

September 10, 2021

Ann V. Morgan
Director of Planning & Economic Development
Town of Webster
350 Main Street
Webster, MA 01570

**RE: ANR – Plan of Land Owned by B & C Realty Holdings Three, LLC
Thompson Road, Webster, MA
Assessor's Parcel ID: 34_A_12_0**

Dear Board Members:

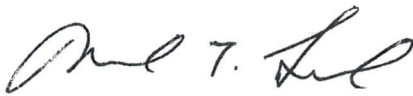
On behalf of B & C Realty Holdings Three, LLC (Applicant), McClure Engineering, Inc. (McClure) is submitting this letter to accompany the proposed ANR Plan of Land for Thompson Road (Property).

Waiver Request:

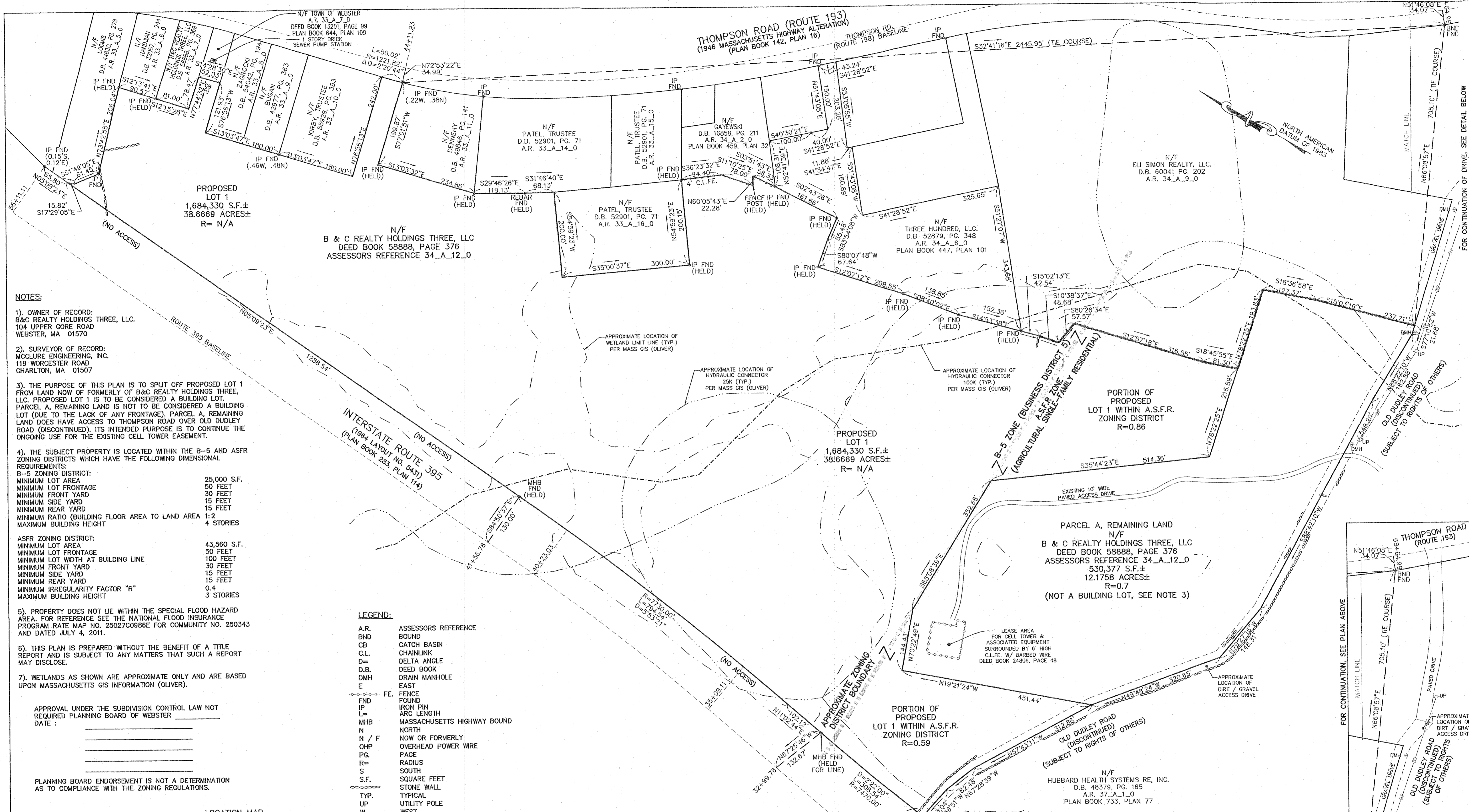
The Town of Webster Subdivision Rules and Regulations Section F. 3. requires a 1"=40' scale. The scale of this plan is at 1"=100'. McClure is requesting a waiver for the required scale due to the overall lot size, lot configuration and ease of having all of the information on one plan sheet.

If you have any questions regarding the enclosed subject matter, please contact me at (508) 248-2005.

Sincerely,



Mark T. LaPrad, Sr., PLS

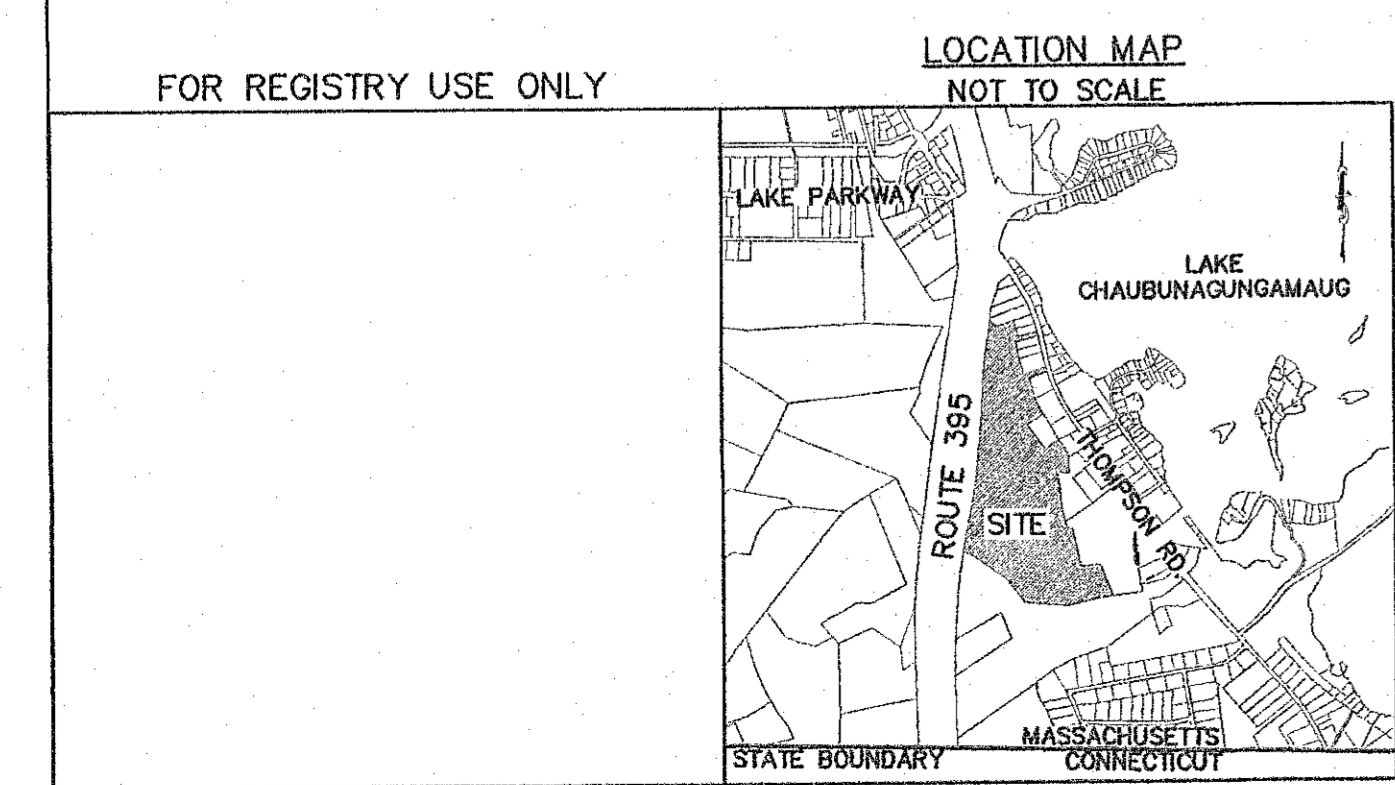


NOTES:

- OWNER OF RECORD: B&C REALTY HOLDINGS THREE, LLC. 104 UPPER GORE ROAD WEBSTER, MA 01570
- SURVEYOR OF RECORD: MCCLURE ENGINEERING, INC. 119 WORCESTER ROAD CHARLTON, MA 01507
- THE PURPOSE OF THIS PLAN IS TO SPLIT OFF PROPOSED LOT 1 FROM LAND NOW OF FORMERLY OF B&C REALTY HOLDINGS THREE, LLC. PROPOSED LOT 1 IS TO BE CONSIDERED A BUILDING LOT. PARCEL A, REMAINING LAND IS NOT TO BE CONSIDERED A BUILDING LOT (DUE TO THE LACK OF ANY FRONTAGE). PARCEL A, REMAINING LAND DOES HAVE ACCESS TO THOMPSON ROAD OVER OLD DUDLEY ROAD (DISCONTINUED). ITS INTENDED PURPOSE IS TO CONTINUE THE ONGOING USE FOR THE EXISTING CELL TOWER EASEMENT.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE B-5 AND ASFR ZONING DISTRICTS WHICH HAVE THE FOLLOWING DIMENSIONAL REQUIREMENTS:
B-5 ZONING DISTRICT:
 MINIMUM LOT AREA 25,000 S.F.
 MINIMUM LOT FRONTAGE 50 FEET
 MINIMUM FRONT YARD 30 FEET
 MINIMUM SIDE YARD 15 FEET
 MINIMUM REAR YARD 15 FEET
 MINIMUM RATIO (BUILDING FLOOR AREA TO LAND AREA) 1:2
 MAXIMUM BUILDING HEIGHT 4 STORIES
ASFR ZONING DISTRICT:
 MINIMUM LOT AREA 43,560 S.F.
 MINIMUM LOT FRONTAGE 50 FEET
 MINIMUM LOT WIDTH AT BUILDING LINE 100 FEET
 MINIMUM FRONT YARD 30 FEET
 MINIMUM SIDE YARD 15 FEET
 MINIMUM REAR YARD 15 FEET
 MINIMUM IRREGULARITY FACTOR "R" 0.4
 MAXIMUM BUILDING HEIGHT 3 STORIES
- PROPERTY DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. FOR REFERENCE SEE THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 25027C0986E FOR COMMUNITY NO. 250343 AND DATED JULY 4, 2011.
- THIS PLAN IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT SUCH A REPORT MAY DISCLOSE.
- WETLANDS AS SHOWN ARE APPROXIMATE ONLY AND ARE BASED UPON MASSACHUSETTS GIS INFORMATION (OLIVER).

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED PLANNING BOARD OF WEBSTER _____
 DATE : _____

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO COMPLIANCE WITH THE ZONING REGULATIONS.



LEGEND:

A.R. ASSESSORS REFERENCE
 BND BOUND
 CB CATCH BASIN
 C.L. CHAINLINK
 Δ DELTA ANGLE
 D.B. DEED BOOK
 DMH DRAIN MANHOLE
 E EAST
 FE FENCE
 FND FOUND
 IP IRON PIN
 L= ARC LENGTH
 MHB MASSACHUSETTS HIGHWAY BOUND
 N NORTH
 N / F NOW OR FORMERLY
 OHP OVERHEAD POWER WIRE
 PG. PAGE
 R= RADIUS
 S SOUTH
 S.F. SQUARE FEET
 STONE WALL
 TYP. TYPICAL
 UP UTILITY POLE
 W WEST
 WITH WITH
 WCH WORCESTER COUNTY HIGHWAY

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED ON FIELD SURVEYS, DEEDS AND PLANS OF RECORD AND CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Mark T. Laprad 9-14-21

McCLURE ENGINEERING, INC.
 119 Worcester Road Tel: (508) 248-2005
 Charlton, MA 01507 Fax: (508) 248-4887
 Email: survey@mcclureengineers.com

MARK T. LAPRAD, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 38040

PROFESSIONAL LAND SURVEYOR
 MARK T. LAPRAD
 No. 38040

ELEC FILE # 316-2245-L ANR.DWG

REV	DATE	DESCRIPTION	MADE	APP.

PLAN OF LAND
 OWNED BY
B & C REALTY HOLDINGS THREE, LLC.
 THOMPSON ROAD
 WEBSTER, MASSACHUSETTS

HOR. SCALE IN FEET: 1"=100'
 100 0 100 200 400

DRAWN BY: WCN	FIELD BY: AB	SHEET 1 OF 1
COMP. BY: MTL	CHK BY: MTL	

SCALE: 1"=100' DATE: 9/10/21
 PROJ. NO. 316-2245-L