

Note¹: Parcel A is an undivided portion of Lot 3R and provides sufficient frontage to Lot 3R.
A buy back agreement of Parcel A is to be made to allow for a future roadway extension. In the event of future Planning Board endorsement allowing the extension of Brickyard Road, Parcel A is to be made into a part of the said roadway extension. In that case, the new extended roadway would be provide the required frontage for Lot 3R.

Record References:
locus deed book 67853 book 330
plan book 794 plan 78
plan book 886 plan 71
Assessors IDs:
38 A7 0
38 A7.12 0

Zoning: R-1 (single family)
min. lot area: 50,000 s.f.²
min. frontage: 150'
min. front yard: 30'
min. side yard: 15'
min. rear yard: 15'

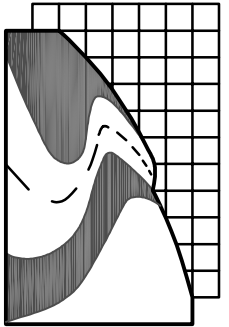
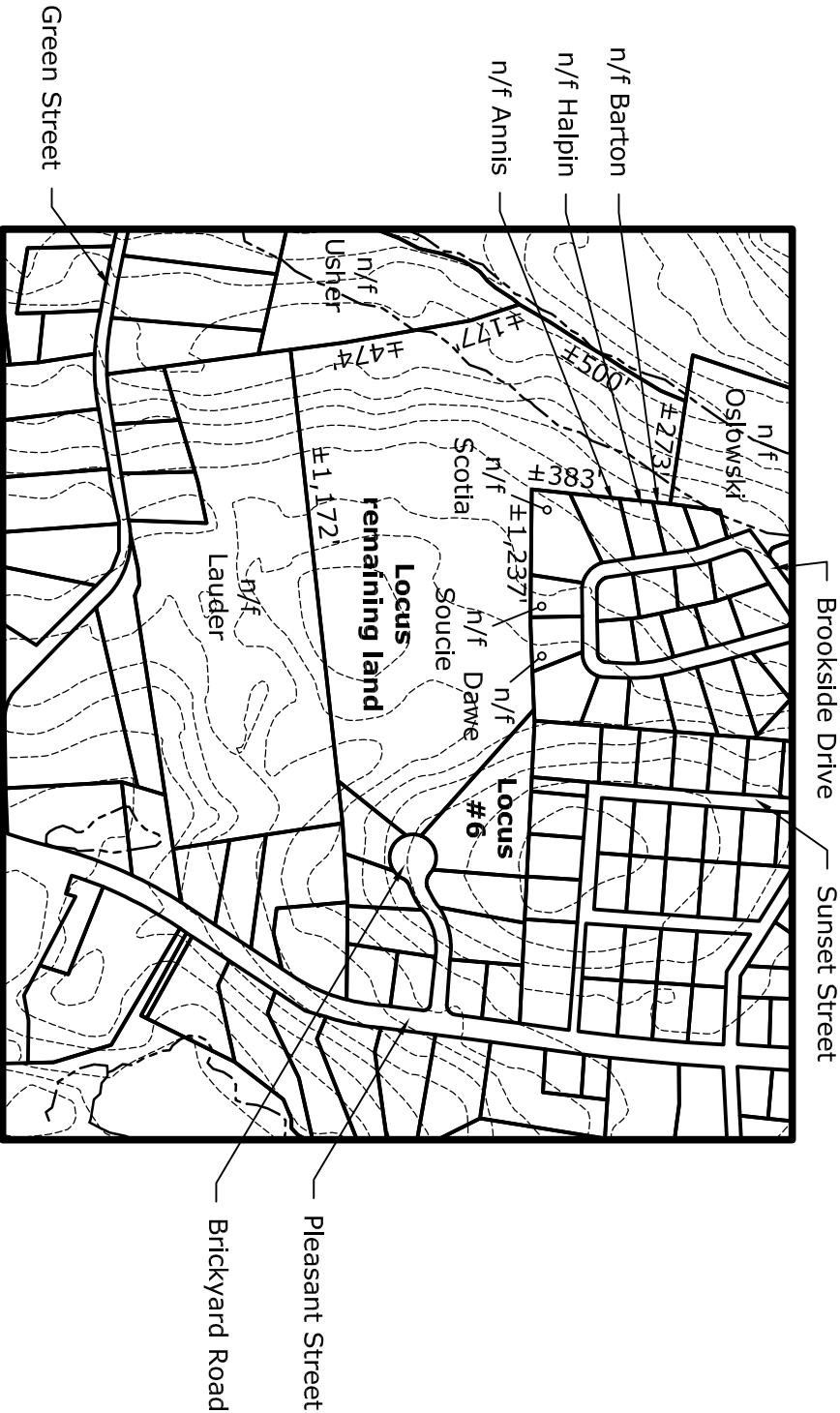
note²: Municipal Sewer and Water are provided, the required lot area is 40,000 s.f.

Purposed Statement:

The Purpose of this plan is to reconfigure the lot line between #6 Brickyard Road (lot 3R) and the adjoining (Lot 3L). This plan creates no new building lots. This plan is to supersede Lot 3R & Lot 3L of Plan Book 845 plan 30.

ANR Justification:

Lot 3R (with Parcel A) meets or exceed the minimum requirements for Lot Frontage, Lot Area, Lot Width and is free of wetlands. The remaining land parcel (Lot 3L) is not to be considered a buildable lot.



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144
www.landplanninginc.com

ANR PLAN
located at
#6 Brickyard Road
Leicester, MA

owned by
Belmira Mendes and Susan Nuamah
6 Brickyard Rd
Leicester, MA 01524