

9/19/22 PB

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2022 AUG 19 A 10:00

TOWN CLERK
BILLERICA

STREET NAME Oak Street and Fitzpatrick Lane

Form B-2
APPLICATION FOR APPROVAL OF A PLAN
(Pursuant to MGLC 41, section 81 U 7)

Billerica, MA August 18, 2022

To The Planning Board:

The undersigned herewith submits the accompanying Street Construction Plan or Plan of Land in Billerica for approval as a "subdivision" under the requirements of the Subdivision Control Law and the Planning Board's Rules and Regulations Governing the Subdivision of Land in the Town of Billerica. The original and 18 contact prints are enclosed herewith. I also request any waivers required by the plan as submitted.

1. Name of Subdivider Brenda J. Steward, et al, Trustees of Pendleton Irrevocable Family Trust
Address 51 Oak Street Phone # (978) 667-2757
2. Name of Engineer or Surveyor Dresser, Williams & Way, Inc.
Address 572 Boston Rd., Billerica Phone # (978) 663-5410
3. Deed of Property recorded in Middlesex North Registry
Book 35383 Page 126
4. Location and Description of Property: 51 Oak Street, Map 11, Parcel 70-6
ZBA Variance dated December 9, 2021, divided lot per plan
submitted
5. If a bond or security is filed, the construction of ways and installation of municipal services will be completed within two years.

Signature of Owner 

Attorney for Owner

Print Name Brenda J. Steward, et al, Trustee
by Stephen A Nelson, Esq.

Address Shea Dangora & Nelson, PC
566 Boston Road
Billerica, MA 01821

Pendleton
59 Oak St.

B2 CHECK LIST

- Original in India Ink - Mylar Copy
- SN B2 Application (original and 3 copies)
- 12 full copies of plans and 8 reduced size sets. All sets shall be assembled, stapled and folded.
- A plan of the entire parcel of land from which the subdivision is being made if applicable.
- \$ 250 The B2 fee of \$125/ per lot to the Town of Billerica.
- Identification of the Plan by name of owner of record; location of land in question and if different, the name of the applicant.
- SN Written notice of any decision by the Board of Appeal including but not limited to variance and special permits regarding the land or any building thereon, and a copy of plans for above decision.
- Distance to nearest public or private intersection, or to any other monuments within that dimension.
- Locus Plan.
- SN Letter from Town Clerk stating status of applicable roadways
- SN Abutters list of all direct abutters to the subject property and to the road to be constructed if applicable
- Aerial photographs of the site and the adjacent area.

Ordered
8/18

In cases where the plan acts to subdivide property the following:

- Dimension and direction of all boundary lines shall be shown in accordance with 250 CMR 6.01
- Areas of all proposed lots, with said lots designated numerically and in sequence
- Dimension and direction of existing and proposed easements and their purposes
- Covenants or restrictions applying to the land and their purposes, whether they are in the subdivision, public or common area, or outside the subdivision
- Existing and proposed permanent monuments
- Location of ways, name and present width of streets bounding, approaching the site
- Endorsement by a registered professional land surveyor
- Names and location of all abutters
- The zoning classification of the land that contains the property, if applicable, the location of any zoning boundary lines that lie within the area
- The entirety of the parcel having its boundaries changed must be shown or specifically waived by the board.
- Location of existing buildings on the parcel and their distance to the nearest property line

- Lot summaries for each lot, all easements and roadways
- All abandoned roads, railroads, easements, and rights-of-way including the Middlesex Canal: whether previously of record or not.
- A note per the requirements of Section 6 H. herein.
- Plans that create or change existing lines of ownership and which show existing structures on the property, shall depict on the plan a minimum of two land survey physical monuments set in a manner providing a degree of permanency consistent with the terrain and physical features.

In cases where plans show the construction of a roadway the following:

N/A

- The plan view to show street or way dimensions, bearings, curve lengths, radii, center line stationing to readily determine the location, direction, length and width of each street, way and easement so that they can be established on the ground, proposed bound locations, lot numbers, sidewalks, curbing and a typical cross section.
- Drainage calculations and proposed drainage improvements in all cases where the roadway will provide access to two or more proposed building lots. The board reserves the right to require this on a case by case basis.
- Benchmark elevations are to be based upon NGVD 1929
- All existing and proposed overhead and underground utilities. Sewer and drain lines will be shown on both plan and profile. Show structure inverts, rim elevations, station numbers, sizes and slopes of pipes.
- The material type for existing and proposed storm drains, water mains and sewers shall be given and shall conform to the material specifications of these Rules and Regulations unless waived by the Planning Board
- Show curbing in plan, identifying type of curbing and radius
- The existing ground profile along the proposed centerline and both sidelines of the right of way. (Different dashed line symbols will designate one from another)
- The proposed centerline profile showing gradients and vertical curves, including labels indicating length, K-value and design safe sight stopping distance
- Existing and proposed centerline grades on 50 foot stations (25 foot stations on vertical curves) centerline grades of low points for sag curves and high points for crest curves
- Road stations shown on both plan and profile
- Lot numbers and sideline extensions in plan
- All buildings, walks, drives and other existing site features within one hundred (100) feet (either side) of the street centerline
- Certification by a registered professional civil engineer
- Existing and proposed contours are to be shown

_____ At least two (2) bench marks shall be shown



OFFICE OF THE TOWN CLERK

Town Hall - Room #101

365 BOSTON ROAD

BILLERICA, MASSACHUSETTS 01821 - 1885

Area Code 978-671-0924

Fax 978-663-6510

SHIRLEY E. SCHULT, CMC, CMMC

Town Clerk

Certified Municipal Clerk

AUGUST 18, 2022

OAK STREET (Prec 8)

VOL. 12, page 312, March 27, 1899

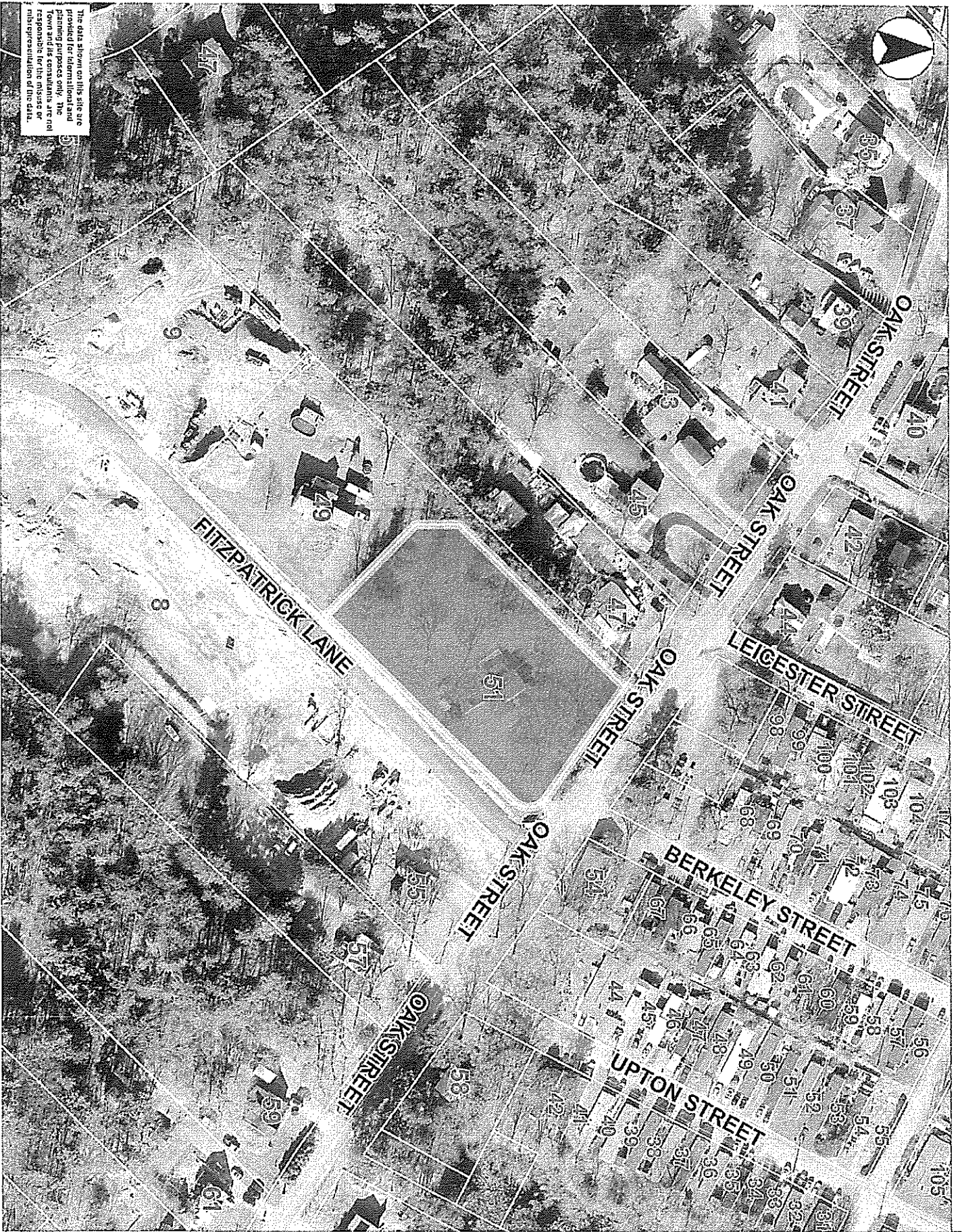
ARTICLE 8. (Report of Committee on Naming Streets which was accepted.) OAK STREET, from Sheldon street running south-east to Tewksbury line, No. Billerica. THIS ACCEPTED STREET NAME ONLY

VOL. 42, Page 139 + 174, October 4, 2016

ARTICLE 36. Voted to accept as a public way from Sheldon Street to Pond Street.

Shirley E. Schult

TOWN CLERK



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

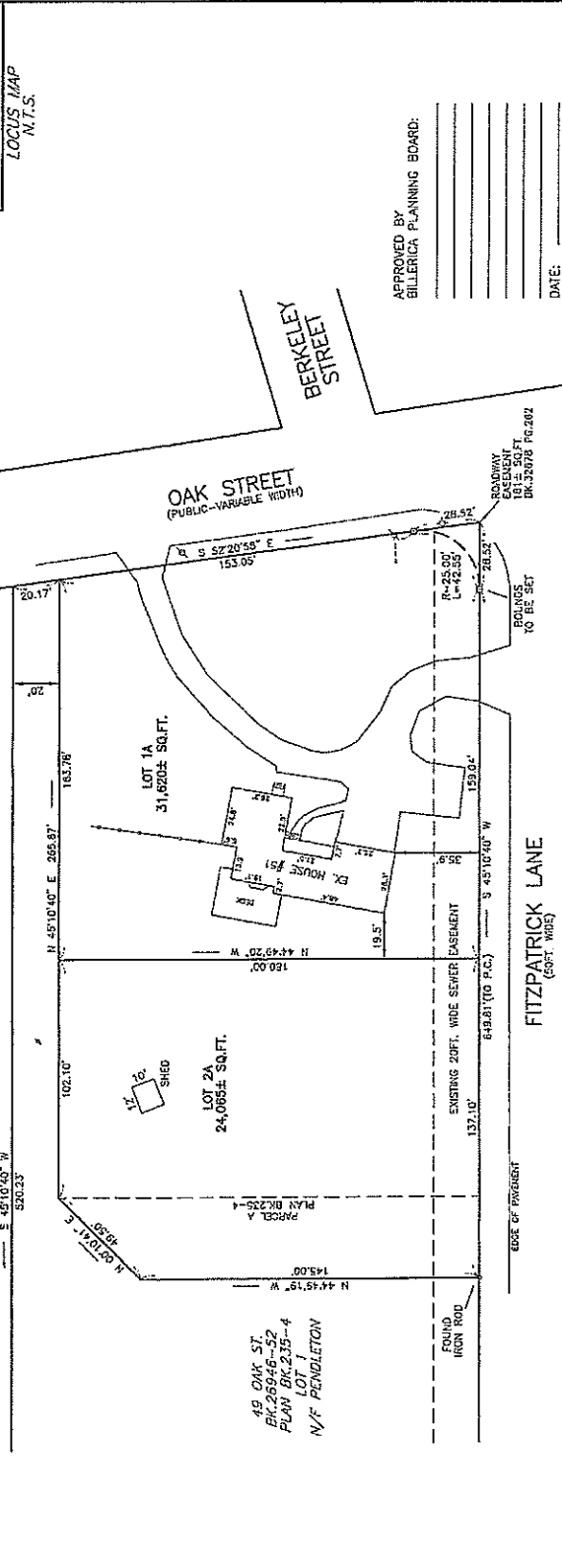
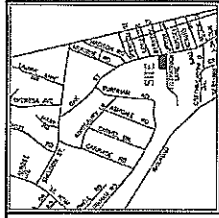
0 200 400 ft

Printed on 08/15/2022 at 12:10 PM

Billerica, MA MapsOnline

AERIAL PHOTO

- MA Place (All Towns)
- Community Health
- Hospital
- Parcel with Other Pz
- MA Highway
- US Highway
- Numbered Route
- Town Boundary
- MA Open Water 25k+ w



APPROVED BY
BILLERICA PLANNING BOARD:

DATE:

PLAN OF LAND
IN
BILLERICA, MASSACHUSETTS

SCALE: 1"=30'

3/24/2022

Dresser, Williams & Way, Inc.
572 BOSTON RD. RD.(UNIT 5) BILLERICA, MA
TELEPHONE 802-879-5415 FAX 802-879-6058
Professional Engineers & Land Surveyors

NOTES:

1. BEING A DIVISION OF PARCEL 11-70-6. SEE VARIANCE 81A-36708 PG.180. RECORD OWNERS: BRENDA J. STEWART & BRIAN P. PENDELTON, JR. PARCEL 11-70-6 IS NOT LOCATED IN GREEN ENGINEERING ZONING DISTRICT OF 35MAY PLS 12A. EXISTING STRUCTURES COVER 4% OF PARCEL 11-70-6.
2. ALSO NOT LOCATED IN A F.E.M.A. SPECIAL FLOOD HAZARD AREA.
3. EXISTING STRUCTURES COVER 4% OF PARCEL 11-70-6.
4. ZONING: RURAL RESIDENCE.

I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR IN THE STATE OF MASSACHUSETTS. REGISTERED OFFICE: 572 BOSTON RD. UNIT 5, BILLERICA, MA 01821. P.L.S. DATE: 3/24/2022

Theresa M. Labadie

REVISIONS: COMMENTS:

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TOWN CLERK
BILLERICA

LEGAL NOTICE
TOWN OF BILLERICA
PLANNING BOARD
PUBLIC HEARING

The Billerica Planning Board will hold a Hybrid/Public Hearing at Billerica Town Hall, 365 Boston Road, Room 210 on September 19, 2022 at 7:00 p.m., to consider a request by Stephen Nelson, ESQ for approval of a B-2 plan of land at 51 Oak Street in Billerica. The applicant requests to subdivide the land into two(2) lots in the Rural Residence District. The applicable procedure is described under Zoning By-Law, Section 7.L.

The site is identified on the most recent Assessor's Map as Plate 11, Parcel 70-6.

The application and plans are available for review at the Planning Board Office, Town Hall, Room 105 and may be viewed Monday thru Friday, 9:30a.m. to 3:30p.m. All interested parties are invited to attend in person or virtually at the links provided: <https://us02web.zoom.us/j/82559069779> Webinar ID: 825 5906 9779 or via telephone:1-929-205-6099.

9/1 & 9/8

Patricia Flemming
Secretary