

REGISTERED DISTRICT ENGINEER  
 OF DEEDS  
 PLATE BOOK 656-125  
 Receiptal 10-33-A  
 Sheet  
 With Book  
 in BOOK  
 Fee  
 ATTEST: *Anthony J. Gagliardi*  
 Registrar

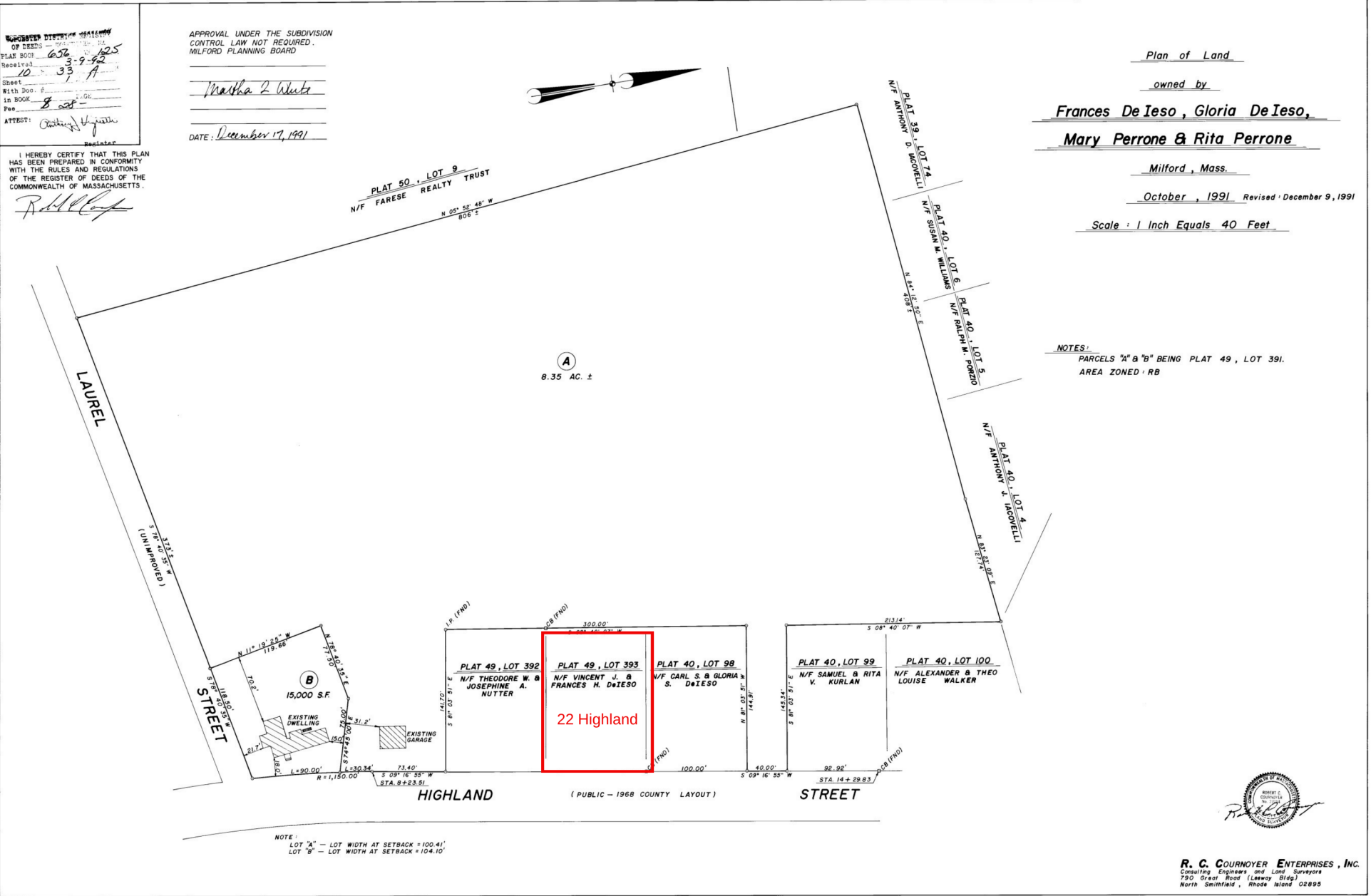
APPROVAL UNDER THE SUBDIVISION  
 CONTROL LAW NOT REQUIRED.  
 MILFORD PLANNING BOARD  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DATE: December 17, 1991

I HEREBY CERTIFY THAT THIS PLAN  
 HAS BEEN PREPARED IN CONFORMITY  
 WITH THE RULES AND REGULATIONS  
 OF THE REGISTER OF DEEDS OF THE  
 COMMONWEALTH OF MASSACHUSETTS.  
*R. C. Cournoyer*

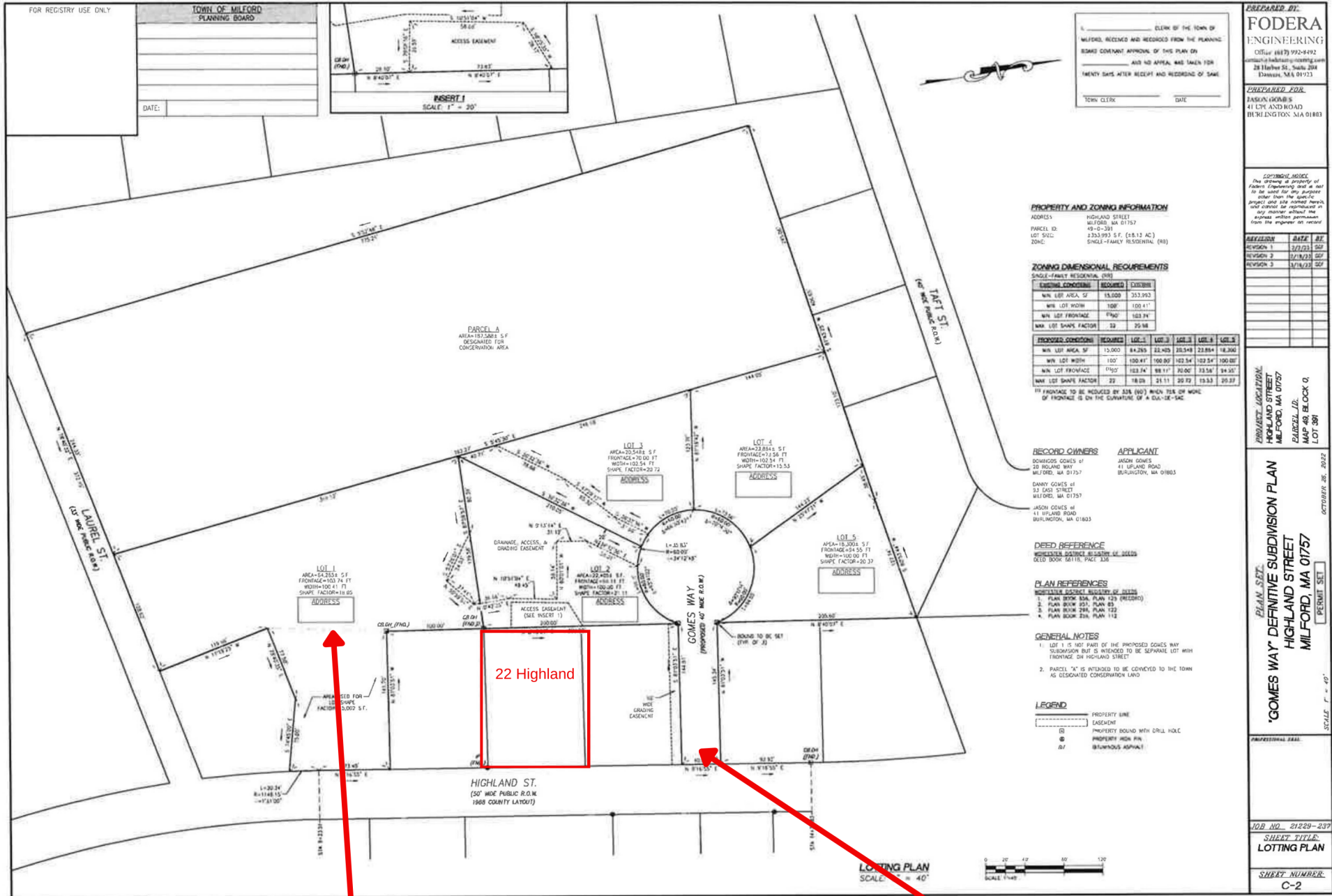


Plan of Land  
 owned by  
**Frances De Ieso, Gloria De Ieso,  
 Mary Perrone & Rita Perrone**  
 Milford, Mass.  
 October, 1991 Revised December 9, 1991  
 Scale: 1 Inch Equals 40 Feet

NOTES:  
 PARCELS "A" & "B" BEING PLAT 49, LOT 391.  
 AREA ZONED RB



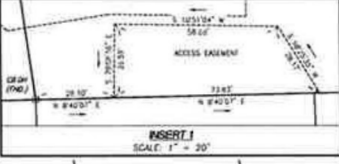
**R. C. COURNOYER ENTERPRISES, INC.**  
 Consulting Engineers and Land Surveyors  
 790 Great Road (Leeway Bldg)  
 North Smithfield, Rhode Island 02895



FOR REGISTRY USE ONLY

TOWN OF MILFORD  
PLANNING BOARD

DATE: \_\_\_\_\_



PREPARED BY:  
**FODERA ENGINEERING**  
Office: (617) 992-4492  
28 Harbor St., Suite 204  
Dorchester, MA 01913

CHAPMAN FOR  
DANIEL W. CHAPMAN  
41 LINDEN ROAD  
BURLINGTON, MA 01803

CLERK OF THE TOWN OF  
MILFORD RECEIVED AND RECORDS FROM THE PLANNING  
BOARD CONSENT APPROVAL OF THIS PLAN ON  
\_\_\_\_\_ AND AS APPEAL AND TAKEN FOR  
TENTY DAYS AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**PROPERTY AND ZONING INFORMATION**

ADDRESS: HIGHLAND STREET  
MILFORD, MA 01757

PARCEL ID: 45-05-391

LOT SIZE: 235,993 S.F. (5.412 AC)

ZONE: SINGLE-FAMILY RESIDENTIAL (SR)

**ZONING DIMENSIONAL REQUIREMENTS**

EXISTING CONDITION	REQUIRED	EXISTING
MIN. LOT AREA, SF	15,000	353,993
MIN. LOT WIDTH	100'	100.41'
MIN. LOT FRONTAGE	75.00'	103.74'
MAX. LOT SHAPE FACTOR	22	29.88

PROPOSED CONDITIONS	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MIN. LOT AREA, SF	15,000	84,285	22,425	20,548	22,854	18,303
MIN. LOT WIDTH	100'	100.41'	100.80'	102.54'	102.54'	100.00'
MIN. LOT FRONTAGE	75.00'	103.74'	88.11'	70.00'	73.58'	84.56'
MAX. LOT SHAPE FACTOR	22	18.08	21.11	20.92	15.53	20.37

FRONTAGE TO BE INDICATED BY 3/16" (60") WHICH 1/16" OF WHOLE OF FRONTAGE IS ON THE CORNER OF A 60'-10"-100'

**RECORD OWNERS**  
DANIEL W. CHAPMAN  
33 DASH STREET  
MILFORD, MA 01757

**APPLICANT**  
JASON GOMES  
41 UPLAND ROAD  
BURLINGTON, MA 01803

**DEED REFERENCE**  
MILFORD RECORDS, RE-SUBDIVISION OF LOTS  
DEED BOOK 54118, PAGE 336

**PLAN REFERENCES**  
MILFORD RECORDS, RE-SUBDIVISION OF LOTS

- PLAN BOOK 238, PLAN 123 (PREVIOUS)
- PLAN BOOK 237, PLAN 85
- PLAN BOOK 238, PLAN 112
- PLAN BOOK 238, PLAN 112

**GENERAL NOTES**

- LOT 1 IS NOT PART OF THE PROPOSED GOMES WAY SUBDIVISION BUT IS INTENDED TO BE SEPARATE LOT WITH FRONTAGE ON HIGHLAND STREET
- PARCEL "A" IS INTENDED TO BE CONVEYED TO THE TOWN AS DESIGNATED CONSERVATION LAND

**LEGEND**

- PROPERTY LINE
- EASEMENT
- PROPERTY BOUND WITH DRILL HOLE
- PROPERTY BOUND PIN
- BLINDNESS ASPHALT



Access via razing a standalone garage to create another house lot

Access for 4 houses

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PLANNING BOARD

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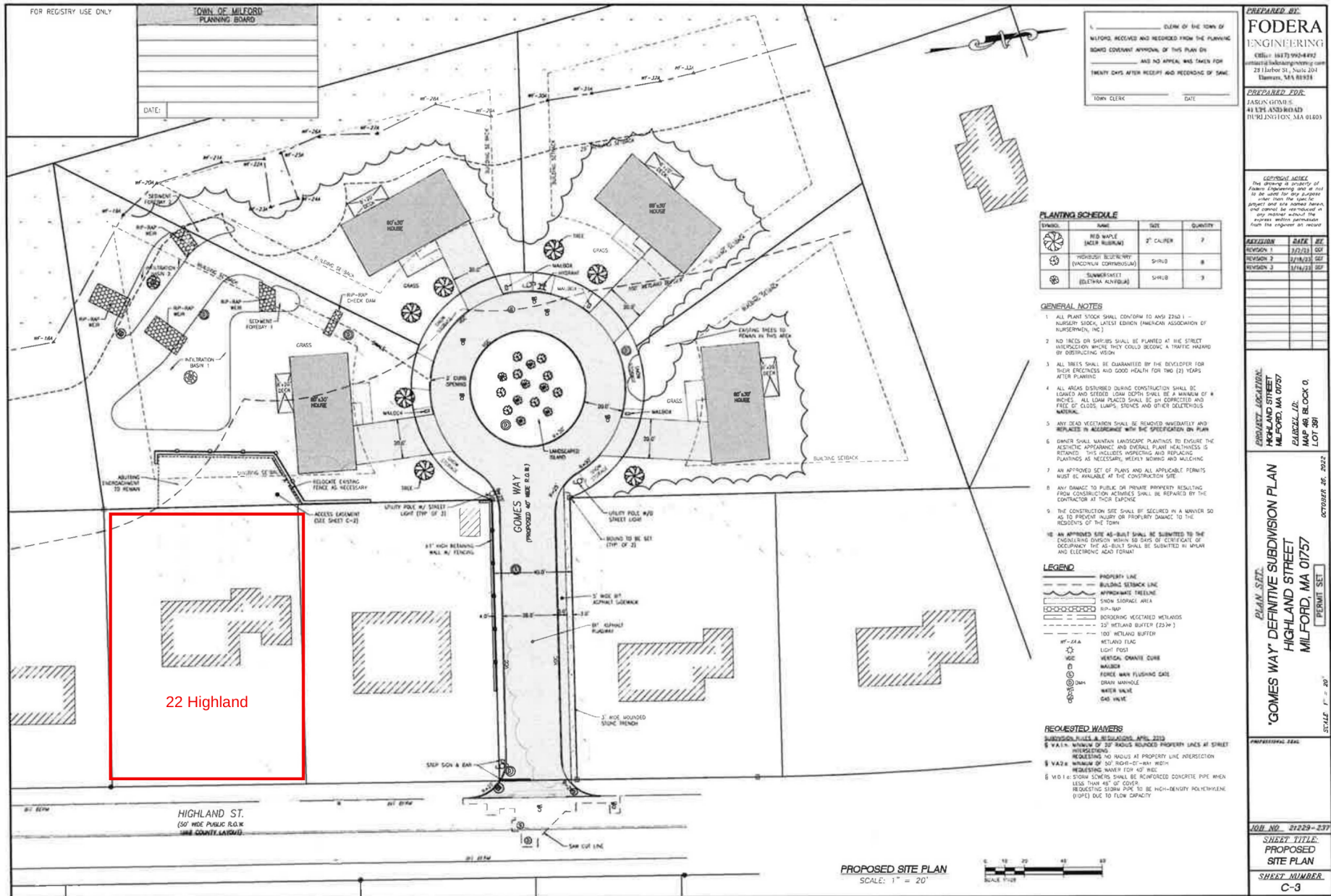
**LEGEND**

- PROPERTY LINE
- EASEMENT
- PROPERTY BOUND WITH DRILL HOLE
- PROPERTY BOUND PIN
- BLINDNESS ASPHALT

LEGGING PLAN  
SCALE: 1" = 40'

**TITLE BLOCK**

JOB NO. 21229-239  
SHEET TITLE:  
**LOTING PLAN**  
SHEET NUMBER:  
C-2



FOR REGISTRY USE ONLY

TOWN OF MILFORD  
PLANNING BOARD

DATE: \_\_\_\_\_

CLEAN OF THE TOWN OF MILFORD RECEIVED AND RECORDED FROM THE PLANNING BOARD GOVERNOR APPROVAL OF THIS PLAN ON \_\_\_\_\_ AND NO APPEAL WAS TAKEN FOR THIRTY DAYS AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED BY:  
**FODERA ENGINEERING**  
CELL: 949.799.4492  
GENERAL BUILDING PLANNING CORP.  
25 Jackson St., Suite 204  
Essex, MA 01828

PREPARED FOR:  
JASON GOMI S.  
41 EPHRAIM ROAD  
MIDDLETOWN, MA 01803

**PLANTING SCHEDULE**

SYMBOL	NAME	SIZE	QUANTITY
⊗	RED MAPLE (ACER RUBRA)	2" CALIBER	7
⊗	HYDRANGEA BUCKLEBERRY (VIBURNUM OPULIFOLIUM)	SHRUB	8
⊗	SUNSHINE SWEET (EUPHYASIA ALBIFLORA)	SHRUB	7

- GENERAL NOTES**
- ALL PLANT STOCK SHALL CONFORM TO ANSI Z601 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF HURSMEN, INC.)
  - NO TREES OR SHRUBS SHALL BE PLANTED AT THE STREET INTERSECTION WHERE THEY COULD BECOME A TRAFFIC HAZARD BY OBSTRUCTING VISION.
  - ALL TREES SHALL BE GUARANTEED BY THE DEVELOPER FOR THEIR EXCELLENCE AND GOOD HEALTH FOR TWO (2) YEARS AFTER PLANTING.
  - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOESSED AND SEEDED. LOESS DEPTH SHALL BE A MINIMUM OF 4 INCHES. ALL LOESS PLACED SHALL BE SH COMPACTED AND FREE OF CLDS, LAMPS, STONES AND OTHER DELECTIOUS MATERIALS.
  - ANY DEAD VEGETATION SHALL BE REMOVED IMMEDIATELY AND REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS IN PLANS.
  - OWNER SHALL MAINTAIN LANDSCAPE PLANTINGS TO ENHANCE THE AESTHETIC APPEARANCE AND OVERALL PLANT HEALTHNESS IS RETAINED. THIS INCLUDES WATERING AND REPLACING PLANTINGS AS NECESSARY, WEEKLY MOWING AND MULCHING.
  - AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
  - ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
  - THE CONSTRUCTION SITE SHALL BE SECURED IN A MANNER SO AS TO PREVENT INJURY OR PROPERTY DAMAGE TO THE RESIDENTS OF THE TOWN.
  - AN APPROVED SITE AS-BUILT SHALL BE SUBMITTED TO THE ENGINEERING DIVISION WITHIN 30 DAYS OF CERTIFICATE OF OCCUPANCY. THE AS-BUILT SHALL BE SUBMITTED IN WRITTEN AND ELECTRONIC ACD FORM.

**LEGEND**

---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	APPROXIMATE TREELINE
---	CHINA STORAGE AREA
---	RIP-RAP
---	BORDERING VEGETATED WETLANDS
---	25' WETLAND BUFFER (25' W)
---	100' WETLAND BUFFER
MF-24A	WETLAND FLAG
⊗	LIGHT POST
⊗	VERTICAL CURB
⊗	MANHOLE
⊗	FENCE MAN FLUSHING GATE
⊗	DRAIN MANHOLE
⊗	WATER VALVE
⊗	GAS VALVE

**REQUESTED WAIVERS**

SUBDIVISION PLANS & REGULATIONS, APRIL 2013

§ 5.1(A) MINIMUM OF 20' RADIUS ROUNDED PROPERTY LINES AT STREET INTERSECTIONS.  
REQUESTING NO RADIUS AT PROPERTY LINE INTERSECTION

§ 5.2(A) MINIMUM OF 50' SIDE-SET-BACK WIDTH.  
REQUESTING 40' SIDE-SET-BACK WIDTH

§ 5.3(A) MINIMUM OF 4" COVER.  
REQUESTING 3" COVER

§ 5.4(A) 18" DRAIN SIZES SHALL BE REINFORCED CONCRETE PIPE WITH LESS THAN 45° OF COVER.  
REQUESTING 18" DRAIN PIPE TO BE HIGH-DENSITY POLYETHYLENE (HDPE) DUE TO FLOW CAPACITY

PROPOSED SITE PLAN  
SCALE: 1" = 20'



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REVISION	DATE	BY
REVISION 1	3/2/23	GGP
REVISION 2	3/18/23	GGP
REVISION 3	3/14/23	GGP

**PROJECT LOCATION**  
HIGHLAND STREET  
MILFORD, MA 01857  
BLOCK 115  
MAP 46 BLOCK 0  
LOT 389

**PLAN SET**  
'GOMES WAY' DEFINITIVE SUBDIVISION PLAN  
HIGHLAND STREET  
MILFORD, MA 01857  
PERMIT SET

OCTOBER 26, 2022  
SCALE: 1" = 20'

PROFESSIONAL SEAL

JOB NO. 21229-237

SHEET TITLE:  
PROPOSED  
SITE PLAN

SHEET NUMBER:  
C-3