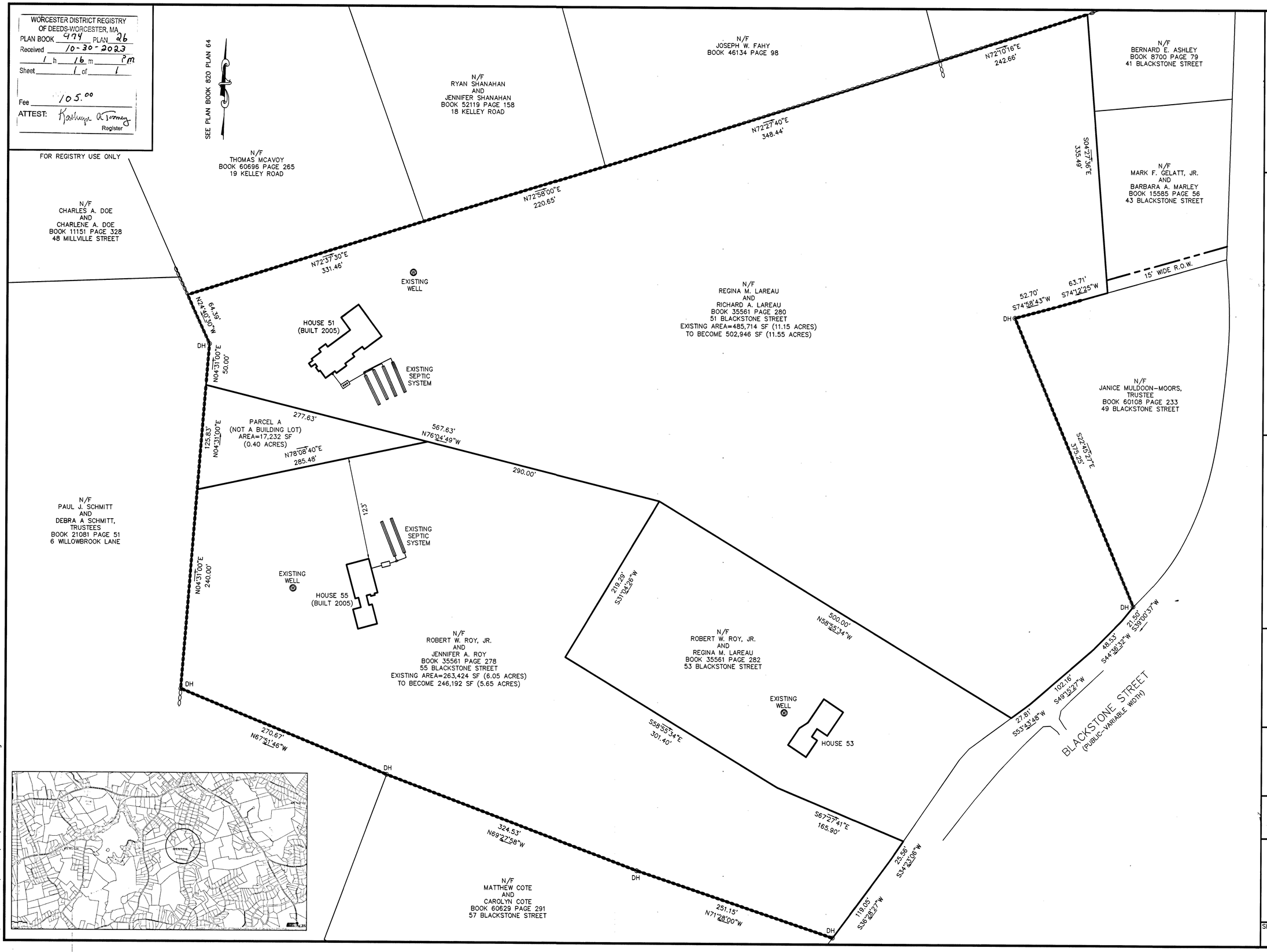
W-3363

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 974 PLAN 26
Received 10-30-2023
1 h 16 m PM
Sheet 1 of 1
Fee 105.00
ATTEST: Kathleen O'Donnell
Register

FOR REGISTRY USE ONLY



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND DEPICTED HEREON.

FEB 9, 23

JEFFREY J. STEFANIK PLS — DATE

COMMONWEALTH OF MASSACHUSETTS
JEFFREY J. STEFANIK
No. 53070
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES

1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS–
PLAN BOOK 820 PLAN 64 JANUARY 2005
PLAN BOOK 566 PLAN 47 NOVEMBER 1986
PLAN BOOK 526 PLAN 39 OCTOBER 1984
PLAN BOOK 363 PLAN 107 MAY 1972
PLAN BOOK 250 PLAN 104 OCTOBER 1960
PLAN BOOK 140 PLAN 77 AUGUST 1946

2) ZONING DISTRICT: RR–RURAL RESIDENTIAL

MIN. LOT SIZE– 60,000 SF (ONE FAMILY DWELLING AND ALL OTHER PERMITTED USES)
90,000 SF (TWO FAMILY DWELLING)
MIN. LOT FRONTAGE– 200' (ONE FAMILY DWELLING AND ALL OTHER PERMITTED USES)
300' (TWO FAMILY DWELLING)
SETBACKS– FRONT 50' SIDE 20' REAR 20'
MIN. LOT DEPTH– 200'
MIN. LOT WIDTH AT LEACHING AREA– 125'
MIN. LOT WIDTH– 200' (ONE FAMILY DWELLING AND ALL OTHER PERMITTED USES)
300' (TWO FAMILY DWELLING)
MAX. BUILDING COVERAGE– 30%
MAX. BUILDING HEIGHT– 2.5 STORIES OR 35'

3) SEE VARIANCE GRANTED BY THE MENDON ZONING BOARD OF APPEALS IN REGARD TO 55 BLACKSTONE STREET RECORDED ON NOVEMBER 17, 2004 IN BOOK 35092 PAGE 180 AT SAID REGISTRY.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
MENDON PLANNING BOARD

DATE: MAR – 6 2023

BEING A MAJORITY

PLANNING BOARD ENDORSEMENT DOES NOT NECESSARILY MEAN THAT THIS PLAN CONFORMS TO THE CURRENT ZONING REQUIREMENTS.

OWNER:
TAX MAP 16 BLOCK 108
LOT 51
REGINA M. LAREAU
AND
RICHARD A. LAREAU
51 BLACKSTONE STREET
LOT 55
ROBERT W. ROY, JR.
AND
JENNIFER A. ROY
55 BLACKSTONE STREET
MENDON, MA 01756

PLAN OF LAND
51 BLACKSTONE STREET
MENDON, MASS.
SCALE: 1"=50'
DATE: JANUARY 12, 2023
REVISED: FEBRUARY 9, 2023

GRAPHIC SCALE: 1"=50'
0 10 20 30 40 50 75 100 150 FEET
0 5 10 15 20 30 40 METERS

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
333 WEST STREET PH. (508) 473-6630
MILFORD, MA 01757 FX. (508) 473-8243
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