

John Deady

540 Commercial Street
Weymouth, MA 02188

April 4, 2016

Via Hand-Delivery

Chair, Weymouth Planning Board
Department of Planning and Community Development
75 Middle Street
Weymouth, MA 02189

Attn: Ms. Williams, Chair

Re: Preliminary Sub-Division Plan
Map 18 Block 189 Lots 8 & 17

Dear Ms. Williams and Planning Board Members:

This Application is being submitted to the Town of Weymouth Planning Board (hereinafter "PB") by John Deady (hereinafter "Applicant") to request the support from the "PB" to approve a Definitive Sub-Division Plan for the property located at 958 Commercial Street shown on Map 18, Block 189, Lots 8 & 17 (hereinafter "Subject Property").

- A. Summary of Existing Conditions
The Applicant is the owner of the Subject Property. The existing property consists of two lots shown on Map 18, Block 189, Lots 8 and 17. Lot 8 consists of .32 acres or 13,939.2 square feet and Lot 17 consists of 2.73 acres or 121,649.35 square feet.
- B. Summary of Proposed Use
The proposed changes involve merging the two lots and dividing it into a total of four lots all in excess of 25,000 square feet. Each lot is proposed to have one single-family dwelling located on it, and each lot consisting of approximately 2500 sq. ft.
- C. Summary of Site Improvements
In connection with the Applicant's request for approval of the Preliminary Sub-Division Plan, the Applicant states that he intends to construct a new road, with all utilities, approximately 300 feet long with a

turnaround at the end. A new fire hydrant will be provided at the end of the road. New red maple trees and arbor vitae will be planted as shown on the plans. Each new dwelling will have a two-car garage and a minimum of two additional off-street parking spaces. The Applicant will provide a sidewalk as shown on the plan.

D. Waivers

The following waivers are requested:

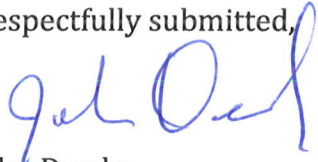
- 5.24 – 30 foot radius on the south east corner of the new road
- 5.5.2- 90-foot turn around with 100-foot property lines
- 5.5.4 –30-foot circular landscaped island

Furthermore, the Applicant requests that upon receipt of this Application, the Planning Board assign a measure number and file the Applicant's Application with the Town Clerk's Office and proceed with all necessary procedures in connection with the request for a Preliminary Sub-Division application pursuant to its procedures.

Supplemental information is provided and is appended hereto as attachments: see Table of Contents for a listing of these attachments.

Should you have any questions regarding this matter, or require additional information, please do not hesitate to contact me.

Respectfully submitted,



John Deady

TOWN OF WEYMOUTH, MASSACHUSETTS
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

Date: 4-4-16

To the Department of Planning and Community Development of the Town of Weymouth:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: The Crowley Estates
on Spencer Court

drawn by JAM Consulting LLC, dated APRIL 2, 2016,
being land described as follows ASSESSORS MAP 18 BLOCK 189
LOTS 8+17 Containing 133,900 sq ft more or less

located on Weymouth Town Atlas Sheet(s) 18, Block(s) 189,
Lot(s) 8+17, hereby submits said plan as a DEFINITIVE plan in accordance with the
Rules and Regulations of the Weymouth Department of Planning and Community Development
and makes application to the Planning Board for approval of said plan.

The undersigned's title to said land is derived from Rosella Cicchese
by deed dated 1-15-2016 and recorded
in the Norfolk District Registry of Deeds Book _____, Page _____, registered in the
Norfolk County Registry District of the Land Court, Certificate of Title No. 172573 and said land is free
of encumbrances except for the following:

None

Said plan has (☒) has not (☐) evolved from a preliminary plan submitted to the Board on
_____, 20____ and approved (with modifications) (☐) (disapproved) (☐)
on _____, 20____.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board,
and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations. The
undersigned hereby further covenants and agrees with the Town of Weymouth, upon the
approval of said DEFINITIVE plan by the Board:

1. to install utilities in accordance with the rules and regulations of the Department of
Planning and Community Development, the Public Works Department, the Department of
Health, and all general as well as Zoning Ordinances of the Town of Weymouth, as are
applicable to the installation of utilities within the limits of ways and streets;

2. to complete and construct the streets or ways shown thereon in accordance with the Rules and Regulations of the Department of Planning and Community Development and the approved DEFINITIVE plan, profiles and cross sections of the same. Said plan, profiles, cross sections and construction specifications are specifically, by reference, incorporated herein and made a part of this application. This application and the covenants and agreements herein shall be binding upon all heirs, executors, administrators, successors, grantees of the whole or part of said land, and assigns of the undersigned; and

3. to complete the aforesaid installations and construction within one (1) year from the date hereof.

The owner's title to the land is derived under deed from Roseella Cicchesse, dated 1-15, 2016, and recorded in the Norfolk Registry of Deeds, Book _____ Page _____ and/or Land Court Certificate of Title No. 192573 registered in District Book _____, Page _____; and said land is free of encumbrances except for the following: NONE

Property is shown on the Weymouth Town Atlas Sheet _____, Block _____, Lot _____
(Provide this information for all lots subject to this application.)

John Deady

Applicant's Name (please print)

John Deady

Applicant's Signature

Applicant's Address:

540 Commercial St

Weymouth MA

02188

Telephone Number:

017-455-9168

John Deady John Deady

Owner's Name, if not the applicant (please print)

John Deady

Owner's Signature

Applicant's Address:

SAME

(Include all the owners of every parcel within the application).

Received by Town Clerk:

DEFINITIVE SUBDIVISION
OF
THE CROWLEY ESTATES
ON SPENCER COURT
WEYMOUTH, MASSACHUSETTS

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS
PLAN BY THE WEYMOUTH PLANNING BOARD WAS RECEIVED
AND RECORDED ON _____ AT THIS OFFICE
AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE
TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF
RECORDING OF SAID NOTICE

TOWN CLERK, WEYMOUTH, MA _____ DATE _____

ZONING INFORMATION:
RESIDENCE DISTRICT R-1

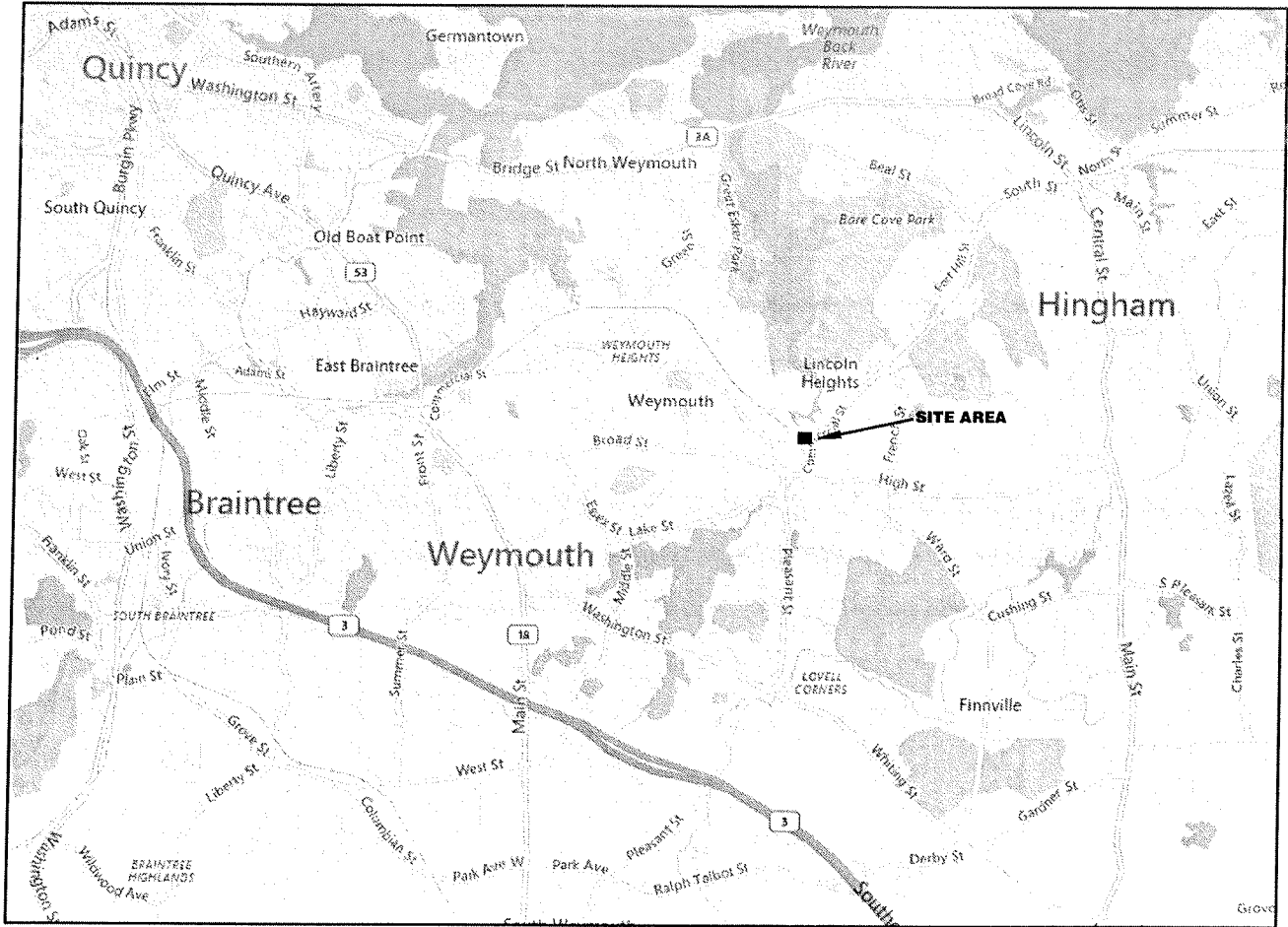
ASSESSORS INFORMATION:
MAP-BLOCK-LOT: PARCEL ID 18-189-8
BLOCK 189 - LOT 8
BOOK 639, PAGE 176

DEED REFERENCES:
NORFOLK COUNTY REGISTRY OF DEEDS
BOOK 915 PAGE 40
CERTIFICATE # 782840
PLAN 7056A & 7056B

OWNER / APPLICANT:
JOHN DEADY
540 COMMERCIAL ST
WEYMOUTH, MA 02188

CONTACT : JOHN DEADY
TEL: (617) 455-9168

PREPARED BY:
J2M CONSULTING ASSOC, LLC
44 WOOD AVE
MANSFIELD, MA 02048



LOCUS MAP
SCALE 1"=

FOR REGISTRY USE ONLY

APPROVAL REQUIRED UNDER THE
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____

INDEX OF DRAWINGS	
SHEET NO.	TITLE
1	COVER SHEET
2	DEFINITIVE SUBDIVISION PLAN
3	EXISTING CONDITIONS PLAN
4	EXISTING WETLANDS PLAN
5	ROADWAY GRADING PLAN
6	ROADWAY UTILITY PLAN
7	ROADWAY & UTILITY PROFILE
8	LANDSCAPE PLAN
9	PROPOSED BOUND PLAN
10	EROSION CONTROL PLAN
11	DETAILS PLAN

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE
WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF
THE COMMONWEALTH OF MASSACHUSETTS

GENERAL NOTES:

No.	Revision/Issue	Date

Drawing Title:

COVER SHEET

Date: 4/02/16	Scale:
Drawn By: JRR	Chk'd By: JD
Dwg No.:	

DATE

GENERAL NOTES:

SYMBOL LEGEND	
⊗	SEWER MANHOLE
⊕	TELEPHONE MANHOLE
⊙	UTILITY POLE
⊖	WATER GATE
⊞	ONE GATE
⊟	CATCH BASIN
—●—	DOUBLE YELLOW CENTERLINE
FF	FINISH FLOOR ELEVATION
INV	INVERT
T.O.M.	TOWN OF WEYMOUTH DATUM
M.S.L.	SPOT ELEVATION
V.C.C.	VERTICAL CURVE CLUMP
—BS—	SEWAGE BENTONITE CLUMP
—SD—	DRAIN LINE
—GAS—	GAS LINE
—OHE—	OVERHEAD ELECTRIC LINE
—ULE—	UNDERGROUND ELECTRIC/COMM
—W—	WATER LINE
—CL—	CONTOUR LINE
—TL—	TREE LINE

FOR BUILDING SIZES AND DIMENSIONS
SEE ARCHITECT DRAWINGS

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE
WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF
THE COMMONWEALTH OF MASSACHUSETTS

DATE

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RECORDING OF SAID NOTICE

TOWN CLERK, WEYMOUTH, MA

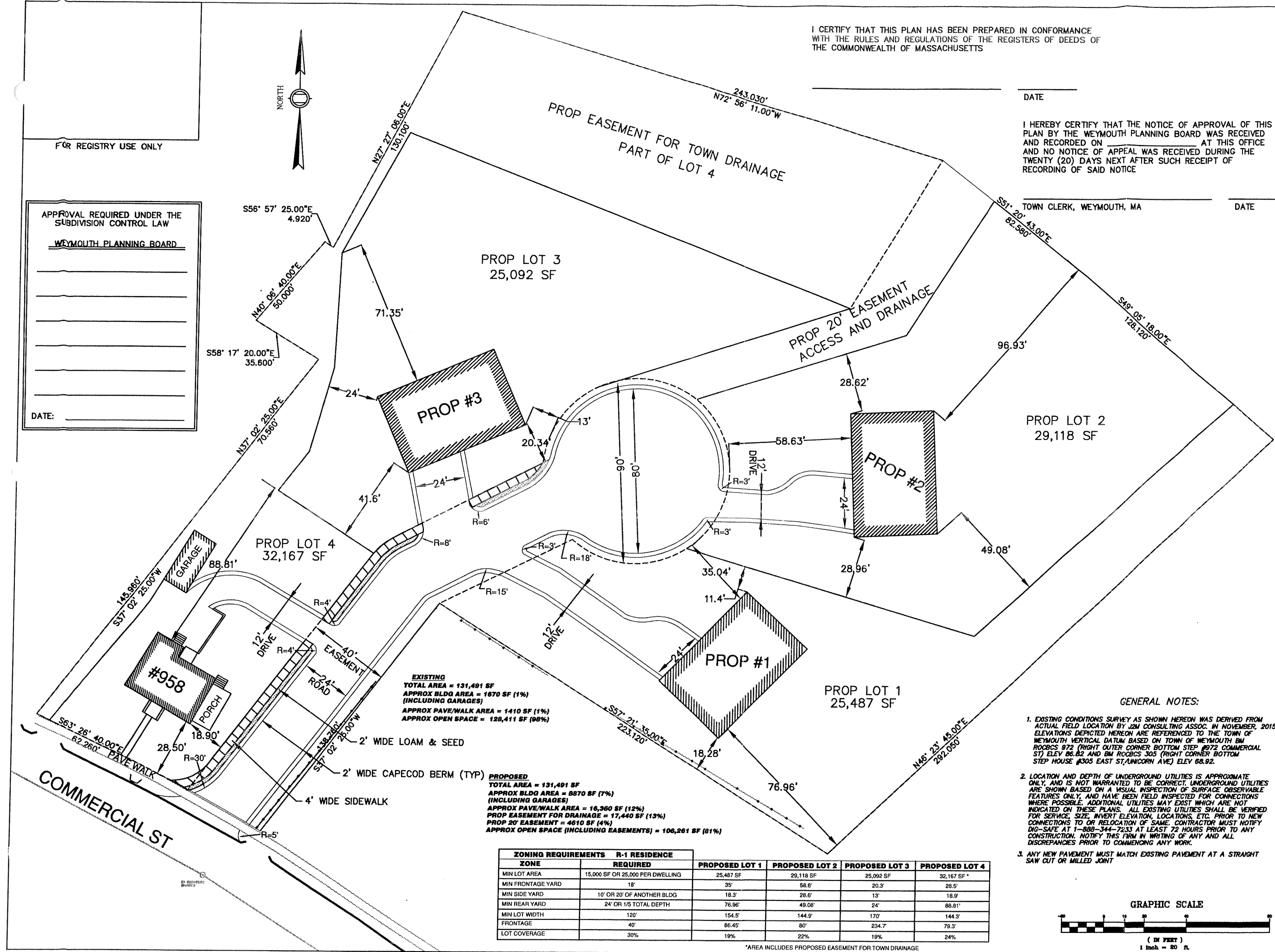
DATE

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APPROVAL REQUIRED UNDER THE
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____



EXISTING
TOTAL AREA = 131,491 SF
APPROX BLDG AREA = 1670 SF (1%)
(INCLUDING GARAGES)
APPROX PAVE/WALK AREA = 1410 SF (1%)
APPROX OPEN SPACE = 128,411 SF (98%)

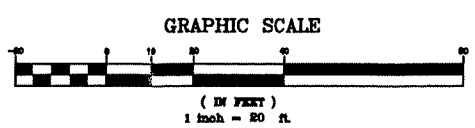
PROPOSED
TOTAL AREA = 131,491 SF
APPROX BLDG AREA = 8870 SF (7%)
(INCLUDING GARAGES)
APPROX PAVE/WALK AREA = 16,360 SF (12%)
PROP EASEMENT FOR DRAINAGE = 17,440 SF (13%)
PROP 20' EASEMENT = 4610 SF (4%)
APPROX OPEN SPACE (INCLUDING EASEMENTS) = 106,261 SF (81%)

ZONING REQUIREMENTS R-1 RESIDENCE		PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4
ZONE	REQUIRED				
MIN LOT AREA	15,000 SF OR 25,000 PER DWELLING	25,487 SF	29,118 SF	25,092 SF	32,167 SF *
MIN FRONTAGE YARD	18'	35'	58.6'	20.3'	28.5'
MIN SIDE YARD	10' OR 20' OF ANOTHER BLDG	18.3'	28.6'	13'	18.9'
MIN REAR YARD	24' OR 1/5 TOTAL DEPTH	76.96'	49.08'	24'	88.81'
MIN LOT WIDTH	120'	154.5'	144.9'	170'	144.3'
FRONTAGE	40'	86.45'	60'	234.7'	79.3'
LOT COVERAGE	30%	19%	22%	19%	24%

*AREA INCLUDES PROPOSED EASEMENT FOR TOWN DRAINAGE

GENERAL NOTES:

- EXISTING CONDITIONS SURVEY AS SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD LOCATION BY J2M CONSULTING ASSOC. IN NOVEMBER, 2015. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE TOWN OF WEYMOUTH VERTICAL DATUM BASED ON TOWN OF WEYMOUTH BM ROBCBS 972 (RIGHT OUTER CORNER BOTTOM STEP #972 COMMERCIAL ST) ELEV 66.82 AND BM ROBCBS 305 (RIGHT CORNER BOTTOM STEP HOUSE #305 EAST ST/UNICORN AVE) ELEV 68.92.
- LOCATION AND DEPTH OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY, AND IS NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON A VISUAL INSPECTION OF SURFACE OBSERVABLE FEATURES ONLY, AND HAVE BEEN FIELD INSPECTED FOR CONNECTIONS WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- ANY NEW PAVEMENT MUST MATCH EXISTING PAVEMENT AT A STRAIGHT SAW CUT OR MILLED JOINT



DEFINITIVE
SUBDIVISION
PLAN

Date: 4/02/16
Drawn By: JRR
Check'd By: JD

FOR REGISTRY USE ONLY

APPROVAL REQUIRED UNDER THE
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: _____

SEE WETLANDS PLAN
FOR THIS INFORMATION

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE
WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF
THE COMMONWEALTH OF MASSACHUSETTS

GENERAL NOTES:

SYMBOL LEGEND

⊙	SEWER MANHOLE
⊕	TELEPHONE MANHOLE
⊙	UTILITY POLE
⊕	WATER GATE
⊕	ONE DATE
⊕	CATCH BASIN
—	DOUBLE YELLOW CENTERLINE
FF	FIRST FLOOR ELEVATION
INV	INVERT
T.O.M.	TOWN OF WEYMOUTH DATUM
MSLS	SPOT ELEVATION
VOC	VERTICAL CURVE
—	SANITARY SEWER LINE
—	DRAIN LINE
—	GAS LINE
—	OVERHEAD ELECTRIC LINE
—	UNDERGROUND ELECTRIC/COMM
—	WATER LINE
—	CONTOUR LINE
—	TREE LINE

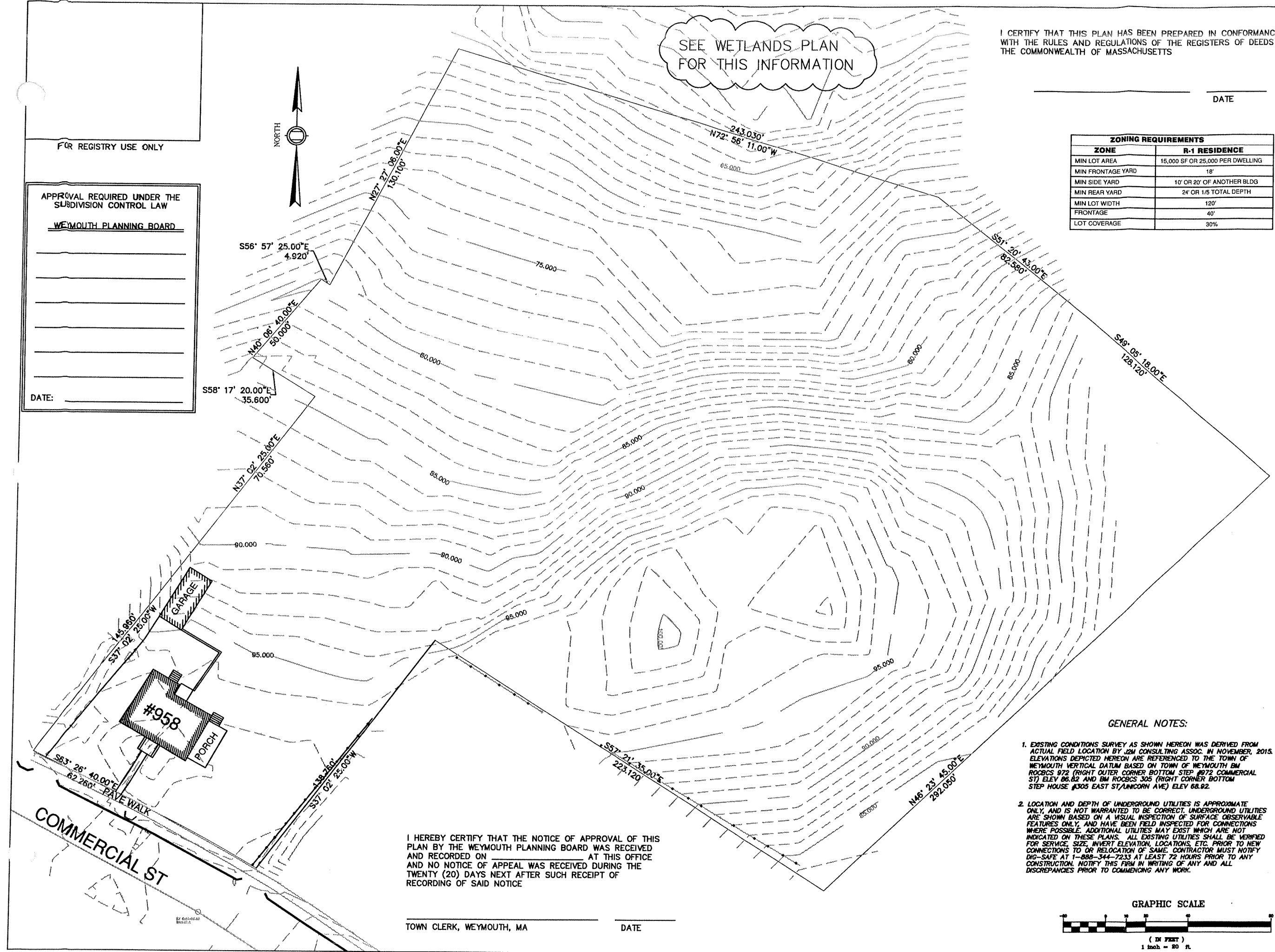
ZONING REQUIREMENTS	
ZONE	R-1 RESIDENCE
MIN LOT AREA	15,000 SF OR 25,000 PER DWELLING
MIN FRONTAGE YARD	18'
MIN SIDE YARD	10' OR 20' OF ANOTHER BLDG
MIN REAR YARD	24' OR 1/5 TOTAL DEPTH
MIN LOT WIDTH	120'
FRONTAGE	40'
LOT COVERAGE	30%

No.	Revision/Issue	Date

Drawing Title:

EXISTING
CONDITIONS
PLAN

Date:	4/02/16	Scale:	1"=40'
Drawn By:	JRR	Check By:	JD
Desig No.:			



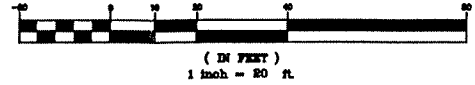
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TOWN CLERK, WEYMOUTH, MA _____ DATE _____

GENERAL NOTES:

- EXISTING CONDITIONS SURVEY AS SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD LOCATION BY J2M CONSULTING ASSOC. IN NOVEMBER, 2015. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE TOWN OF WEYMOUTH VERTICAL DATUM BASED ON TOWN OF WEYMOUTH BM RODGERS 972 (RIGHT OUTER CORNER BOTTOM STEP #972 COMMERCIAL ST) ELEV 88.82 AND BM RODGERS 305 (RIGHT CORNER BOTTOM STEP HOUSE #305 EAST ST/UNICORN AVE) ELEV 68.82.
- LOCATION AND DEPTH OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY, AND IS NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON A VISUAL INSPECTION OF SURFACE OBSERVABLE FEATURES ONLY, AND HAVE BEEN FIELD INSPECTED FOR CONNECTIONS WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.

GRAPHIC SCALE



GENERAL NOTES:

SYMBOL LEGEND

⊙	SEWER MANHOLE
⊕	TELEPHONE MANHOLE
⊕	UTILITY POLE
⊕	WATER DATE
⊕	DATE
⊕	CATCH BASIN
⊕	DOUBLE YELLOW CENTERLINE
⊕	FINISH FLOOR ELEVATION
⊕	INVERT
⊕	TOWN OF WEYMOUTH DATUM
⊕	SPOT ELEVATION
⊕	VERTICAL CURVE CUBIC
⊕	SANITARY BOWER LINE
⊕	DRAIN LINE
⊕	GAS LINE
⊕	OVERHEAD ELECTRIC LINE
⊕	UNDERGROUND ELECTRIC/COMM
⊕	WATER LINE
⊕	CONTOUR LINE
⊕	TRAIL LINE

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DATE

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WEYMOUTH PLANNING BOARD

DATE:

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TOWN CLERK, WEYMOUTH, MA

DATE

GENERAL NOTES:

1. WETLAND FLAGS AND ADDITIONAL SURVEY PERFORMED BY J2M CONSULTING ASSOCIATES, LLC ON MARCH 24, 2016. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE TOWN OF WEYMOUTH VERTICAL DATUM BASED ON TOWN OF WEYMOUTH BM ROCKS 972 (RIGHT OUTER CORNER BOTTOM STEP #872 COMMERCIAL ST) ELEV 86.82 AND BM ROCKS 305 (RIGHT CORNER BOTTOM STEP HOUSE #305 EAST ST/UNICORN AVE) ELEV 68.92.

Drawing Title:

EXISTING
WETLANDS
PLAN

Date:	4/02/16	Scale:	1"=40'
Drawn By:	JRR	Checked By:	JD
Proj No.:			

SHEET 4 OF 11

