

# 201901465

# Rec'd  
700.00  
ck# 601

WELLESLEY PLANNING BOARD  
Application Form



Town Hall, 525 Washington Street  
Wellesley, MA 02482

Tel. (781) 431-1019 ext. 2234  
Fax (781) 237-6495  
Don McCauley, Planning Director

<p>Name of applicant: <u>Edward + Michelle Jacobs</u></p> <p>Mailing Address: <u>97 Russell Rd Wellesley 02482</u></p> <p>Phone: <u>781 608 3558 / 781 686 6363</u></p>	<p>Land owner(s): <u>Edward + Michelle Jacobs</u></p> <p>Mailing address: <u>97 Russell Rd Wellesley 02482</u></p> <p>Phone: <u>781 608 3558 / 781 686 6363</u></p>	<p>Address or location of property: <u>97 Russell Road</u></p> <p>Area in square feet: <u>7546 SF</u></p> <p>Town Plan number:</p>
<p>Type of application:</p> <p><input type="checkbox"/> Approval Not Required Plan (ANR)</p> <p><input type="checkbox"/> Preliminary Subdivision Plan</p> <p><input type="checkbox"/> Definitive Subdivision Plan</p> <p><input type="checkbox"/> Plan to Upgrade Inadequate Way</p> <p><input checked="" type="checkbox"/> Other <u>Adequacy of Way</u></p>	<p>Materials and information required:</p> <p>For ANR submissions:</p> <p><input type="checkbox"/> Original and six prints of all plan(s)</p> <p>For Subdivision Plan submissions:</p> <p><input type="checkbox"/> Original and six prints of all plan(s)</p> <p><input type="checkbox"/> Runoff calculations and other submission materials</p> <p><input type="checkbox"/> Municipal systems analysis for subdivisions of 5 or more lots or 2 or more acres</p> <p><input type="checkbox"/> Plans to Board of Health</p> <p><input type="checkbox"/> Notice to Town Clerk</p>	<p>FOR ALL APPLICATIONS</p> <p>Name of land surveyor: <u>D. O'Brien Land Surveying</u></p> <p>Mailing address of surveyor: <u>480 W. Central St Franklin, MA</u></p> <p>Phone number of surveyor: <u>508-541-0048</u></p> <p>Zoning and area district: <u>SRD10</u></p> <p>Present use of property: <u>Single Family Residence</u></p> <p>Proposed use of property: <u>Single Family Residence</u></p>
<p>DO NOT WRITE IN THIS BOX</p> <p>To be completed by Planning Staff</p> <p>Date submitted: <u>3/16/22</u></p> <p>Action Required By:</p> <p>Action Taken:</p> <p>Date:</p> <p>File designation:</p>		<p>FOR SUBDIVISION AND STREET UPGRADE PLANS</p> <p>Name of engineer:</p> <p>Number of lots:</p> <p>Length of street to be built:</p> <p>AREA IN SQUARE FEET OF</p> <p>Street right of way:</p> <p>Paved travel way:</p> <p>Total combined lot area:</p> <p>Estimated impervious cover including new roof surface:</p>
<p>I give permission for agents of the Planning Board to enter upon my land for purposes related to this application during regular business hours.</p>	<p>Signature of land owner: <u>Michelle Jacobs</u></p>	<p>Signature of applicant (if other than owner):</p>

TOWN OF WELLESLEY



MASSACHUSETTS

**Building Department**

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992  
781-431-1019 ext. 2228 Fax 781-283-5724

**REQUEST FOR REVIEW OF ADEQUACY OF WAY**

**Date:** 1-4-22  
**To:** **Wellesley Planning Board**  
**From:** **Michael T. Grant**  
**Subject:** **Request For Review of Adequacy of Way**

Pursuant to the provisions of SECTION XIX. YARD REGULATIONS. FRONTAGE definition you are hereby requested to render an opinion as to whether the way in question has,

“sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of land abutting thereon or served thereby, and for the installation of municipal services to serve the land and the buildings erected or to be erected thereon;”

**ADDRESS** 97 Russell Road, Wellesley 02482

**OWNER/APPLICANT** Edward and Michelle Jacobs

**TYPE OF PERMIT REQUESTED** (Article 36, 2003 Annual Town Meeting)

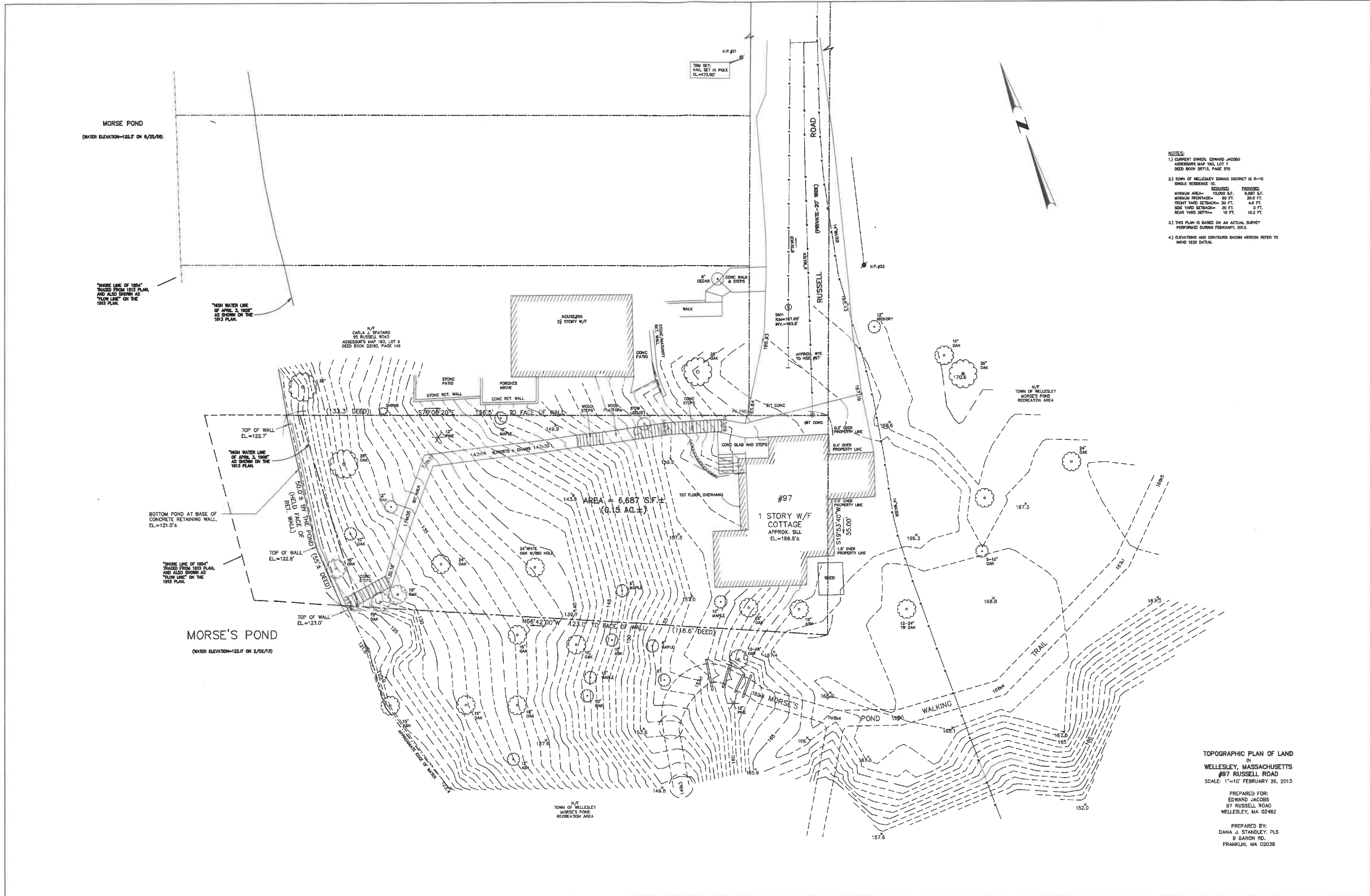
- construction of a new one or two-family dwelling;
- reconstruction of a one or two-family dwelling in conjunction with removal of 50% or more of the existing building coverage (footprint); or
- addition to a one or two-family dwelling where the total building coverage (footprint) would be increased by 50% or more.

**ATTACHMENTS/ENCLOSURES**

- plot plan showing proposed construction
- copy of building permit application
- other

} *Previously Submitted*

**Michael T. Grant**  
**Inspector of Buildings**



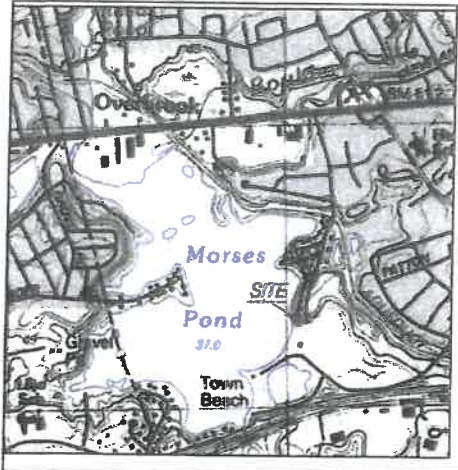
- NOTES:**
- 1.) CURRENT OWNER: EDWARD JACOBS  
ASSESSORS MAP 183, LOT 7  
DEED BOOK 25713, PAGE 576
  - 2.) TOWN OF WELLESLEY ZONING DISTRICT IS R-10  
SINGLE RESIDENCE 1C.  

	REQUIRED	PROPOSED
MINIMUM AREA=	10,000 S.F.	6,587 S.F.
MINIMUM FRONTAGE=	50 FT.	30.0 FT.
FRONT YARD SETBACK=	30 FT.	4.6 FT.
SIDE YARD SETBACK=	20 FT.	0 FT.
REAR YARD DEPTH=	10 FT.	10.2 FT.
  - 3.) THIS PLAN IS BASED ON AN ACTUAL SURVEY PERFORMED DURING FEBRUARY, 2013.
  - 4.) ELEVATIONS AND CONTOURS SHOWN HEREON REFER TO NAVD 1928 DATUM.

**TOPOGRAPHIC PLAN OF LAND**  
 IN  
 WELLESLEY, MASSACHUSETTS  
 #97 RUSSELL ROAD  
 SCALE: 1"=10' FEBRUARY 26, 2013

PREPARED FOR:  
 EDWARD JACOBS  
 97 RUSSELL ROAD  
 WELLESLEY, MA 02482

PREPARED BY:  
 DANA J. STANDLEY, PLS  
 9 BARON RD.  
 FRANKLIN, MA 02038



LOCUS - NOT TO SCALE

ZONED - SR-10 (PRE 1/24/1985)

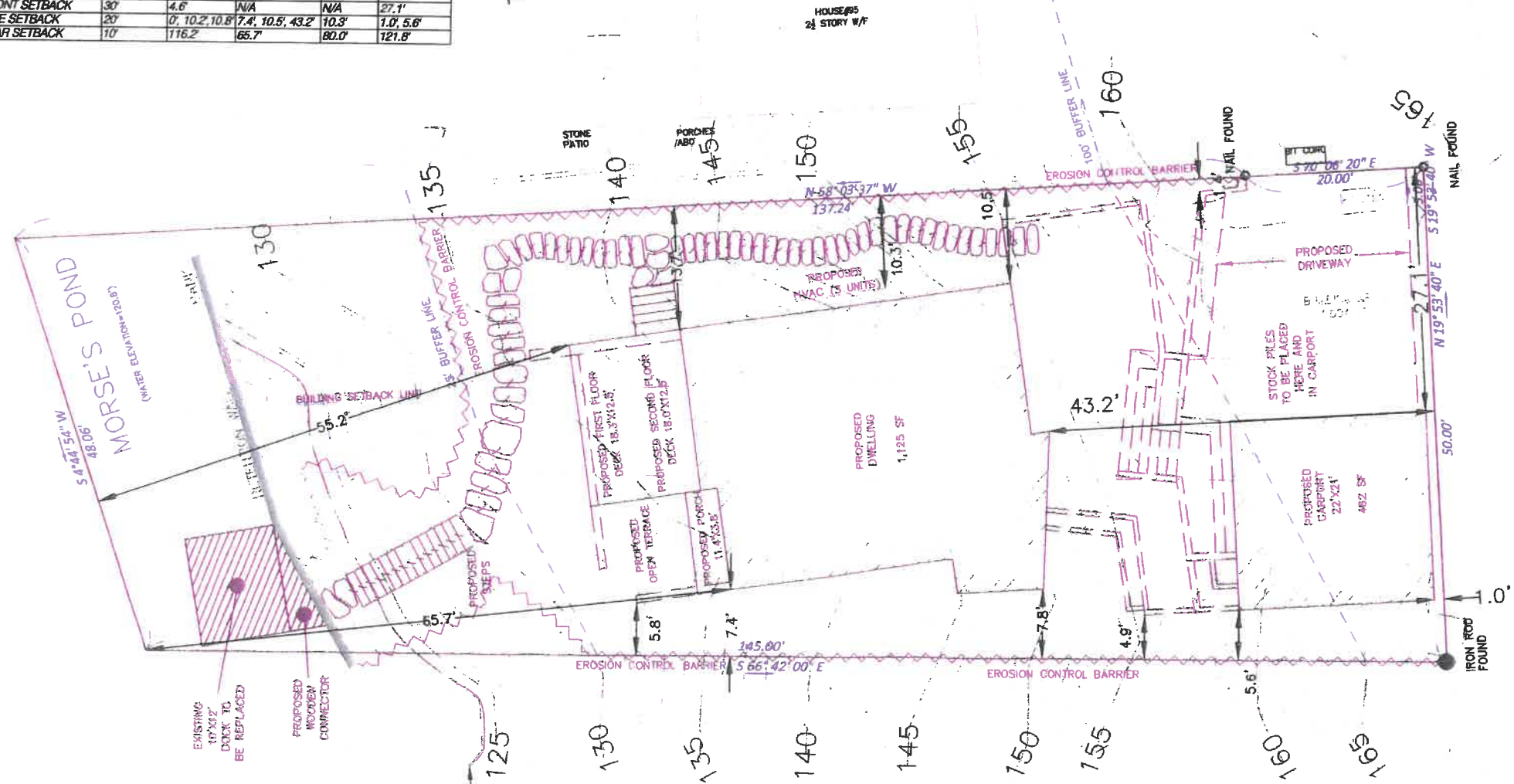
	REQUIRED	EXISTING	PROPOSED	HVAC	GARAGE
MINIMUM AREA	10,000 SF	7,546 SF	7,546 SF	-	-
MINIMUM FRONTAGE	60'	20'	20'	-	-
FRONT SETBACK	30'	4.6'	N/A	N/A	27.1'
SIDE SETBACK	20'	0', 10.2', 10.8'	7.4', 10.5', 43.2'	-	1.0', 5.6'
REAR SETBACK	10'	116.2'	65.7'	-	80.0'

LOT AREA: 7,546 S.F.  
 EXISTING LOT COVERAGE = (14.0%) 1,053.4 S.F.  
 PROPOSED LOT COVERAGE = (24.6%) 1,859.4 S.F.

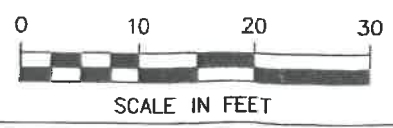
SMH  
 RIM ELEV: 165.76' NAVD88  
 171.96' T.O.W DATUM  
 INV. ELEV: 153.26' NAVD88  
 159.48' T.O.W DATUM

RUSSELL (PRIVATE-20' WIDE) ROAD

N/F OF TOWN OF WELLESLEY



OWNER:  
 EDWARD JACOBS  
 DEED REFERENCE:  
 BOOK 25713 PAGE 576  
 PLAN REFERENCES  
 1.) BOOK 68 PAGE 3272



Dennis O'Brien P.L.S.

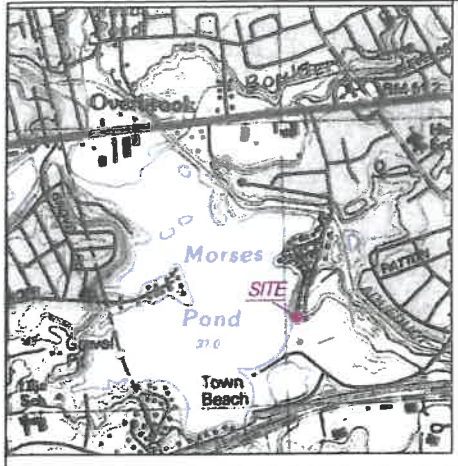


PLAN SHOWING PROPOSED DWELLING  
 97 RUSSELL ROAD  
 WELLESLEY, MA NORFOLK COUNTY

SCALE: 1" = 10'	DATE: 9/6/2017	REVISED: 1/20/2022	DRAWN BY: MFW	CHECKED BY: D.O.
--------------------	-------------------	-----------------------	------------------	---------------------

NOTE:  
 ALL PLAN ELEVATIONS ARE ON ASSUMED DATUM BASED ON TOPOGRAPHIC PLAN OF LAND IN WELLESLEY, MASSACHUSETTS #97 RUSSELL ROAD FEB. 26, 2013 BY DANA J. STANLEY



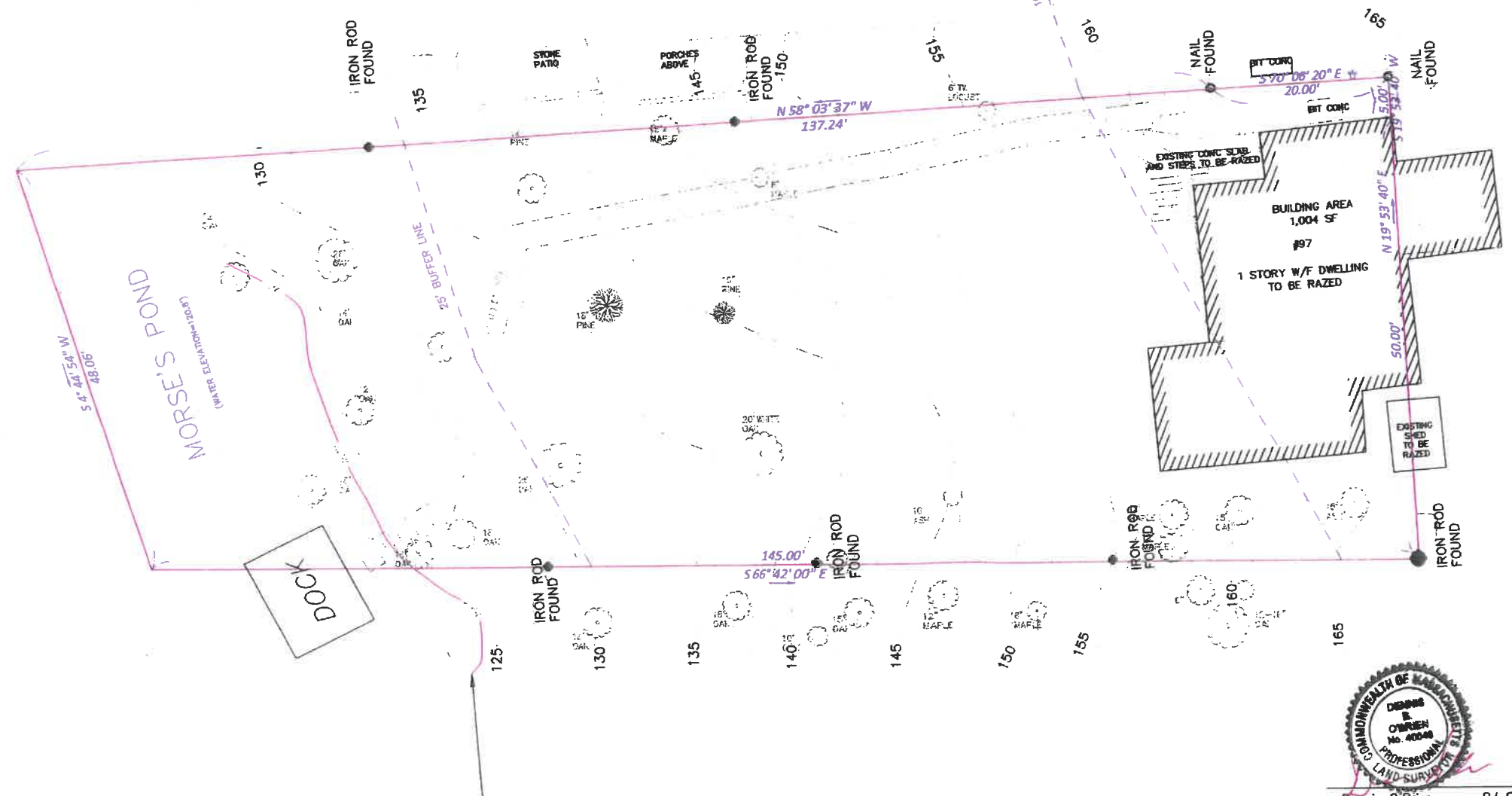


LOCUS - NOT TO SCALE

LOT AREA: 7,546 S.F.  
EXISTING LOT COVERAGE = (14.0%) 1,053.4 S.F.

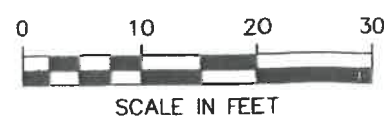
ZONED - SF-10 (PRE 1/24/1995)

	REQUIRED	EXISTING
MINIMUM AREA	10,000 SF	7,546 SF
MINIMUM FRONTAGE	60'	20'
FRONT SETBACK	30'	4.6'
SIDE SETBACK	20'	0', 10.2', 10.8'
REAR SETBACK	10'	116.2'



N/F  
TOWN OF  
WELLESLEY

OWNER:  
EDWARD JACOBS  
DEED REFERENCE:  
BOOK 25713 PAGE 576  
PLAN REFERENCES  
1.) BOOK 68 PAGE 3272

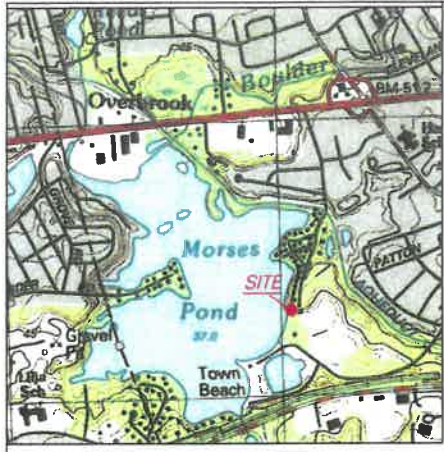


NOTE:  
ALL PLAN ELEVATIONS ARE ON  
ASSUMED DATUM BASED ON  
TOPOGRAPHIC PLAN OF LAND  
IN WELLESLEY, MASSACHUSETTS  
#97 RUSSELL ROAD  
FEB. 26, 2013  
BY DANA J. STANLEY

**D. O'BRIEN**  
LAND SURVEYING  
31 HAWARD STREET UNIT 3-G  
FRAMINGHAM, MA 01901-5041-0348

PLAN SHOWING PROPOSED BUILDING  
97 RUSSELL ROAD  
WELLESLEY, MA NORFOLK COUNTY

SCALE: 1" = 10'	DATE: 9/6/2017	REVISED: 1/14/2022	DRAWN BY: MFW	CHECKED BY: D.O.
--------------------	-------------------	-----------------------	------------------	---------------------



LOCUS - NOT TO SCALE

ZONED - SR-10 (PRE 1/24/1985)

	REQUIRED	EXISTING
MINIMUM AREA	10,000 SF	7,629 SF
MINIMUM FRONTAGE	60'	20'
FRONT SETBACK	30'	4.6'
SIDE SETBACK	20'	0', 10', 2', 10.8'
REAR SETBACK	10'	116.2'

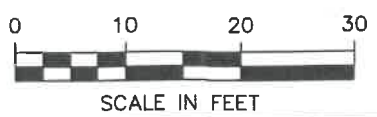
LOT AREA: 7,546 S.F.  
EXISTING LOT COVERAGE = (14.0%) 1,053.4 S.F.



N/F TOWN OF WELLESLEY

NOTE:  
ALL PLAN ELEVATIONS ARE ON ASSUMED DATUM BASED ON TOPOGRAPHIC PLAN OF LAND IN WELLESLEY, MASSACHUSETTS #97 RUSSELL ROAD FEB. 26, 2013 BY DANA J. STANLEY

OWNER:  
EDWARD JACOBS  
DEED REFERENCE:  
BOOK 25713 PAGE 576  
PLAN REFERENCES  
1, BOOK 68 PAGE 3272



Dennis O'Brien P.L.S.

**D. O'BRIEN**  
LAND SURVEYING  
31 HAWTHORNE STREET UNIT 3-C  
FENWAY, MA 02125-5411-3400

PLAN SHOWING PROPOSED BUILDING  
97 RUSSELL ROAD  
WELLESLEY, MA NORFOLK COUNTY

SCALE: 1" = 10'	DATE: 9/6/2017	REVISED: 12/10/2021	DRAWN BY: MFW	CHECKED BY: D.O.
--------------------	-------------------	------------------------	------------------	---------------------