

SUBDIVISION OF LAND

Form 1

Application for Endorsement of Plan Believed not to Require Approval

7/10 / 20 19

To the Planning Board of the Town of Medfield:

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Medfield Zoning Bylaw and is on a public way, namely, \_\_\_\_\_, or a private way, namely, \_\_\_\_\_.

2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):  
UNBUILDABLE PARCELS OF LAND FROM CONVEYANCE

3. The owner's title to the land is derived under deed from MENARD HOLDINGS LLC dated 3/6/19 and recorded in Norfolk County Registry of Deeds, Book 36645 Page 586 and Medfield Assessors' Map 37, Lot 057

Received by Town Clerk:

Applicant's signature

Date \_\_\_\_\_

[Signature]

Time \_\_\_\_\_

Applicant's address

Box 377  
Medfield, MA 02052

Signature \_\_\_\_\_

Applicant's printed name:

Owner's signature, if not the applicant

ROBERT BENNETT

Owner's printed name:

Owner's address, if not the applicant

ROBERT BENNETT

OFFICE OF THE TOWN CLERK

2019 JUL 10 P 1:55

TOWN OF MEDFIELD, MASS RECEIVED

**ASSESSORS REFERENCE:**  
MAP 37, PARCEL 57

**OWNER OF RECORD:**  
MEDFIELD HOLDINGS LLC,  
P.O. BOX 377, MEDFIELD MA

**DEED REFERENCE:**  
NORFOLK COUNTY REGISTRY OF DEEDS  
Bk.36648, Pg. 586

**PLAN REFERENCE:**  
NORFOLK COUNTY REGISTRY OF DEEDS  
PLAN No. 1309 OF 1952, (Plan Bk. 172)  
PLAN No. 124 OF 1952, (Bk. 3063, Pg. 397)  
PLAN No. 735 OF 1950, (Bk. 2924, Pg. 73)

LOT COVERAGE	EXIST.	PROPOSED
BUILDING	1460 s.f.	1984 s.f.(18.8%)
WALKS/DRIVE	450 s.f.	580 s.f.( 5.5%)
TOTAL AREA	1,910 s.f.	2,564 s.f.
TOTAL EXISTING COVERAGE:		1,910 s.f. (18.1%)
TOTAL PROPOSED COVERAGE:		2,564 S.F (24.3%)
TOTAL IMPERVIOUS COVERAGE ALLOWED:		(30.0%)

**ZONING CLASSIFICATION:**  
RU - RESIDENTIAL URBAN  
AREA: 12,000 S.F. (SINGLE FAMILY)  
FRONTAGE: 100 FT.  
LOT WIDTH: 100 FT.  
LOT DEPTH: 100 FT.

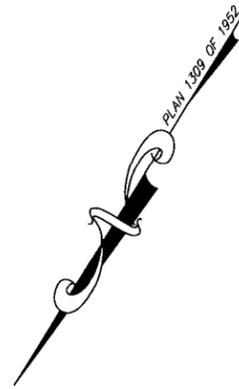
**SETBACKS:**  
FRONT: 20 FT.  
SIDE: 12 FT.  
REAR: 30 FT.

APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW NOT REQUIRED.  
MEDFIELD PLANNING BOARD:

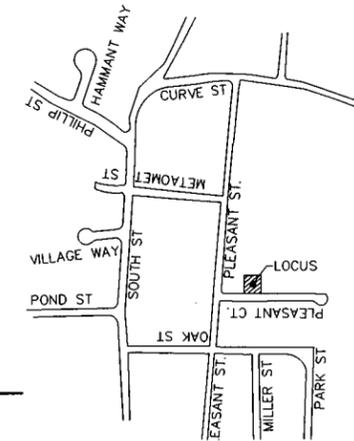
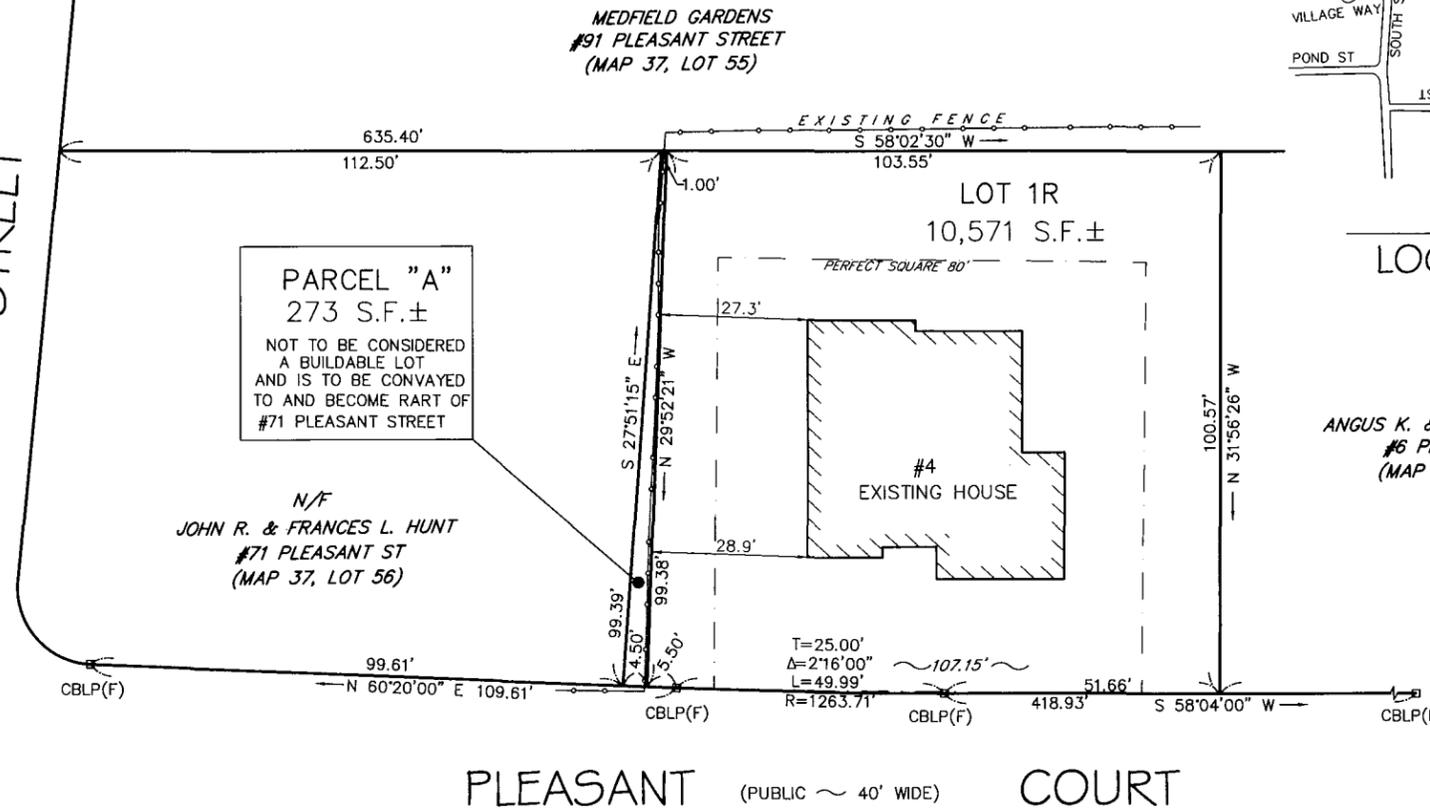
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

THIS ENDORSEMENT BY THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.



PLEASANT STREET



LOCUS MAP

N/F  
ANGUS K. & DIANE MACDONALD  
#6 PLEASANT CT  
(MAP 37, LOT 58)

PLEASANT (PUBLIC ~ 40' WIDE) COURT

## PLAN OF LAND MEDFIELD, MASSACHUSETTS

(NORFOLK COUNTY)  
SCALE: 1"=20' JULY 8, 2019

PREPARED FOR:  
MEDFIELD HOLDINGS LLC  
P.O. BOX 377 MEDFIELD, MA

PREPARED BY:

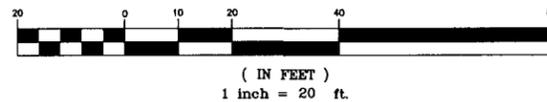
**GLM** Engineering  
Consultants, Inc.

19 EXCHANGE STREET  
HOLLISTON, MA 01746

P: 508-429-1100 F: 508-429-7160  
www.GLMengineering.com

JOB #: 16420-ANR.DWG

GRAPHIC SCALE



### LEGEND

- CBLP - CONCRETE BOUND LEAD PLUG
- IP - IRON PIPE
- SB - STONE BOUND
- CBDH - CONCRETE BOUND DRILL HOLE
- (F) - FOUND
- ~ # ~ TOTAL FRONTAGE