

200-400
Wheeler Rd.
RECEIVED



Town of Burlington
Planning Board
25 Center Street, Burlington MA 01803
Phone: 781-270-1645

2017 JAN 20 PM 10:04

TOWN CLERK
BURLINGTON, MA

http://www.burlington.org/community_development/planning.php

FORM B
APPLICATION FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAN

To: The Planning Board
Town of Burlington, Massachusetts

Date: January 20, 2017

The undersigned applicant being the owner, agent or representative of the owner of all the land included within the proposed subdivision shown on the plan which is:

Preliminary Subdivision Plan Wheeler Road, Burlington, MA
Entitled: prepared for The Gutierrez Company

Prepared By: WSP Transportation & Infrastructure

Dated: _____, Located: Off Wheeler Road

Shown on the Town's Assessor's Map(s): 56 as Parcel(s): 20 & 20-2

Being land bounded as follows: as shown on the plan

Number of Lots Proposed: 3, Total Acreage of Tract: 32.933 +/- acres

Hereby submits said plan as a Preliminary Subdivision Plan in accordance with the Rules & Regulations of the Burlington Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to the land being subdivided is:

Derived from: See attached deeds

By Deed Dated: _____, Recorded in the Middlesex South

District Registry of Deeds, Book: _____, Page: _____. OR

Registered in the: _____ Registry District of Land Court,

Certificate of Title No.: _____

(Please PRINT)

1. **Applicant**

EMAIL: sweiss@gutierrez.com

Name: Scott Weiss Tel: 781-272-7000

Company: The Gutierrez Company

Mailing Address: 200 Wheeler Road, Burlington, MA 01803

Signature: 
Mark T. Vaughan, Esquire on behalf of the Applicant


2. **Property Owner** (if same as applicant, write "same")

EMAIL: sweiss@gutierrez.com

Name: A.J. Gutierrez & J.A. Cataldo TRS Tel: 781-272-7000

Company: Burlington January 1998 RLT TR & Canyon Realty Trust

Mailing Address: ^{c/o Scott Weiss} 200 Wheeler Road, Burlington, MA 01803

Signature: 
Mark T. Vaughan, Esquire on behalf of the Property Owner

3. **Attorney or Legal Representative**

EMAIL: mvaughan@riemerlaw.com

Name: Mark T. Vaughan, Esquire Tel: 617-880-3457

Company: Rierner & Braunstein LLP

Mailing Address: 700 District Avenue, 11th Floor, Burlington, MA 01803

4. **Engineer, Designer or Architect**

EMAIL: _____

Name: _____ Tel: _____

Company: _____

Mailing Address: _____

FILING INSTRUCTIONS

It is recommended that you call 781-270-1645 prior to filing an application to arrange a submission appointment with the Senior Planner


Upon completion of the application, file the following with the Planning Department:

- Completed original application and two copies (all pages)
- Original mylar or reproducible linen and twelve folded paper copies of the plan
- One set of submittal material and plans must also be in electronic pdf format
- A certified abutter's list obtained from the Town Assessor's Office. It is requested that a completed form "E" be attached.
- Application Fee (Check or Money Order made payable to The Town of Burlington)

The Planning Department will stamp the application and the copies "received" and issue a receipt for the fee. The original application, both copies and two copies of the plan will be returned to you for filing with the Board of Health (copy of application and plans) and the Town Clerk (copy of application) .

The Board of Health will stamp the original application and both copies "received" and retain one copy of the application and the plans. The Town Clerk will then stamp the original application and one copy "received" retain the copy and return the original application to you which you will return to The Planning Department.


Planning Department: Application & Fee Received By (Stamp/Initial):
Amount: 81817.00 Receipt #: 774686



Town Clerk:
Application Received By (Stamp/Initial):



Board of Health:
Application & Plans Received By (Stamp/Initial):



January 20, 2017

VIA HAND DELIVERY

Ms. Kristin Kassner
Planning Director
Town of Burlington
Town Hall Annex
25 Center Street
Burlington, Massachusetts 01803

Re: Preliminary Subdivision Application, Wheeler Road, Burlington, MA

Dear Kristin:

Please be advised that this office and the undersigned represent The Gutierrez Company and its related entities (the "Applicant") in connection with its request for consideration of a Preliminary Subdivision Plan for property located off Wheeler Road in Burlington, Massachusetts (the "Application").

As further depicted on the enclosed Preliminary Subdivision Plans, the proposal encompasses a combined subdivision area of 32.933+/- acres which would be reconfigured to accommodate the extension of Wheeler Road and the resultant layout of three (3) lots. Following an analysis of the Burlington Subdivision Rules and Regulations and in consideration of a future Definitive Subdivision filing, we would request consideration by the Planning Board of the following waivers from the Subdivision Rules and Regulations which we surmise would not impact the ability of the roadway to provide safe and convenient access to the Premises. Said waivers may be adjusted by the Applicant during the public review process and therefore, the listing below may be modified:

- Section 5.3 Plan Form and Contents

The Plan shall be drawn clearly and legibly on linen or mylar sheets that are 24 inches by 36 inches, with a 1-1/2 inch left hand margin and all others 3/4 inch,...

30 inch by 42 inch paper copies of the Preliminary Subdivision Plans have been included as part of this Application. Upon approval by the Planning Board of a Definitive Subdivision Plan the Applicant shall provide the requisite mylar sheets for endorsement.

- Section 5.3(6) Plan Form and Contents

Boundaries and character of all existing and proposed easements within or immediately adjacent to the subdivision.

There are no additional easements required on the subdivision lots due to the proposed action, therefore a waiver from this requirement is requested.

- Section 5.3(10) Layout of proposed storm and surface drainage system.

(See Preliminary Plan notes) The proposed drainage system design shall be installed as previously approved by the Planning Board and will be shown on the Definitive Subdivision Plan. Stormwater analysis will be provided as part of the Definitive Subdivision filing. Any adjacent wetlands and discharges to or near wetland systems are shown on the plans previously approved

- Section 10.6 Sidewalks and Driveways

Sidewalks shall be installed on Wheeler Road as previously approved by the Planning Board and will be shown on the Definitive Subdivision plan.

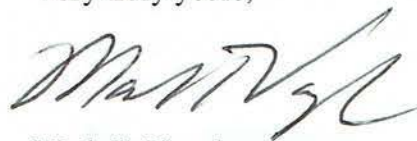
Enclosed please find twelve (12) sets of the following items being submitted in connection with the Preliminary Subdivision Application:

1. Executed Preliminary Subdivision Application – “Form B” (three original forms);
2. Required filing fee of \$1,817.32 (\$500 plus \$40 per acre);
3. Abutters List and mailing labels for all properties located within 300’ of the subject parcel (shall be provided under separate cover); and,
4. Preliminary Subdivision Plan.

It would be greatly appreciated if this application could be placed on the Planning Board agenda for its upcoming meeting scheduled for March 2, 2017.

Thank you for your assistance, and please do not hesitate to contact me should you have any questions.

Very truly yours,



Mark T. Vaughan

Enclosures

cc: Ms. Amy Warfield, Town Clerk (w/enclosures)
Ms. Susan Lumenello, Board of Health (w/enclosures)
Mr. Scott Weiss, The Gutierrez Company (w/enclosures)
Mr. Will Park, SMMA (w/enclosures)

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