

# ROBER SURVEY

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September 4, 2013

Board of Survey  
**Town of Belmont**  
455 Concord Avenue  
Belmont, MA 02478

RE: Winslow Homer Lane  
Belmont, MA

Dear Sirs,

Rober Survey is submitting this Board of Survey Plan on behalf of the owners, Joseph Crugnale and Concord Estates, LLC (Joseph Destefano).

The proposed Road, Winslow Homer Lane is 966.6' in length and loops from Concord Avenue to Concord Avenue generally over the existing driveway layout at 567 Concord Avenue. This parcel of land dates back to the 1800's, having been owned by William Claflin, Mary and Edward Atkins, Alison Coolidge, John and Katherine Weeks. The road layout tries to conserve as much of the character of the parcel as possible. Keeping this in mind, we request the following waivers.

## **Sectional I. General**

Item 9 – This item requires a width of right-of-way to be forty feet (40') and a width of pavement to be twenty six feet (26'). However, the board at its discretion may allow a right-of-way to be as narrow as thirty feet (30') and the pavement to be as narrow as sixteen feet (16'). The applicant is seeking a waiver to allow the right-of-way to be thirty feet (30') wide and the pavement to be generally sixteen feet (16') wide, except between the existing stone posts on the northerly entrance which is fifteen feet (15'). Because of the historic nature of the area and existing walls, the applicant seeks not to disturb the stone wall and the stone posts.

This item also requires the width the right-of-way layout to be no closer than fifteen feet (15') to the nearest abutting property not in the proposed development. The proposed right-of-way is closer than fifteen feet to the existing property on Concord Avenue owned by Kobus Property I, LLC. This dimension cannot be made to conform to the 15 foot requirement because of the existing right-of-way, existing stone walls, and the proposed alignment of the road. The applicant is seeking a waiver to allow the right-of-way to be as close as zero (0) feet from the abutting property.

Item 10 – The applicant is permitted to submit a proposed name subject to the approval of the board. The applicant submits the road name Winslow Homer Lane.

## **Section II. Construction Methods and Materials**

B. Curbs – This item contains specifications for the installation of granite curbing. The applicant is seeking a waiver from this requirement. Given the limited amount of traffic this road will carry and the nature of the site, we propose no curbing.

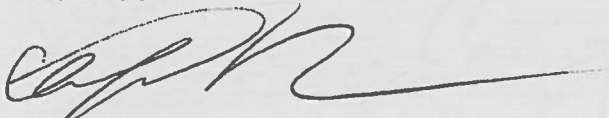
F. Street Trees – This item contains specifications on planting of street trees. The applicant seeks a waiver from this requirement. Existing trees on the buildable lots and the potential for extensive landscaping schemes provide adequate vegetation.

H. Fencing – This item requires chain-link fencing to meet Commonwealth of Massachusetts standards. The applicant seeks a waiver, no fencing is proposed.

## **Section V. Water Main Pipe Extensions**

This item requires the water main pipes be extended to the limits of the developments. The applicant seeks a waiver to continue the water main to the lot line between proposed Lots B and C. The only remaining lot (Lot 3A) has an existing service off of Concord Avenue.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Clifford Rober', with a long, sweeping horizontal line extending to the right.

Clifford Rober, PLS  
Rober Survey