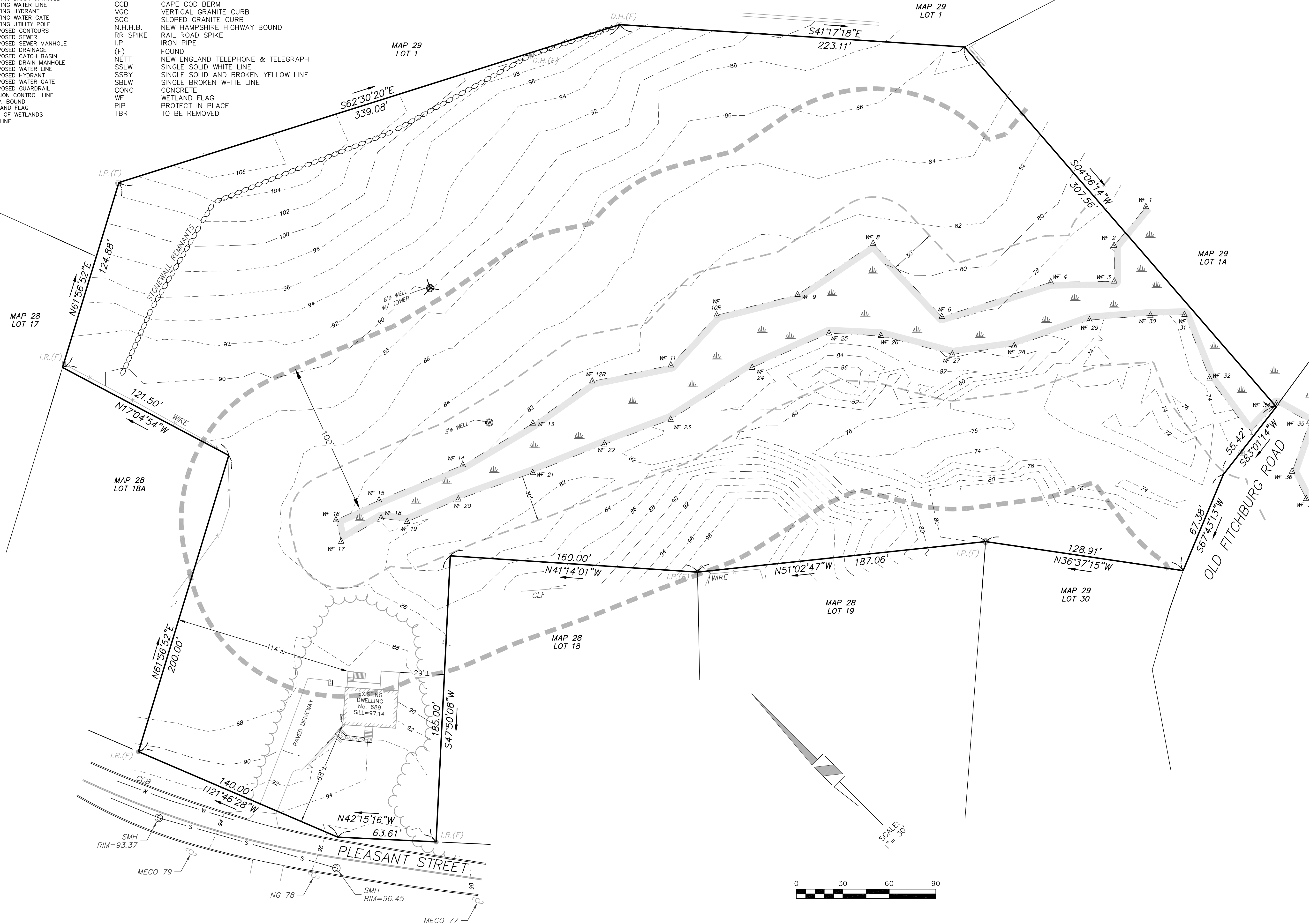
TITLE SHEET

Sheet No.: 1  
Total No. of Sheets: 6

- LEGEND**
- PROPOSED RETAINING WALL
  - EXISTING SEWER
  - EXISTING SEWER MANHOLE
  - EXISTING DRAINAGE
  - EXISTING CATCH BASIN
  - EXISTING DRAIN MANHOLE
  - EXISTING WATER LINE
  - EXISTING HYDRANT
  - EXISTING WATER GATE
  - EXISTING UTILITY POLE
  - PROPOSED CONTOURS
  - PROPOSED SEWER
  - PROPOSED SEWER MANHOLE
  - PROPOSED DRAINAGE
  - PROPOSED CATCH BASIN
  - PROPOSED DRAIN MANHOLE
  - PROPOSED WATER LINE
  - PROPOSED HYDRANT
  - PROPOSED WATER GATE
  - PROPOSED GUARDRAIL
  - EROSION CONTROL LINE
  - PROP. BOUND
  - WETLAND FLAG
  - EDGE OF WETLANDS
  - TREELINE

**LIST OF ABBREVIATIONS**

- |          |                                     |
|----------|-------------------------------------|
| BIT.     | BITUMINOUS                          |
| CB       | CATCH BASIN                         |
| DMH      | DRAINAGE MANHOLE                    |
| EOP      | EDGE OF PAVEMENT                    |
| P&R      | POST AND RAIL                       |
| FFE      | FINISHED FLOOR ELEVATION            |
| CCB      | CAPE COD BERM                       |
| VGC      | VERTICAL GRANITE CURB               |
| SGC      | SLOPED GRANITE CURB                 |
| N.H.H.B. | NEW HAMPSHIRE HIGHWAY BOUND         |
| RR SPIKE | RAIL ROAD SPIKE                     |
| I.P.     | IRON PIPE                           |
| (F)      | FOUND                               |
| NETT     | NEW ENGLAND TELEPHONE & TELEGRAPH   |
| SSLW     | SINGLE SOLID WHITE LINE             |
| SSBY     | SINGLE SOLID AND BROKEN YELLOW LINE |
| SBLW     | SINGLE BROKEN WHITE LINE            |
| CONC     | CONCRETE                            |
| WF       | WETLAND FLAG                        |
| PIP      | PROTECT IN PLACE                    |
| TBR      | TO BE REMOVED                       |



**Beauchemin Estates**  
**689 Pleasant St.**

Engineer / Surveyor:  
**OK Engineering LLC**  
Office: 47 Enterprise Drive, #7, Windham, NH 03098  
Mailing Address: 59 Granite Lane, Chester, NH 03038  
Tel: (603) 505-5226 E-mail: Dan.Koravos@gmail.com  
**FINDEISEN SURVEY & DESIGN, LLC**  
87 Indian Rock Road, Windham, NH 03098  
Tel: (603) 898-8616 / Fax: (603) 898-8497

Engineer:  
**DANIEL KORAVOS**  
CIVIL  
No. 37752  
Professional Seal

Surveyor:  
**HUGO P. FINDEISEN II**  
No. 45098  
Professional Seal

Applicant:  
**DANIEL KORAVOS**  
59 GRANITE LANE  
CHESTER, NH 03038

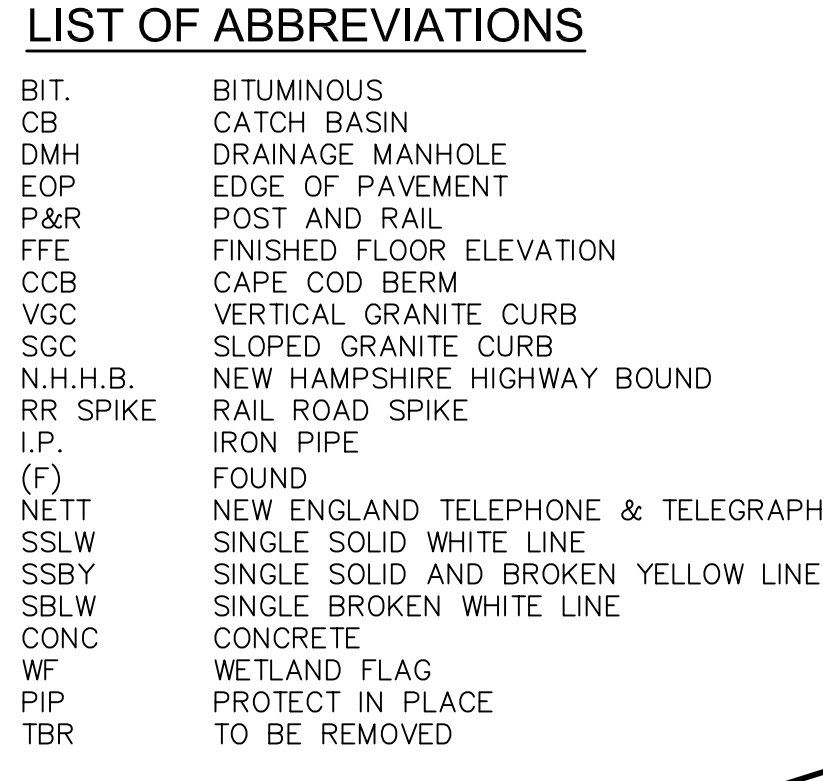
Owner(s):  
**JOYCE BEAUCHEMIN**  
REALTY TRUST  
**TIMOTHY L BEAUCHEMIN,**  
TRUSTEE  
P.O. BOX 1067  
TOWNSEND, MA 01469

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Assessor's Map & Lot:  
Map 28 / Lot 18B  
Project No.: 42103 Drawing Scale: AS SHOWN  
Plan Date: 02/10/2022 Revised Date: 04/06/2022  
Sheet Title:  
**EXISTING CONDITIONS PLAN**

Sheet No.: **2**  
Total No. of Sheets: **6**



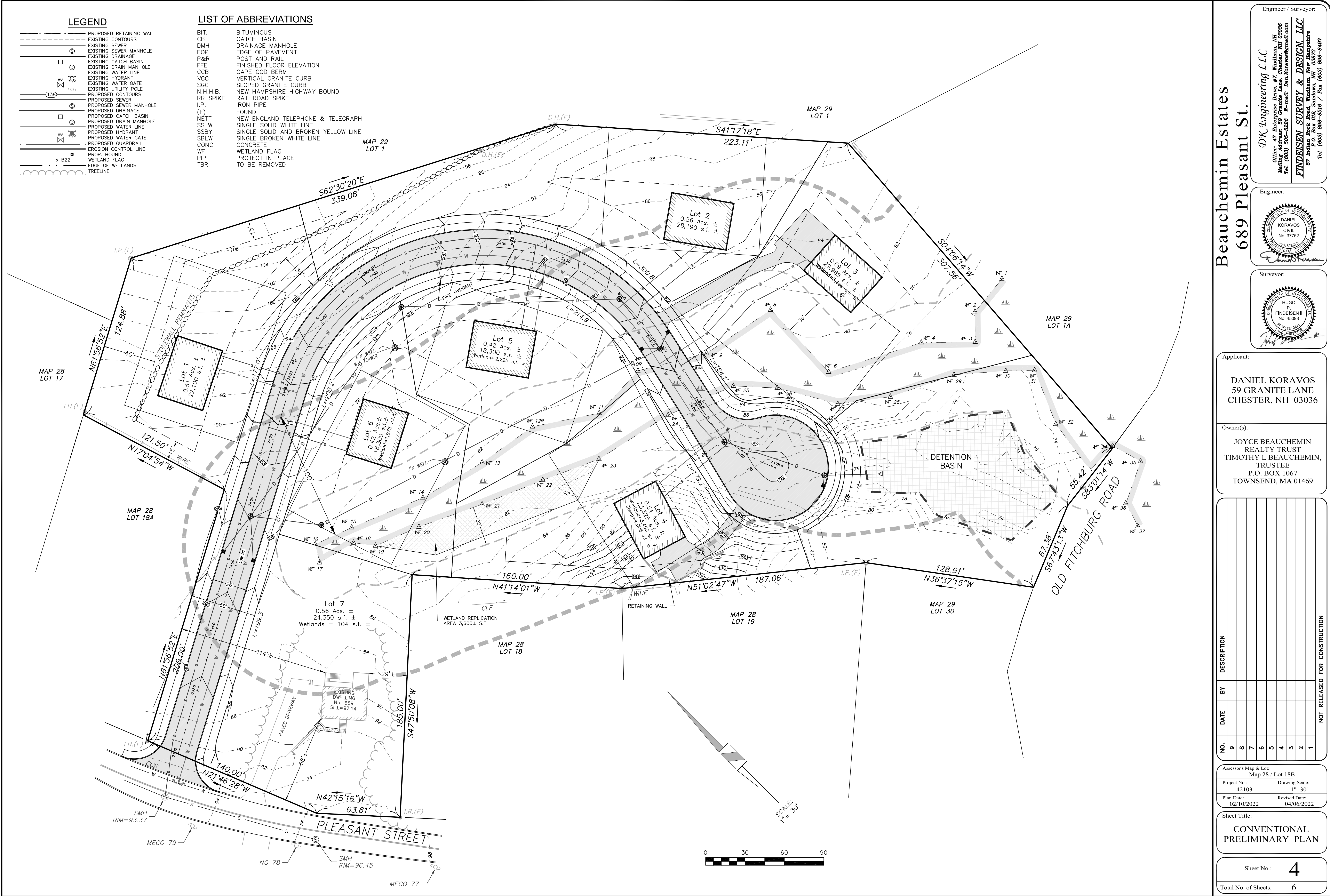


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1" = 30'

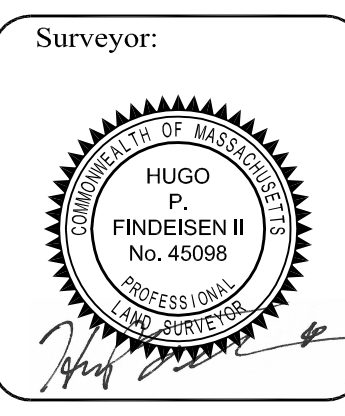
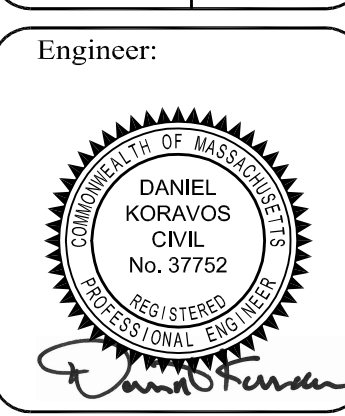
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Total No. of Sheets:	6

Drawing name: D:\\_dk data\Projects\42103 ~ PDC - 689 Pleasant St - Marlborough\\_dwg\42103 ~ Conventional Rev 2022-04-05.dwg





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Assessor's Map & Lot:  
Map 28 / Lot 18B

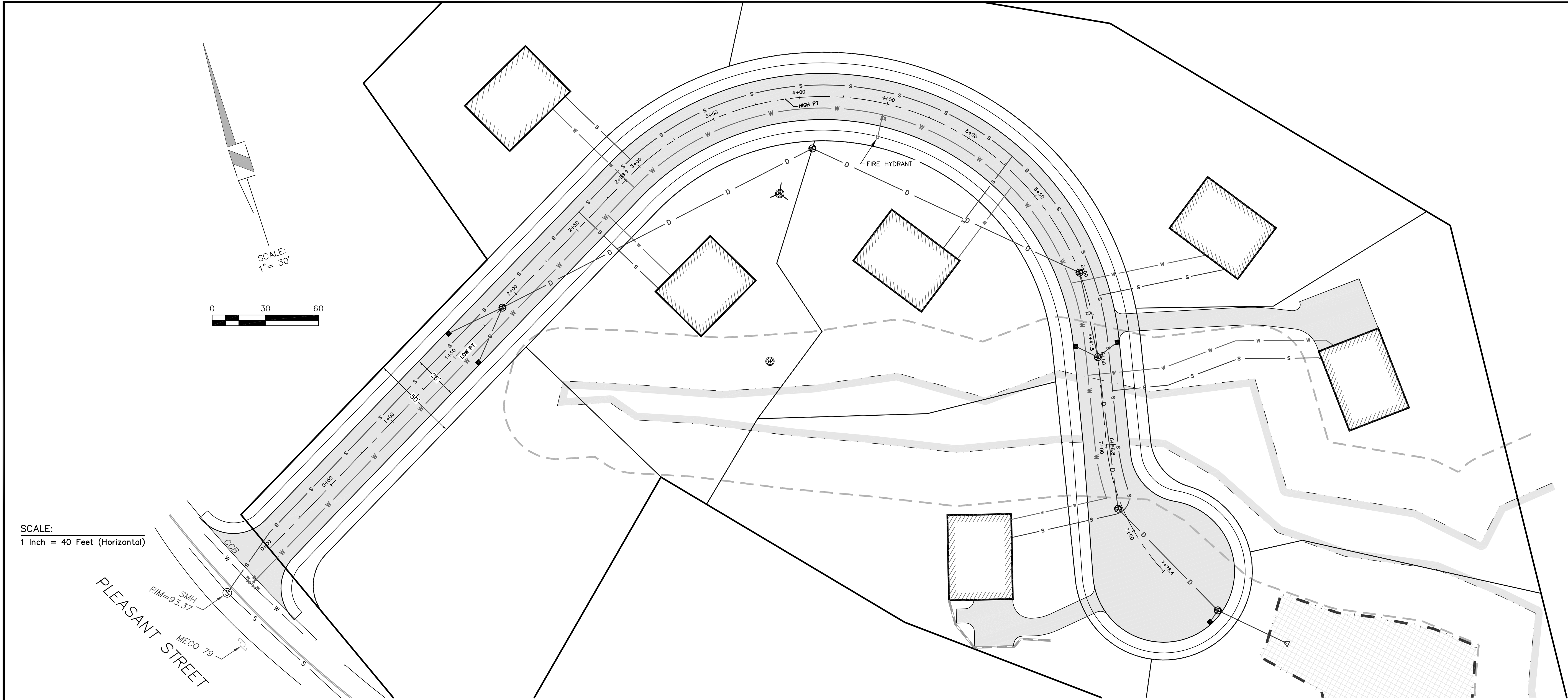
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Plan Date: 02/10/2022 Revised Date: 04/06/2022

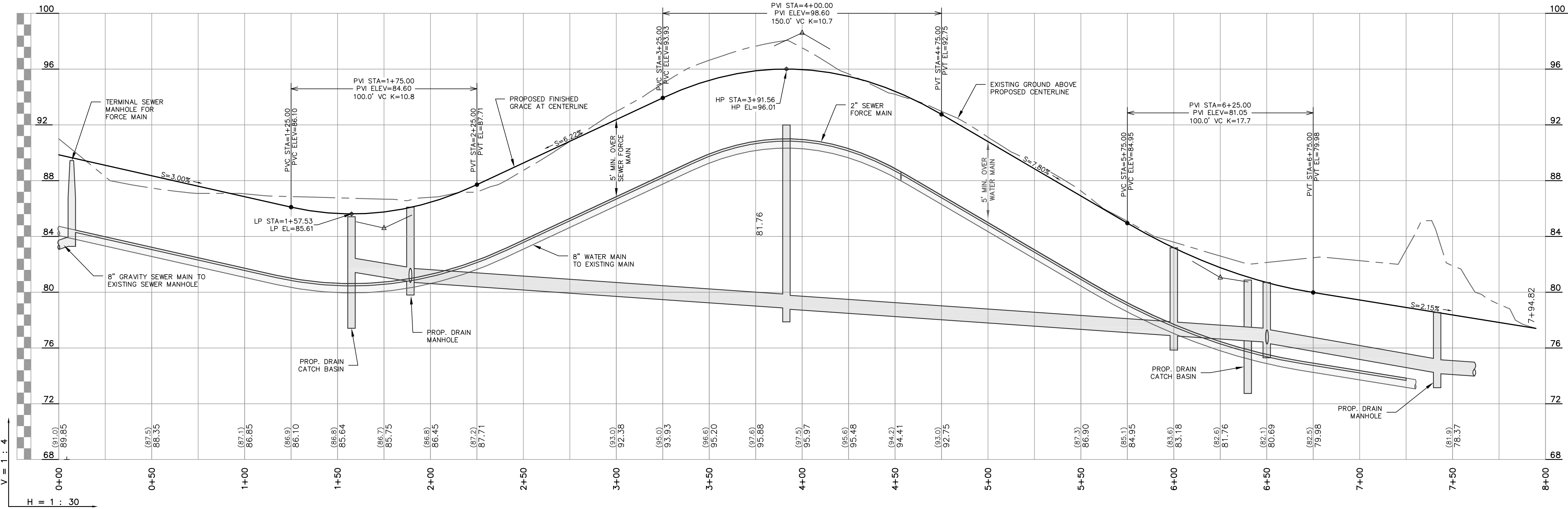
Sheet Title:  
**CONVENTIONAL PRELIMINARY PLAN**

Sheet No.: **4**

Total No. of Sheets: **6**



SCALE:  
1 Inch = 40 Feet (Horizontal)



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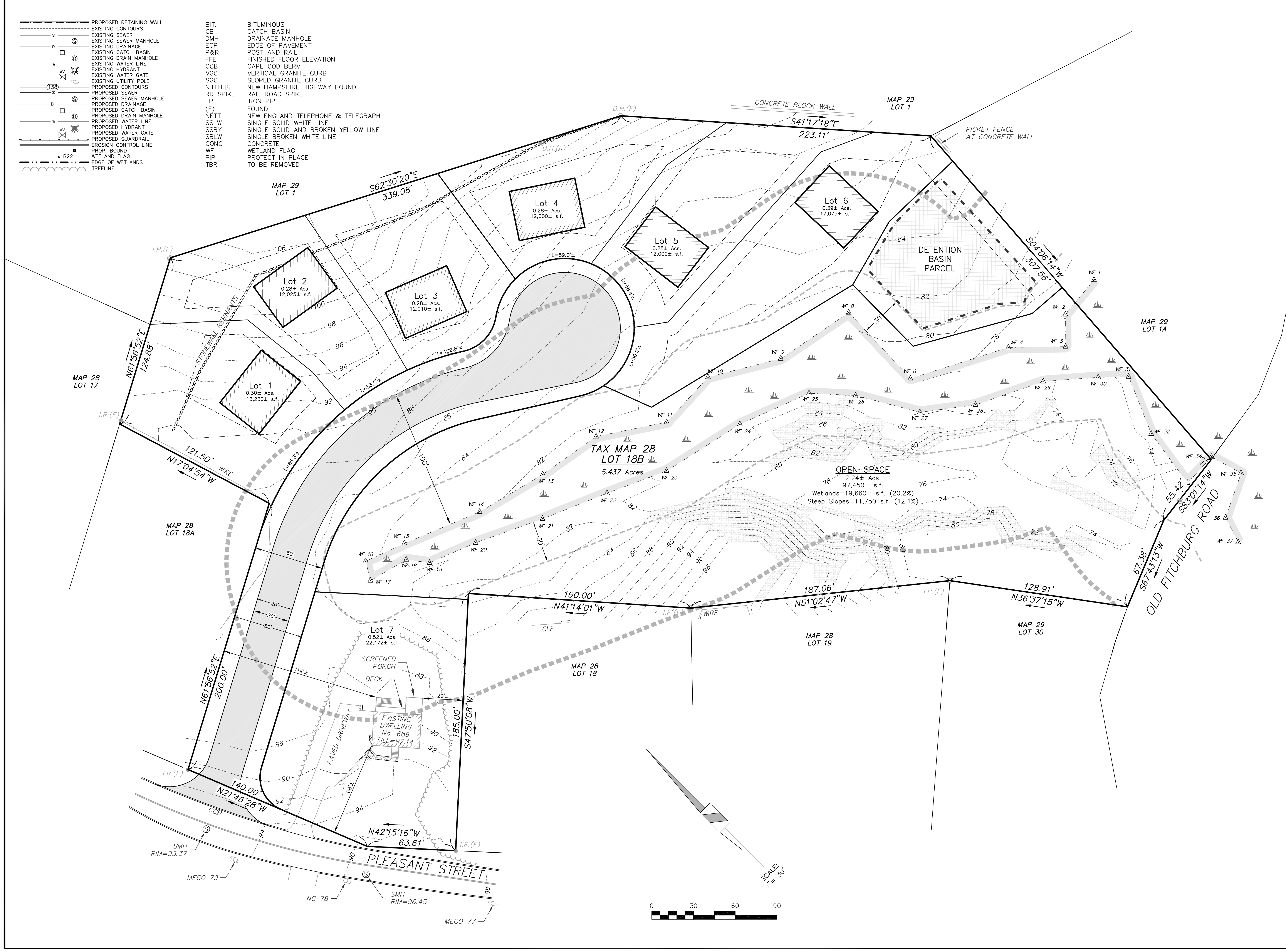
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Assessor's Map & Lot:  
Map 28 / Lot 18B  
Project No.: 42103 Drawing Scale: AS SHOWN  
Plan Date: 02/10/2022 Revised Date: 04/06/2022

Sheet Title:  
**PRELIMINARY  
PLAN & PROFILE**

Sheet No.: **5**  
Total No. of Sheets: **6**





- PROPOSED RETAINING WALL

EXISTING CONTOURS

EXISTING SEWER

EXISTING SEWER MANHOLE

EXISTING DRAINAGE

EXISTING CATCH BASIN

EXISTING DRAIN MANHOLE

EXISTING WATER LINE

EXISTING HYDRANT

EXISTING WATER GATE

EXISTING UTILITY POLE

PROPOSED CONTOURS

PROPOSED SEWER

PROPOSED SEWER MANHOLE

PROPOSED DRAINAGE

PROPOSED CATCH BASIN

PROPOSED DRAIN MANHOLE

PROPOSED WATER LINE

PROPOSED HYDRANT

PROPOSED WATER GATE

PROPOSED GUARDRAIL

EROSION CONTROL LINE

PROP. BOUND

WETLAND FLAG

EDGE OF WETLANDS

TREELINE

BIT.

CB

DMH

EOP

P&R

FFE

CCB

VGC

SGC

N.H.H.B.

RR SPIKE

I.P.

(F)

NETT

SSLW

SSBY

SBWL

CONC

WF

PIP

TBR

BITUMINOUS

CATCH BASIN

DRAINAGE MANHOLE

EDGE OF PAVEMENT

POST AND RAIL

FINISHED FLOOR ELEVATION

CAPE COD BERM

VERTICAL GRANITE CURB

SLOPED GRANITE CURB

NEW HAMPSHIRE HIGHWAY BOUND

RAIL ROAD SPIKE

IRON PIPE

FOUND

NEW ENGLAND TELEPHONE & TELEGRAPH

SINGLE SOLID WHITE LINE

SINGLE SOLID AND BROKEN YELLOW LINE

SINGLE BROKEN WHITE LINE

CONCRETE

WETLAND FLAG

PROTECT IN PLACE

TO BE REMOVED

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Assessor's Map & Lot:  
Map 28 / Lot 18B

Project No.: 42103 Drawing Scale: 1"=30'

Plan Date: 12/03/2021 Revised Date: 04/06/2022

Sheet Title:  
**Open Space  
Conceptual Plan**

Sheet No.: **6**

Total No. of Sheets: 6

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**From:** John Garside  
**Sent:** Tuesday, April 5, 2022 2:48 PM  
**To:** Katlyn Miller  
**Cc:** Thomas DiPersio  
**Subject:** Colchester Drive (0 Stevens St.) Definitive Subdivision Plan dated 3/11/22

Hi Katlyn,

The Board of Health has reviewed the above referenced definitive subdivision plan and is not opposed to the Planning Board approving these plans providing that the designed grading, drainage and utilities are deemed satisfactory upon review by the City Engineer.

Thanks,

-John

***John R. Garside MS, RS, CHO***  
*Director of Public Health*

Marlborough Board of Health  
City Hall, 140 Main Street  
Marlborough, MA 01752  
[jgarside@marlborough-ma.gov](mailto:jgarside@marlborough-ma.gov)  
508.460.3751 (p) 508.460.3638 (f)