

LOCUS NTS

APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED
MENDON - PLANNING BOARD

VARIANCE FOR REDUCED
LOT FRONTAGE
MENDON - ZONING BOARD

BEING A MAJORITY.

DATE :

DATE :

PLANNING BOARD ENDORSEMENT DOES
NOT NECESSARILY MEAN THAT THIS
PLAN CONFORMS TO THE CURRENT
ZONING REQUIREMENTS

PLAN REFERENCES:

1. PLAN BOOK 281, PLAN 123
2. PLAN BOOK 462, PLAN 10
3. PLAN BOOK 484, PLAN 31
4. PLAN BOOK 480, PLAN 94

DEED REFERENCES:

1. DEED BOOK 669, PAGE 87
2. DEED BOOK 36520, PAGE 259
3. DEED BOOK 7180, PAGE 240

TOWN OF MENDON ZONING
RESIDENCE DISTRICT RR
(ONE FAMILY DWELLING)

1. MIN LOT AREA: 60,000 S.F.
2. MIN LOT FRONTAGE: 200 FEET
3. MIN FRONT YARD SETBACK: 50 FEET
4. MIN SIDE SETBACK: 20 FEET
5. MIN REAR SETBACK: 20 FEET

VARIANCE REQUESTED

REQUIRED FRONTAGE = 200.00'

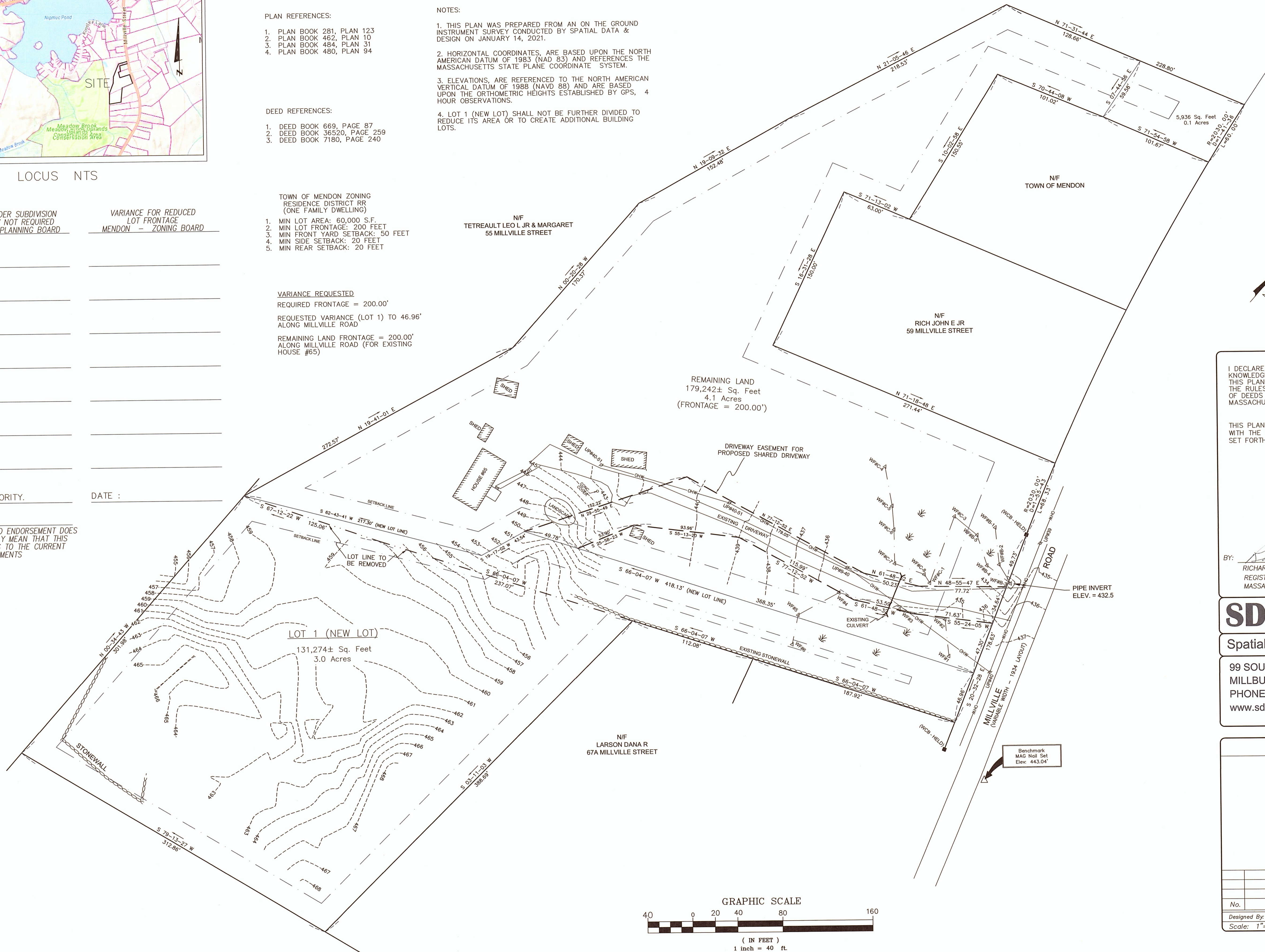
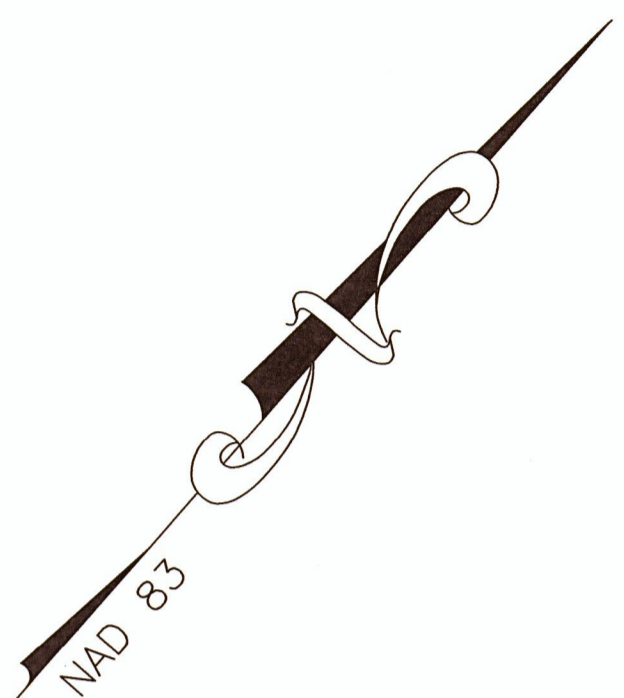
REQUESTED VARIANCE (LOT 1) TO 46.96'
ALONG MILLVILLE ROAD

REMAINING LAND FRONTAGE = 200.00'
ALONG MILLVILLE ROAD (FOR EXISTING
HOUSE #65)

NOTES:

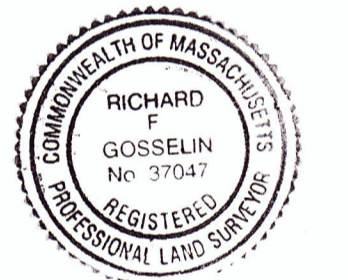
1. THIS PLAN WAS PREPARED FROM AN ON THE GROUND INSTRUMENT SURVEY CONDUCTED BY SPATIAL DATA & DESIGN ON JANUARY 14, 2021.
2. HORIZONTAL COORDINATES, ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND REFERENCES THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM.
3. ELEVATIONS, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED UPON THE ORTHOMETRIC HEIGHTS ESTABLISHED BY GPS, 4 HOUR OBSERVATIONS.
4. LOT 1 (NEW LOT) SHALL NOT BE FURTHER DIVIDED TO REDUCE ITS AREA OR TO CREATE ADDITIONAL BUILDING LOTS.

FOR REGISTRY USE



I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS SET FORTH IN 250 CMR 6.0.



BY: *Richard F. Gosselein*
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SDD
Spatial DATA & Design

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PLAN OF LAND
VARIANCE PLAN
LOCATED AT
65 MILLVILLE ROAD
IN
MENDON, MA
MAP 178, LOT 65
PREPARED FOR
ROBERT & LYNNE CARON

No.	Revision	Date	App.

Designed By: _____ Drawn by: PWM Checked by: RFG
Scale: 1"=40' Date: JUNE 11, 2021

