

2/7/22

STREET NAME Range way Road RECEIVED

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

2022 JUN 10 P 2:57

Billerica, MA January 7, 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 George Allen & Sons Const.
Address 572 Boston Rd-3 Billerica MA Phone # (508) 574-3862

2. Name of Engineer or Surveyor Dresser, Williams and Way
Address 572 Boston Rd-5 Billerica MA Phone # (978) 663-5410

3. Deed of Property recorded in North Middlesex Registry Registry
Book 1286 Page 34

4. Location and Description of Property:
Property is located on the westerly side of Range way Rd and is shown on Town of Billerica Assessors' Map 38 as Parcel 2

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 Douglas Benington, PREP

Print Name Estate of Jessie Guendolyn Merritt

Address 120 Range way Rd
Billerica, MA

PB



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

January 10, 2022

RANGEWAY ROAD

VOL. 12, page 313, March 27, 1899

ARTICLE 8. (Report of Committee on Naming Streets which was accepted.) RANGEWAY ROAD, from Boston road running westerly to Carlisle 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 Carlisle Town Line to Boston Road.

Shirley E. Schult
TOWN CLERK

B2 CHECK LIST

\$ 500.00

- Original in India Ink - Mylar Copy
 - 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.
 - 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.
 - 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.
 - Letter from Town Clerk stating status of applicable roadways
 - 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.
- 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:

- _____ 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



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

0 200 400 ft

Printed on 01/10/2022 at 02:25 PM

BillERICA, MA MapsOnline

AERIAL PHOTO
120 RANGWAY ROAD



- MA Place (All Towns)
- Community Health
- Hospital
- Parcels with Ormos Pnl
- MA Highways
- US Highway
- Numbered Route
- Town Boundary
- MA Open Water 25k w/

Parcel I/A15/SD	Location	Owner 1	Owner 2	Address 1	Address 2	City	State	Zip Code
38-5-10	216-1/2 RANGEWAY RD	SWANSON MEADOWS GOLF COURSE INC		10 EDENHILL RD		PEARBODY	MA	01862-2023
38-5-8-1	216 RANGEWAY RD UNIT 111	LAWABEE GAIL M		216 RANGEWAY RD #111		N BILLERICA	MA	01862-2023
38-5-8-2	216 RANGEWAY RD UNIT 112	GOLDMAN HOWARD		216 RANGEWAY RD #112		N BILLERICA	MA	01862-2016
38-5-8-3	216 RANGEWAY RD UNIT 113	RALPH JANT DELDON REVOC TR		216 RANGEWAY RD #113		N BILLERICA	MA	01862-2023
38-5-8-4	216 RANGEWAY RD UNIT 114	MULLEN PAULA M		216 RANGEWAY RD #114		N BILLERICA	MA	01862-2023
38-5-8-5	216 RANGEWAY RD UNIT 115	INDHIRAWANI ZAIRA N		216 RANGEWAY RD #115		N BILLERICA	MA	01862-2016
38-5-8-6	216 RANGEWAY RD UNIT 122	AMANDA MANUELA R		216 RANGEWAY UNIT 122		N BILLERICA	MA	01862-2023
38-5-8-7	216 RANGEWAY RD UNIT 123	SHAMRITSKI GREGORY		216 RANGEWAY RD # 123		N BILLERICA	MA	01862
38-5-8-8	216 RANGEWAY RD UNIT 124	MILLER SUSAN		216 RANGEWAY RD # 124		N BILLERICA	MA	01862-2096
38-5-8-9	216 RANGEWAY RD UNIT 111	CHEN HUI		216 RANGEWAY RD #111		N BILLERICA	MA	03862-2096
38-5-8-10	216 RANGEWAY RD UNIT 112	PAVEL PARAS H		216 RANGEWAY RD #112		N BILLERICA	MA	01862-2096
38-5-8-11	216 RANGEWAY RD UNIT 113	SHALOUO MARK		216 RANGEWAY RD #113		N BILLERICA	MA	01862-2096
38-5-8-12	216 RANGEWAY RD UNIT 114	WEICH MICHAEL S		216 RANGEWAY RD #114		N BILLERICA	MA	01862-2024
38-5-8-13	216 RANGEWAY RD UNIT 161	HOUNSELL KYIE		216 RANGEWAY RD #161		N BILLERICA	MA	01862-2024
38-5-8-14	216 RANGEWAY RD UNIT 162	GREENHALL JOHN T		216 RANGEWAY RD #162		N BILLERICA	MA	01862-2024
38-5-8-15	216 RANGEWAY RD UNIT 163	D AGOSTINO MICHELE		216 RANGEWAY RD #163		N BILLERICA	MA	01862-2024
38-5-8-16	216 RANGEWAY RD UNIT 164	CAROLYN C CARUSO TRUST		216 RANGEWAY RD #164		N BILLERICA	MA	01862-2024
38-5-8-17	216 RANGEWAY RD UNIT 171	LAZARIS LOUISE		216 RANGEWAY RD #171		N BILLERICA	MA	01862-2024
38-5-8-18	216 RANGEWAY RD UNIT 172	TERKEDIL DILIP		216 RANGEWAY RD #172		N BILLERICA	MA	01862-2024
38-5-8-19	216 RANGEWAY RD UNIT 173	CORLETT DONNA J		216 RANGEWAY RD #173		N BILLERICA	MA	01862-2024
38-5-8-20	216 RANGEWAY RD UNIT 174	SHANBHAG SACHIN K		216 RANGEWAY RD #174		N BILLERICA	MA	01862-2096
38-5-8-21	216 RANGEWAY RD UNIT 1101	CHOTREBRU KRISHNA K		216 RANGEWAY RD #1101		N BILLERICA	MA	01862-2096
38-5-8-22	216 RANGEWAY RD UNIT 1102	SALAZAR MISHAEL J		216 RANGEWAY RD #1102		N BILLERICA	MA	01862-2096
38-5-8-23	216 RANGEWAY RD UNIT 1103	BHAMBRU ANEESH		93 WINDING WAY		N BILLERICA	MA	01862-2096
38-5-8-24	216 RANGEWAY RD UNIT 1104	OLSHENSKY ROZALYA		216 RANGEWAY RD #1104		N BILLERICA	MA	01862-2023
38-5-8-25	216 RANGEWAY RD UNIT 131	SEELAM KAVISHORNE		216 RANGEWAY RD #131		N BILLERICA	MA	01862-2023
38-5-8-26	216 RANGEWAY RD UNIT 132	216 RANGEWAY RD #132 REALTY TR		216 RANGEWAY RD #132		N BILLERICA	MA	01862-2023
38-5-8-27	216 RANGEWAY RD UNIT 133	OJOMO PRISCILA S		216 RANGEWAY RD # 133		N BILLERICA	MA	01862-2023
38-5-8-28	216 RANGEWAY RD UNIT 134	JUN JUN KWONG ED		216 RANGEWAY RD #134		N BILLERICA	MA	01862-2023
38-5-8-29	216 RANGEWAY RD UNIT 141	FRECHETTE MARTIAL A		216 RANGEWAY RD #141		N BILLERICA	MA	01862-2023
38-5-8-30	216 RANGEWAY RD UNIT 142	PIANETS N MIDDLESEX COUNTY REALTY TRUST		216 RANGEWAY RD #142		N BILLERICA	MA	01862-2023
38-5-8-31	216 RANGEWAY RD UNIT 143	HANNA J MARIA LYVING TRUST		216 RANGEWAY RD #143		N BILLERICA	MA	01862-2023
38-5-8-32	216 RANGEWAY RD UNIT 144	JUN JUN WON		216 RANGEWAY RD # 144		N BILLERICA	MA	01862
38-5-8-33	216 RANGEWAY RD UNIT 151	MCKELL SHARON L		216 RANGEWAY RD #151		N BILLERICA	MA	01862-2024
38-5-8-34	216 RANGEWAY RD UNIT 152	LAROSE GREGORIA T		216 RANGEWAY RD #152		N BILLERICA	MA	01862-2024
38-5-8-35	216 RANGEWAY RD UNIT 153	REARDON CECILIA T		93 OCEAN HEIGHTS LANE		N BILLERICA	ME	03907
38-5-8-36	216 RANGEWAY RD UNIT 154	GIBBONS DIANE M		216 RANGEWAY RD #154		N BILLERICA	MA	01862-2024
38-5-8-37	216 RANGEWAY RD UNIT 181	MCDERMOTT ROE JAMES B		216 RANGEWAY RD #181		N BILLERICA	MA	01862-2024
38-5-8-38	216 RANGEWAY RD UNIT 182	SHARMA APOORVA R		216 RANGEWAY RD #182		N BILLERICA	MA	01862-2024
38-5-8-39	216 RANGEWAY RD UNIT 183	DAGOSTINO RALPH		216 RANGEWAY RD #183		N BILLERICA	MA	01862-2024
38-5-8-40	216 RANGEWAY RD UNIT 184	KHAN TEHMINA		216 RANGEWAY RD #184		N BILLERICA	MA	01862-2024
38-5-8-41	216 RANGEWAY RD UNIT 191	BONDAREV DIMITRI		216 RANGEWAY RD #191		N BILLERICA	MA	01862-2025
38-5-8-42	216 RANGEWAY RD UNIT 192	RAGHUNATHAN SUSHI		216 RANGEWAY RD #192		N BILLERICA	MA	01862-2025
38-5-8-43	216 RANGEWAY RD UNIT 193	DEBHA PALLAVI		216 RANGEWAY RD #193		N BILLERICA	MA	01862-2025
38-5-8-44	216 RANGEWAY RD UNIT 194	GUPTA ROHIT		216 RANGEWAY RD #194		N BILLERICA	MA	01862
38-1-2	215R RANGEWAY RD	STORE MASTER FUNDING III LLC		400 CHARTER WAY		N BILLERICA	MA	01862-2017
38-1-1-21	215 RANGEWAY RD UNIT 21	CHEN HUI-PING		215 RANGEWAY RD # 21		N BILLERICA	MA	01862
38-1-1-22	215 RANGEWAY RD UNIT 22	RIDDELL AMANDA		215 RANGEWAY ROAD UNIT #22		N BILLERICA	MA	01862-2017
38-1-1-23	215 RANGEWAY RD UNIT 23	CUOZZO FAMILY IRREVOC TRUST		215 RANGEWAY RD #23		N BILLERICA	MA	01862-2017
38-1-1-24	215 RANGEWAY RD UNIT 24	THE CHUI-SE THAM TRUST		215 RANGEWAY RD #24		N BILLERICA	MA	01862
38-1-1-32	215 RANGEWAY RD UNIT 32	KONAMENI DILIP		215 RANGEWAY RD #32		N BILLERICA	MA	01862-2092
38-1-1-31	215 RANGEWAY RD UNIT 31	SAXENA ANASH		215 RANGEWAY RD #31		N BILLERICA	MA	01862-2021
38-1-1-33	215 RANGEWAY RD UNIT 33	FITZMAURICE MARYANNE		215 RANGEWAY RD #33		N BILLERICA	MA	01862-2026
38-1-1-31	215 RANGEWAY RD UNIT 11	ROSENGARTEN DANIEL		215 RANGEWAY RD #11		N BILLERICA	MA	01862-2032
38-1-1-12	215 RANGEWAY RD UNIT 12	BRUCE BRIAN R		215 RANGEWAY RD #12		N BILLERICA	MA	02180
38-1-1-13	215 RANGEWAY RD UNIT 13	JOHNSA LLC		1 RYAN CIRCLE		N BILLERICA	MA	01862
28-4-0	RANGEWAY RD	STORE MASTER FUNDING III LLC		400 LYNNWAY		SCOTTSDALE	AZ	85255-5866
28-4-1	159 RANGEWAY RD	STORE MASTER FUNDING III LLC		8377 E HARTFORD DR	#100	ROSEVILLE	AZ	85255-5866
38-2-0	120 RANGEWAY RD	MERRITT JESSIE G	C/O DOUG BERGSTROM	948 ORCHARD LANE		WNI	WV	55113-2036
38-32-1	36 STERLING RD	STORE MASTER FUNDING LLC		8377 E HARTFORD DRIVE	# 100	SCOTTSDALE	AZ	85255

Abutters List for Parcel 38/2-0 using all property owners within 300 feet

Parcel 14A1152D	Location	Owner 1	Owner 2	Address 1	Address 2	City	State	Zip Code
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DISCLAIMER: This list is certified based upon records held in this department as of the date on the abutter's list. It was completed to the best of our ability based upon the information we have available. We do not certify the accuracy of this list per se, only the names and addresses listed on it. In most cases, public disclosure of the hearing pertaining to this list is required and published in the local newspaper. Every effort has been taken to insure proper notification.

The board of Assessors certifies the accuracy of the names and addresses on this list based upon our current records.



John B. Spaidel
 John B. Spaidel
 Chief Assessor
 -January 5, 2022

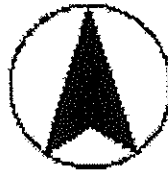


Abutters Map for Parcel 38/2-0 using all property owners within 300 feet

Printed on 01/05/2022 at 11:18 AM

Legend

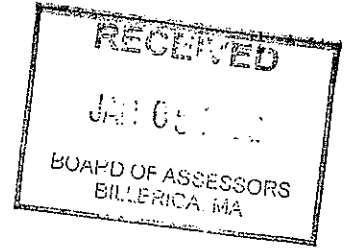
-  Parcel Boundary Selection
-  Parcel Boundary



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**Board of Assessors
Town Hall
365 Boston Road
Billerica, Massachusetts 01821**



RICHARD J. SCANLON, *Chairman*
BRUCE E. RICHARDSON, *Associate*

Tele: (978) 671-0971
Fax: (978) 663-5621

ABUTTERS LIST REQUEST

Name Stephen Dresser Date 1/4/22
Address of Property 120 Rangeway Road Plate 38
Telephone Number 978-815-0312 Parcel 2

I request one copy of the following abutters list and three copies of the labels for the above listed property. The cost of this service shall be \$2.00 per name. The list shall be available five to ten (5-10) working days from the requested date or earlier.

Signature of applicant Stephen R Dresser

Types of Abutters Lists

There are four types of abutters lists which may be required in the Town of Billerica. The board or commission you are seeking approval from and the particular request you are making determines the type of list. You will need to contact the applicable board or commission to determine which of the following will be required in your case.

(Circle one – If no letter is circled a “D” list will be prepared.)

A. Direct Abutters

This list contains direct abutters only. Properties across public right-of-ways or paper streets, which have not been discontinued, are not included.

B. Abutters Within 100 Feet

This list contains all abutters within 100 feet of the parcel, notwithstanding public or private streets or ways, municipal borders or bodies of water.

C. Abutter to Abutter Within 300 Feet

This list contains abutters to direct abutters within 300 feet of the parcel. If there is more than one abutter between the subject parcel and the abutting property within 300 feet the owner will not be notified.

D. All Property Owners Within 300 Feet (Cell Towers – All Property Within 500 Feet)

This list contains all properties within 300 feet of the subject parcel. Abutters to abutter restrictions do not apply.

60 parcels
- 1 applicant
- 2 Duplicates } *57 parcels*

(C)
(D)

Assessor's
Signature

John B. Spierch

Date

APPROVED JAN 05 2022

Amount

\$ 114.00