

LEGEND

- N/F NOW OR FORMER OWNER
- IPF ○ IRON PIN FOUND
- EXISTING STONE WALL
- DHF ○ DRILL HOLE FOUND
- IPTBS ● IRON PIN SET (NOTE-5)
- S — SEWER LINE
- W — WATER LINE
- E — POWER LINES
- D — DRAINAGE

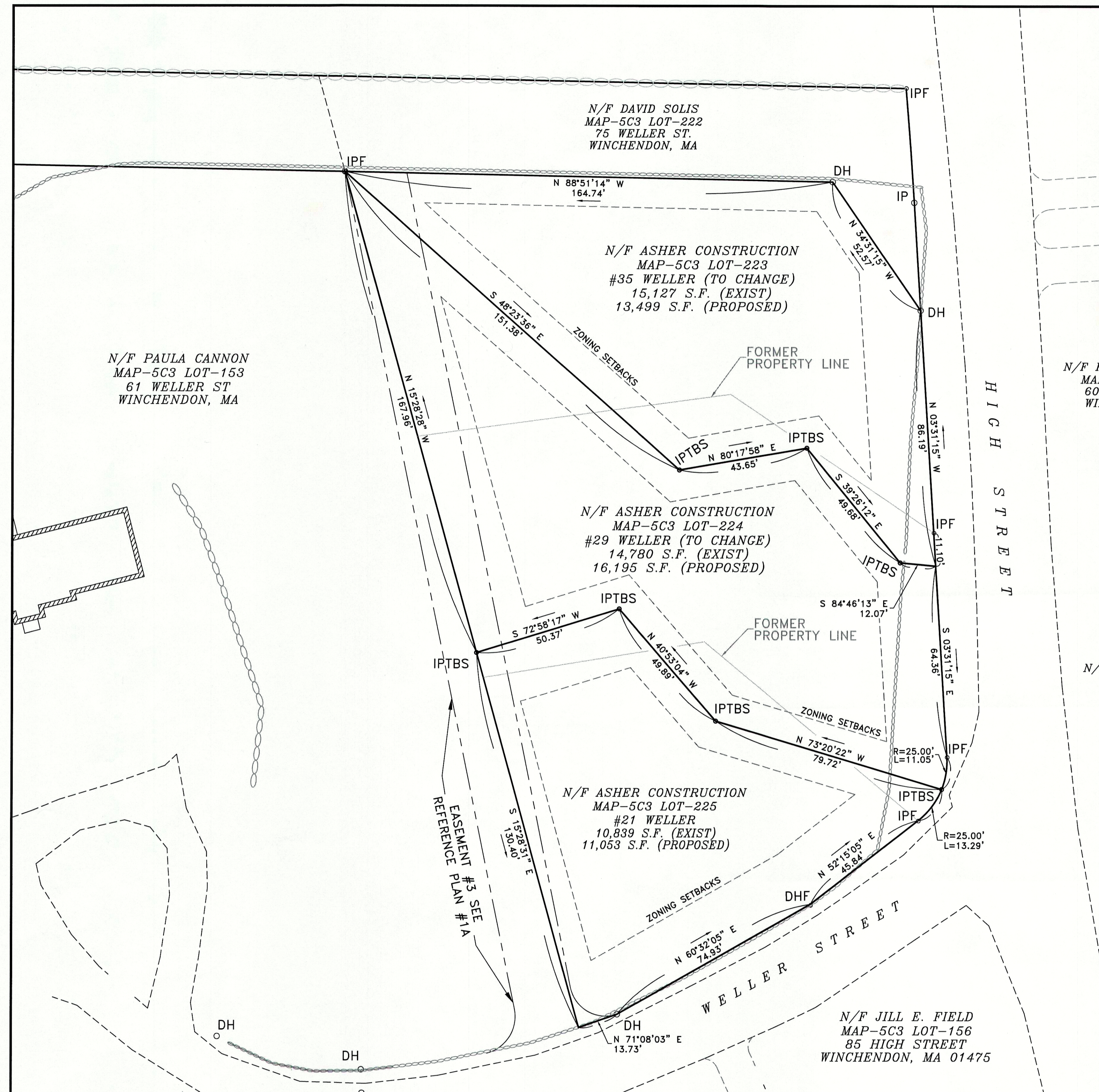
REFERENCE PLANS & DEEDS

1. SUBJECT LOTS ASSESSOR'S MAP-5C3 LOTS-223-225
WCRD DEED BOOK-63106 PAGE-305
- A. WCRD PLAN BOOK-887 PAGE-115
- B. WCRD PLAN BOOK-954 PAGE-89
- C. WCRD PLAN BOOK-956 PAGE-40

NOTES

1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE BOUNDARIES BETWEEN MAP-5C3 LOTS-223-225 TO ALLOW FOR CONSTRUCTION OF HOUSES OFF OF HIGH STREET. #29 & #35 WELLER TO BE GIVEN NEW ADDRESSES TO REFLECT ACCESS OFF OF HIGH STREET.
2. THE SUBJECT PROPERTIES ARE LOCATED IN BOTH THE WINCHENDON R10 ZONING DISTRICT.
DIMENSIONAL REQUIREMENTS (R10)
AREA= 10,000 SQ. FT. MIN.

MINIMUM FRONT SETBACK=20'
MINIMUM SIDE SETBACK=10'
MINIMUM REAR SETBACK=20'
3. FIELD SURVEY PERFORMED BY ELECTRONIC TOTAL STATION TO THE STANDARDS OF MASSACHUSETTS REGULATION 250 CMR 6.00.
4. WHEREAS NO TITLE REPORT HAS BEEN PREPARED, NO DETERMINATION OF TITLE IS MADE OR IMPLIED.
5. IPTBS SIGNIFIES A 5/8"Ø STEEL REINFORCING BAR WITH A PINK CAP LABELLED 'GRAZ ENG. PLS 47393' PLS 47393' TO BE SET.
6. LOT SLOPE CALCULATIONS:
*ALL LOTS MUST HAVE ADEQUATE LOT AREA, EXCLUDING AREA WITH SLOPES IN EXCESS OF 1:4.
21 WELLER STREET: 10,180 S.F. AT LESS THAN 1:4 SLOPE
29 WELLER STREET: 14,632 S.F. AT LESS THAN 1:4 SLOPE
35 WELLER STREET: 11,515 S.F. AT LESS THAN 1:4 SLOPE
7. NO WETLANDS EXIST ON-SITE.
8. PROPOSED BOUNDARY LINE ADJUSTMENT WILL NOT CREATE ANY ZONING NON-CONFORMITIES.



N/F PAUL J. DECOTEAU
MAP-5C3 LOT-162
60 HIGH STREET
WINCHENDON, MA

N/F PAUL S. RICHTARCSIK (TSTEE)
MAP-5C3 LOT-161
88 WELLER ST.
WINCHENDON, MA

N/F JILL E. FIELD
MAP-5C3 LOT-156
85 HIGH STREET
WINCHENDON, MA 01475

N/F PAULA CANNON
MAP-5C3 LOT-153
61 WELLER ST
WINCHENDON, MA

N/F ASHER CONSTRUCTION
MAP-5C3 LOT-225
#21 WELLER
10,839 S.F. (EXIST)
11,053 S.F. (PROPOSED)

N/F ASHER CONSTRUCTION
MAP-5C3 LOT-224
#29 WELLER (TO CHANGE)
14,780 S.F. (EXIST)
16,195 S.F. (PROPOSED)

N/F ASHER CONSTRUCTION
MAP-5C3 LOT-223
#35 WELLER (TO CHANGE)
15,127 S.F. (EXIST)
13,499 S.F. (PROPOSED)

N/F DAVID SOLIS
MAP-5C3 LOT-222
75 WELLER ST.
WINCHENDON, MA

EASEMENT #3 SEE
REFERENCE PLAN #1A

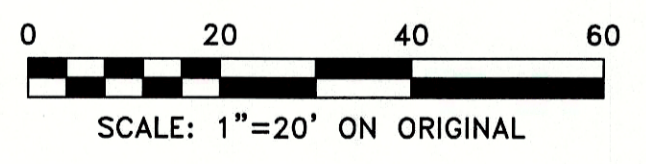
PB #

A-N-R (MGL CH. 41, 81P) PLAN
ASSESSOR'S MAP-5C3 LOTS-223-225
HIGH STREET & #21 WELLER STREET
WINCHENDON, MA

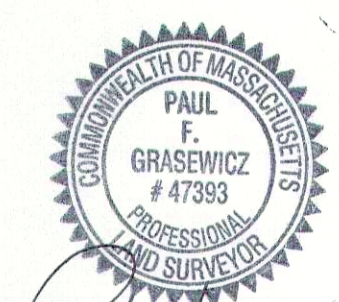
OWNER:
ASHER CONSTRUCTION, LLC
77 NASHUA ROAD;
SHARON, NH 03458

MARCH 29, 2022

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
PLANNING BOARD OF
WINCHENDON, MA
DATE: _____



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. Grasewicz

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PAUL F. GRASEWICZ P.L.S.
MASS. PLS #47393

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

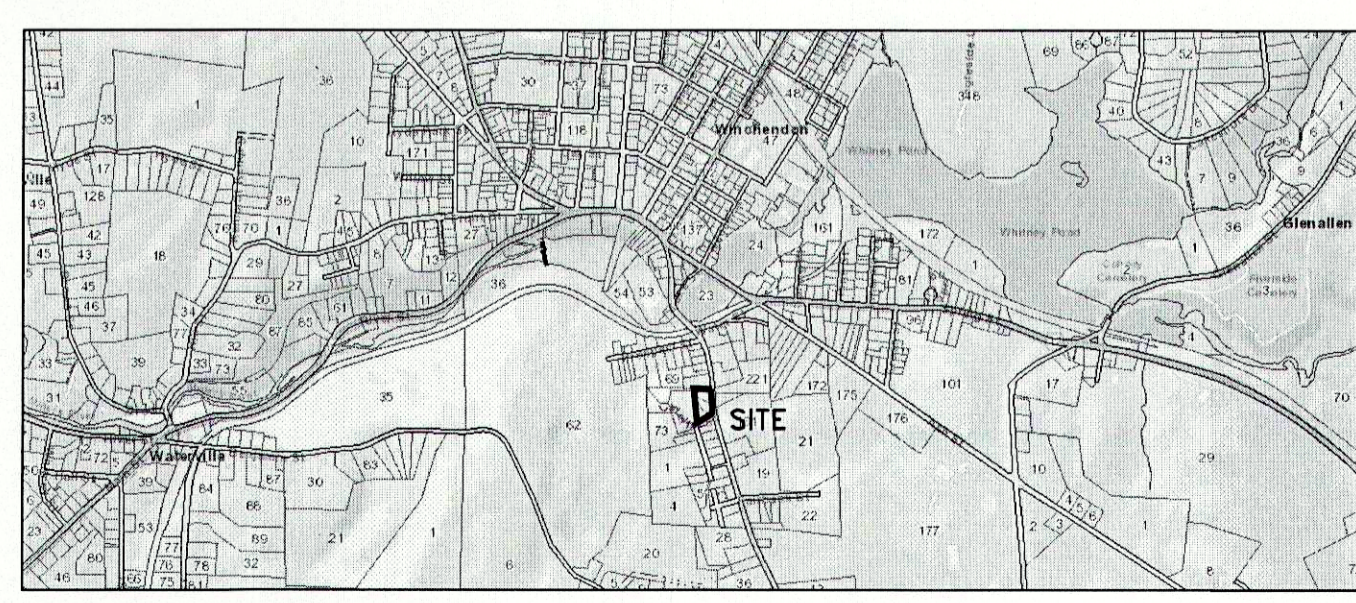
GRAZ Engineering, LLC

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

JOB NO. 20147

SHEET 1 OF 1

LOCUS NTS



FOR REGISTRY OF DEEDS USE