

56 Evergreen Avenue – Materials from Preliminary Presentation to Planning Board

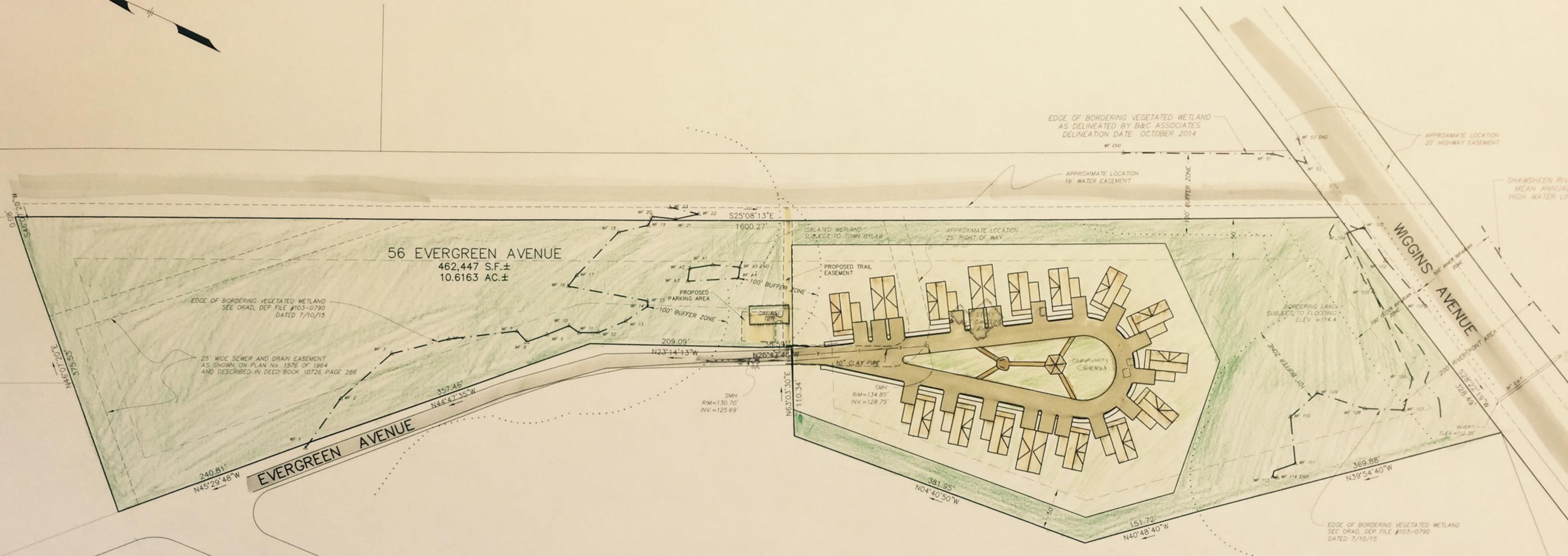
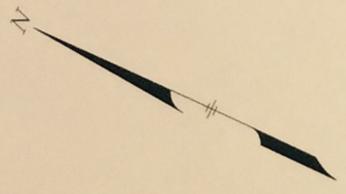
The materials below were presented to the Planning Board at the July 28 meeting. The agenda item was a review of a preliminary subdivision plan under state Subdivision Control Law and Bedford's Subdivision Rules and Regulations, and also a discussion of a conceptual alternative Planned Residential Development (PRD) under Section 9 of the Bedford Zoning Bylaw.

The prospective developer is Melanson Development. The submitted preliminary plan shows a 9 lot conventional layout with a through road to Wiggins Avenue. The alternative concept is for a development of 19 residential units arranged compactly around a loop road on the end of Evergreen Avenue with open land set aside.

Abutter notification is not required for a preliminary review, but all of the Board's meetings are open to public attendance (except for rare executive sessions). The minutes of this meeting will be posted on the website once approved. If and when a definitive plan is submitted, a public hearing will be advertised and abutters within 300 feet of the property boundary will be notified by mail.

The visual materials are, from top to bottom:

- a) Conceptual plan of Planned Residential Development (PRD)
- b) Architectural illustration for PRD concept
- c) Submitted preliminary subdivision plan



**ZONING COMPLIANCE TABLE
PLANNED RESIDENTIAL DEVELOPMENT**

RESIDENCE C - MIN. LOT AREA = 125,000 S.F.
TOTAL TRACT AREA = 462,447± S.F.

WETLANDS/FLOODPLAIN AREA = 176,371 S.F.

BASIC DENSITY = $(462,447 - 176,371) / 25,000$ = 11 UNITS

MAXIMUM PERMISSIBLE DENSITY WITH AFFORDABLES = 11 UNITS x 2 = 22 UNITS

OPEN SPACE: REQUIRED = $(.40)(462,781) = 184,979$ S.F.
PROVIDED = 322,106 S.F. (70%)
UPLAND REQUIRED = $(.5)(185,112) = 92,556$ S.F.
PROVIDED = 146,983 S.F.

TOTAL TOWNHOUSE UNITS PROPOSED = 19
3 DUPLEX BUILDING WITH 3 BEDROOMS
13 SINGLE FAMILY BUILDINGS WITH 3 BEDROOMS
(50% OVER 11 OR 4 UNITS MUST BE AFFORDABLE)

DO NOT RECOMMEND PURCHASING ANY PROPERTY UNTIL ALL REQUIRED PERMITS ARE OBTAINED.
THIS CONCEPT IS BASED UPON RECORD PROPERTY LINE INFORMATION ONLY. AN ACCURATE PERIMETER SURVEY MUST BE PERFORMED TO SUBSTANTIATE VIABILITY OF CONCEPT.

DISCLAIMER:
ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED FROM AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE ANY DIGGING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, OR PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THE PUBLIC UTILITY DEPARTMENT IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE MASS. REG. REG. 370, ACTS OF 1963 MASS. WE ASSUME NO LIABILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES NOT SHOWN OR INACCURATELY SHOWN. BEFORE PLANNING ANY CONNECTIONS THE APPROPRIATE PUBLIC UTILITY DEPARTMENT MUST BE CONSULTED. DIG SAFE PROGRAM No. 1-888-344-7233.

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 10110 PAGE 277
PLAN 772 OF 1937

RECORD OWNER

56 EVERGREEN AVENUE REVOCABLE TRUST
DANIEL YAUCKOES
17 MOORE STREET
CHELMSFORD, MA

ZONING DISTRICT

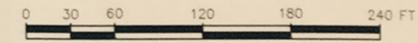
RESIDENCE C

**CONCEPTUAL
PLANNED RESIDENTIAL DEVELOPMENT (PRD)
IN**

BEDFORD, MASSACHUSETTS
(MIDDLESEX COUNTY)

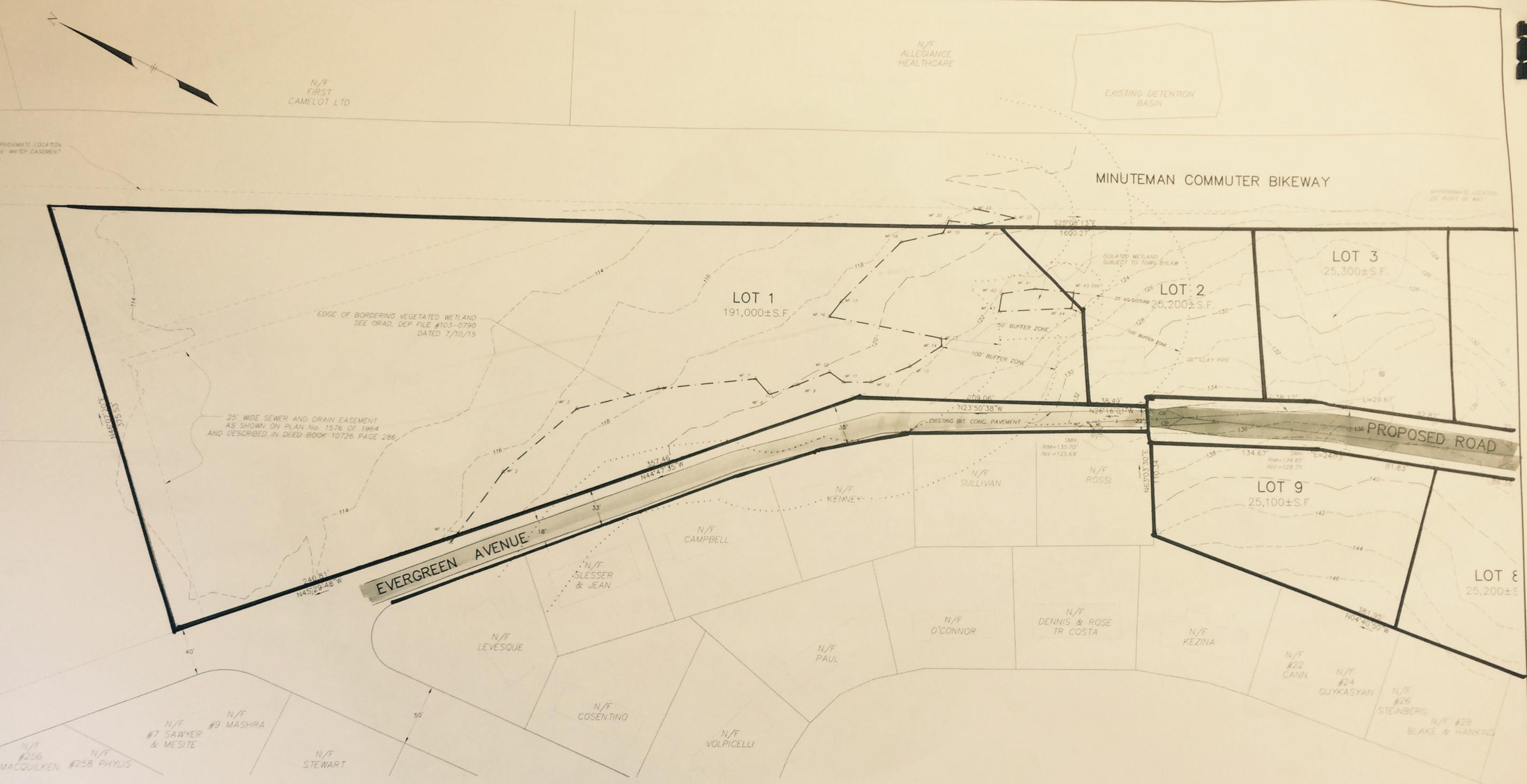
FOR: MELANSON DEVELOPMENT
SCALE: 1"=60' SEPTEMBER 22, 2014

REV: JULY 20, 2015
STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING





Kathy McLaughlin 2015



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 CHELMSFORD, MA

APPLICANT:

MELANSON DEVELOPMENT
 BRYAN MELANSON
 5 ROBESON WAY
 WOBURN, MA 01801

ZONING DISTRICT

RESIDENCE C

LEGEND:

- N/F NOW OR FORMERLY
- GG• GAS GATE
- WG• WATER GATE
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- - - - - EXISTING CONTOUR
- △ WETLAND FLAG

PRELIMINARY PLAN
 OF
 EVERGREEN MEADOW
 IN
BEDFORD, MASSACHUSETTS
 (MIDDLESEX COUNTY)

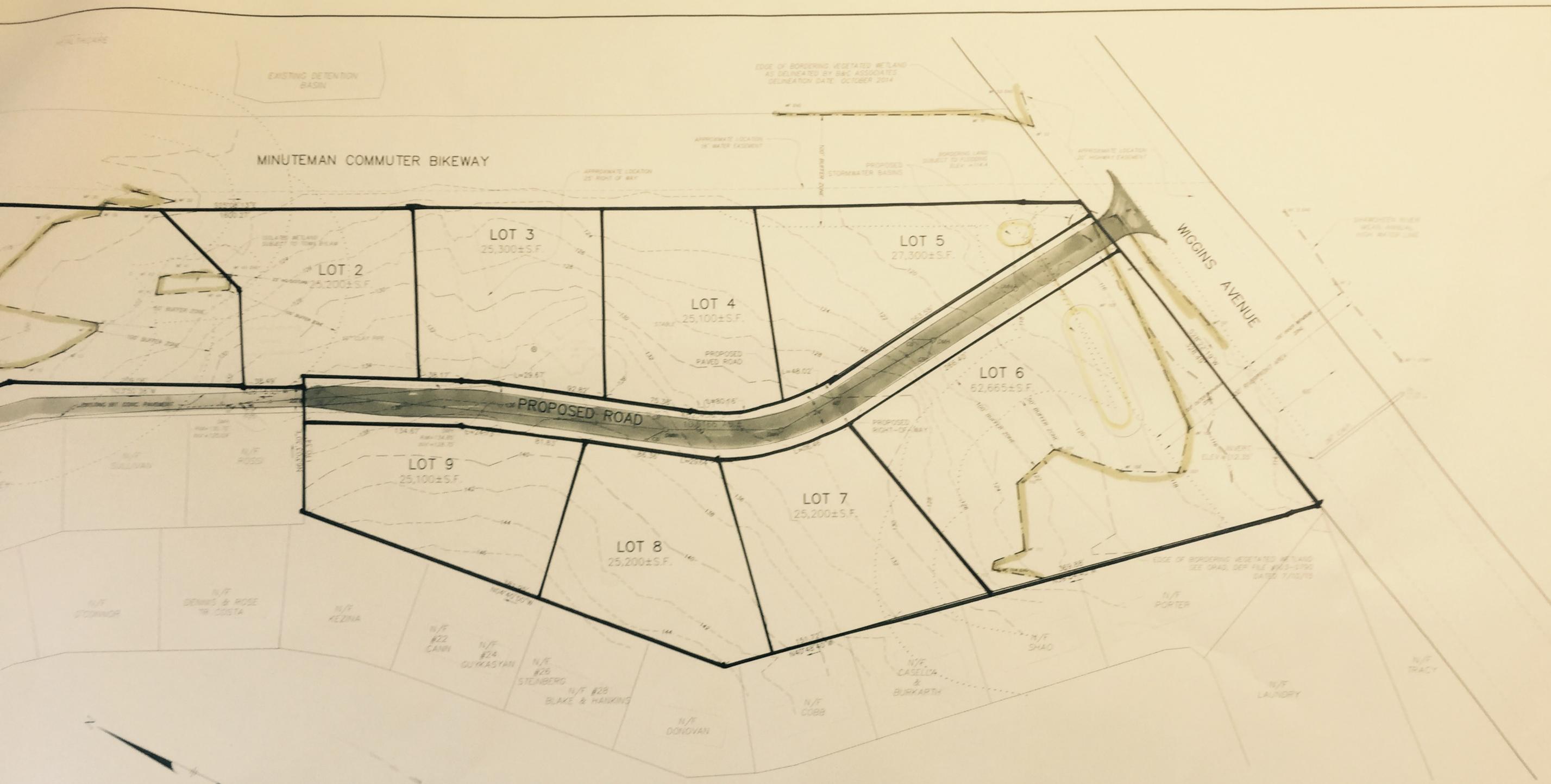
FOR: MELANSON DEVELOPMENT
 SCALE: 1"=40' JULY 20, 2015

STAMSKI AND McNARY, INC.
 1000 MAIN STREET ACTON, MASSACHUSETTS
 ENGINEERING - PLANNING - SURVEYING



George Dimakarakos

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 ENGINEERING - PLANNING - SURVEYING

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