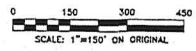
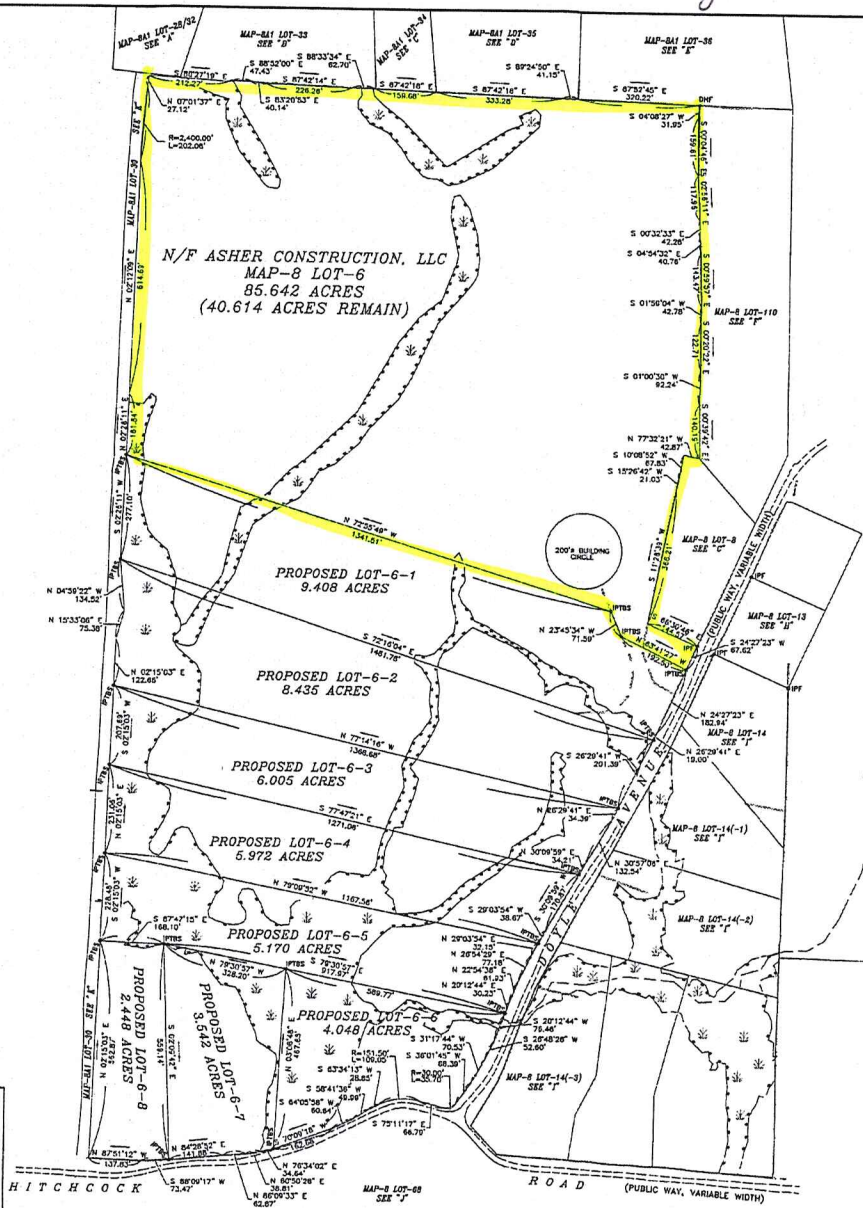


# Reduced Frontage LOT

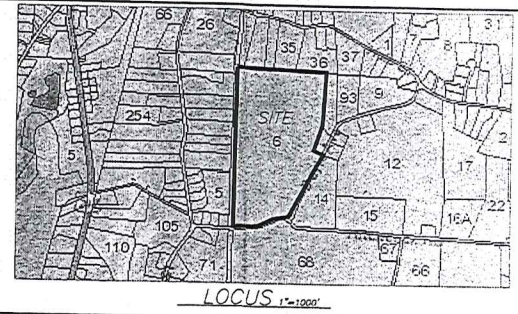


PLAN 1"=150'

FOR REGISTRY OF DEEDS USE

### LEGEND

- N/F NOW OR FORMER OWNER
- W WETLANDS
- WETLAND BOUNDARY
- IRON PIN FOUND
- IPFB IRON PIN TO BE SET (NOTE 3)
- STONE WALL
- UTILITY POLE
- ELECTRIC LINE



### REFERENCE PLANS & DEEDS

1. SUBJECT LOT ASSESSOR'S MAP-8 LOT-14 WORD PLAN BOOK-063 PLAN-37 WORD DEED BOOK-67401 PAGE-38
2. ASSESSOR MAP-8 LOTS-13 & 100 PLAN BOOK-511 PAGE-111
3. ASSESSOR MAP-8 LOTS-8 & 110 PLAN BOOK-515 PAGE-111

### NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP-8 LOT-14 INTO SIX SEPARATE BUILDING LOTS.
2. THE SUBJECT PROPERTY IS LOCATED IN THE R80 ZONING DISTRICT. DIMENSIONAL REQUIREMENTS: FRONTAGE= 50' (240,000 AREA) AREA= 80,000 S.F. MIN. / (240,000 S.F. MIN. W/ 50' FRONTAGE) MINIMUM FRONT SETBACK= 40' MINIMUM SIDE SETBACK= 25' MINIMUM REAR SETBACK= 50' MAXIMUM IMPERVIOUS AREA AS % OF LOT= 10%
- \*MINIMUM LOT AREA TO BE EXCLUSIVE OF WETLANDS AND SLOPES OVER 1:4.

REF	HOW/FORMERLY (NAME)	ADDRESS
A	LEA W. NEWMAN	145 HALE STREET, WINCHENDON, MA 01475
B	RICHARD E. GUNNO, JR.	145 HALE STREET, WINCHENDON, MA 01475
C	FRANK T. PIERLE, JR.	245 HALE STREET, WINCHENDON, MA 01475
D	MATTHEW S. LEGER	181 HALE STREET, WINCHENDON, MA 01475
E	THEMISA R. BRAN T. PIERLE, JR.	245 HALE STREET, WINCHENDON, MA 01475
F	MONICA H. DELLAMITH	29 DOYLE AVENUE, WINCHENDON, MA 01475
G	RUSSELL T. HUGHES	35 DOYLE AVENUE, WINCHENDON, MA 01475
H	GLYNDA A. REDKOP	36 DOYLE AVENUE, WINCHENDON, MA 01475
I	ASHER CONSTRUCTION, LLC	77 NASHUA ROAD, SHARON, NH 03486
J	ERIC L. DOODY (TRUSTEE)	132 ELLIS ROAD, WESTMINGTON, MA 01473
K	NEW ENGLAND POWER CO.	441 STUART STREET, BOSTON, MA 02116

- PROPOSED DIMENSIONS:**
- MAP-8 LOT-6  
 AREA=1,769,137 S.F.  
 UPLAND AREA=1,650,319 S.F. > REQ'D 240,000 S.F. (REDUCED FRONTAGE)  
 FRONTAGE=47.62' > REQ'D 50' (REDUCED FRONTAGE)
  - PROPOSED LOT 6-1  
 AREA=409,833 S.F.  
 UPLAND AREA=354,681 S.F. > REQ'D 80,000 S.F.  
 FRONTAGE=201.64' > REQ'D 200'
  - PROPOSED LOT 6-2  
 AREA=397,436 S.F.  
 UPLAND AREA=286,415 S.F. > REQ'D 80,000 S.F.  
 FRONTAGE=201.39' > REQ'D 200'
  - PROPOSED LOT 6-3  
 AREA=261,550 S.F.  
 UPLAND AREA=216,588 S.F. > REQ'D 80,000 S.F.  
 FRONTAGE=201.14' > REQ'D 200'
  - PROPOSED LOT 6-4  
 AREA=260,139 S.F.  
 UPLAND AREA=192,553 S.F. > REQ'D 80,000 S.F.  
 FRONTAGE=203.54' > REQ'D 200'
  - PROPOSED LOT 6-5  
 AREA=225,205 S.F.  
 UPLAND AREA=101,578 S.F. > REQ'D 80,000 S.F.  
 FRONTAGE=201.49' > REQ'D 200'
  - PROPOSED LOT 6-6  
 AREA=176,332 S.F.  
 UPLAND AREA=87,144 S.F. > REQ'D 80,000 S.F.  
 FRONTAGE=781.68' > REQ'D 200'
  - PROPOSED LOT 6-7  
 AREA=154,275 S.F.  
 UPLAND AREA=125,996 S.F. > REQ'D 80,000 S.F.  
 FRONTAGE=278.20' > REQ'D 200'
  - PROPOSED LOT 6-8  
 AREA=106,625 S.F.  
 UPLAND AREA=105,712 S.F. > REQ'D 80,000 S.F.  
 FRONTAGE=211.30' > REQ'D 200'



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

*Paul F. Graszowicz* 4-26-22  
 PAUL F. GRASZOWICZ, P.L.S.  
 MASS. PLS #47393

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED BY PLANNING BOARD OF WINCHENDON, MA

DATE: \_\_\_\_\_

ANR ENDORSEMENT DOES NOT SIGNIFY COMPLIANCE WITH ZONING FOR LAND USE OR BUILDING PURPOSES NOR DOES IT CONVEY THE RIGHT TO DEVELOP THE PROPERTY.

A-N-R (MGL CH. 41, 81P) PLAN

MAP-8 LOT-6  
 DOYLE AVE & HITCHCOCK ROAD; WINCHENDON, MASSACHUSETTS

OWNER:  
 ASHER CONSTRUCTION, LLC  
 77 NASHUA ROAD; SHARON, NH 03458

PREPARED FOR:  
 ASHER CONSTRUCTION, LLC;  
 77 NASHUA ROAD; SHARON, NH 03458

APRIL 26, 2022

GRAZ Engineering, LLC

323 WEST LAKE ROAD; FITZ WILLIAM, NH 03447; (603) 585-6959

JOB NO. 2183

SHEET 1 OF 1