

**PLAN REFERENCES**

"PLAN OF LAND NEEDHAM, MASS." DATED JAN. 3, 2002 PREPARED BY NEEDHAM SURVEY ASSOCIATES, INC.

"PLAN OF LAND NEEDHAM—MASS." DATED JUNE 10, 2000 PREPARED BY NEEDHAM SURVEY ASSOCIATES, INC.

"TOWN OF NEEDHAM, MASS DEPT. OF PUBLIC WORKS, EASEMENT TO BE ACQUIRED IN NEEDHAM, MASS., GREENDALE AVE TO ROUTE 128" DATED JUNE 1959.

"PLAN OF LAND IN NEEDHAM, MASS." DATED SEPT. 18, 1937 BY E. WORTHINGTON ENGINEER. PLAN BOOK 2159 PAGE 225.

"PLAN OF LAND IN NEEDHAM, MASS SHOWING DRAIN EASEMENT TO BE ACQUIRED BY THE TOWN", DATED OCTOBER 26, 1990 BY CHENEY ENGINEERING CO., INC., PLAN BOOK 395 NO. 791-1990.

"PLAN OF LAND IN NEEDHAM, MASS. DATED FEB. 18, 1964 BY CHENEY ENGINEERING CO., PLAN NO. 335 OF 1964 PLAN BOOK 4151 PAGE 442.

STATE LAYOUT NO. 4548, 1957 DISCONTINUANCE OF STATE HIGHWAY ON GREENDALE AVENUE.

LAND COURT PLAN 31133A.

"PLAN OF LAND IN NEEDHAM, MASS" DATED MAY 4, 1936 BY FRANK L. CHENEY, PLAN BOOK 2109 PAGE 372.

"PLAN OF LAND IN NEEDHAM, MASS." DATED JULY 20, 1961 BY CHENEY ENGINEERING CO., PLAN NO. 13 OF 1962 PLAN BOOK 3957 PAGE 484.

STATE LAYOUT NO. 4062, 1953 ALTERATION ROUTE 128

**LOCUS INFORMATION**

ASSESSORS MAP 18 PARCELS 42, 43 & 44  
 LOCUS IS WITHIN FEMA FLOOD ZONE X  
 AS SHOWN ON COMMUNITY PANEL #255215 0004 C  
 DATED JUNE 5, 1989.

**ZONING SUMMARY**

ZONING DISTRICT: SRA SINGLE RESIDENCE A  
 MIN. LOT SIZE 43,560 S.F.  
 MIN. LOT FRONTAGE 150'  
 MIN. FRONT SETBACK 30'  
 MIN. SIDE SETBACK 25'  
 MIN. REAR SETBACK 15'  
 MAX. BUILDING HEIGHT 35'

**OWNERS OF RECORD**

ASSESSORS MAP 18, PARCELS 43 & 44  
 VINCENT P. & MARY D. BORIS  
 692 GREENDALE AVENUE  
 NEEDHAM, MA 02192

ASSESSORS MAP 18, PARCELS 42  
 CHRISTOPHER A. MacDONALD  
 744 GREENDALE AVENUE  
 NEEDHAM, MA 02192

**REFERENCE**

ASSESSORS MAP 18, PARCELS 43 & 44  
 DEED BOOK 2985 PAGE 600

ASSESSORS MAP 18, PARCEL 42  
 DEED BOOK 2473 PAGE 329

**NOTE:**

1. HARDY STREET AS SHOWN ON THIS PLAN IS A SO-CALLED "ANCIENT TOWN WAY". IT IS PRESENTLY UNPASSABLE. IN SOME SECTIONS IT WAS TAKEN BY THE MASSACHUSETTS HIGHWAY DEPARTMENT FOR THE CONSTRUCTION OF ROUTE 128 AND IN OTHER SECTIONS IT HAS BEEN ABANDONED BY TOWN MEETING ACTION. IT HAS NO LAYOUT.

APPROVAL UNDER THE LOCAL SUBDIVISION REGULATIONS AND PROCEDURAL RULES OF THE PLANNING BOARD NOT REQUIRED TOWN OF NEEDHAM ZONING BOARD OF APPEALS PURSUANT TO M.G.L. CHAPTER 40B

Clerk \_\_\_\_\_  
 Date: \_\_\_\_\_

**PURPOSE**

CONSOLIDATE EXISTING ASSESSORS MAP 18 PARCELS 42, 43 AND 44 INTO ONE NEW LOT.

TOTAL LOT AREA  
 262,177 ±S.F.  
 Or  
 6.02 ±Acres

NIF  
 MAP 18 PARCEL 43  
 VINCENT P. & MARY D. BORIS  
 4.44 AC.

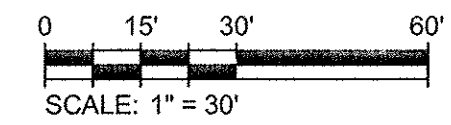
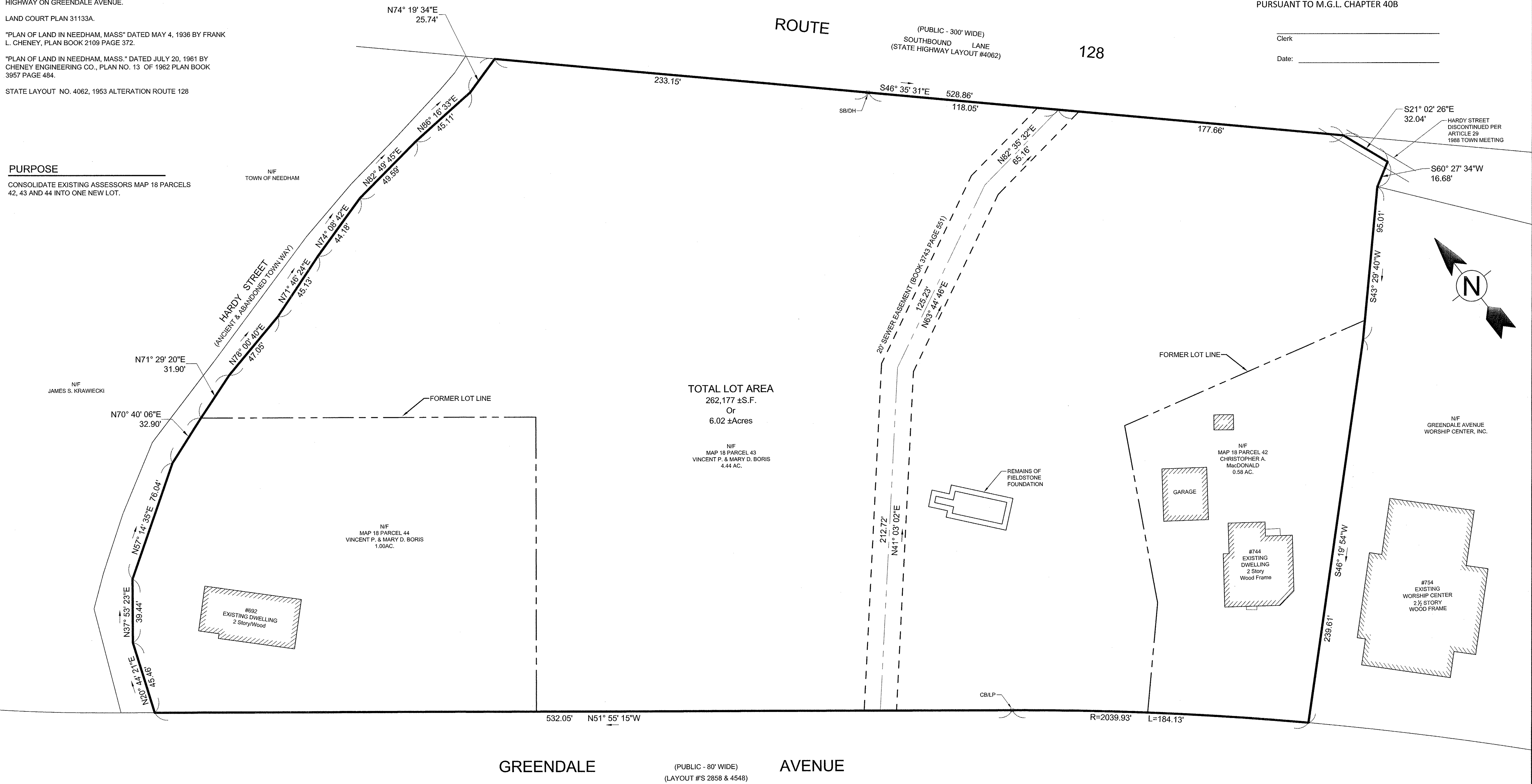
NIF  
 MAP 18 PARCEL 44  
 VINCENT P. & MARY D. BORIS  
 1.00AC.

NIF  
 MAP 18 PARCEL 42  
 CHRISTOPHER A. MacDONALD  
 0.58 AC.

#744  
 EXISTING DWELLING  
 2 Story  
 Wood Frame

#754  
 EXISTING WORSHIP CENTER  
 2 1/2 STORY  
 WOOD FRAME

#692  
 EXISTING DWELLING  
 2 Story  
 Wood



**TETRA TECH**  
 www.tetrattech.com  
 One Grant Street  
 Framingham, MA 01701  
 PHONE: (508) 905-2000 FAX: (508) 905-5001

ROBERT F. DAYLOR  
 No. 20105  
 REGISTRAR  
 04-12-13

MARK	DATE	DESCRIPTION
1	4/12/13	PLAN OF LAND

BY	G.K.D.

Client: Greendale Avenue Venture LLC  
 Proj. Loc.: Needham, Massachusetts

Comprehensive Permit Plans  
 692 & 744 Greendale Avenue - Needham, Massachusetts

Lot Consolidation  
 Plan of Land

Project No.: 143-82806-13003  
 Designed By: G.K.D.  
 Drawn By: J.L.P.  
 Checked By: R.D.A.