

SUBDIVISION OF LAND
Form 1
Application for Endorsement of Plan Believed not to Require Approval

June 25 _____, 2019

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, 56 Philip Street, or a private way, namely, _____.
2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):
The accompanying ANR plan is proposing to connect a conforming house lot in R-S & at the same time to provide 50' right-of-way roadway access for future connection of a subdivision under the subdivision rules and regulations.

3. The owner's title to the land is derived under deed from Doris A. Willis
dated 7/22/1992 and recorded in Norfolk County
Registry of Deeds, Book 2509, Page 373 and Medfield Assessors'
Map 38, Lot 9 Map 38 lot 9

Received by Town Clerk:

Date

Time

Applicant's signature



Applicant's address

56 Philip Street, Medfield MA

Signature

Applicant's printed name:

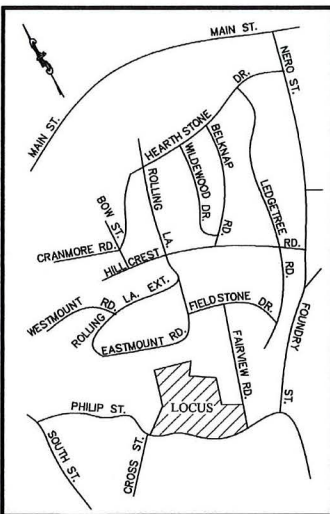
Charles R. & Joanne W. Kelcourse (Trustees)

Owner's signature, if not the applicant

Owner's printed name:

Kelcourse Realty Trust (same as above)

Owner's address, if not the applicant



LOCUS MAP
N.T.S.

OWNER OF RECORD & ADDRESS

CHARLES R. & JOANNE W. KELCOURSE
TRUSTEES OF THE KELCOURSE REALTY TRUST
64 PHILIP STREET, MEDFIELD, MA 02052
BK.9432, PG.292 (LOT 9)
BK.9432, PG.301 (LOT 9)
BK.7307, PG.122 (LOTS 80 & 81)

PROPERTY ADDRESS:
56 PHILIP STREET
MEDFIELD, MA 02052

N/F
DANTE TUCCERO JR &
PATRICIA CALO TUCCERO
40 PHILIP STREET
BK 34095 PG 402
PARCEL ID: 38-093

N/F
ARCHANA SELVARAJ &
VENKATESH KUMAR
CHALAMALASETTY
44 PHILIP STREET
BK 36292 PG 377
PARCEL ID: 38-007

N/F
YUEHONG XU &
ZIJING DU
48 PHILIP STREET
BK 19289 PG 142
PARCEL ID: 38-008

N/F
JENNIFER LAFRANCE &
EDWARD H. NEGOSHIAN JR
50 PHILIP STREET
BK 31745 PG 590
PARCEL ID: 38-100

N/F
RICHARD &
BARBARA V RACINE
52 PHILIP STREET
BK 30094 PG 535
PARCEL ID: 38-109

N/F
JASON T & JAMIE L O'CONNELL
28 EASTMOUNT ROAD
BK 35398 PG 417
PARCEL ID: 38-090

N/F
JONATHAN E & LINN M EPSTEIN
30 EASTMOUNT ROAD
BK 16957 PG 006
PARCEL ID: 38-091

N/F
KAPIL & CATHIE KUMAR
32 EASTMOUNT ROAD
BK 29351 PG 503
PARCEL ID: 38-092

N/F
KENNETH F &
KATHLEEN A DEVLIN
28 EASTMOUNT ROAD
BK 13439 PG 274
PARCEL ID: 38-089

N/F
KENT S GRIGGS &
EASTMOUNT 24 REALTY TRUST
24 EASTMOUNT ROAD
BK 30092 PG 259
PARCEL ID: 38-088

N/F
KENNETH A & CAROL A GRIFFIN
7 FAIRVIEW ROAD
BK 5509 PG 195
PARCEL ID: 38-010

N/F
GIANFRANCO & KATHLEEN GIURINI
5 FAIRVIEW ROAD
BK 32934 PG 119
PARCEL ID: 38-074

N/F
LAURA C MCCULLOUGH
3 FAIRVIEW ROAD
BK 29591 PG 530
PARCEL ID: 38-075

N/F
CHARLES R & JOANNE W KELCOURSE
64 PHILIP STREET
BK 4964 PG 536
PARCEL ID: 38-079

GRADING, DRAINAGE &
UTILITY EASEMENT
AREA=6,515 S.F.
PL BK 562 PLAN NO. 58 OF 2006
PL BK 535 PLAN NO. 3 OF 2005

N/F
MARK A &
KIMBERLY L PRICE
62 PHILIP STREET
BK 35517 PG 45
PARCEL ID: 38-080
(PLAN BK 535
PLAN NO. 3 OF 2005)
L=15.94'
R=10.00'

LOT "D-2"

TOTAL PARCEL AREA=280,643 S.F.
6.4426 ACRES

LOT "D-3"

TOTAL PARCEL AREA=22,262 S.F.
0.5110 ACRE

CROSS STREET

FAIRVIEW ROAD
(Public-40' wide-Layout of 1961)

PHILIP STREET

(Public-60' wide-County Layout of 1967)

STREET

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

DATE:

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

ZONING

ASSESSORS MAP: MAP 38, LOT 9
ZONING DISTRICT: R-S, RESIDENTIAL SUBURBAN
FRONTAGE: 96 FT
FRONT YARD: 30 FT
SIDE YARD: 12 FT
REAR YARD: 40 FT
LOT DEPTH: 125 FT
LOT WIDTH: 120 FT
MIN LOT AREA: 20,000 SF

NOTE

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING
PARCEL OF LAND SHOWN AS PARCEL ID 38-009 ON TOWN OF
MEDFIELD ASSESSORS MAP, OWNED BY THE KELCOURSE REALTY
TRUST, LOCATED AT 56 PHILIP STREET, INTO TWO LOTS,
"D-2", AND "D-3" AS SHOWN ON THIS PLAN.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
I HEREBY CERTIFY THAT ALL LOTS SHOWN HAVE PRACTICAL ACCESS
FROM THE LOT FRONTAGE TO THE PUBLIC WAY.



PROFESSIONAL LAND SURVEYOR

DATE

6/25/2019

LEGEND

• DH DRILL HOLE
○ IP IRON PIPE
□ SBDH STONE BOUND W/DRILL HOLE
— FND STONE WALL
— FOUND

PLAN OF LAND

AT
56 PHILIP STREET
MEDFIELD, MA

APPLICANT & OWNER

CHARLES R. & JOANNE W. KELCOURSE
TRUSTEES OF
THE KELCOURSE REALTY TRUST
64 PHILIP STREET
MEDFIELD, MA 02052

Prepared By

TAJ ENGINEERING, LLC

Engineers - Landsurveyors
Construction Managers

225 Stedman Street, Suite 36B
Lowell, MA 01851
Phone: 978-250-8173

DRAWN BY: SC/EJ	DATE: 6/25/2019
CHECKED BY: HSA	PHILIP_ST_ANL_PLANDWG
JOB NO.: 19-606	DRAWING NO.:
	SHEET: 1 OF 1

FOR REGISTRY USE ONLY

PLAN REFERENCES

NORFOLK COUNTY REGISTRY OF DEEDS
PL.BK. 535 PLAN NO.3 OF 2005
PL.BK. 562 PLAN NO.58 OF 2006
PL.BK. 512 PLAN NO.559 OF 2003
PL.BK. 487 PLAN NO.377 OF 2001
PL.BK. 436 PLAN NO.45 OF 1996
PLAN NO.715 OF 1973
PL.BK. 205 PLAN NO.485 OF 1958
PLAN NO.526 OF 1950
PLAN NO.985 OF 1946

GRAPHIC SCALE

