

201901511

Rec'd
\$250.00
CR# 1625

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

Name of applicant: Essex B4M Development LLC	Land owner(s): Essex B4M Development LLC	Address or location of property: 108 Abbott Road
Mailing Address: PO Box 643451	Mailing address: Vero Beach, FL 32963	Area in square feet: 28,282
Phone: 781.888.0910	Phone: 888.0910	Town Plan number: 56-30
Type of application: <input checked="" type="checkbox"/> Approval Not Required Plan (ANR) <input type="checkbox"/> Preliminary Subdivision Plan <input type="checkbox"/> Definitive Subdivision Plan <input type="checkbox"/> Plan to Upgrade Inadequate Way <input type="checkbox"/> Other _____	Materials and information required: For ANR submissions: <input checked="" type="checkbox"/> Original and six prints of all plan(s) For Subdivision Plan submissions: <input type="checkbox"/> Original and six prints of all plan(s) <input type="checkbox"/> Runoff calculations and other submission materials <input type="checkbox"/> Municipal systems analysis for subdivisions of 5 or more lots or 2 or more acres <input type="checkbox"/> Plans to Board of Health <input type="checkbox"/> Notice to Town Clerk	FOR ALL APPLICATIONS Name of land surveyor: Vernie I. Porter JR PLS Mailing address of surveyor: 354 Elliot St Newton, 02464 Phone number of surveyor: 617-964-7170 Zoning and area district: SRD 20 Present use of property: Residential Proposed use of property: Residential FOR SUBDIVISION AND STREET UPGRADE PLANS Name of engineer: Number of lots: Length of street to be built: AREA IN SQUARE FEET OF Street right of way: Paved travel way: Total combined lot area: Estimated impervious cover including new roof surface:
DO NOT WRITE IN THIS BOX To be completed by Planning Staff Date submitted: 6/17/22 Action Required By: _____ Action Taken: _____ Date: _____ File designation: PAC-22-05	Signature of land owner: _____, Manager	Signature of applicant (if other than owner): _____

WILDER, SHEA & HIMMELBERGER, LLP

Counselors at Law
One Hollis Street, Suite 400
Wellesley, Massachusetts 02482

Fax (781) 235-8242

Leslie B. Shea
David J. Himmelberger

Telephone (781) 235-3400
Telephone (781) 237-8180

June 17, 2022

Donald McCauley, Planning Director
Wellesley Historical Commission
Town of Wellesley
525 Washington Street
Wellesley, MA 02482-5992

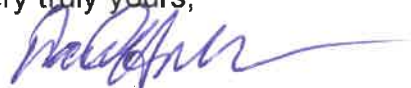
Re: 108 Abbott Road

Dear Mr. McCauley:

Please find enclosed an application for approval of an ANR Plan for 108 Abbott Road. A portion of 108 Abbott Road, is to be removed from 108 Abbott Road and added to 112 Abbott Road.

Please find attached an original Mylar Plan and six copies.
Please advise as to when the Planning Board will consider this application.

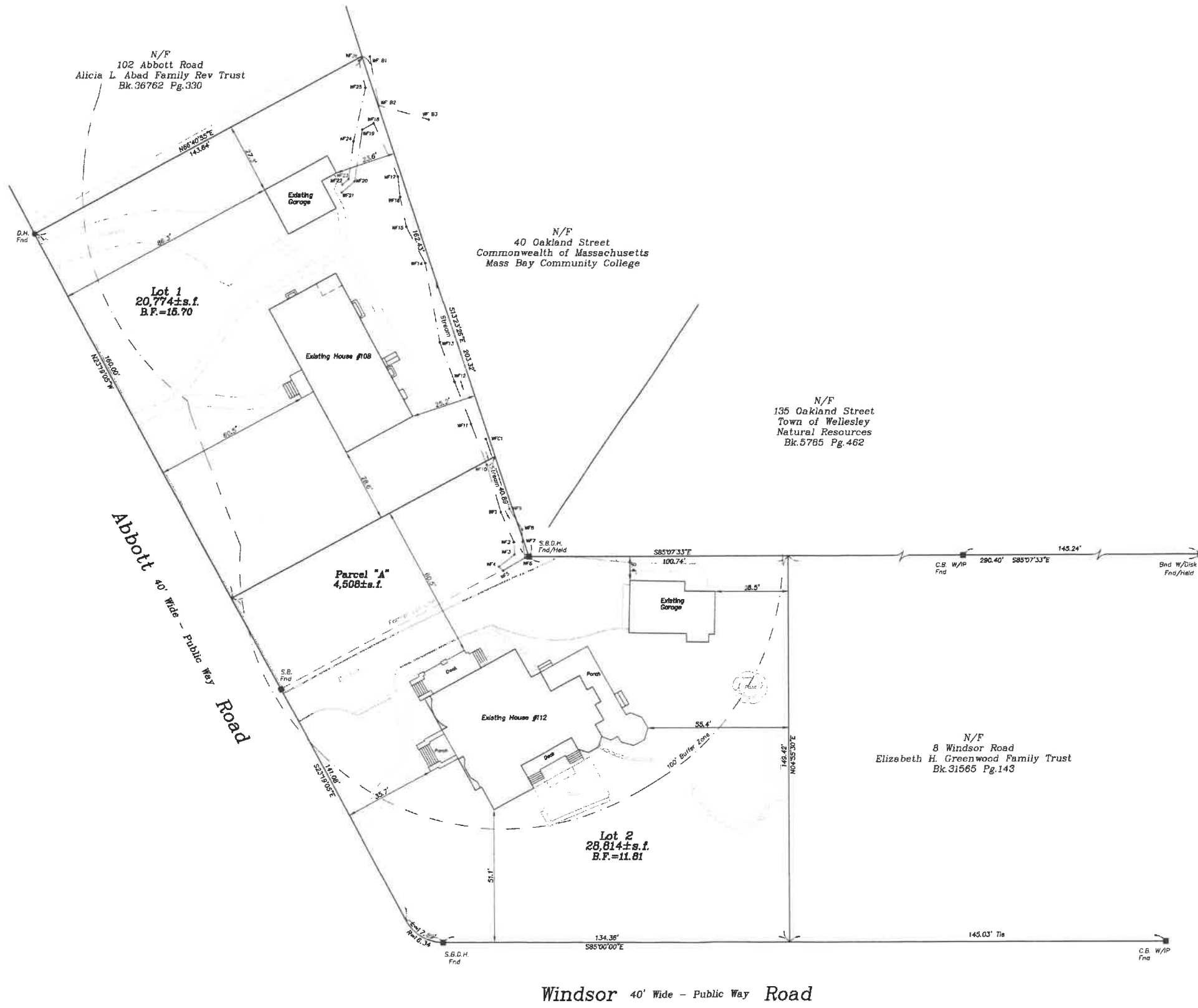
Very truly yours,



David J. Himmelberger

Enclosures

For Registry Use Only



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
WELLESLEY PLANNING BOARD

DATE: _____

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION
AS TO CONFORMANCE WITH ZONING REGULATIONS

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN ACCORDANCE WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH
OF MASSACHUSETTS

Verne T. Porter Jr. 6-15-2022

Owners
108 Abbott Road
Essex B4M Development LLC
P.O. Box 463451
Vero Beach, FL 32964
Book 39370 Page 283

112 Abbott Road
Gordon & Rebecca Russell
112 Abbott Road
Wellesley, Ma. 02481
Book 37929 Page 523

Zoning District Single Residence 20
Parcel ID 108 Abbott Road 56-30
Parcel ID 112 Abbott Road 56-31

Note
Parcel "A" is not a separate building lot but is to be
combined with and made part of #112 Abbott Road to
create Lot 2 as shown on this plan.

~Subdivision Plan of Land~	
108 & 112 Abbott Road Wellesley, Massachusetts	
Scale: 1"=20'	June 15, 2022
VERNE T. PORTER Jr, PLS Land Surveyors - Civil Engineers 354 Elliot Street, Newton, Ma. 02464	
Design By: GNB	Checked By: VTP
Drawn By: GNB	

