



CITY OF WATERTOWN

Historical Commission

Elisabeth Loukas, Chair
Thomas Melone, Member
Susan Steele, Member
Marilynne Roach, Member
Joseph Panto, Member
Matthew Walter, Member
Richard Glenn, Member

The Historical Commission of the City of Watertown will hold a remote public meeting on the second Thursday of January, the 13th, 2022 at 7:00 p.m. pursuant to Chapter 20 of the Acts of 2021, this meeting will only have remote opportunities for public access provided as follows:

HISTORICAL COMMISSION MEETING THURSDAY, JANUARY 13, 2022 AT 7:00 PM AGENDA

ACCESS INFORMATION:

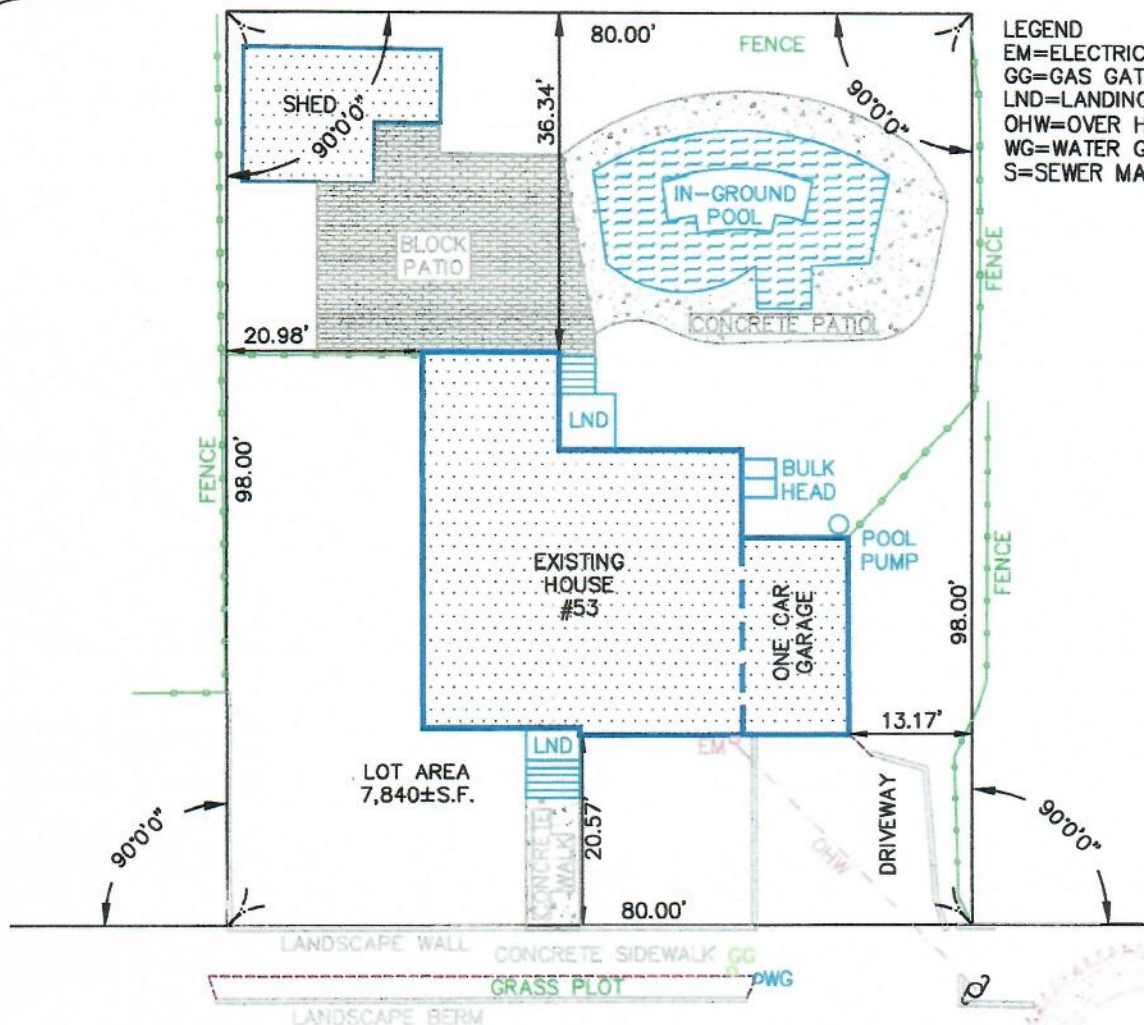
- A. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch/3?channel=3>
- B. The Public may join the virtual meeting online: <http://watertown-ma.zoom.us/j/95648117955>
- C. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID:
- D. Public may comment through email: sjenness@watertown-ma.gov

-
- 1. Acceptance of Minutes
 - A. December 9, 2021 Historical Commission Remote Meeting
 - 2. Commission Discussion- Public Hearing continued from December 9, 2021
 - A. 53 Copeland St.- To determine if the one-family house at this address is preferably preserved and if a demolition delay will be imposed. Roger Kane, C/O Kane Built, Inc.
Applicant/Owner
 - 3. Commission Discussion- Public Hearing
 - A. 51 Quirk St.-To determine if the house and lean-to located at this address is preferably preserved and if a demolition delay will be imposed. Kenneth Leitner, Esquire,
Applicant

4. Tribute to Roger Erickson
5. Review-Discussion
 - A. Demolition Delay Ordinance Review and Recommendations for updates
6. CPC Update
 - A. Update on CPC Business by Matthew Walter
7. New Business
 - A. New Business and Updates for members of the Historical Commission



THE HOUSE SHOWN ON
THIS PLAN WAS LOCATED
IN THE FIELD BY INSTRUMENTS
ON OCTOBER 14, 2021



COPELAND

(PUBLIC, 40' WIDE)

STREET

OWNER:
KANE BUILT INC

DEED REFERENCE:
BOOK 1578 PAGE 160

PLAN REFERENCE:
LAND COURT PLAN #21368A

PROPERTY LOCATED IN T ZONE.

THE PROPERTY SHOWN ON THIS
PLAN IS IN FLOOD ZONE "X" AND
IS NOT IN A 100 YEAR FLOOD
PLAIN AS DESIGNATED BY THE FLOOD
INSURANCE RATE MAP #25017C0552E
JUNE 4, 2010

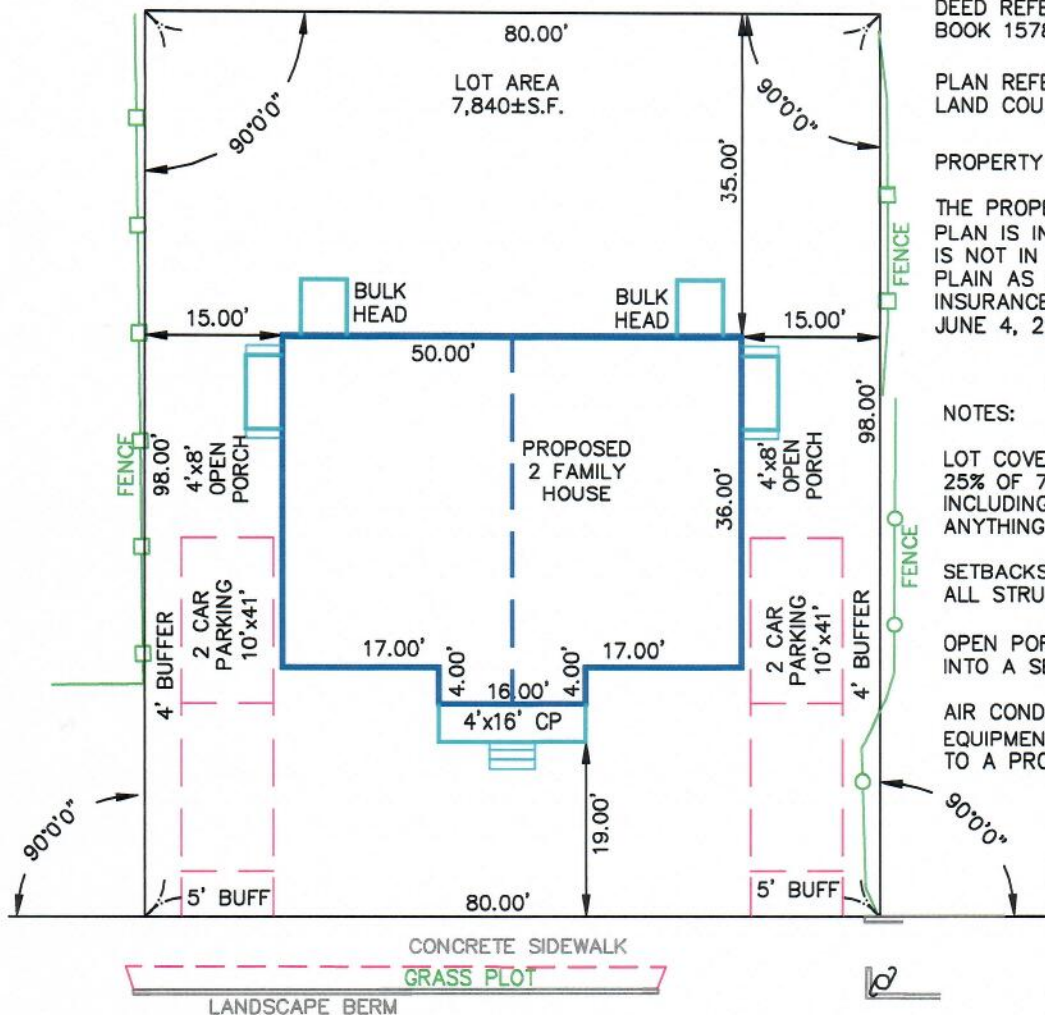
LOT COVERAGE:
25% OF 7,840±S.F. = 2,352±S.F.
EXISTING HOUSE = 1,431±S.F.
EXISTING SHED = 255±S.F.
TOTAL = 1,686±S.F. OR 21.5%

PLAN OF LAND ~ WATERTOWN, MA
SHOWING EXISTING HOUSE
#53 COPELAND STREET

DATE: 10/15/21 SCALE: 1" = 20'

PREPARED BY:
BIBBO BROTHERS AND ASSOCIATES
SURVEYING, ENGINEERING
& CONSTRUCTION CONSULTING
10 HAMMER STREET, WALTHAM, MA 02453

TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net
RALPH BIBBO, JR., MANAGER - ROBERT BIBBO, P.L.S.



OWNER:
KANE BUILT INC

DEED REFERENCE:
BOOK 1578 PAGE 160

PLAN REFERENCE:
LAND COURT PLAN #21368A

PROPERTY LOCATED IN T ZONE.

THE PROPERTY SHOWN ON THIS
PLAN IS IN FLOOD ZONE "X" AND
IS NOT IN A 100 YEAR FLOOD
PLAIN AS DESIGNATED BY THE FLOOD
INSURANCE RATE MAP #25017C0552E
JUNE 4, 2010

NOTES:

LOT COVERAGE:
25% OF 7,840±S.F. = 2,352±S.F.
INCLUDING SIDING AND
ANYTHING COVERS

SETBACKS:
ALL STRUCTORS THAT ARE COVERED

OPEN PORCHES MAY PROJECT 4'
INTO A SETBACK

AIR CONDENSORS AND OTHER
EQUIPMENT NO CLOSER THEN 5'
TO A PROPERTY LINE

LOT COVERAGE:
25% OF 7,840±S.F. = 2,352±S.F.
PRO HOUSE / PORCH = 1,966±S.F. OR 25.1%

PLAN OF LAND ~ WATERTOWN, MA

SHOWING PROPOSED HOUSE

#53 COPELAND STREET

DATE: 10/15/21 SCALE: 1" = 20'

PREPARED BY:

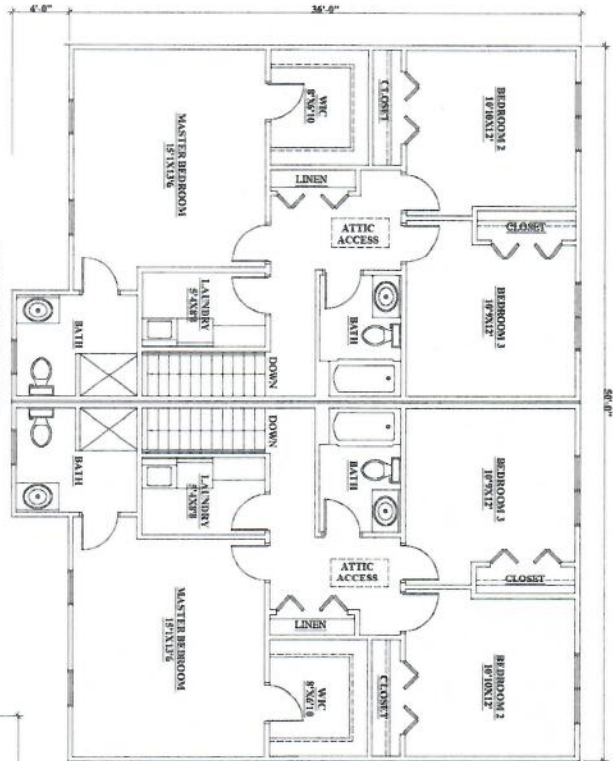
BIBBO BROTHERS AND ASSOCIATES
SURVEYING, ENGINEERING
& CONSTRUCTION CONSULTING

10 HAMMER STREET, WALTHAM, MA 02453

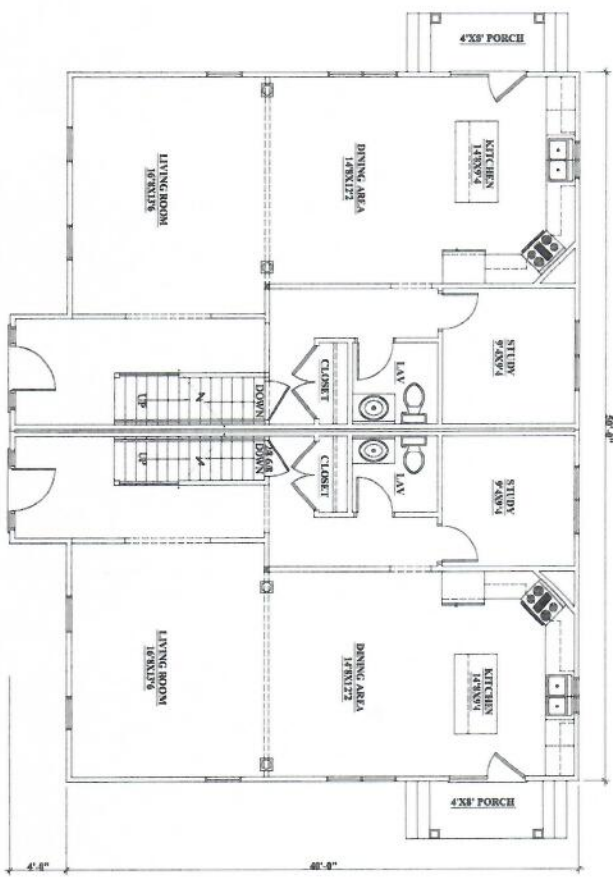
TEL: 781-891-0417 - E-MAIL: bibbobrothers@comcast.net

RALPH BIBBO, JR., MANAGER - ROBERT BIBBO, P.L.S.

Copy Plan



SECOND FLOOR PLAN
SCALE - 3/8" = 1'-0"



FIRST FLOOR PLAN
SCALE - 3/8" = 1'-0"

2

2 OF 2

TWO FAMILY RESIDENCE
53 COPELAND STREET
WATERTOWN, MA

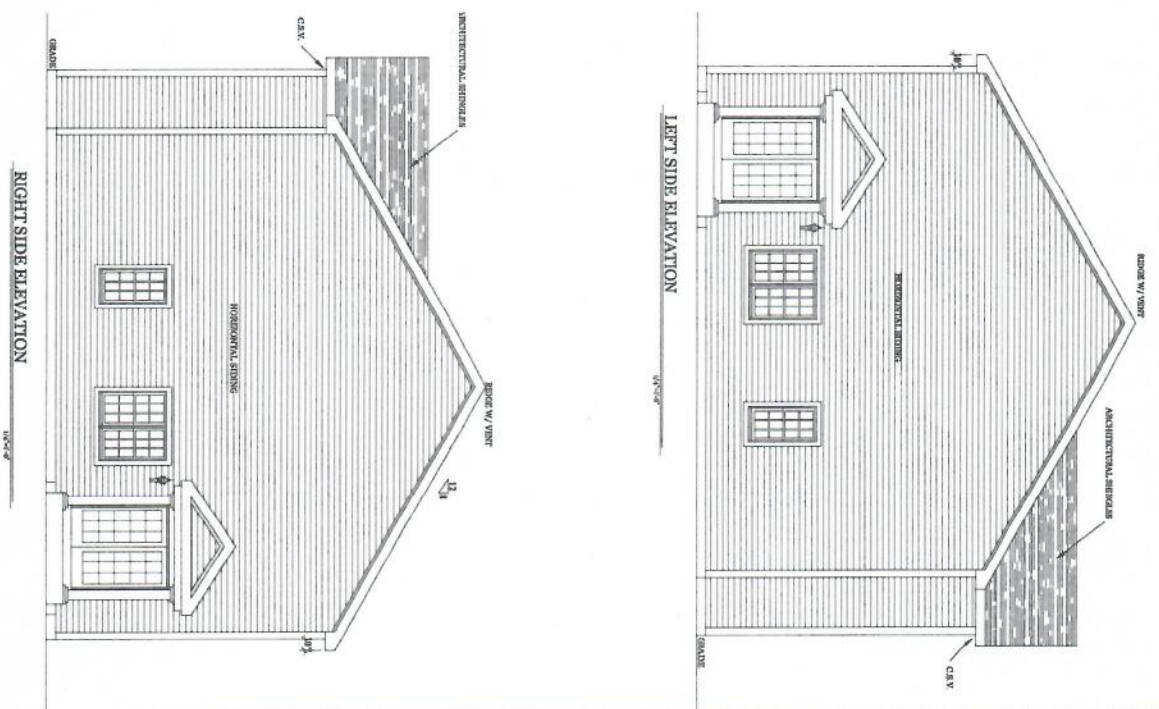
FLOOR PLANS

R.C. Searles & Associates
Exclusive Home Designers
Design / Build
Phone No. 17 Glenwood St.
(508) 466-3202 Holden Ma.

NOTES:

NOTICE OF COPYRIGHT
Pursuant to the Federal Copyright Act, these plans whether a preliminary layout or sketch, full construction set, partial set, bidding set, study set or extra prints, contain the copyright notice and are duly registered with Library of Congress. Properly reproducing all rights for the R.C. Searles Associates. These plans may be used only once, unless a signed written agreement between this office and client is approved. Any re-drawing, tracing, reproduction, or use or distribution of these plans is expressly prohibited and any violators will be prosecuted to the fullest extent of the law.

Handwritten signature



NOTES:

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TWO FAMILY RESIDENCE
 53 COPELAND STREET
 WATERTOWN, MA

ELEVATIONS

D-230.10.21
 DATE: 10/26/2021
 SCALE: 1/4" = 1'-0"
 DRAWN BY: RWS
 CHECKED BY: RCS

1
 1 OF 2

53 COPELAND



FRONT EXTERIOR

53 COPELAND



LEFT SIDE

53 COPELAND



REAR EXTERIOR

63 COPELAND



RIGHT SIDE



601 COPELAND
(LEFT SIDE NEIGHBOR)



47 COPELAND
(RIGHT SIDE NEIGHBOR)



50 & 54 COPELAND
(NEIGHBORS DIRECTLY ACROSS THE STREET)



54 COPELAND, 58 COPELAND & 62-64 COPELAND
(ACROSS THE STREET)



42-44 COPELAND, 46-48 COPELAND & 50 COPELAND
(ACROSS THE STREET)

3 Copeland Street

No. 179

Aug. 22, 1949

ne fam. dwelling - garage attached

wner: Nicola Morizio

rch: owner

uilder: owner

lass: 3d - wood

ize: 25 x 34

oundation: cement blocks

oof: pitch - asphalt

eat: H.W.

ost: \$6,000.

lans: yes approved for lathing

9-19-49

53 Copeland St.

No. 110

Oct. 10, 1972

Add. of one room and 5' to bedroom

Owner: Gerald R Mills - 53 Copeland St.

Arch: Ken Dennison

Builder: owner

Size: 14'6" x 16'

Found: conc. bl.

Roof: gable and shed

Material: asphalt shingles

Cost: \$5,000.

Plans: yes

53 Copeland St

Ref. 6-9-17

No. 82

July 1, 1976

In ground pool

Owner: Gerald Miles et ux

Arch: -----

Builder: Andrew Gunite - No. Billerica, Mass.

Size: 23 x 38

Cost: \$3,000.

Found: concrete.

1. APPLICATION FOR PERMIT (Demo)

Building Department Application Form

BPA.21.1131

2021 In accordance with 510.0, Massachusetts State Building Code, "Application for Permit" the undersigned hereby applies for a permit to: **DEMOLISH/REMOVE/RAZE**

No. and Street: 53 COPELAND STREET Watertown, MA

KANE BUILT, INC
Owner Name

PO Box 620-636, NEWTON, MA 02462
Address

781-235-1461
Tel/Cell #

KANE@KANEBUILTHOMES.COM
Email

Architect/Engineer Name

Address

Tel/Cell #

Email

KANE BUILT, INC.
Builder Name

PO Box 620-636, NEWTON, MA 02462
Address

781-235-1461
Tel/Cell #

KANE@KANEBUILTHOMES.COM
Email

License # CS-002895 Expiration 4.9.22

Certificate of Insurance (ATTACHED)

Use & Occupancy of all Parts of Building: RESIDENTIAL If Dwelling, Number of Families 1

ARE DETACHED BUILDINGS INCLUDED? YES Describe: DILAPIDATED SHED

Provide a brief description of the type of building and the condition requiring issuance of permit:

SINGLE FAMILY HOUSE WITH A LOT OF DEFERRED MAINTENANCE
AND LACKING SUFFICIENT BUILDING ENVELOPE INSULATING FACTORS

Provide a brief description of the proposed reuse, reconstruction or replacement:

CONSTRUCTION OF A NEW TWO FAMILY HOUSE

Assessed Value: Building Only \$ 233,700

Permit Fee: \$ 1362.15

(Fee: \$15.00 per 1st \$1,000 Assessed Value of Bldg. \$7.50 for each \$1,000 up to \$100,000; \$4.50 for each \$1,000 over \$100,000)

Your Name (Please Print) ROGER KANE

Signature

Address: PO Box 620-636

City/State/Zip Newton, MA 02462

Tel/Cell: 781-235-1461

E-mail Kane@KanebuiltHomes.com

Date:

Special Condition will apply to any proposed project when an area is in excess of one acre

Approved by:

Mike Mena, Zoning Enforcement Officer

Peter McLaughlin, Inspector of Buildings

51 Quirk St.

#238

Date: June 21, 1999
Owner: Patricia Ryan
Builder: "
Est. Cost: \$750.

Install above ground pool 4'H 18' round

51 Quirk Street

No. 123

June 21, 1949

Cover existing porch

Owner: John P. Quirk

Arch: ---

Builder: owner

Class: 3rd - wood

Cost: \$50.00

Plans: No

BPA 21-1502

1. APPLICATION FOR PERMIT (Demo)

Building Department Application Form

In accordance with §110.0, Massachusetts State Building Code, "Application for Permit" the undersigned hereby applies for a permit to: **DEMOLISH/REMOVE/RAZE**

No. and Street: 51 QUIRK ST Watertown, MA

PATRICIA A. & PAUL W. RYAN	51 QUIRK ST, Watertown, MA 02472		
Owner Name	Address	Tel/Cell #	Email
COSTA ARCHITECTS	681 MAIN STREET WALTHAM, MA 02451	781-647-5831	
Architect/Engineer Name	Address	Tel/Cell #	Email
ROBERT F CALNAN	166 Circle Drive Waltham, MA 02452	781-844-8702	CALNAN@HOTMAIL.COM
Bullder Name	Address	Tel/Cell #	Email

License # CS-049606 Expiration 06/26/2022

Certificate of Insurance _____

Use & Occupancy of all Parts of Building: Two Family Residence If Dwelling, Number of Families Two

ARE DETACHED BUILDINGS INCLUDED? Yes Describe: Detached outdoor pavillion with gable roof

Provide a brief description of the type of building and the condition requiring issuance of permit:
Existing two family will be demolished

Provide a brief description of the proposed reuse, reconstruction or replacement:
A new two famiy with onsite parking will be constructed

Assessed Value: Building Only \$ 381,600 Permit Fee: \$ 2,029.50 pd # 1189
(Fee: \$15.00 per 1st \$1,000 Assessed Value of Bldg. \$7.50 for each \$1,000 up to \$100,000; \$4.50 for each \$1,000 over \$100,000)

Your Name (Please Print) ROBERT F CALNAN Signature Robert F Calnan
Address: 166 Circle Drive City/State/Zip Waltham, MA 02452
Tel/Cell: 781-844-8702 E-mail CALNAN@HOTMAIL.COM Date: December 13, 2021

Special Condition will apply to any proposed project when an area is In excess of one acre

Approved by:

Mike Mena, Zoning Enforcement Officer

Peter McLaughlin, Inspector of Buildings

Rev. 06-06-18

Town of Watertown – Building Department
Demolition Permit Application

Page 2 of 9

1500, 740, 1262.70
280,600

LOUGHRAN & CORBETT, ATTORNEYS, INC.

75 NORTH BEACON STREET
POST OFFICE BOX 228
WATERTOWN, MA 02471-0228
617-926-4466
FAX NO. 617-923-1123
www.lawlc.com

BERNARD T. LOUGHRAN, JR.
ALICIA M. DELSIGNORE
STEVEN E. ANDALORO

BERNARD T. LOUGHRAN (1924-2008)
JOHN F. CORBETT (1923-1999)

OF COUNSEL
KENNETH J. LEITNER, JR.
ELIZABETH TOBIN
ELIZABETH A. FLEMING

December 15, 2021

Via Email

Susan C. Jenness, Clerk
Office of Conservation and Preservation
Town of Watertown
Administration Building
149 Main Street
Watertown, Massachusetts 02472

Re: 51 Quirk Street, Watertown, Massachusetts

Dear Susan:

This office represents the owner of the above-referenced property.

For the purpose of appearing before the Watertown Historical Commission. Attached please find the following:

1. Copy of filed Application for Permit which includes the outdoor pavilion;
2. The deed, assessor's card and photos for the above referenced property;
3. Assessor's card for the abutters 45-47 Quirk Street, 55-57 Quirk Street and photos;
4. One sheet of elevations for the proposed use; and
5. Proposed site plan.

If you have any questions or need anything else, please call me.

Very truly yours,



KENNETH J. LEITNER, JR.

KJL, JR:s
Enclosures

1. APPLICATION FOR PERMIT (Demo)

Building Department Application Form

In accordance with §110.0, Massachusetts State Building Code, "Application for Permit" the undersigned hereby applies for a permit to: **DEMOLISH/REMOVE/RAZE**

No. and Street: 51 QUIRK ST Watertown, MA

PATRICIA A. & PAUL W. RYAN	51 QUIRK ST, Watertown, MA 02472		
Owner Name	Address	Tel/Cell #	Email
COSTA ARCHITECTS	681 MAIN STREET WALTHAM, MA 02451	781-647-5831	
Architect/Engineer Name	Address	Tel/Cell #	Email
ROBERT F CALNAN	166 Circle Drive Waltham, MA 02452	781-844-8702	CALNAN@HOTMAIL.COM
Builder Name	Address	Tel/Cell #	Email

License # CS-049606 Expiration 06/26/2022

Certificate of Insurance _____

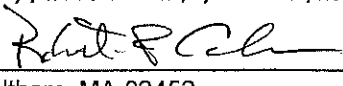
Use & Occupancy of all Parts of Building: Two Family Residence If Dwelling, Number of Families Two

ARE DETACHED BUILDINGS INCLUDED? Yes Describe: Detached outdoor pavillion with gable roof

Provide a brief description of the type of building and the condition requiring issuance of permit:
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Provide a brief description of the proposed reuse, reconstruction or replacement:
A new two family with onsite parking will be constructed

Assessed Value: Building Only \$ 381,600 Permit Fee: \$ 2,029.50
(Fee: \$15.00 per 1st \$1,000 Assessed Value of Bldg. \$7.50 for each \$1,000 up to \$100,000; \$4.50 for each \$1,000 over \$100,000)

Your Name (Please Print) ROBERT F CALNAN Signature 
Address: 166 Circle Drive City/State/Zip Waltham, MA 02452
Tel/Cell: 781-844-8702 E-mail CALNAN@HOTMAIL.COM Date: December 13, 2021

Special Condition will apply to any proposed project when an area is in excess of one acre

Approved by:

Mike Mena, Zoning Enforcement Officer

Peter McLaughlin, Inspector of Buildings

Unofficial Property Record Card - Watertown, MA

General Property Data

Parcel ID	335 5D 0	Account Number	13070-04
Prior Parcel ID	01307004 -335 5D 0-	Property Location	51 QUIRK ST
Property Owner	RYAN PATRICIA A	Property Use	ONE FAM
Mailing Address	51 QUIRK ST	Most Recent Sale Date	7/17/2013
		Legal Reference	62256-501
		Grantor	RYAN, PATRICIA A. & PAUL
City	WATERTOWN	Sale Price	1
Mailing State	MA	Land Area	0.126 acres
Zip	02472		
Parcel/Zoning	T		

Current Property Assessment

Card 1 Value	Building Value 171,900	Xtra Features Value 0	Land Value 381,600	Total Value 553,500
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Building Description

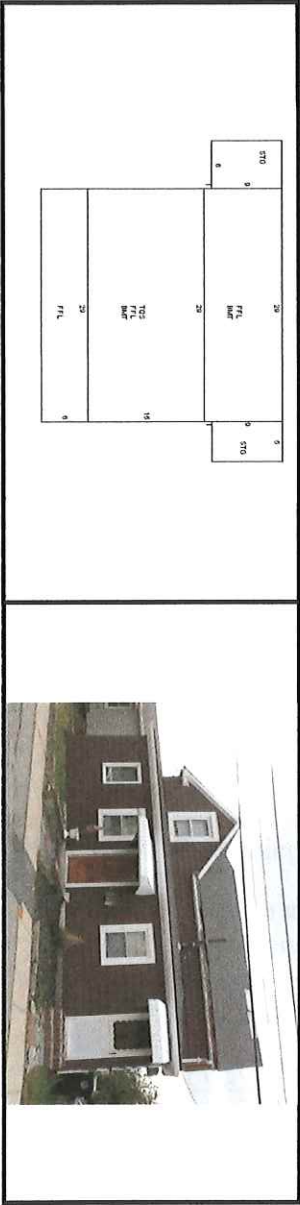
Building Style	2 MULTI FLAT	Foundation Type	BRICK/STN	Flooring Type	LINO/VINYL
# of Living Units	2	Frame Type	WOOD	Basement Floor	LINO/VINYL
Year Built	1870	Roof Structure	GABLE	Heating Type	FORCED HW
Building Grade	AVERAGE	Roof Cover	ASPHALT SH	Heating Fuel	GAS
Building Condition	Fair	Siding	WOOD SHING	Air Conditioning	0%
Finished Area (SF)	1225.25	Interior Walls	PLASTER	# of Bsmt Garages	0
Number Rooms	8	# of Bedrooms	3	# of Full Baths	3
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	1

Legal Description

Narrative Description of Property

This property contains 0.126 acres of land mainly classified as ONE FAM with a(n) 2 MULTI FLAT style building, built about 1870 , having WOOD SHING exterior and ASPHALT SH roof cover, with 2 unit(s), 8 room(s), 3 bedroom(s), 3 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

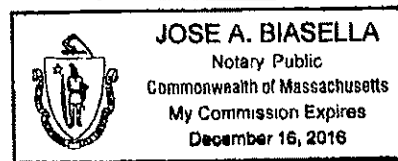
COMMONWEALTH OF MASSACHUSETTS

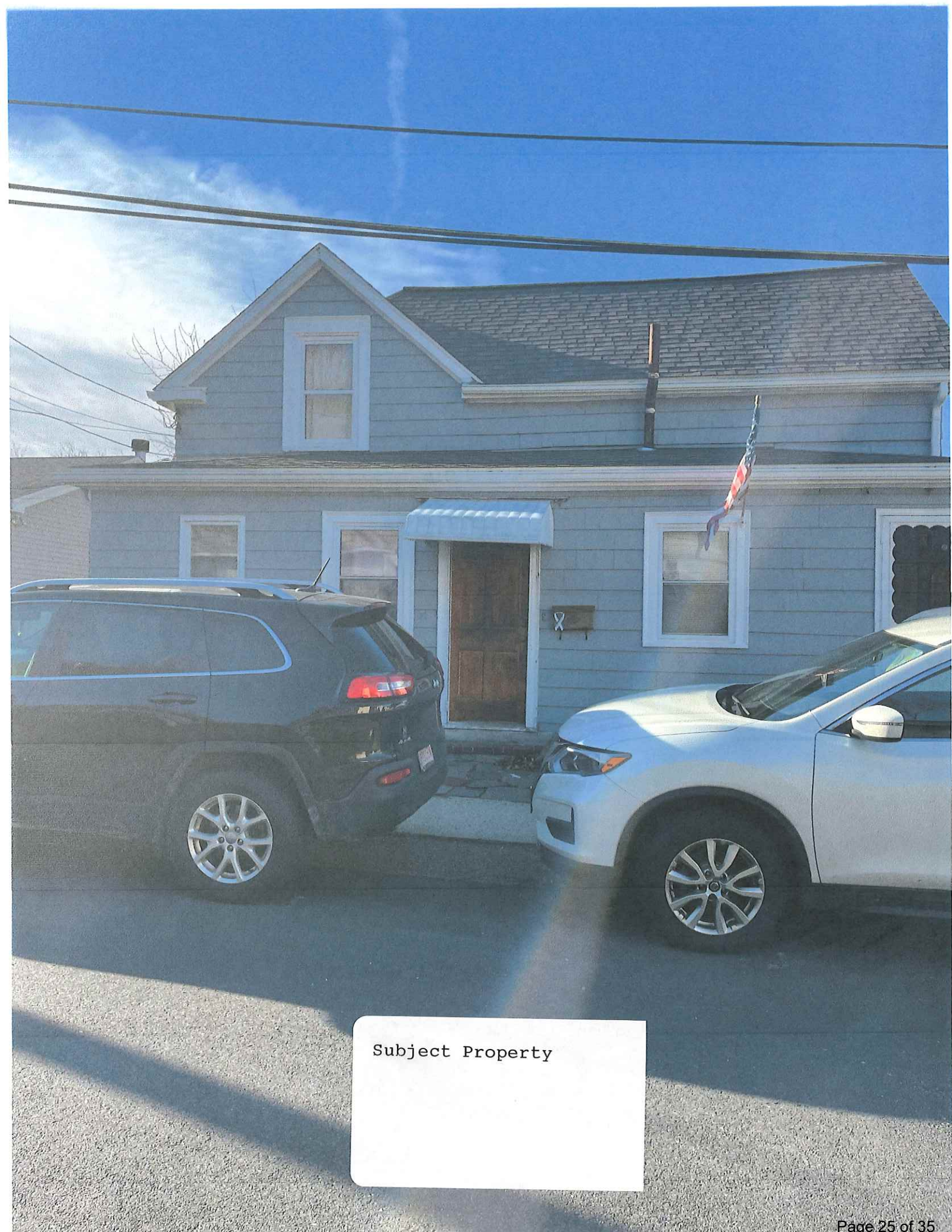
Middlesex, ss.

On this 11th day of Apr, 2013 before me, the undersigned notary public, personally appeared Patricia A. Ryan, Michael J. Tucceri, and Paul W. Ryan, proved to me through satisfactory evidence of identification, MA ID#'s 59747157, 016481675, 018525981 to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed voluntarily for its stated purpose.

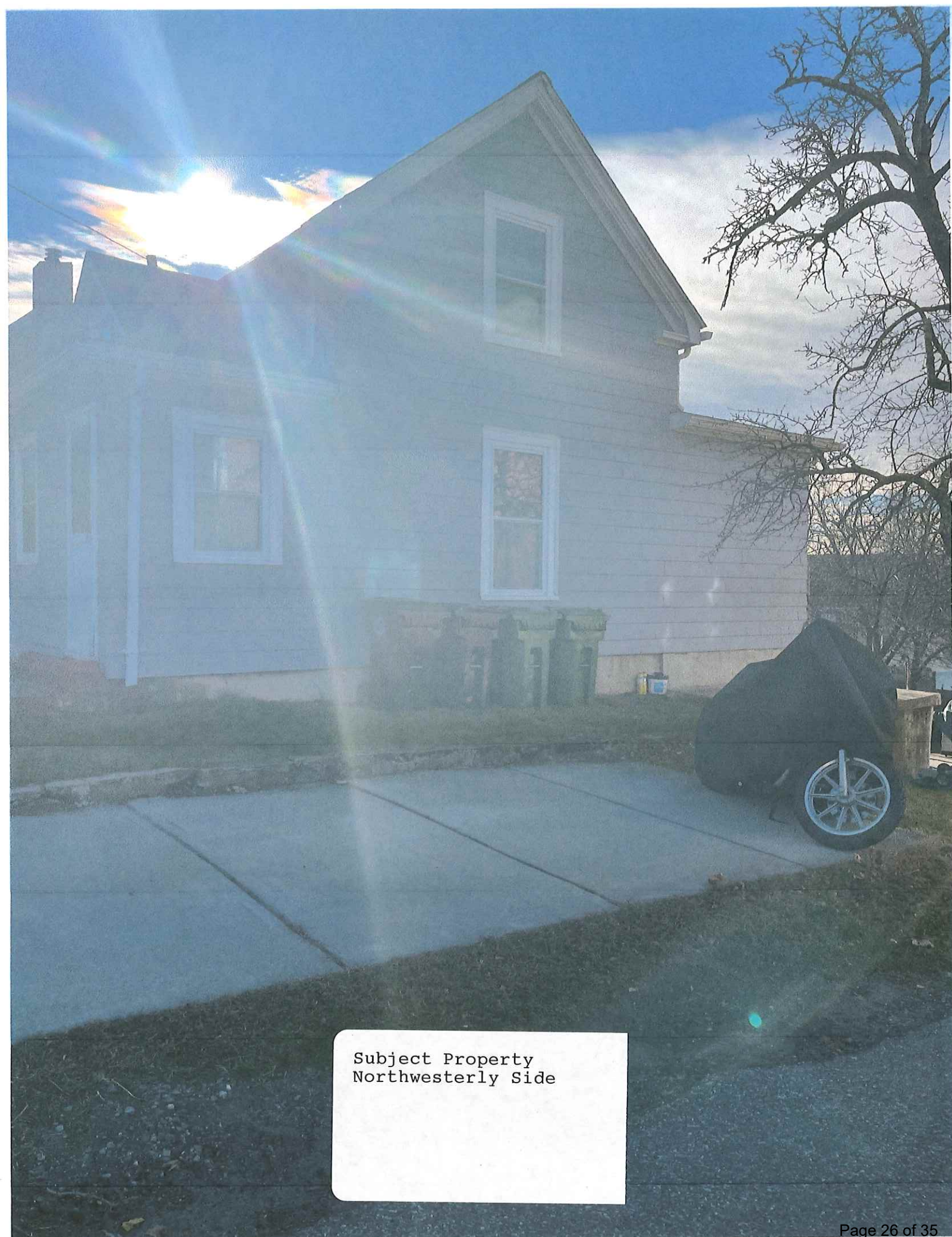
Jose C. Biasella
Notary Public:

My Commission Expires: _____

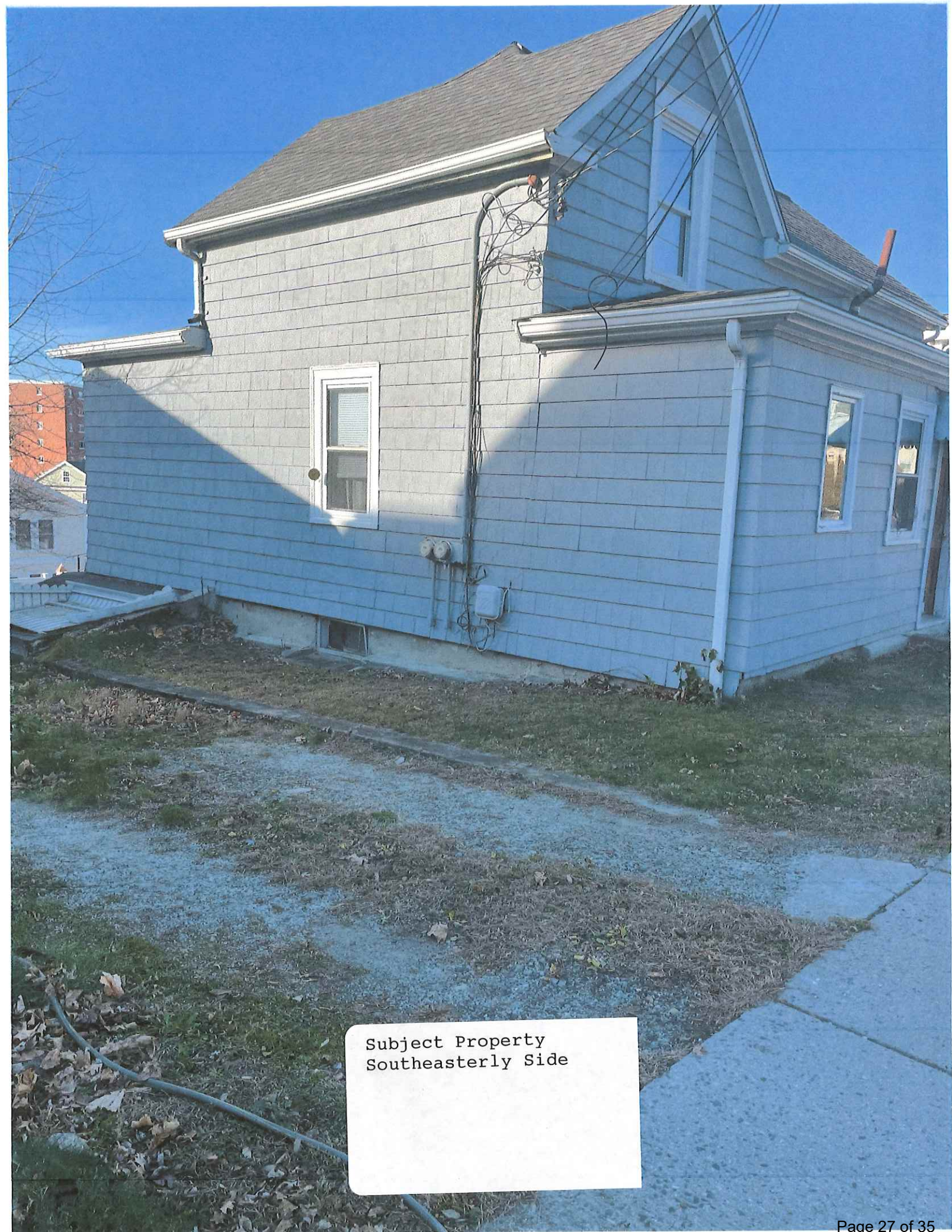




Subject Property



Subject Property
Northwesterly Side



Subject Property
Southeasterly Side

Unofficial Property Record Card - Watertown, MA

General Property Data

Parcel ID	335 6 47	Account Number	13080-00
Prior Parcel ID	01308000 -335 6 47-	Property Location	55 57 QUIRK ST
Property Owner	JOHANSON STEPHEN & JUDITH & CARLY	Property Use	TWO FAM
	HARDY ZACHARY	Most Recent Sale Date	11/13/2007
Mailing Address	57 QUIRK ST	Legal Reference	50339-345
		Grantor	JOHANSON,STEPHEN
Mailing State	MA	Sale Price	1
ParcelZoning	T	Land Area	0.236 acres

Current Property Assessment

Card 1 Value	Building Value 491,800	Xtra Features Value 13,700	Land Value 430,300	Total Value 935,800
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Building Description

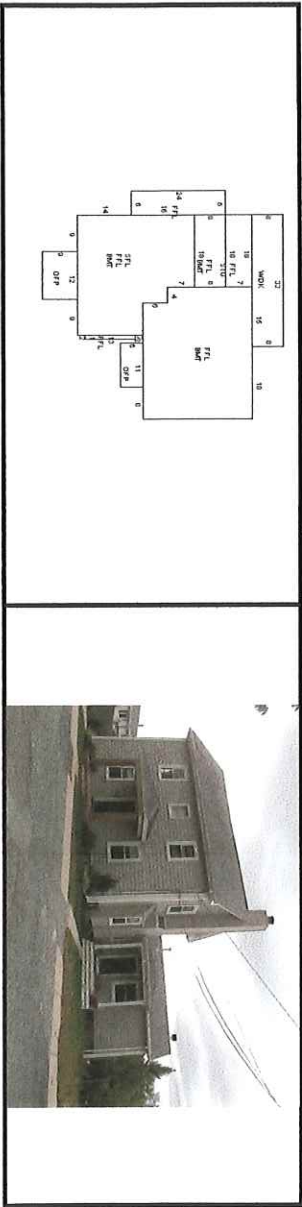
Building Style	2 MULTI TNHS	Foundation Type	CONC BLOCK	Flooring Type	CARPET
# of Living Units	2	Frame Type	WOOD	Basement Floor	N/A
Year Built	1900	Roof Structure	GABLE	Heating Type	FORCED H/W
Building Condition	Good	Roof Cover	ASPHALT SH	Heating Fuel	GAS
Finished Area (SF)	3678.39998	Siding	VINYL	Air Conditioning	40%
Number Rooms	12	Interior Walls	PLASTER	# of Bsmt Garages	0
# of 3/4 Baths	0	# of Bedrooms	6	# of Full Baths	4
		# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

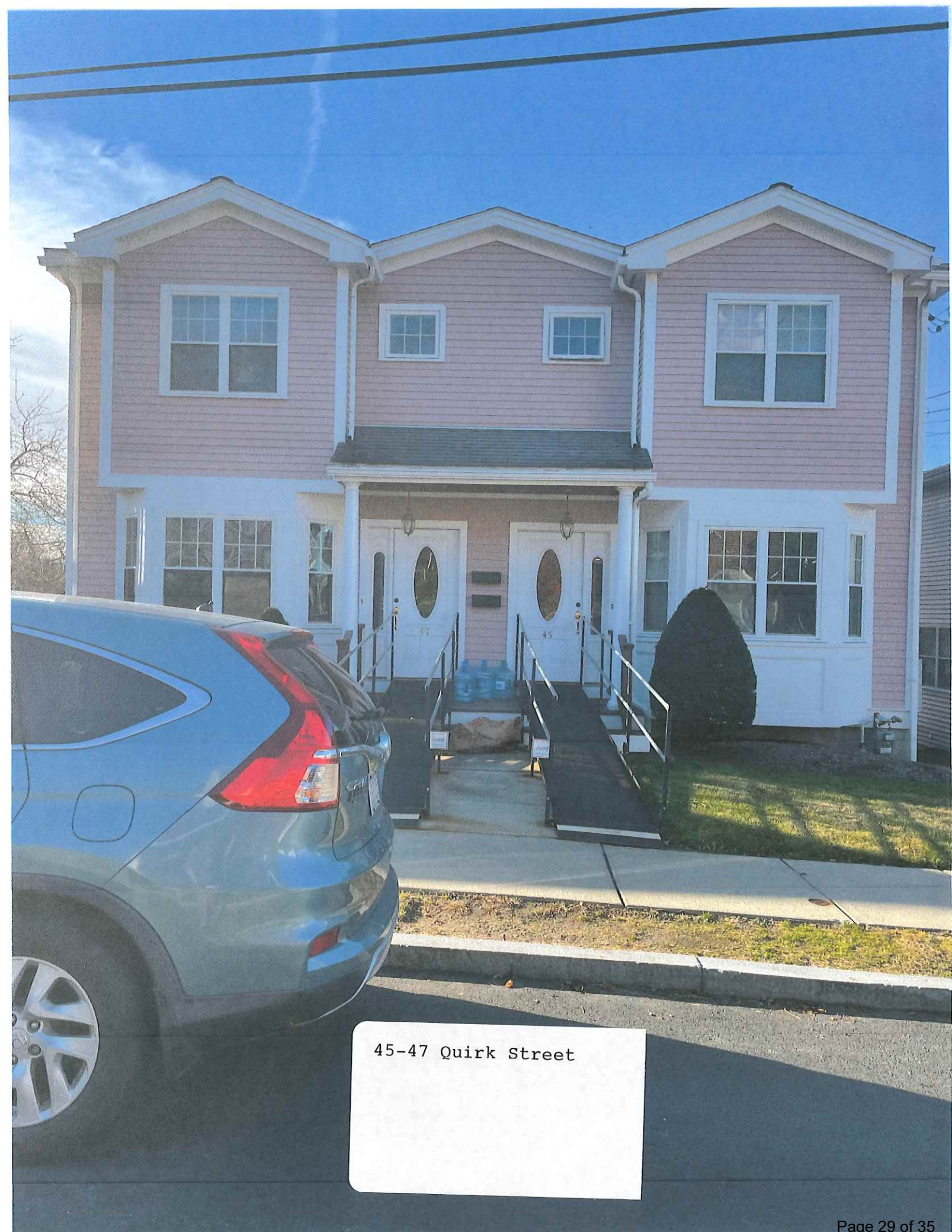
Narrative Description of Property

This property contains 0.236 acres of land mainly classified as TWO FAM with a(n) 2 MULTI TNHS style building, built about 1900 , having VINYL exterior and ASPHALT SH roof cover, with 2 unit(s), 12 room(s), 6 bedroom(s), 4 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



45-47 Quirk Street



Subject Property
Northwesterly Side &
45-47 Quirk Street

Unofficial Property Record Card - Watertown, MA

General Property Data

Parcel ID	335 4C 0	Account Number	13050-12
Prior Parcel ID	01305012 -335 4C 0-	Property Location	45 47 QUIRK ST
Property Owner	BEAVERBROOK STEP INC	Property Use	CHARITY-HSNG
Mailing Address	125 WALNUT ST	Most Recent Sale Date	7/16/2004
City	WATERTOWN	Legal Reference	43304-299
Mailing State	MA	Grantor	CIMINO,GIOVANNI
ParcelZoning	T	Sale Price	1,050,000
		Land Area	0.139 acres

Current Property Assessment

Card 1 Value Building Value 624,700

Xtra Features Value 0

Land Value 397,600

Total Value 1,022,300

Building Description

Building Style 2 MULTI TNHS
of Living Units 2
Year Built 2004
Building Grade AVERAGE
Building Condition Very Good
Finished Area (SF) 4535.20001
Number Rooms 12
of 3/4 Baths 0

Foundation Type CONCRETE
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPHALT SH
Sliding CLAPBOARD
Interior Walls DRYWALL
of Bedrooms 6
of 1/2 Baths 2

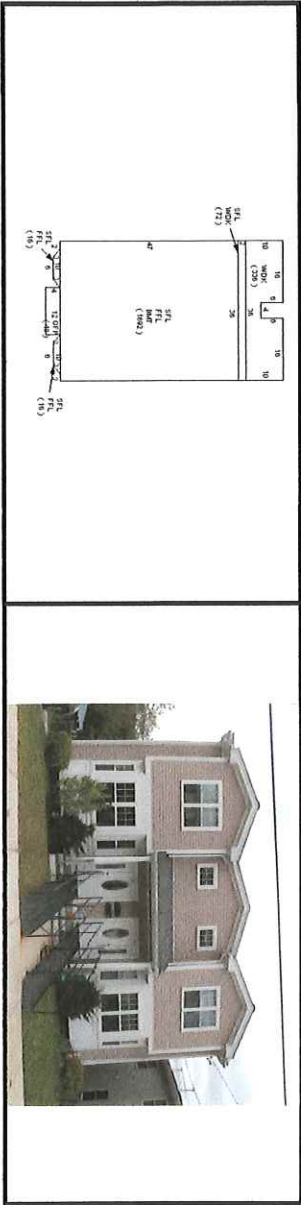
Flooring Type HARDWOOD
Basement Floor N/A
Heating Type FORCED H/W
Heating Fuel GAS
Air Conditioning 100%
of Bsmt Garages 2
of Full Baths 2
of Other Fixtures 0

Legal Description

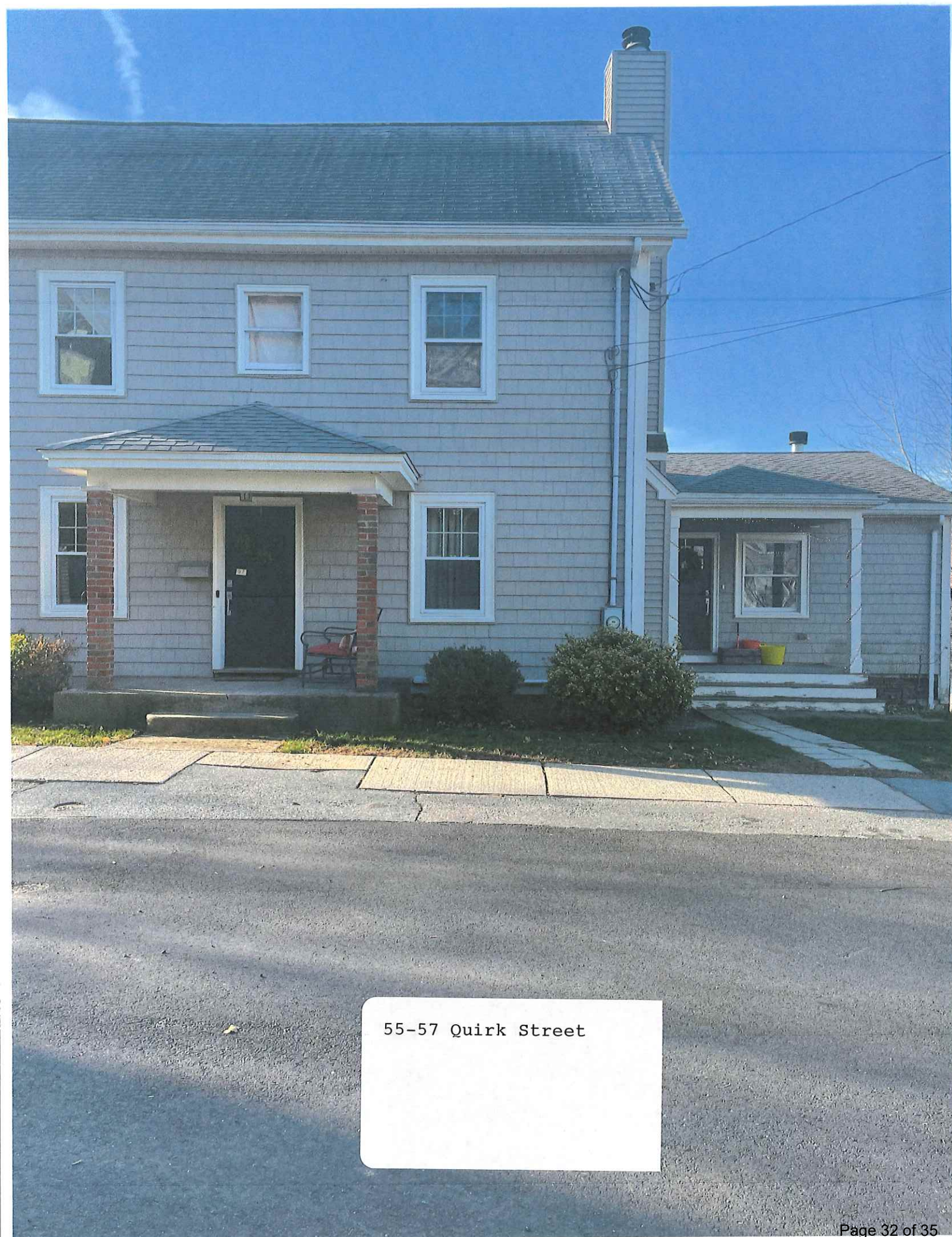
Narrative Description of Property

This property contains 0.139 acres of land mainly classified as CHARITY-HSNG with a(n) 2 MULTI TNHS style building, built about 2004 , having CLAPBOARD exterior and ASPHALT SH roof cover, with 2 unit(s), 12 room(s), 6 bedroom(s), 2 bath(s), 2 half bath(s).

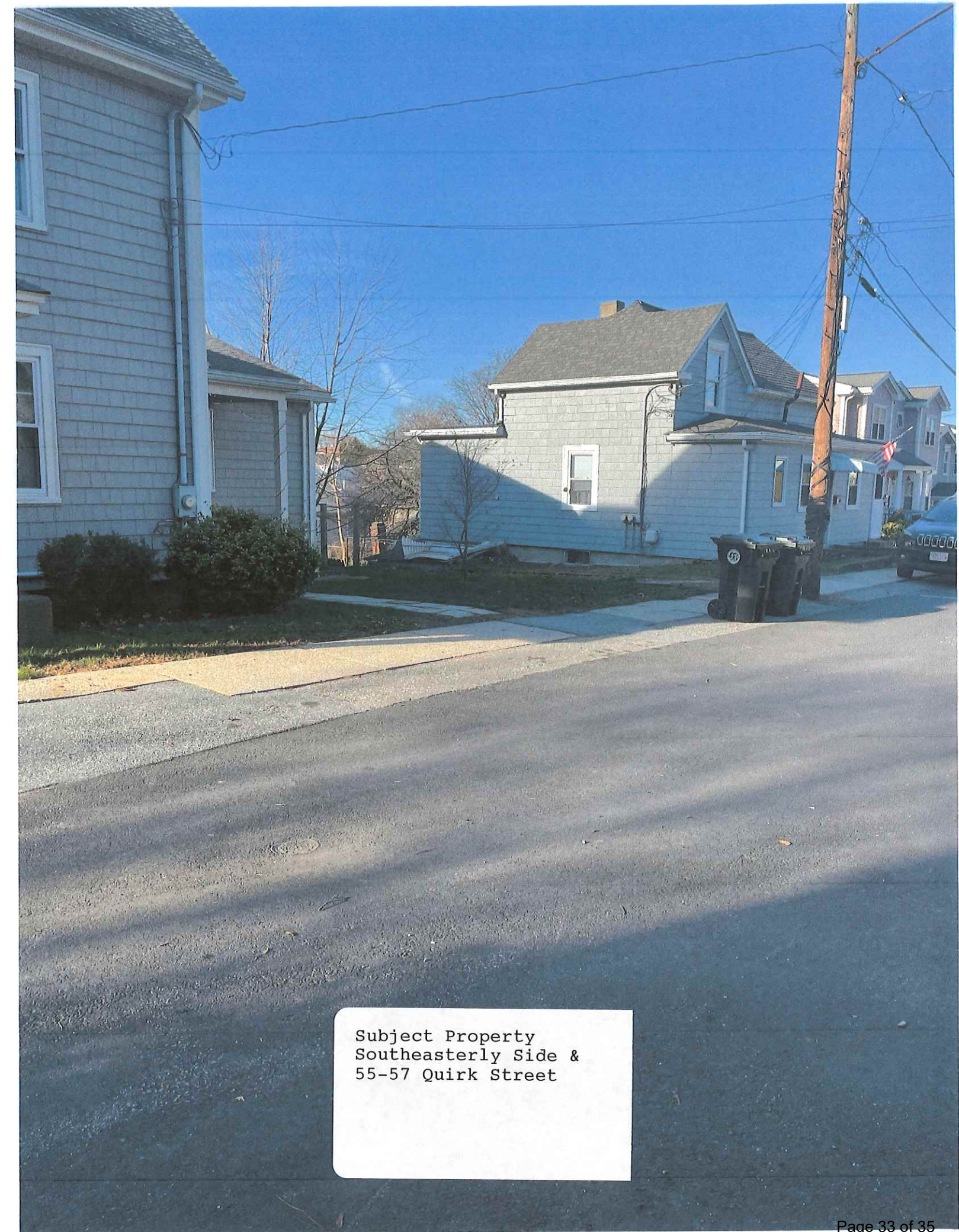
Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



55-57 Quirk Street

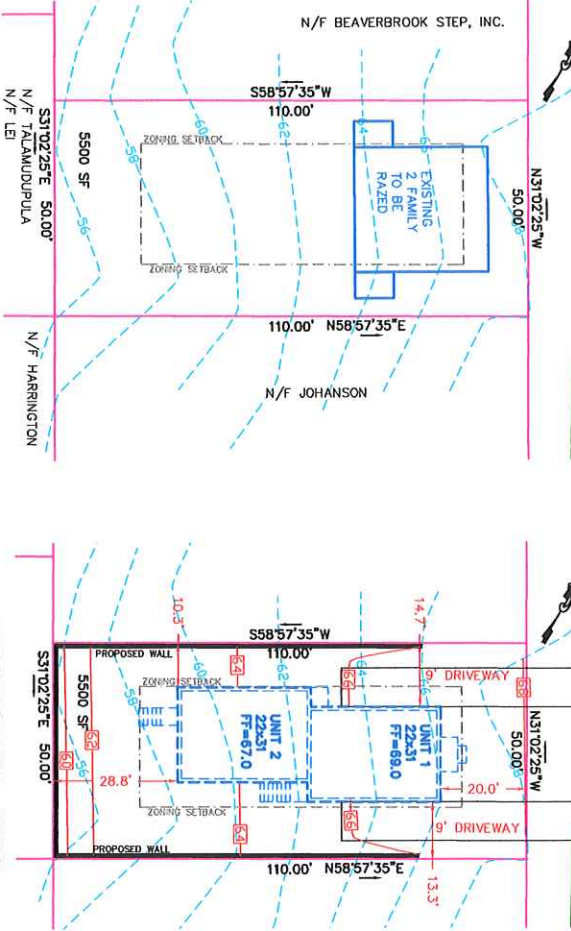


Subject Property
Southeasterly Side &
55-57 Quirk Street

QUIRK ST.
40' PUBLIC WAY

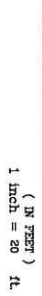
QUIRK ST.
40' PUBLIC WAY

PROPOSED PLOT PLAN 51 QUIRK ST. WATERTOWN, MA



EXISTING SITE
1"=20'

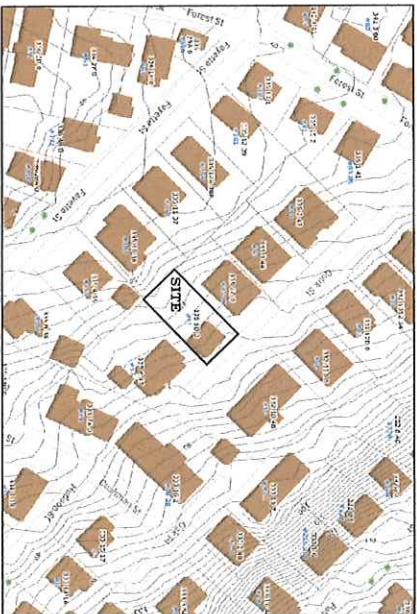
PROPOSED SITE
1"=20'



ZONING DISTRICT: T
ZONING DIMENSIONS: (EXISTING TWO FAMILY DWELLING)

LOT REQUIREMENTS	REQUIRED	PROPOSED
1. AREA (SF)	5500 SF	5500 SF
2. BUILDING COVERAGE (MAX)	30%	25%
3. OPEN SPACE (MIN)	15%	67%
4. FRONTAGE (FT)	50	50
5. REAR SETBACK (FEET)	20	13.3'
6. SIDE SETBACK (FEET)	12/10	13.3'/10.5
7. REAR SETBACK (FEET)	35	28
8. HEIGHT (FEET)	34	34
9. STORIES	2.5	2.5
10. FLOOR AREA RATIO (MAX)	40	49
11. IMPERVIOUS AREA (MAX)	65%	N/D

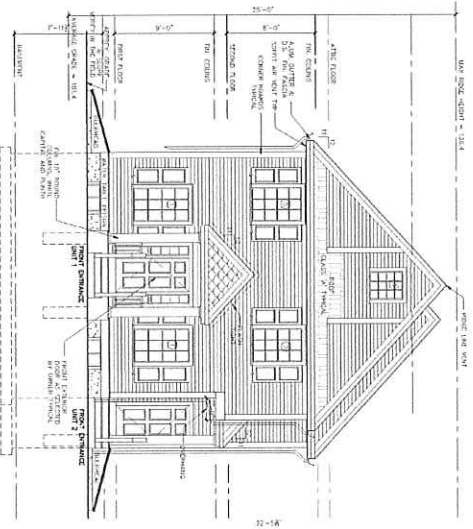
(1) GRANDFATHERED



LOCUS PLAN
1"=100'



EXISTING DWELLING
NTS



PROPOSED DWELLING
NTS



Bernard H. Hamill
MASSACHUSETTS PLS #35596

RECORD OWNER
PAUL & PATRICIA RYAN
51 QUIRK ST.
WATERTOWN, MA

PREPARED BY:
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