TOWN OF WILMINGTON
BOARD OF APPEALS

NOTICE OF HEARING

Case: 16-16

Applicant: Michael Welch

Location 21 Pomfret Road Map 84 Parcel 50

A public hearing will be held at: Town Hall, 121 Glen Road, Room 9

Date: June 8, 2016 Time: 7:00 p.m.

Request: To acquire relief from MGL, Ch 41, Section 81Y for the issuance of a permit for the erection of a building on a lot not in a subdivision approved under the subdivision control law and on a lot not on a way placed on or made part of the Official Map.

Wilmington Board of Appeals

121 Glen Road, Wilmington, Massachusetts 01887
Telephone: (978) 694-2043 Fax: (978) 694-2045

dotloop signature verification: www.dotloop.com/my/verification/DL-162565900-4-3A32

CASE #: 16-16

RECEIVED
TOWN CLERK
2016 MAY 11 PM 2:37
TOWN OF WILMINGTON, MA

TOWN OF WILMINGTON
BOARD OF APPEALS

APPLICATION FOR HEARING

LOCATION: 21 Pomfret Rd. LOT AREA: 11,355 s.f.

ASSESSOR'S MAP #: 84	PARCEL #: 60	ZONING DISTRICT: R60	GWPD ☐

APPLICANT: Michael Welch TELEPHONE #: (978) 658-3664

ADDRESS: P.O. Box 819, Wilmington, MA 01887

OWNER'S NAME: Clifton + Elena Hall TELEPHONE #: (978) 658-3664

ADDRESS: 5 Iris Lane, Londonderry, NH 03053

AS OWNER OF THE SUBJECT PROPERTY, I HEREBY AUTHORIZE THE ABOVENAMED APPLICANT TO ACT ON MY BEHALF IN ALL MATTERS RELATIVE TO THIS APPLICATION.

Elena Hall — dotloop verified 05/11/16 11:04AM EDT 5YAJ-QTEM-KFDZ-CZFU

Clifton Hall — dotloop verified 05/11/16 10:47AM EDT XCY3-E2PP-PRCU-O0ZX

Signature of Owner

Deed to the property is recorded in the Middlesex Registry of Deeds:
(This information must be provided and can be found on the property tax bill or the Assessor's online database.)

BOOK 5850 *PAGE* 193 *DATE* 3/16/92 ☐ *Land Is Registered*

CERTIFICATE NO. _____ *BOOK* _____ *PAGE* _____ *DATE* _____

LAND COURT PLAN NO. _____ *BOOK* _____ *PAGE* _____ *DATE* _____

NATURE OF YOUR REQUEST

☐ Special Permit ☐ Variance - **Explain Hardship:** _____

☐ Appeal IOB Decision *(REQUIRED)* _____

☐ Amend _____

☒ Other Official Map _____

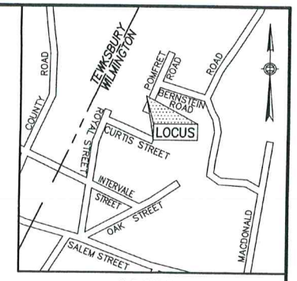
ZONING BYLAW SECTION: ~~1.3.12~~

PROVIDE A WRITTEN DESCRIPTION OF THE PROPOSED WORK/ACTIVITY.

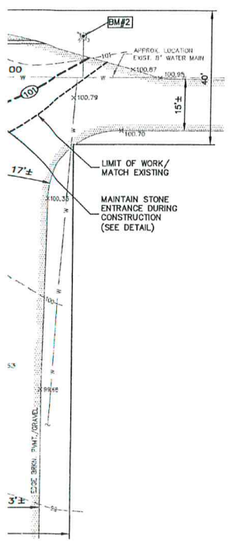
Signature of Applicant/or representative _____

BENCHMARKS (ASSUMED DATUM)		
NO.	DESCRIPTION	ELEVATION
BM#1	MAG NAIL IN UTILITY POLE	100.00
BM#2	TOP HYDRANT SPINDLE	103.03

WILMINGTON
PLANNING BOARD
APPROVED
DATE: _____



LOCUS
NOT TO SCALE



GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO IMPROVE AN UNCONSTRUCTED SECTION OF POMFRET ROAD TO PROVIDE ACCESS FOR DEVELOPMENT OF MAP 84, PARCEL 50
2. SITE IS LOCATED IN ZONE R-60.
3. FLOODPLAIN DISTRICT ZONE X AS SHOWN ON COMMUNITY PANEL 25017C 0283 E LATEST REVISION DATE 6/4/10.
4. LOT WILL BE SERVICED BY TOWN WATER.
5. LOT WILL BE SERVICED BY PRIVATE ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
6. SITE IS NOT LOCATED IN THE GROUNDWATER PROTECTION DISTRICT.

CONSTRUCTION NOTES

1. THE LOCATIONS AND ELEVATION OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER.
2. THE CONTRACTOR SHALL CALL DIG-SAFE 72 HOURS PRIOR TO CONSTRUCTION TO INFORM UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.
3. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ON-SITE CONSTRUCTION ACTIVITIES AND REMOVE ANY SEDIMENT OR DEBRIS DEPOSITED THEREON IMMEDIATELY.
4. DRAINAGE GENERATED AS A RESULT OF DEWATERING SHALL BE DISCHARGED TO EXISTING DRAINAGE COURSES WITH PROPER FILTRATION AND EROSION CONTROL MEASURES. DISCHARGE ONTO PAVEMENT OR PRIVATE PROPERTY SHALL NOT BE ALLOWED.
5. IF ANY PART OF THIS DESIGN IS TO BE ALTER IN ANY WAY, THE ENGINEER AS WELL AS THE APPROVING AUTHORITIES SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
6. ONLY THOSE PLANS APPROVED BY THE TOWN OF WILMINGTON ARE TO BE USED FOR CONSTRUCTION.
7. GRANULAR FILL SHALL BE NON-PLASTIC, WITH LESS THAN 10% PASSING #200 SIEVE.
8. UNLESS OTHERWISE NOTED, COMPACT ALL LAYERS TO 95% MODIFIED PROCTOR.
9. ALL WATER AND DRAINAGE WORK SHALL COMPLY WITH TOWN OF WILMINGTON REQUIREMENTS.

LEGEND

- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EXISTING TREE & BRUSH LINE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- +99.6 PROPOSED FINISH GRADE
- SOIL TESTING LOCATION
- BENCH MARK (SEE CHART)

LIMIT OF WORK/ MATCH EXISTING
-1.0%

APPLICANT

QUALITY ADDITIONS & REMODELING
P.O. BOX 819
WILMINGTON, MA 01887

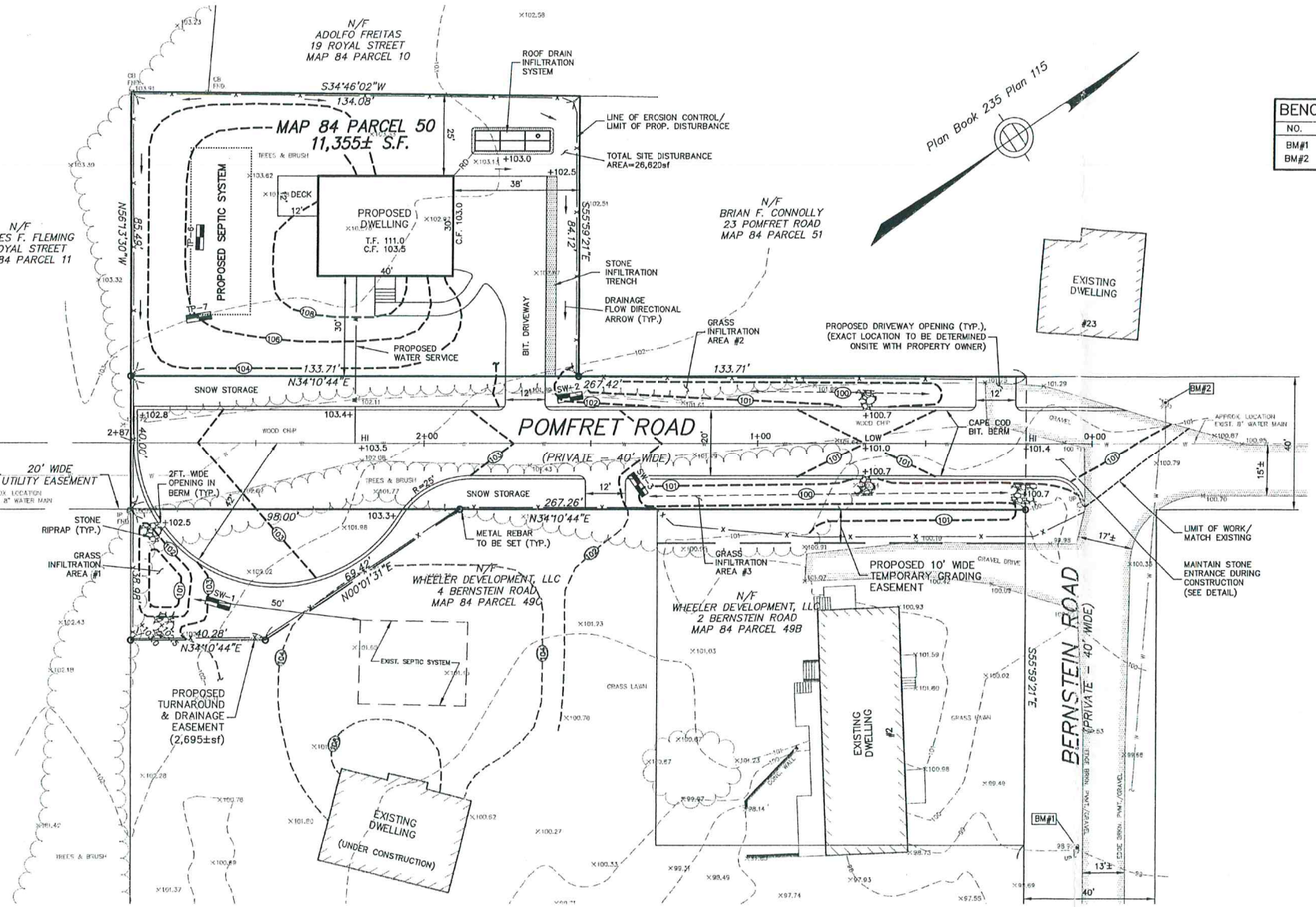
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
LUKE J. ROY
CIVIL
No. 47356
REGISTERED PROFESSIONAL ENGINEER
4/5/16

LJR ENGINEERING, INC.
Civil Engineers & Land Surveyors
234 Park Street • North Reading, MA 01864 • 978-664-8141

ROADWAY IMPROVEMENT PLAN
POMFRET ROAD
WILMINGTON, MASSACHUSETTS

DESIGNED BY:	L.J.R.	DATE:	MARCH 14, 2016
DRAWN BY:	A.J.R.	SCALE:	AS NOTED
CHECKED BY:	L.J.R.		
PROJECT No:	15-055	SHEET:	1 OF 2



ROADWAY PLAN

SCALE: 1"=20'

BENCHMARKS (ASSUMED DATUM)		
NO.	DESCRIPTION	ELEVATION
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WILMINGTON
PLANNING BOARD
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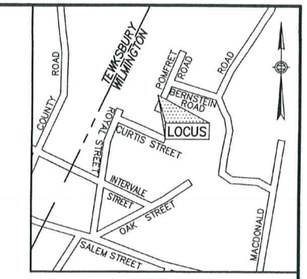

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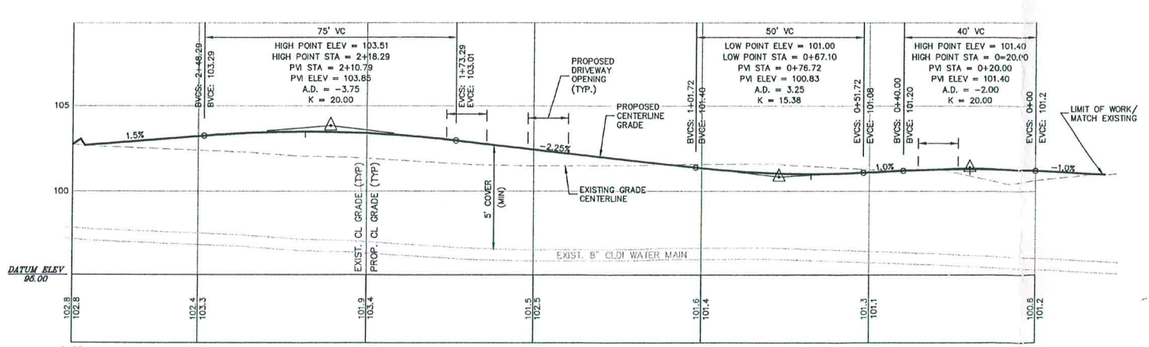

ROADWAY CENTERLINE PROFILE

SCALE: HOR. 1"=20'
VERT. 1"=4'

LEGEND

- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EXISTING TREE & BRUSH LINE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 99.6 PROPOSED FINISH GRADE
- TP-# SOIL TESTING LOCATION
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