

Town of Winthrop
Planning Board

1 Metcalf Square
Winthrop, MA 02152
Tel: (617) 846-1077
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Definitive Subdivision Plan Application Form C

Received by Town Clerk:

Town Use Only

Date Stamped Received by Planning Board

Application Number: _____

1 Location

40R

BANKS STREET

54

71

No.

Street

Parcel

Map

Name

Address

Telephone No.

Owner(s):

GLEN CALLA & JASON CALLA

Applicant:

SAME

2 Zoning Information

Zoning District: RESIDENCE A (RA)

Total Site Area (acres or sq. ft.): 19,825 SF

Lot Frontage: 128.10

Present Use: VACANT LAND

Proposed Use: ONE LOT W/SINGLE FAM.

Is property located in Historic significant area? Yes No

Wetlands?

Yes No

Flood Plain?

Yes No

Is any zoning relief being requested? Yes No

If Yes, please explain: _____

Is the property identified in the Open Space Plan? Yes No

Does the property contain any former or abandoned railroad right-of-way? Yes No

Site Characteristics and Drainage

Proposed amount of grading: 0 cut (cubic yards) _____ fill (cubic yards)

Will the project require the removal of soils from the site? Yes No

If Yes, how many cubic yards and where is soil being relocated: SOIL REMOVED FOR FOUNDATION WILL BE REMOVED. EXCAVATED SOIL WILL BE UTILIZED ON-SITE AND TO IMPROVE RIGHT OF WAY EASEMENT

Will the project impact surface and groundwater quality and level? Yes No

If Yes, explain how and what measures are taken to mitigate impacts: _____

What is the capability of soil, vegetative cover, and proposed erosion control measure to support proposed development without erosion, silting or other soil instability:

SURFACE IS FLAT. PROPOSED CONSTRUCTION WILL HAVE NOT NEGATIVE IMPACT ON SOIL EROSION.

Is there an increase of peak run-off caused by altered surface conditions? Yes No

If Yes, estimate increase and methods to be used to recharge this water to the ground: RUNOFF TO BE CAPTURED AND CONTAINED ON-SITE VIA COLLECTION TANK. WATER WILL BE DIRECTED TO THE EXISTING TOWN STORMWATER COLLECTION SYSTEM. SHEETING OF WATER WILL BE DIRECTED AWAY FROM EXISTING HOMES AND PROPERTIES.

Does the project proposes to alter a 1 00-year flood plain? Yes No

If Yes, explain how and what measures are taken to mitigate impacts: THE PROPERTY LIES PARTIALLY WITHIN THE FLOOD PLAIN. MITIGATION MEASURES ARE SET FORTH ABOVE.

Habitat, Wetland and Historic Information

Does the project affect important wildlife habitat and/or outstanding botanical features? Yes No

If Yes, explain how and what measures are taken to mitigate: _____

Will the project affect a scenic site? Yes No

If Yes, explain how and what measures are taken to mitigate: _____

Does the project affect historic sites or buildings listed in the Town Historic Survey? Yes No

If Yes, explain how and what measures are taken to mitigate effects: _____

Does the project affect historic sites/buildings eligible or listed on the Fed/State Historic Register? Yes No

If Yes, explain how and what measures are taken to mitigate: _____

Is proposed work located within 25 ft. or 100 ft. of a wetland and/or 200 ft. of a stream, ocean or river?

If Yes, explain how and what measures are taken to mitigate impacts: NO

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Requirements for Improvements and Design

The application shall be filled out completely and in accordance with ??? of the Winthrop Subdivision Rules and Regulation and the Definitive Plan Checklist so that there will be no ambiguity or uncertainty as to the applicant's intent in seeking approval of this application.

In order to provide for streets of suitable location, width and construction to accommodate prospective traffic and afford satisfactory access for police, emergency, fire fighting, snow removal, sanitation and road maintenance equipment; to coordinate streets so as to compose a convenient system; to avoid undue financial burdens for present and future taxpayers; and to avoid potential natural or technological hazards or nuisances, including the problems associated with uncontrolled storm water run-off, the Planning Board has established the design of subdivisions set forth in Section 6 of the Subdivision Rules and Regulations for the following requirements:

- * Character of the land as it relates to the subdivision
- * Lots and their arrangement, size, shape, grading and drainage
- * Construction Specifications
- * General Construction Procedures
- * Construction Methods and Materials
- * Streets, Improvements and Signage
- * Utilities
- * Storm Drainage
- * Water and Sewer Facilities
- * Trees and Other Plantings
- * Reservation of Land for Public Purpose

Applicant is advised that all subdivisions shall conform to the provisions of the Winthrop Zoning Bylaw and Regulations of the Winthrop Board of Health.

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Certification

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application

Owner(s): _____ Date: 11/22/21
 (Signature)

_____ Date: 11/22/21

_____ Date: _____

Applicant: _____ Date: _____
 (Signature)

_____ Date: _____

** The signature of the property owner(s) is required for the application to be accepted.

CONTINUATION SHEET:

**APPLICATION OF GLEN CALLA AND JASON CALLA
DEFINITIVE SUBDIVISION PLAN APPLICATION**

The applicants respectfully request the Winthrop Planning Board to approve the Definitive Subdivision with the following waiers:

1. Waiver of § 16.12.010.A.1.h. This provision sets froth that street intersections be rounded or cut to provide a curb radius of not less than 20'. The existing Right Of Way does not include roundings at Banks Street. However, an adequate curb radius upon Banks Street has been provided for in the Plan.
2. Waiver of § 16.12.010.A.4.b. This provision sets forth that dead end streets to be provided with a turnaround with an outside diameter of at least 120'. The proposed roadway is designed with a "hammerhead" turn around that provides for more than adequate turning.
3. Waiver of § 16.16.010.C. This section sets forth sidewalks of not less than 8' in width on either side of the street. The proposal does not provide for sidewalks.

This application is not intended to contain the full scope of the Applicants' arguments, evidence, exhibits, or presentation in support of the application. It contains responses to specific questions in the application. . The Applicants reserve the right to present further arguments, memoranda, and any other relevant and material evidence in support of their request for approval of the Definitive Subdivision at the public hearing.

