

**7-31-23**

JEFFREY J. STEFANIK PLS DATE

NOTES

1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS--  
HARTFORD AVENUE LAYOUTS--  
PLAN BOOK 129 PLAN 17 1942  
PLAN BOOK 124 PLAN 41 1941  
PLAN BOOK 99 PLAN 3 1937

ALSO SEE THE FOLLOWING--  
PLAN BOOK 957 PLAN 66 JUNE 2021  
PLAN BOOK 955 PLAN 69 MARCH 2021  
PLAN BOOK 937 PAGE 89 SEPTEMBER 2018  
PLAN BOOK 934 PLAN 39 APRIL 2018  
PLAN BOOK 824 PLAN 43 APRIL 2005  
PLAN BOOK 725 PLAN 30 MARCH 1998  
PLAN BOOK 498 PLAN 34 JULY 1982  
LAND COURT PLAN 39223A JULY 1977  
PLAN BOOK 376 PLAN 6 JANUARY 1973  
PLAN BOOK 340 PLAN 111 OCTOBER 1970  
PLAN BOOK 137 PLAN 55 DECEMBER 1945

2) THIS PLAN REFERS TO MENDON TAX MAP 10 LOT 29

3) ZONING DISTRICT DATA-- RESIDENTIAL  
MINIMUM LOT SIZE--  
60,000 SF ONE FAMILY  
90,000 SF TWO FAMILY  
MINIMUM LOT FRONTAGE--  
200' ONE FAMILY  
300' TWO FAMILY  
SETBACKS-- FRONT 50' SIDE AND REAR 20'  
MINIMUM LOT DEPTH--200'  
MINIMUM LOT WIDTH AT LEACHING AREA--125'  
MINIMUM LOT WIDTH--  
200' ONE FAMILY  
300' TWO FAMILY  
MAXIMUM BUILDING COVERAGE--30%  
MAXIMUM BUILDING HEIGHT--2.5 STORIES OR 35'

4) WETLANDS DEPICTED HEREON WERE DELINEATED IN THE FIELD IN 2020 BY GODDARD CONSULTING LLC 291 MAIN STREET NORTHBORO MA 01532 (508)393-3784

**VARIANCES REQUESTED**

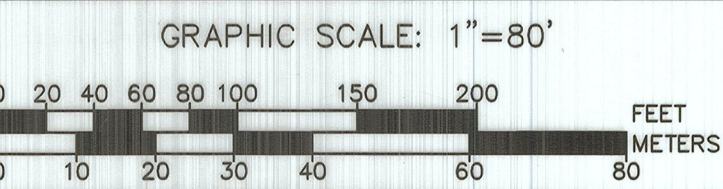
**MIN. LOT FRONTAGE**  
REQUEST A REDUCTION OF MINIMUM LOT FRONTAGE FROM 300' FOR A DUPLEX TO (LOT 1) 105.03' (LOT 2) 105.02' (LOT 3) 105.02' AS SHOWN IN THE TOWN OF MENDON ZONING BY-LAWS Pg. 7, TABLE 1, DIMENSIONAL REGULATIONS.

**MIN. LOT WIDTH**  
REQUEST A REDUCTION OF MINIMUM LOT WIDTH FROM 300' FOR A DUPLEX TO (LOT 1) 90.9' (LOT 2) 109.36' (LOT 3) 111.38' AS SHOWN IN THE TOWN OF MENDON ZONING BY-LAWS Pg. 7, TABLE 1, DIMENSIONAL REGULATIONS.

**COMMON DRIVEWAY**  
REQUEST A COMMON DRIVEWAY ACCESS FROM TWO LOTS TO THREE LOTS, AS SHOWN IN THE TOWN OF MENDON ZONING BY-LAWS Pg. 31, SECTION 3.04 OPEN SPACE COMMUNITIES BY-LAWS (b) DEFINITIONS (i) COMMON DRIVEWAY.

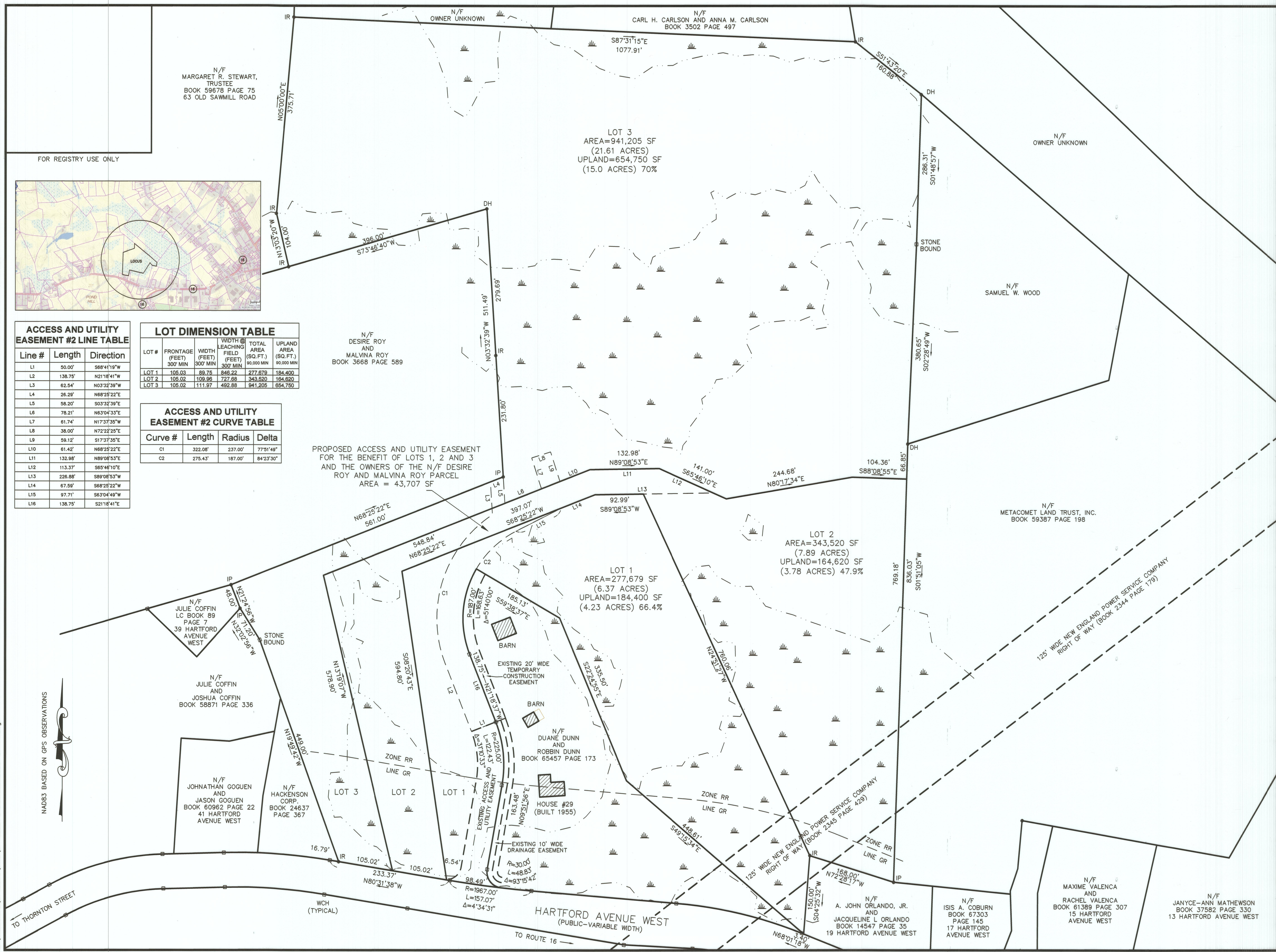
OWNER:  
RTE. 85 REALTY CORP.  
PO BOX 444  
8 UXBRIDGE ROAD  
MENDON MA 01756  
DEED BOOK 61644 PAGE 89

VARIANCE PLAN OF LAND  
29A HARTFORD AVENUE WEST  
MENDON, MASS.  
SCALE: 1"=80'  
DATE: JULY 31, 2023



**Guerriere & Halnon, Inc.**  
ENGINEERING & LAND SURVEYING

333 WEST STREET PH. (508) 473-6630  
MILFORD, MA 01757 FX. (508) 473-8243  
www.gandhengineering.com



**ACCESS AND UTILITY EASEMENT #2 LINE TABLE**

Line #	Length	Direction
L1	50.00'	S88°41'19"W
L2	138.75'	N21°18'41"W
L3	62.54'	N03°32'39"W
L4	26.29'	N68°25'22"E
L5	58.20'	S03°32'39"E
L6	78.21'	N63°04'33"E
L7	61.74'	N17°37'35"W
L8	38.00'	N72°22'25"E
L9	59.12'	S17°37'35"E
L10	61.42'	N68°25'22"E
L11	132.98'	N89°08'53"E
L12	113.37'	S85°46'10"E
L13	226.88'	S89°08'53"W
L14	67.59'	S68°25'22"W
L15	97.71'	S63°04'49"W
L16	138.75'	S21°18'41"E

**ACCESS AND UTILITY EASEMENT #2 CURVE TABLE**

Curve #	Length	Radius	Delta
C1	322.08'	237.00'	77°51'49"
C2	275.43'	187.00'	84°23'30"

**LOT DIMENSION TABLE**

LOT #	FRONTAGE (FEET)	WIDTH (FEET)	LEACHING FIELD (FEET)	TOTAL AREA (SQ. FT.)	UPLAND AREA (SQ. FT.)
LOT 1	105.03	89.75	848.22	277,679	184,400
LOT 2	105.02	109.98	727.68	343,520	164,620
LOT 3	105.02	111.97	492.88	941,205	654,750

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