

Michael L. J. Chiasson,
Director of Public Works

CITY OF WALTHAM
MASSACHUSETTS

CITY OF WALTHAM
CITY CLERK'S OFFICE

2021 OCT 28 AM 9:30

Clerk, Board of Survey and Planning

RECEIVED

October 27, 2021

Robert J. Waddick, City Clerk
610 Main Street
Waltham, MA 02452

RE: Definitive Subdivision at 46 Lincoln Street, Waltham, MA. tbk as **Susan Circle**.
Petitioners: Matthew and Susan Sotir, 46 Lincoln Street, Waltham, MA.

Dear Mr. Waddick:

Please be advised at their meeting of October 6, 2021 the Board of Survey and Planning unanimously voted in favor of approval of the Definitive Subdivision at 46 Lincoln Street, Waltham, MA. The Board also voted in favor of accepting the name Susan Circle for the subdivision road.

Attached is the Board's Decision detailing the approval which also includes the Board's vote.

Thank you for your attention to this matter.

Respectfully submitted,

Michael L. J. Chiasson, Clerk
Board of Survey and Planning

Cc: File- 46 Lincoln Street –Susan Circle Definitive Subdivision -2021
Attorney Philip B. McCourt, Jr.

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City of Waltham
Board of Survey and Planning Decision

RECEIVED

NAME AND ADDRESS OF THE OWNER OF THE LOCUS:

Matthew & Susan P. Sotir
46 Lincoln Street
Waltham, MA 02451

NAME AND ADDRESS OF THE PETITIONER:

Matthew & Susan P. Sotir
46 Lincoln Street
Waltham, MA 02451

IDENTITY OF LOCUS:

ADDRESS: 46 Lincoln Street

ATLAS REFERENCE: Map 41 Block 07 Lot 07

TITLE REFERENCE: Book 40775 Page 506

APPLICABLE ORDINANCE: Subdivision Control Law

DATE OF HEARING: 06/2/2021, 09/01/21 & 10/06/2021

DATE OF DECISION: October 6, 2021

DATE OF FILING OF DECISION WITH CITY CLERK: October 28, 2021

DATE OF NOTIFICATION TO BUILDING INSPECTOR: October 28, 2021

FINAL DATE FOR FILING APPEAL FROM THIS DECISION: November 17, 2021

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws Chapter 40A. All plans referred to in this decision have been filed with the Board of Survey and Planning and with the City Clerk.

DECISION

CITY OF WALTHAM
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GRANTED: X

DENIED: _____

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ROLL CALL

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	<u>YES</u>	<u>NO</u>		<u>YES</u>	<u>NO</u>
Kathleen A. Callahan	X	_____			
William M. Creonte, Jr.	X	_____	Brian E. Moroney	X	_____
Mila R. Tarallo	X	_____	S. Anthony DeVito	X	_____
Wayne Keefner	X	_____	M. Justin Barrett	_____	_____

The locus is shown on the following plans, which are on file in the office of the Board of Survey and Planning and in the office of the City Clerk (all plan references are to these plans), and are entitled as follows:

Sheet 1 Title Sheet with Locus Plan
Sheet 2 Abutters Plan
Sheet 3 Lot Layout Plan
Sheet 4 Road Layout Plan
Sheet 5 Utilities and Contours Plan
Sheet 6 Utilities and Profile Plan
Sheet 7 Detail Plan

PETITION

Approval of a Subdivision Plan for the creation of three (3) single family lots and the way to provide access to said lots on the property at 46 Lincoln Street, Waltham, MA, being Susan Circle Subdivision.

ON MOTION DULY MADE AND SECONDED THE BOARD ADOPTED THE FOLLOWING FINDINGS OF FACTS:

The Board of Survey and Planning of the City of Waltham makes the following findings of facts after a hearing on the above captioned Application for a Special Permit:

1. The proposed subdivision roadway as shown on the plans provides adequate access for all lots in the subdivision.
2. The proposed subdivision roadway with the waivers approved (copy attached) meets all of the Board's requirements.

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AFTER DUE DELIBERATION: ON MOTION DULY MADE AND SECONDED IT
WAS VOTED TO GRANT THIS PETITION, SUBJECT TO THE FOLLOWING
CONDITIONS:

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To grant the Subdivision of Land requested by the Petitioner and incorporate by reference the plans, waivers and further cite as reasons the following:


This Board finds that the Subdivision of Land requested under the Subdivision Control Law is in general harmony with the intent and the purpose of the Regulations for the following reasons:

1. The subdivision roadway is in general conformance with other roadways in the area.
2. The lot sizes provided are in general conformance with other lots in the area.

THE PETITION IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

In view of the foregoing, the Board of Survey and Planning hereby decides that the aforesaid property is a proper parcel to be altered under the Subdivision Control Law in that it meets all requisite criteria. It is therefore decided to grant the Subdivision of Land requested in accordance with the terms and conditions stated below.

1. A satisfactory covenant must be provided to the Board and be recorded at the Registry of Deeds.
2. Prior to any work on the site, proof of such recording must be provided to the Board.
3. All roadways and utilities work shall be done in conformance with the approved plan.


Michael L. J. Chiasson, Clerk
Board of Survey and Planning

Date: 10-27-2021

WAIVERS
DEFINITIVE SUBDIVISION PLAN
46 LINCOLN STREET
81R WAIVERS

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- 3.2.2.3 LOCATION OF SOIL TEST PITS (AS SHOWN ON PLAN).
- 3.2.3.1 SOIL TEST PIT.
- 4.2.2.7 TO ALLOW FILLETS (STREET LINE CURB RADII) AND TO ALLOW ENTRANCE TO THE ROAD TO BE CONSTRUCTED AS SHOWN ON THE PLAN.
- 4.2.3 (C) REDUCE 50 FOOT PAVEMENT TO A MINIMUM OF 48.95 FEET ON THE ROAD AND TO ALLOW THE WIDTH OF THE ROAD TO BE CONSTRUCTED AS SHOWN ON THE PLAN
- 4.4 TO ALLOW CONSTRUCTION OF THE SUBDIVISION AS SHOWN ON THE PLAN WITHOUT OPEN SPACE.
- 5.4.1 CHANGE THE 50 FOOT CROSS SECTION TO A 100 FOOT CROSS SECTION AT THE CUL-DE-SAC AS SHOWN ON THE PLAN.
- 5.4.5.1 REDUCE THE WIDTH OF PAVEMENT AT CUL-DE-SAC FROM 100 FEET TO 86 FEET.
- 5.6.1 REDUCE THE WIDTH OF THE SIDEWALK FROM 10 FEET TO 7 FEET.
- 5.11 FIRE ALARM SYSTEM.
- 5.12 TREES AND VEGETATION - TWO TREES TO BE PLACE WITHIN 10' FROM THE STREET LINE ON LOTS 1, 2 AND 3.