

Town of Bridgewater, Massachusetts

Town Council
Community and Economic Development Committee

Town Council
Community and Economic
Development Committee

Peter Colombotos
Chairman
District 5 Representative

Kevin Perry
District 4 Representative

Frank Sousa
District 7 Representative

Meeting Agenda

May 17, 2017, 7:30 p.m.

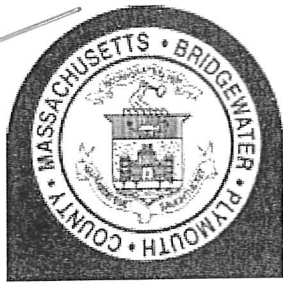
Academy Building, Council Chambers

66 Central Square

Bridgewater, MA 02324

- Committee Approval of Minutes
- **7:30 p.m., Joint Public Hearing with the Planning Board**
 - Ordinance #D-2017-006 – Zoning Ordinance – Repeal
Demolition Delay Ordinance
- **Public Input Session:**
 - Order O-2017-012: Declaring Town Owned Buildings
Available for Sale or Lease
- **Committee Consideration:**
 - Order O-2017-011: Laying Out and Acceptance of Private
Way(s) – Fern Hollow Road and Hillside Lane
- Citizen Comment

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Town of Bridgewater, Massachusetts

Town Council
Community and Economic Development Committee

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Peter Colombotos
Chairman
District 5 Representative

Kevin Perry
District 4 Representative

Frank Sousa
District 7 Representative

Town Of Bridgewater
Community and Economic Development Committee and Planning Board
Notice of Joint Public Hearing

Pursuant to section MGL Ch. 40A, Sec. 5, notice is hereby given that the Community and Economic Development Committee and Planning Board will hold a joint public hearing to receive public input on the proposed Zoning Ordinance listed below. The meeting will be held on May 17, 2017 at 7:30 p.m. in the Academy Building, Council Chambers, 66 Central Square, Bridgewater, MA 02324

- Ordinance #D-2017-006: Zoning Ordinance Repeal Demolition Delay Ordinance which amends Ordinance D-2016-005, Demolition Delay Ordinance by deleting such Ordinance in its entirety.

The detailed Ordinance is on the following page, and is on file with the Council Clerk.

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2017 MAY - 3 A 10:54



Bridgewater Town Council

In Town Council, Tuesday, April 4, 2017

Council Ordinance: D-2017-006

Introduced By: Councilor Frank Souza

Date Introduced: April 4, 2017

First Reading: April 4, 2017

Second Reading:

Amendments Adopted:

Third Reading:

Date Effective:

Ordinance D-2017-006

Be it ordained by the Town Council of the Town of Bridgewater, as follows:

Ordinance D-2016-005. DEMOLITION DELAY ORDINANCE. is hereby amended by deleting such Ordinance in its entirety.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)



Bridgewater Town Council

In Town Council, Tuesday, June 21, 2016

Council Ordinance: D-2016-005

Introduced By:	Councilor Peter Colombotos
Date Introduced:	March 8, 2016
First Reading:	March 8, 2016
Second Reading:	May 10, 2016
Amendments Adopted:	May 10, 2016
Third Reading:	June 7, 2016
Fourth Reading:	June 21, 2016
Date Adopted:	June 21, 2016
Date Effective:	July 22, 2016

Ordinance D-2016-005

DEMOLITION DELAY ORDINANCE

ORDERED that; pursuant to M.G.L., Chapter 40A, Section 5, the Town Council of the Town of Bridgewater, Massachusetts in Town Council assembled vote to amend the Bridgewater Zoning Bylaws, as follows:

.01 Intent and Purpose

This ordinance is enacted to preserve and protect significant buildings within the Town of Bridgewater and to limit the detrimental effect of demolition on the character of the Town of Bridgewater. By preserving and protecting significant structures, streetscapes and neighborhoods, this ordinance promotes the public welfare by making the Town of Bridgewater a more attractive and desirable place to visit, live and work. Through implementation of this ordinance, owners of preferably preserved structures are encouraged to seek out alternative options that will preserve, rehabilitate or restore such structures and residents of the Town of Bridgewater are alerted to impending demolitions of significant structures. The issuance of demolition permits is regulated through this ordinance.

During the period of demolition delay, the Historical Commission shall assist the owner of a preferably preserved building in identifying opportunities to move, restore, reuse or otherwise protect and preserve a building so deemed.

.02 Definitions

“Applicant” means any person or entity who files an application for a demolition permit. If the applicant is not the owner of the property where the building is situated, the owner must endorse filing the application.

“Application” means the forms, fees and process for permission to demolish a structure.

“Building” means any three dimensional enclosure by any building materials of any space, for any use or occupancy, temporary or permanent, and shall include foundations in the ground, also all parts of any kind of structure above ground, except fences and field or garden walls or embankment retaining walls.

“Building Official” means the person occupying the Office of Building Official, or any designee authorized to issue demolition permits.

“Commission” means the Town of Bridgewater Historical Commission.

“Demolition” means the act of pulling down, destroying, removing, dismantling or razing a structure in full or in part.

“Demolition permit” means the permit issued by the Building Official for the demolition of a structure, excluding any permit issued solely for the demolition of the interior of a structure.

“Preferably preserved” means a significant structure that the Commission determines, following a public hearing, is in the public interest to preserve rather than demolish. A preferably preserved structure is subject to the sixty day demolition delay period of this ordinance.

“Significant” structure means any structure within the Town of Bridgewater constructed in the year 1920, or prior, that is determined by the Historical Commission to be significant based on any of the following criteria:

- The structure is listed in, or is within an area listed in, the National Register of Historic Places; or
- The structure is eligible for the National Register of Historic Places; or
- The structure is historically or architecturally important (in terms of period, architectural style, method of construction or association with a universally recognized architect or builder) either by itself or in the context of a group of structures.

.03 Procedure

For any structure constructed in the year 1920, or prior, no demolition permit shall be issued without complying with the provisions of this ordinance.

An applicant proposing to demolish a structure subject to this ordinance shall file with the Building Official an application containing the following information:

- Official Town of Bridgewater demolition permit application.
- The address of the structure slated for demolition.
- The property owner's name, address, email address and telephone number.
- A description of the structure, including year constructed.
- The specific reasons for requesting a demolition permit.
- A description of the proposed reuse, reconstruction or replacement of the structure.
- Images of the structure.

Initial Determination -- The Building Official shall within seven calendar days of receipt of an application forward a copy of the application to the Commission. The Commission shall within fourteen calendar days

after receipt of the application hold a meeting and make a written determination of whether the structure is significant.

Determination of Not Significant -- Upon determination by the Commission that the structure is not significant, the Commission shall immediately notify the Building Official and applicant in writing. The Building Official shall then issue the demolition permit.

Determination of Significance -- Upon determination by the Commission that the structure is significant, the Commission shall immediately notify the Building Official and the applicant in writing. No demolition permit may be issued unless the Building Official determines the building an imminent threat to public safety as set forth herein or otherwise outlined in the building code or general laws. If the Commission does not notify the Building Official within fourteen calendar days of receipt of the application, the Building Official shall proceed to issue the demolition permit.

Should the Commission find that the structure is significant, it shall hold a public hearing within twenty-one calendar days of the written notification to the Building Official. If agreed to in writing by the applicant, the determination of the Commission may be continued beyond the twenty-one calendar days. At the public hearing the Commission shall decide whether the structure should be preferably preserved.

If the Commission determines that the building is not suitable to be preferably preserved, the Commission shall immediately notify the Building Official and applicant in writing. The Building Official shall then issue the demolition permit.

If the Commission determines that the structure is to be preferably preserved, the Commission within fourteen calendar days shall notify the Building Official and applicant in writing. No demolition permit shall be issued for a period, not to exceed, sixty days from the date of the determination unless otherwise agreed to by the Commission. If the Commission does not so notify the Building Official in writing within fourteen calendar days of the public hearing, the Building Official shall issue the demolition permit provided all other requirements of the demolition permit are fulfilled.

Upon a determination by the Commission that any structure subject of an application is a preferably preserved structure, no building permit for new construction or alterations on the premises shall be issued for a period of sixty days from the date of the determination unless otherwise agreed to by the Commission.

No permit for demolition of a structure determined to be a preferably preserved structure shall be granted until all plans for future use and development of the site have been filed with the Building Official and have found to comply with all laws pertaining to the issuance of a building permit or if for a parking lot, an approved site plan for that site. All approvals necessary for the issuance of such building permit or certificate of occupancy including without limitation any necessary zoning variances or special permits, must be granted and all appeals from the granting of such approvals must be concluded, prior to the issuance of a demolition permit under this section.

The Building Official shall issue a demolition permit or a building permit for a preferably preserved structure within sixty days if the Commission notifies the Building Official in writing that the Commission finds that the

intent and purpose of this ordinance is served even with the issuance of the demolition permit or the building permit.

Following the sixty day delay period, the Building Official shall issue the demolition permit.

.04 Administration

The Commission may adopt such rules and regulations as are necessary to administer the terms of this ordinance.

The Town Council is authorized to adopt a schedule of reasonable fees to cover the costs associated with the administration of this ordinance.

The Commission may delegate authority to make initial determinations of significance to one or more members of the Commission or to a staff member of the Town of Bridgewater.

.05 Emergency Demolition

Upon determination of imminent danger to the public health or safety, the Building Official shall issue an emergency demolition permit to the owner of the structure. Nothing in this ordinance shall subvert the statutory authority of the Building Official or otherwise preclude the Building Official from executing the duties and responsibilities of that office.

.06 Enforcement and Remedies

Any owner of a structure subject to this ordinance that demolishes a structure without first obtaining a demolition permit in accordance with the provisions of this ordinance shall be subject to a fine of not more than Three-Hundred (\$300) Hundred Dollars. Each day the violation exists shall constitute a separate offense until a faithful restoration of the demolished structure is completed as determined by the Commission or unless otherwise agreed to by the Commission.

If a structure subject to this ordinance is demolished without first obtaining a demolition permit, no building permit shall be issued for a period of two years from the date of the demolition on the subject parcel of land or any adjoining parcels of land under common ownership and control unless the building permit is for the faithful restoration referred to above or unless otherwise agreed to by the Commission.

.07 Historic District Act

Nothing in this ordinance shall be deemed to conflict with the provisions of the Historic District Act, Massachusetts General Laws Chapter 40C. If any of the provisions of this ordinance do so conflict, that act shall prevail.

.08 Severability

Should any phrase, clause, sentence, paragraph or section of this chapter be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this chapter.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
• Community & Economic Development Committee • Planning Board • Duly advertised in Enterprise 5/27/16 and on Website • At their meeting held 6/7/16, the Town Council voted to postpone this measure to their next meeting.	• Joint Public Hearing scheduled for 4/4/16 at 7:00 p.m. for CEDC and Planning Board. Hearing continued to 5/2/16. Recommend adoption of ordinance as amended.

In accordance with the applicable provisions of the Town of Bridgewater Home Rule Charter and Town Council Rules and Procedures, the Town Council assembled voted, at their meeting on Tuesday, June 21, 2016, to approve the aforementioned Ordinance by a Roll Call vote (6-2) (Councilors Wright and Sousa in the dissent, Councilor Haley absent).

A TRUE COPY ATTEST:

Ann M. Holmberg
Town Council Clerk



Bridgewater Town Council

In Town Council, Tuesday, April 4, 2017

Council Order: O-2017-012

Introduced By: Town Manager

Date Introduced: April 4, 2017

First Reading: April 4, 2017

Second Reading:

Amendments Adopted:

Date Adopted:

Date Effective:

Proposed Order O-2017-012

DECLARING TOWN OWNED BUILDINGS AVAILABLE FOR SALE OR LEASE

Whereas; the building known as the McElwain School located at ____ Main Street is vacant and has been returned to Town ownership from the School Department, and

Whereas; the building known as the Town Hall located at 64 Central Square is vacant, and

Whereas; the building known as the Spring Street garage located at ____ Spring Street is vacant, and

Whereas; the lease for a lot of land known as the Great Hill cell tower site, located off of Burrill Avenue and containing 3,000 square feet of land more or less and currently leased to American Tower, is expiring on December 31, 2017; and

Whereas; pursuant to MGL c.30B, section 16, the Town Council must declare these properties available for disposition and shall specify the restrictions, if any, that it will place on the subsequent use of the property;

It is therefore Ordered that; the Bridgewater Town Council declares the McElwain School available for sale; the Town Hall available for sale or lease; the Spring Street garage available for sale; and the Great Hill cell tower site available for lease; and authorizes the Town Manager to determine the value of each property through procedures customarily accepted by the appraising profession, and to solicit proposals for each property as required by MGL c.30B, sec. 16.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
•	•



Bridgewater Town Council

In Town Council, Tuesday, April 4, 2017

Council Order: # O-2017-011

Introduced By:	Councilor Kevin Perry
Date Introduced	April 4, 2017
First Reading:	April 4, 2017
Second Reading:	
Third Reading:	
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Order #O-2017-011

LAYING OUT AND ACCEPTANCE OF PRIVATE WAY(S) – FERN HOLLOW AND HILLSIDE LANE

WHEREAS, the owners of the subdivision known as Laurel Heights, Winter Hill Realty Trust, Peter S. Lehtola and James A. Perry, Trustees., have requested the Town of Bridgewater lay out and accept Fern Hollow Road and Hillside Lane of the Laurel Heights subdivision as public way(s); it is therefore;

ORDERED: that the common necessity and convenience of the inhabitants of the Town of Bridgewater require the laying out of Fern Hollow Road and Hillside Lane and for that purpose it is necessary to take an easement for Highway purposes and lay out as a public street or way of said Town of Bridgewater, said easement passing by or over lands of those persons shown on "EXHIBIT A", attached hereto, and parties unknown.

Said layout of said street, Fern Hollow Road, is bounded as described as follows:

Lot: FERN HOLLOW ROAD

Beginning at a concrete bound with a drill hole on the westerly sideline of Laurel Street;
thence with a curve turning to the left with an arc length of 22.18', with a radius of 15.00' to a concrete bound with a drill hole;
thence N 70°05'53" W a distance of 198.34' to a concrete bound with a drill hole;
thence with a curve turning to the left with an arc length of 286.83', with a radius of 200.00' to a concrete bound with a drill hole;
thence with a reverse curve turning to the right with an arc length of 295.63', with a radius of 240.00' to a concrete bound with a drill hole;
thence N 81°41'38" W a distance of 135.86' to a concrete bound with a drill hole;
thence with a curve turning to the right with an arc length of 310.13', with a radius of 65.00' to a concrete bound with a drill hole;
thence with a reverse curve turning to the left with an arc length of 32.59', with a radius of 20.00' to a concrete bound with a drill hole;
thence S 81°41'38" E a distance of 51.01' to a concrete bound with a drill hole;
thence with a curve turning to the left with an arc length of 246.36', with a radius of 200.00' to a concrete bound with a drill hole;
thence along Hillside Lane with a reverse curve turning to the right with an arc length of 79.26', with a radius of 240.00' to a concrete bound with a drill hole;
thence with a compound curve turning to the right with an arc length of 264.94', with a radius of 240.00' to a concrete bound with a drill hole;
thence S 70°05'53" E a distance of 208.32' to a concrete bound with a drill hole;
thence along Laurel Street S 14°37'35" W a distance of 53.85' to a concrete bound with a drill hole;
which is the point of beginning,
having an area of 49,003 square feet, 1.12 acres as shown on Plan Book 51,
Page 1186

Said layout of said street, Hillside Lane, is bounded as described as follows:

Lot: HILLSIDE LANE

Beginning at a concrete bound with a drill hole on the northerly side of Fern Hollow Road;
thence with a curve turning to the left with an arc length of 20.92', with a radius of 20.00' to a concrete bound with a drill hole;
thence N 30°41'22" W a distance of 56.49' to a concrete bound with a drill hole;
thence with a curve turning to the right with an arc length of 174.20', with a radius of 240.00' to a concrete bound with a drill hole;
thence with a reverse curve turning to the left with an arc length of 19.31', with a radius of 20.00' to a concrete bound with a drill hole;
thence with a reverse curve turning to the right with an arc length of 344.09', with a radius of 65.00' to a concrete bound with a drill hole;
thence with a reverse curve turning to the left with an arc length of 24.72', with a radius of 20.00' to a concrete bound with a drill hole;
thence with a compound curve turning to the left with an arc length of 135.27', with a radius of 200.00' to a concrete bound with a drill hole;
thence S 30°41'22" E a distance of 26.40' to a concrete bound with a drill hole;
thence with a curve turning to the left with an arc length of 35.31', with a radius of 20.00' to a concrete bound with a drill hole;
thence along Fern Hollow Road with a reverse curve turning to the left with an arc length of 79.26', with a radius of 240.00' to a concrete bound with a drill hole;
which is the point of beginning,
having an area of 22,526 square feet, 0.52 acres as shown on Plan Book 51,
Page 1186

Fern Hollow Road and Hillside Lane

All the land within the limits of a private ways known as Fern Hollow Road and Hillside Lane, supposed to belong to Winter Hill Realty Trust, Peter S. Lehtola and James A. Perry, Trustees, and others, or parties unknown, being a strip of land extending from.

And; the following drainage parcels necessary for the proper functioning of the designed drainage system:

Drainage Lot

Lot: DRAINAGE LOT A

Beginning at a point on the north side of the Fern Hollow Road cul-de-sac;
thence N 33°07'28" W a distance of 45.24' to a point;
thence N 62°52'31" E a distance of 134.59' to a point;
thence S 01°00'14" W a distance of 120.30' to a point;
thence S 62°15'40" W a distance of 27.37' to a point;
thence along Fern Hollow Road with a reverse curve turning to the left with an arc length of 81.89', with a radius of 65.00' to a point;
which is the point of beginning,
having an area of 10,100 square feet, 0.23 acres as shown on Plan Book 55, Page 716

Lot: DRAINAGE LOT B

Beginning at an iron rod set on the northeasterly side of Hillside Lane;
thence N 57°35'50" E a distance of 154.64' to an iron rod;
thence S 23°08'25" E a distance of 13.50' to a point;
thence S 68°22'25" E a distance of 147.50' to a point;
thence S 14°37'35" W a distance of 90.23' to an iron rod;
thence N 72°01'35" W a distance of 226.16' to an iron rod;
thence S 57°35'50" W a distance of 33.97' to an iron rod;
thence along Hillside Lane with a curve turning to the left with an arc length of 20.73', with a radius of 65.00' to an iron rod;
which is the point of beginning,
having an area of 20,544 square feet, 0.47 acres as shown on Plan Book 51, Page 1186

Lot: DRAINAGE EASEMENT A

Beginning at a point on the westerly side of Laurel Street;
thence N 68°22'25" W a distance of 30.23' to a point;
thence N 14°37'35" E a distance of 104.90' to a point;
thence along Fern Hollow Road S 70°05'53" E a distance of 16.45' concrete bound with a drill hole;
thence along Fern Hollow Road with a curve turning to the right with an arc length of 22.18', with a radius of 15.00' to a concrete bound with a drill hole;
thence along Laurel Street S 14°37'35" W a distance of 92.13' to a point;
which is the point of beginning,
having an area of 3,122 square feet, 0.07 acres as shown on Plan Book 51, Page 1186

Lot: DRAINAGE EASEMENT B

Beginning at a point on the northerly side of Fern Hollow Road;
thence N 14°37'35" E a distance of 75.32' to a point;
thence N 09°51'27" E a distance of 72.98' to a point;
thence S 72°01'35" E a distance of 26.11' to an iron rod;
thence S 14°37'35" W a distance of 144.33' to a point;
thence along Fern Hollow Road with a curve turning to the left with an arc length of 20.13', with a radius of 240.00' to a point;
which is the point of beginning,
having an area of 3,137 square feet, 0.07 acres as shown on Plan Book 54, Page 415

Lot: ACCESS & UTILITY EASEMENT C

Beginning at a concrete bound with a drill hole set on the southerly side of Fern Hollow Road;

thence S 54°00'16" W a distance of 50.00' to a point;

thence N 33°07'28" W a distance of 349.80' to a point;

thence N 56°52'32" E a distance of 20.00' to a point;

thence S 33°07'28" E a distance of 246.60' to a point;

thence along Fern Hollow Road with a curve turning to the left with an arc length of 92.76', with a radius of 65.00' to a concrete bound with a drill hole;

thence along Fern Hollow Road S 81°41'38" E a distance of 24.75' to a concrete bound with a drill hole;

which is the point of beginning,

having an area of 6,903 square feet, 0.16 acres as shown on Plan Book 51, Page 1186

And we have considered and estimated that the damages sustained by all persons who have not waived damages in their several estates as follows:

NO AWARDS.

Explanation:

Approval of this Order would formally affect the layout and acceptance of Fern Hollow Road and Hillside Lane by the Town for future maintenance and ownership.

Committee Referrals and Dispositions:

<i>Referral(s)</i>	<i>Disposition(s)</i>
•	•

WINTER HILL REALTY TRUST
Peter S. Lehtola, Tr.
James A. Perry, Tr.
1199 Auburn Street
Bridgewater, MA 02324
508.697.8926

December 20, 2016

Ms. Ann Holmberg
Town Council Clerk
66 Central Square
Bridgewater, MA 02324

RE: Laurel Heights Subdivision

Dear Ms. Holmberg,

We, the trustees of Winter Hill Realty Trust, are writing to petition the Town Council to accept the streets Fern Hollow Road and Hillside Lane of the Laurel Heights subdivision.

The current ownership of the road layout is:

Winter Hill Realty Trust
Peter S. Lehtola, Tr.
James A. Perry, Tr.
1199 Auburn St.
Bridgewater, MA 02324

Point of Contact:
Peter or Kate Lehtola, 1199 Auburn St., Bridgewater, MA
Email: rllehtola@verizon.net
Office Telephone: 508-697-8926

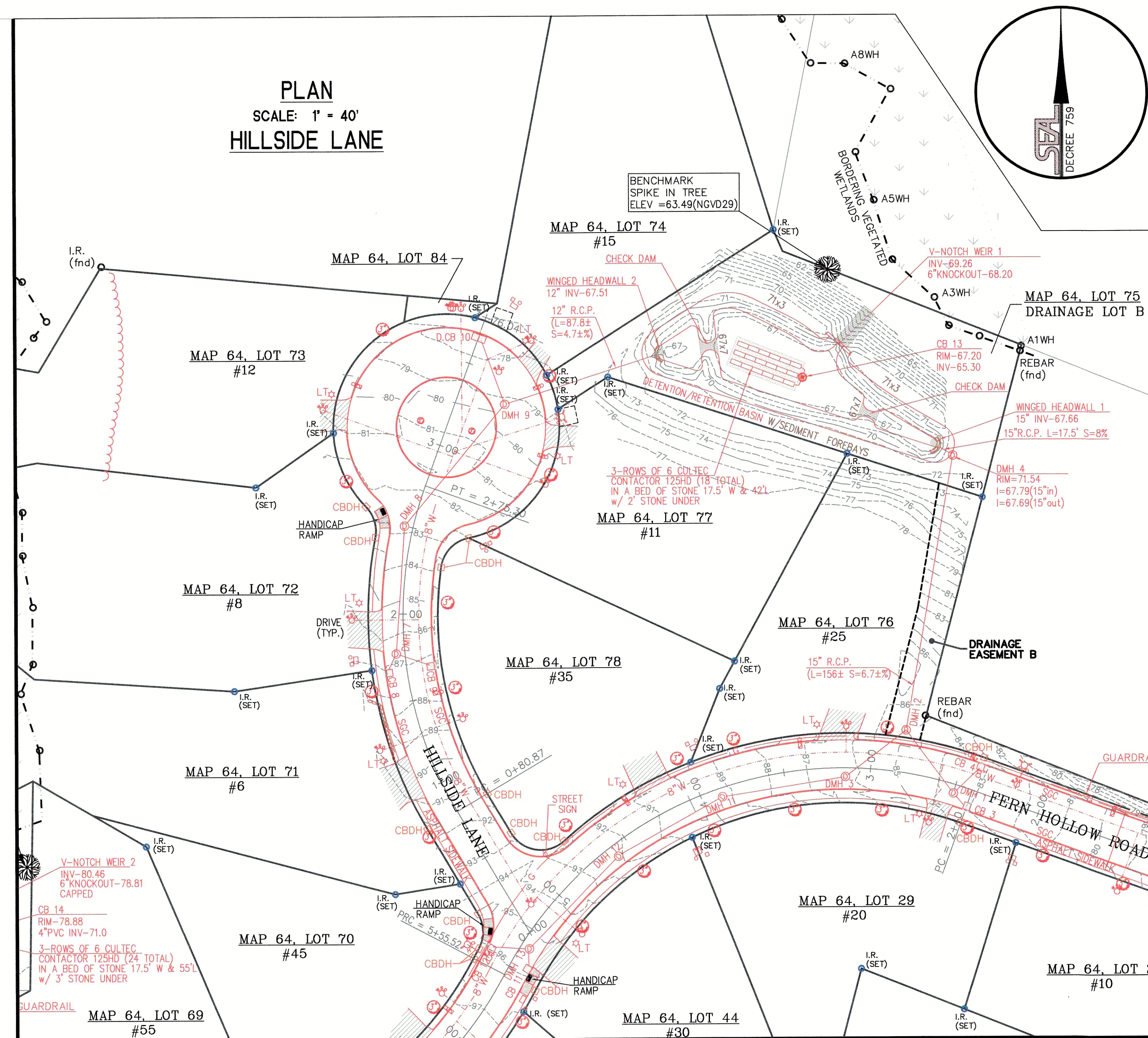
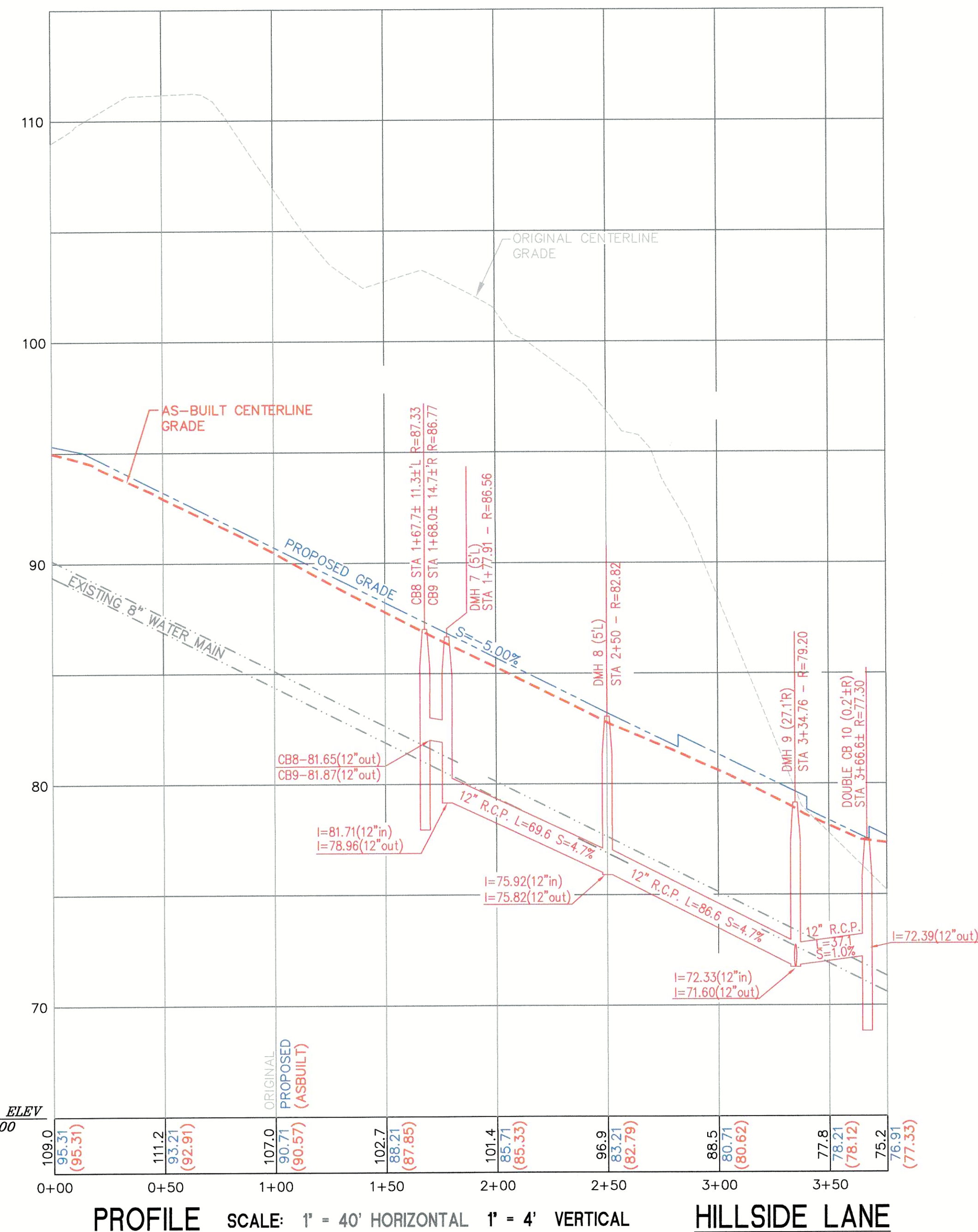
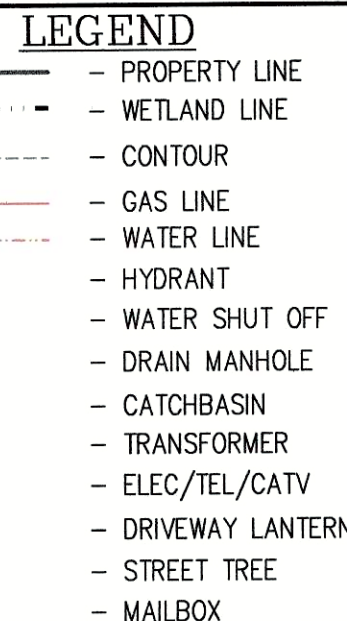
An abutters list, as-built and accompanying description are attached.

Sincerely,


Peter S. Lehtola

cc: Ms. Kimberly Williams

Enc.: As-built with description
Abutters list



1. LOT NUMBERS REFER TO THE TOWN OF BRIDGEWATER ASSESSOR'S MAP AND LOT NUMBERS.
2. WETLAND DELINEATION BY WALTER HEWITSON P.H.D. ON APRIL 19, 2005.
3. FIELD SURVEY WAS COMPLETED BY SILVA ENGINEERING ASSOCIATES ON OCTOBER 14, 2015.
4. THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE 1; AREAS OF MINIMAL FLOODING, COMMUNITY PANEL NO. 25023C030303; DATED JULY 16, 2015.
5. PRELIMINARY ASBUILT PLAN "FERN HOLLOW ROAD", PREPARED BY WINTERHILL REALTY TRUST; PREPARED BY SILVA ENGINEERING ASSOCIATES; DATED JULY 11, 2015.
6. PROPERTY LINE ILLUSTRATED ON THIS PLAN WAS TAKEN FROM FOLLOWING:
 - PLAN BOOK 53, PAGE 585
 - PLAN BOOK 54, PAGE 415
 - PLAN BOOK 55, PAGES 716 & 948
 - PLAN BOOK 56, PAGE 372
 - PLAN BOOK 58, PAGE 36

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TOWN OF BRIDGEWATER PLANNING BOARD, EXCEPT WHERE WAIVERS WERE REQUESTED AND IN SUBSTANTIAL COMPLIANCE WITH DESIGN PLANS WITH THE FOLLOWING EXCEPTIONS:


LAWRENCE P. SILVA, P.E. REG No. 33381-C

12-14-2016

DATE


JONATHAN J. PINK, P.L.S. REG. NO. 41787

12-14-16

REVISIONS		
DATE	DRAWN	DESCRIPTION
12/14/16	MGB	CORRECT DRAINAGE EASEMENT B

**"LAUREL HEIGHTS"
SUBDIVISION**

ASBUILT PLAN
'HILLSIDE LANE'

SITE:
ASSESSORS MAP 64, LOTS 28, 29, 44 & 4
OFF LAUREL STREET
BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:
WINTERHILL REALTY TRUST
1199 AUBURN STREET
BRIDGEWATER, MASSACHUSETTS 02324

SFA SILVA
ENGINEERING
ASSOCIATES, P.C.

CIVIL ENGINEERS, LAND SURVEYORS
& ENVIRONMENTAL CONSULTANTS

1615 BEDFORD STREET
BRIDGEWATER, MA. 02324

PHONE (508) 697-3100 FAX (508) 697-3136
www.silvaeng.com

SCALE	DRAWN	DATE	ACAD FILE	SHEET
1" = 40'	MRE	11/01/16	04051SAB2	2 OF 2

Laurel Heights Subdivision

Lot: FERN HOLLOW ROAD

Beginning at a concrete bound with a drill hole on the westerly sideline of Laurel Street;

thence with a curve turning to the left with an arc length of 22.18', with a radius of 15.00' to a concrete bound with a drill hole;

thence N 70°05'53" W a distance of 198.34' to a concrete bound with a drill hole;

thence with a curve turning to the left with an arc length of 286.83', with a radius of 200.00' to a concrete bound with a drill hole;

thence with a reverse curve turning to the right with an arc length of 295.63', with a radius of 240.00' to a concrete bound with a drill hole;

thence N 81°41'38" W a distance of 135.86' to a concrete bound with a drill hole;

thence with a curve turning to the right with an arc length of 310.13', with a radius of 65.00' to a concrete bound with a drill hole;

thence with a reverse curve turning to the left with an arc length of 32.59', with a radius of 20.00' to a concrete bound with a drill hole;

thence S 81°41'38" E a distance of 51.01' to a concrete bound with a drill hole;

thence with a curve turning to the left with an arc length of 246.36', with a radius of 200.00' to a concrete bound with a drill hole;

thence along Hillside Lane with a reverse curve turning to the right with an arc length of 79.26', with a radius of 240.00' to a concrete bound with a drill hole;

thence with a compound curve turning to the right with an arc length of 264.94', with a radius of 240.00' to a concrete bound with a drill hole;

thence S 70°05'53" E a distance of 208.32' to a concrete bound with a drill hole;

thence along Laurel Street S 14°37'35" W a distance of 53.85' to a concrete bound with a drill hole;

which is the point of beginning,

having an area of 49,003 square feet, 1.12 acres as shown on Plan Book 51, Page 1186

Laurel Heights Subdivision

Lot: HILLSIDE LANE

Beginning at a concrete bound with a drill hole on the northerly side of Fern Hollow Road;

thence with a curve turning to the left with an arc length of 20.92', with a radius of 20.00' to a concrete bound with a drill hole;

thence N 30°41'22" W a distance of 56.49' to a concrete bound with a drill hole;

thence with a curve turning to the right with an arc length of 174.20', with a radius of 240.00' to a concrete bound with a drill hole;

thence with a reverse curve turning to the left with an arc length of 19.31', with a radius of 20.00' to a concrete bound with a drill hole;

thence with a reverse curve turning to the right with an arc length of 344.09', with a radius of 65.00' to a concrete bound with a drill hole;

thence with a reverse curve turning to the left with an arc length of 24.72', with a radius of 20.00' to a concrete bound with a drill hole;

thence with a compound curve turning to the left with an arc length of 135.27', with a radius of 200.00' to a concrete bound with a drill hole;

thence S 30°41'22" E a distance of 26.40' to a concrete bound with a drill hole;

thence with a curve turning to the left with an arc length of 35.31', with a radius of 20.00' to a concrete bound with a drill hole;

thence along Fern Hollow Road with a reverse curve turning to the left with an arc length of 79.26', with a radius of 240.00' to a concrete bound with a drill hole;

which is the point of beginning,

having an area of 22,526 square feet, 0.52 acres as shown on Plan Book 51, Page 1186

Laurel Heights Subdivision

Lot: DRAINAGE LOT A

Beginning at a point on the north side of the Fern Hollow Road cul-de-sac;
thence N 33°07'28" W a distance of 45.24' to a point;
thence N 62°52'31" E a distance of 134.59' to a point;
thence S 01°00'14" W a distance of 120.30' to a point;
thence S 62°15'40" W a distance of 27.37' to a point;
thence along Fern Hollow Road with a reverse curve turning to the left with
an arc length of 81.89', with a radius of 65.00' to a point;
which is the point of beginning,
having an area of 10,100 square feet, 0.23 acres as shown on Plan Book 55,
Page 716

Lot: DRAINAGE LOT B

Beginning at an iron rod set on the northeasterly side of Hillside Lane;
thence N 57°35'50" E a distance of 154.64' to an iron rod;
thence S 23°08'25" E a distance of 13.50' to a point;
thence S 68°22'25" E a distance of 147.50' to a point;
thence S 14°37'35" W a distance of 90.23' to an iron rod;
thence N 72°01'35" W a distance of 226.16' to an iron rod;
thence S 57°35'50" W a distance of 33.97' to an iron rod;
thence along Hillside Lane with a curve turning to the left with an arc
length of 20.73', with a radius of 65.00' to an iron rod;
which is the point of beginning,
having an area of 20,544 square feet, 0.47 acres as shown on Plan Book 51,
Page 1186

Lot: DRAINAGE EASEMENT A

Beginning at a point on the westerly side of Laurel Street;
thence N 68°22'25" W a distance of 30.23' to a point;
thence N 14°37'35" E a distance of 104.90' to a point;
thence along Fern Hollow Road S 70°05'53" E a distance of 16.45' concrete
bound with a drill hole;
thence along Fern Hollow Road with a curve turning to the right with an arc
length of 22.18', with a radius of 15.00' to a concrete bound with a drill
hole;
thence along Laurel Street S 14°37'35" W a distance of 92.13' to a point;
which is the point of beginning,
having an area of 3,122 square feet, 0.07 acres as shown on Plan Book 51,
Page 1186

Lot: DRAINAGE EASEMENT B

Beginning at a point on the northerly side of Fern Hollow Road;
thence N 14°37'35" E a distance of 75.32' to a point;
thence N 09°51'27" E a distance of 72.98' to a point;
thence S 72°01'35" E a distance of 26.11' to an iron rod;
thence S 14°37'35" W a distance of 144.33' to a point;
thence along Fern Hollow Road with a curve turning to the left with an arc
length of 20.13', with a radius of 240.00' to a point;
which is the point of beginning,
having an area of 3,137 square feet, 0.07 acres as shown on Plan Book 54,
Page 415

Laurel Heights Subdivision

Lot: ACCESS & UTILITY EASEMENT C

Beginning at a concrete bound with a drill hole set on the southerly side of Fern Hollow Road;

thence S 54°00'16" W a distance of 50.00' to a point;

thence N 33°07'28" W a distance of 349.80' to a point;

thence N 56°52'32" E a distance of 20.00' to a point;

thence S 33°07'28" E a distance of 246.60' to a point;

thence along Fern Hollow Road with a curve turning to the left with an arc length of 92.76', with a radius of 65.00' to a concrete bound with a drill hole;

thence along Fern Hollow Road S 81°41'38" E a distance of 24.75' to a concrete bound with a drill hole;

which is the point of beginning,

having an area of 6,903 square feet, 0.16 acres as shown on Plan Book 51,
Page 1186