



Town of North Reading
Massachusetts

Community Planning

**SITE PLAN REVIEW
APPLICATION PACKAGE
COMMUNITY PLANNING COMMISSION**

In order for an application to be considered "COMPLETE" all of the following items must be submitted:

1. One (1) copy of application form and filing fee _____
2. Vicinity ownership map _____
3. Two (2) copies of the site plans _____
4. "PDF plan emailed to planning@northreadingma.gov" at time of filing _____
5. A letter from owner authorizing the applicant to file on owner's behalf _____
6. Evidence of filing with Town Clerk
(To be provided by the CPC office at the time of submittal.) _____
7. Evidence that taxes are paid up to date _____
8. A brief letter of explanation _____
9. Complete certified list of abutters
(Obtainable from North Reading Assessing Office) _____
10. Proof of certified mailing of legal notice of public hearing sent to all
abutters on certified abutters list with the certification sent back to the
Planning Dept. _____
11. One set of envelopes addressed to all abutters on certified abutters list
with postage paid for mailing Notice of Decision. _____

NOTE: Other supporting documents including, but not limited to drainage calculations, traffic studies, the decisions of other boards, conditions, covenants or permits already in effect, etc. may be required by the Community Planning Commission prior to a final decision.

All costs incurred from legal advertisements and abutters notices will be born by the applicant.



Town of North Reading
Massachusetts

Community Planning

MEMORANDUM

TO: Applicants

FROM: North Reading Community Planning Commission

SUBJECT: Guidelines for Processing Applications

It is recommended that before you file your application, you discuss your proposal informally with the Planning Administrator. The Planning Administrator will review your project's conformance with the Town's Regulations and advise you on procedures for obtaining approval. Call (978) 664-6050 for an appointment.

The key to receiving a prompt decision is to have all the necessary information in the Planning Office before the Community Planning Commission board meeting. All applications MUST be submitted to the Planning Office at least TWENTY-ONE (21) DAYS prior to the Community Planning Commission meeting at which it will formally be reviewed. The Planning Administrator will schedule you for a Public Meeting. In order to be scheduled, your application must be complete.

We recommend that you meet with the Planning Administrator when you submit your Application to ensure that everything is in order.

Copies of the Regulations are available for your review, or purchase, in the Community Planning Office, Town Hall.

The application form must be properly filled out. The application form is intended to be self explanatory, but be sure that you show the following:

WHO owns the property? If the applicant is not the owner, this must be explained.

WHERE is the property located?

WHAT do you propose to do? Attach sketches, plot plans, pictures, construction plans, or whatever may help explain the proposed use. Include copies of any prior applications concerning the property.

WHY does your proposed use require Site Plan approval by the Community Planning Commission.

WHY should the approval be granted.

Mail or deliver the completed application, with all attachments to the Planning Office. A fee is charged sufficient to cover the cost of reviewing the application and all accompanying materials. Make check payable to the Town of North Reading and remit with your application.

The Community Planning Commission will schedule a public hearing within thirty (30) days of receipt of your properly completed application. Public notice of the hearing will be posted and printed in a newspaper, and notice will be mailed to you and to all abutters and to other parties whom the Commission may deem to have an interest, at least five days before the date of the hearing. You and all other parties will be invited to appear in person or by agent or counsel to state reasons why the Site Plan should or should not be approved.

After the public hearing, the Commission will reach a decision. You will be provided with a copy of this notice of decision. The Commission will file the decision with the Town Clerk. You will need to record the decision at the Registry of Deeds.

DEFINITIONS

ABUTTER LIST

A list of all property owners of all the parcels within 300 feet of all property lines of the applicant's parcel. This list is compiled and certified by the North Reading Assessor's Office.

VICINITY OWNERSHIP MAP

Drawn to scale, at least 8½" X 11", showing all parcels in the vicinity adjacent to and surrounding the property, within a radius of 300 feet from the exterior boundaries of the property. Each such parcel shall be designated by number to correspond with the abutter list.

LETTER OF EXPLANATION

A separate statement explaining the nature and intent of the proposed development and reasons justifying the request. References to effects produced by the request upon surrounding neighborhoods, and the Town at large, should be included.

TWO SETS OF PLANS TO INCLUDE:

- A. Complete development plans
- B. Architectural elevations (front, rear, both sides)
- C. Landscape Plans
- D. Signage Details



Town of North Reading
Massachusetts

Community Planning

**TOWN OF NORTH READING, MASSACHUSETTS
COMMUNITY PLANNING COMMISSION**

SITE PLAN REVIEW APPLICATION FORM

PRINT LEGIBLY OR TYPE

Dale Halchak Trustee of:

-Madhalusa Realty Trust

-249 Haverhill St. Realty Trust

-D Blakely Nominee Realty Trust

1. Name of Legal Owner of Record: -Meghan C. Nominee Realty Trust

-Alexandra C. Nominee Realty Trust

Address: 95 Ridge St., Winchester, MA 01890

Telephone: (781) 799-3910

2. Name of Applicant: John Bobrek

Address: PO Box 2185, Danvers, MA 01923

Telephone: (978) 406-9619

3. Relationship of applicant to property if other than owner: Buyer

See attached permission letter

(Written permission from owner is required)

4. Description of Property: See attached project discussion letter

Address: 249 Haverhill, 7 Charles, Amber Rd Lot A, B, C

Map(s) #: 45

Parcel(s) #: 42, 32, 40, 39b, 39c

5. Area of Entire Tract: 32.06 Acres
Portion Being Affected: 15+ Acres
Frontage See drawing Feet _____ Depth _____ Feet _____
List all Zoning Districts and Affecting Property Residential A
6. Currently Existing Use and/or Situation: 3 Lots- wooded land
7 Charles - Single family residential house
249 Haverhill - Single family residential house
7. Proposed Use and/or Situation: Open space residential subdivision,
two separate streets from two separate entrances into the
property.
8. List all Maps, Plans and Other Accompanying Materials Submitted with the Application:
A. C-000 Lucas Lane & Abigail Way Subdivision Cover Sheet
B. C-100 Existing Conditions
C. C-101 Yield Plan
D. C-102 Open Space Concept Plan
E. Lucas Lane & Abigail Way Subdivision Narrative Letter
F. NRCS WEB SOIL SURVEY
G. _____
9. Description of Site Plan:
Type: () Commercial () Industrial () Mixed-Use (x) Single Family
(x) Multi-Family
Total Building Square Footage: TBD
Number of Units: 22 Residential Lots, 26 residential units

10. Deed Restrictions and/or Covenants that Currently apply or are contemplated:

(Yes/No) No If Yes, Attach Copy.

11. Name and profession of person designing plan:

Name: John Bobrek, P.E.

Address: 100 Conifer Hill Drive, Suite 204, Danvers, MA 01923

Profession: Civil Engineer Telephone: (978) 406-9619

12. List all public improvements and utilities to be installed: Roadway, watermain,
electrical, communications, trail access, sidewalk, typical
subdivision requirements

13. Are any Waivers, Special permits, or Variances requested? (Yes/No). x If Yes, List.

A. 250.B.3.i - Wetland Percentage of Open Space

B. 300.14.E.3 - Maximum Length of Road without watermain loop

C. 350.14.B.3- Tangent Lengths of Reverse Curves

NOTE: It is the responsibility and obligation of the applicant to read the pertinent regulations and submit plans conforming to all town requirements. Any preliminary or final approval by the Community Planning Commission shall be subject to adherence with all requirements of the Zoning Bylaws unless relief is specifically granted by the appropriate permit granting authority.

Signature of Applicant or Agent: _____

Print Name of Applicant or Agent: John Bobrek, P.E.

Address: PO Box 2185, Danvers, MA 01923

Telephone: (978) 406-9619

TOWN OF NORTH READING
BOARD OF ASSESSORS
235 North Street
North Reading, MA 01864
978-357-5215

REQUEST FOR CERTIFICATION OF ABUTTERS LIST

To be submitted to (check one)

- ☐ Board of Appeals
☐ Board of Health
☒ Community Planning Commission
☐ Conservation Commission
☐ Other _____

If this form is not complete, it will be returned.

Copy of Assessor's Map with area highlighted x
Fee for \$50 x

Property Owner of Record Dale Halchak, Trustee

Address of Property 95 Ridge St., Winchester, MA 01890
(No. & Street)

Assessor's Map # 45 Parcel# 42, 32, 40, 39b, 39c

Name of Applicant (print) John Bobrek, P.E.

Applicant Address PO Box 2185, Danvers, MA 01923
(No. & Street)

(City/town & State)

Applicant's Telephone 978 406-9619
Email Address john@gobobrek.com

CERTIFIED LIST WILL BE PROVIDED WITHIN 7 - 10 WORKING DAYS

Official Use Only

Certified by : _____

Date _____

CERTIFICATION OF ABUTTERS LIST

The Board of Assessors of the Town of North Reading do hereby certify in accordance with the provisions of Section 10 and 11 of Chapter 808 of the Acts of 1975, that the following named persons, firms, and corporations are parties in interest, as hereinabove described:

<u>Name and Mailing Address</u>
North Andover Planning Board North Andover Town Hall 120 Main Street North Andover, MA 01845
Middleton Planning Board Middleton Town Hall Middleton, MA 01949
Lynnfield Planning Board Lynnfield Town Hall 55 Summer Street Lynnfield, MA 01940
Reading Planning Board Reading Town Hall 16 Lowell Street Reading, MA 01867
Wilmington Planning Board Wilmington Town Hall Wilmington, MA 01887
Andover Planning Board Andover Town Hall Andover, MA 01810

CERTIFIED NOTIFICATION OF ABUTTERS

Please print North Reading Community Planning Commission address for the return.

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

NORTH READING COMMUNITY PLANNING COMMISSION
235 NORTH STREET
NORTH READING, MA. 01864

PLEASE REFERENCE THE SPECIFIC PROJECT ON THE CARD.