



WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 972 PLAN 61
Received 7/25/23
Sheet 2 of 1 m P M
Fee 105
ATTEST: *Katherine A. Toney*
Register

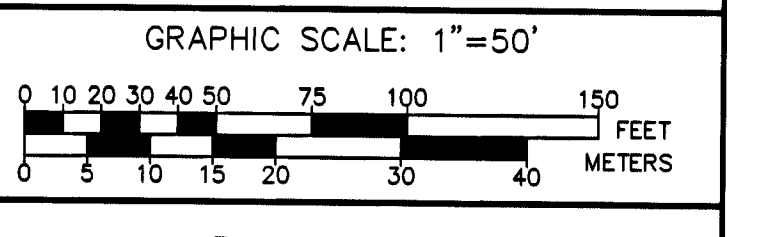
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND DEPICTED HEREON.
Jeffrey J. Stefaniuk
JEFFREY J. STEFANIUK, PLS DATE

NOTES
1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS-
PLAN BOOK 865 PLAN 48 JULY 2022
PLAN BOOK 943 PLAN 43 JUNE 2019
PLAN BOOK 894 PLAN 108 JUNE 2012
PLAN BOOK 892 PLAN 75 FEBRUARY 2012
PLAN BOOK 870 PLAN 89 SEPTEMBER 2008
PLAN BOOK 867 PLAN 95 MAY 2008
PLAN BOOK 711 PLAN 119 JANUARY 1997
PLAN BOOK 413 PLAN 76 JULY 1975
PLAN BOOK 164 PLAN 33 DECEMBER 1949
PLAN BOOK 134 PLAN 111 DECEMBER 1944
PLAN BOOK 134 PLAN 30 SEPTEMBER 1944
PLAN BOOK 49 PLAN 34 MARCH 1927
PLAN BOOK 18 PLAN 1 JANUARY 1910
2) ZONING DATA
DISTRICT- GB
MINIMUM LOT SIZE- 40,000 SF
MINIMUM LOT FRONTAGE- 200'
MINIMUM LOT DEPTH- 200'
MINIMUM LOT WIDTH- 200'
AT LEACHING AREA-125'
SETBACKS- FRONT 50' SIDE AND REAR 20'
MAXIMUM BUILDING COVERAGE- 30%
MAXIMUM BUILDING HEIGHT- 2.5 OR 35'
DISTRICT- RR
MINIMUM LOT SIZE- ONE FAMILY 60,000 SF
TWO FAMILY 90,000 SF
MINIMUM LOT FRONTAGE- ONE FAMILY 200'
TWO FAMILY 300'
MINIMUM LOT DEPTH- 200'
MINIMUM LOT WIDTH- ONE FAMILY 200'
TWO FAMILY 300'
AT LEACHING AREA- 125'
SETBACKS- FRONT 50' SIDE AND REAR 20'
MAXIMUM BUILDING COVERAGE- NA
MAXIMUM BUILDING HEIGHT- 2.5 OR 35'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
MENDON PLANNING BOARD
William J. O'Connell
Barbara J. O'Connell
John J. O'Connell
James C. O'Connell
DATE: 7/17/2023
BEING A MAJORITY

OWNERS:
PAUL J. LARSON, JR.
63 MILFORD STREET
MENDON MA 01756
MANUEL G. TAXIERA, JR.
AND
ELAINE A. RUA
61 MILFORD STREET
MENDON MA 01756

PLAN OF LAND
61-63 MILFORD STREET (ROUTE 16)
MENDON, MASS.
SCALE: 1"=50'
DATE: MAY 15, 2023



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