



DATE: _____

DATE: _____

GENERAL NOTES:

EXISTING BUILDING

PROPOSED BUILDING

EXISTING 2-FOOT CONTOUR

EXISTING 10- FOOT CONTOUR

PROPOSED CONTOUR

PROPOSED EDGE OF PAVEMENT

EXISTING STRUCTURE

PROPOSED STRUCTURE

CONCRETE MONUMENT

IRON PIPE

REVISIONS

NO.	DATE	DESCRIPTION	BY

SKETCH
WESTMINSTER PLACE
NEWELL ROAD
IN
HOLDEN, MA

OWNER:
NEWELL ROAD REALTY, LLC
120 QUARRY DRIVE
MILFORD, MA 01757

SCALE: 1" = 60' DATE: 18 MAY 2022

COMMONWEALTH DESIGN, LLC

P.O. Box 1675 East Dennis, MA 02641

Telephone: 781 726-1820

Email: commonwealthdesign@verizon.net

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.

SHEET 1 OF 1

JOB 2021003

BUILDING UNIT COMPARISON			
BAY COLONY LANE	ORIGINAL APPROVAL		PROPOSED MODIFICATION
	UNITS	STYLE	UNITS
	15	3 TOWNHOUSE BLDGS w/ 8, 4 and 3 UNITS	11 SINGLE FAMILY UNITS
INDIAN CIRCLE	UNITS	STYLE	UNITS
	15	3 TOWNHOUSE BLDGS w/ 8, 4 and 3 UNITS	11
			1 DUPLEX UNIT and 9 SINGLE FAMILY UNITS
TEA PARTY CIRCLE	UNITS	STYLE	UNITS
	10	10 SINGLE FAMILY UNITS	10
			10 SINGLE FAMILY UNITS

UNITS 546, 575 AND 589 FROM BAY COLONY CIRCLE, INDIAN CIRCLE AND KING PHILIP TRAIL ARE PROPOSED TO BE RELOCATED TO TEA PARTY CIRCLE. WITH THE RELOCATION OF UNITS 546, 575 AND 589, THERE WILL BE NO CHANGE IN THE TOTAL OF 125 UNITS PROPOSED UNDER THIS SPECIAL PERMIT. THIS MODIFICATION WOULD RESULT IN 90 SINGLE FAMILY UNITS, 20 DUPLEX UNITS AND 15 MULTIFAMILY UNITS.



DATE: 1/10/2022

"WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL MAKE SURE THAT IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL, ENGAGED IN WORKING IN THESE AREAS, CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ANY WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

1. PLAN PROPOSES MODIFICATION TO THE BUILDINGS AND ASSOCIATED ROADWAY/UTILITY CONFIGURATION FOR UNITS 576-590 ON SHILLERS LANE, AND UNITS 600-604 ON KING PHELPS TRAIL.
2. REFERENCE IS MADE TO PLANNING BOARD NOTICE OF DECISION, SPECIAL PERMIT #2019 AND SR#2020 AUGUST 11, 2020, INCLUDING APPROVAL OF AMENDED PLANS ENTITLED "MODIFICATION PLAN FOR SITE PLAN SPECIAL PERMIT AT WESTMINSTER PLACE" WITH A REVISED DATE OF JULY 29, 2020.
3. REFERENCE IS MADE TO PLANNING BOARD NOTICE OF DECISION, SPR-0207, REVIEW SPECIAL PERMIT AND PLAN REFERENCE SITE PLAN LAST REVISED DATE AUGUST 25, 2003, ENTITLED "THE TRULSON PROPERTY OF HOLDEN, MA., 25 SHEETS.
4. REFERENCE IS MADE TO A PLAN ENTITLED: SEWER EXTENSION PERMIT PLAN FOR "SANCTUARY" AT HOLDEN IN HOLDEN, MASSACHUSETTS. OWNER: TRULSON REAL ESTATE CORP. APPLICANT: AFAROD REAL ESTATE AND DEVELOPMENT CORP. PREPARED BY: BENCHMARK ENGINEERING CORP. DATE: 17 SEPTEMBER 2003 REVISED: 20 FEBRUARY 2004
5. REFERENCE IS MADE TO THE FOLLOWING PLANS RECEIVED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.
PLAN BOOK 904 PLAN 93
PLAN BOOK 885 PLAN 121
PLAN BOOK 884 PLAN 121
PLAN BOOK 878 PLAN 121
PLAN BOOK 847 PLAN 121
PLAN BOOK 829 PLAN 89
PLAN BOOK 808 PLAN 2

MODIFICATION PLAN FOR
SITE PLAN SPECIAL PERMIT
AT
WESTMINSTER PLACE
NEWELL ROAD
IN
HOLDEN, MA
DATE MARCH 31, 2020

GRAPHIC SCALE: 1"=60'



SHEET 1 OF 15	G-8928
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UNIT # 575 AND # 599 (NOT ABLE TO FIT ON INDIAN CIRCLE AND KING PHILLIP TRAIL) HAVE BEEN PROPOSED TO BE ADDED ON TO TEA PARTY CIRCLE WITH THE ADDITION OF UNIT #575 & # 599 THERE WILL BE NO CHANGE IN THE TOTAL PROPOSED 125 UNITS OF THIS SPECIAL PERMIT. THIS MODIFICATION WOULD RESULT IN 86 SINGLE-FAMILY UNITS, 24 DUPLEX UNITS, AND 15 MULTIFAMILY UNITS.