

TOWN OF WENDELL MASSACHUSETTS 01379

12:16

### Application for Special Permit/Site Plan Review

Name Hal + Joyce Flynn

Address 62 Montague Rd Wendell

Telephone \_\_\_\_\_

Daytime Phone 978-544-7701

Email Address joyce0237@live.com

How would you prefer to be contacted email

#### Property Information

Assessor's map reference ID# 408-011

Address 62 Montague Rd

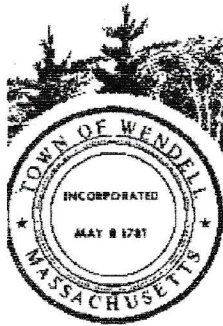
Ownership information Joyce + Hal Flynn

Instructions: \_\_\_\_\_

You will need a current copy, or all the relevant sections of the Wendell Zoning Bylaws to complete this application. The goal of this application is to address point by point all applicable sections of the Zoning Bylaws. Please include short term and long term impacts of the project if applicable. Keep in mind that many of these applications have impacts beyond current ownership and those should be considered as well.

Please refer to Article VI section B for information on the processing of this application

2024 JUN 29 PM 12:17



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2024 JUN 29 PM 12:17

Please address each of the following for Site Plan Review or any Special Permit application – Use additional pages if necessary

NOTE: Criteria listed in this section are from the May 2005 Zoning Bylaws please refer to the current Zoning Bylaws to confirm accuracy and completeness of your application

**Article VI Section E Criteria**

**Traffic safety and flow:**

Access points on or to any road must not present unsafe traffic conditions. Parking and traffic flow on site must be adequate for proposed uses and safe for pedestrians.

*no changes*

**Impact upon utilities and town services:**

Must not stress the Town's capabilities to service the premises, considering existing roads, town equipment, and other municipal services.

*no changes*

**Impact on abutting properties:**

Consideration of the impact on neighborhood or abutting properties in relation to noise, light, odor, vibrations, smoke, dust, heat, vehicular traffic, pollution of air, earth, or surface and ground water, security, explosion, and fire hazards. Objectionable features should be screened from neighbors.

*no changes*



**Impact on the natural environment:**

All efforts must be made to minimize the displacement of stone walls, trees, natural and historical land features and buildings, soil and vegetation, blasting and grade changes, wildlife and aquatic habitat. Consideration of sufficient storm water drainage, protection from silt build-up, and minimization of erosion must be provided.

we need to put in A new septic system  
which will require cutting trees + excavation

**Design standards:**

All efforts must be made to insure that the design is energy efficient, and that the land and premises are adaptable to the proposed use, and that all structures should be visually harmonious with one another.

no new structures

**Access for emergency vehicles:**

Adequate access must be provided to within thirty (30) feet of the building site sufficient for all emergency vehicles i.e. fire trucks, ambulance, police, etc.

no changes

Proposed uses should be harmonious with the existing wooded, rural, and agricultural character of Wendell and preserve views and open space.



no changes

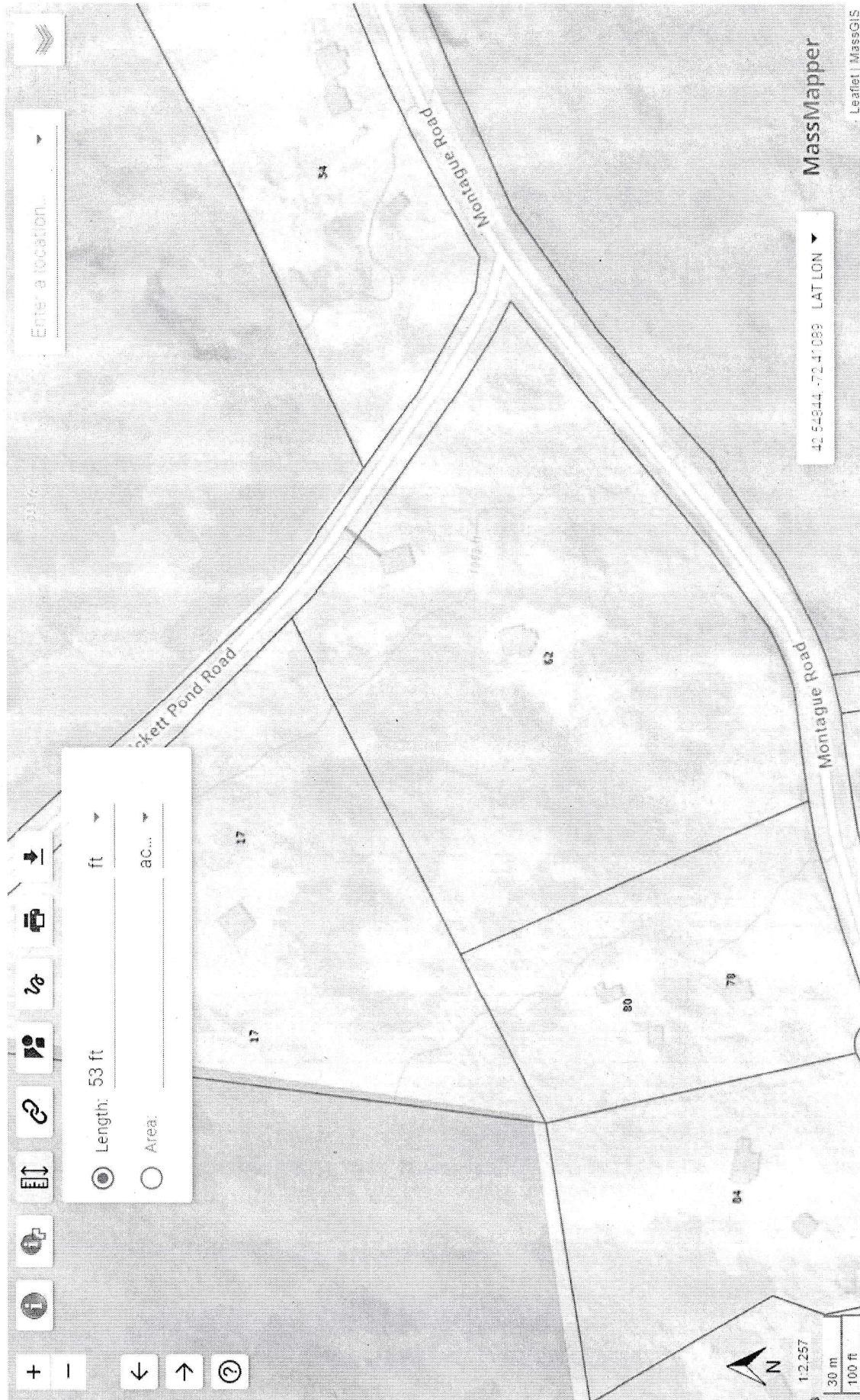
Please address/attach each of the following if required for your specific review

- ☐ Building plans drawn no greater than 40 feet to the inch, prepared by registered Massachusetts architect, engineer, landscape architect, or surveyor including:
- ☐ a locus map.
- ☐ boundary of the entire parcel held in common ownership by the applicant including existing buildings with all setbacks, proposed parking, loading areas, and waste storage and disposal.
- ☐ location, size, and type of all proposed signs and exterior lighting.
- ☐ existing and proposed topography of the site at two foot contour intervals including description of existing vegetation and natural features.
- ☐ storm water drainage plans showing proposed method of handling storm water run-off, engineering calculations used to determine drainage requirements based upon ten-year storm frequency, direction and location of run-off flow.

Additional Comments



From Wendell Assessors Office



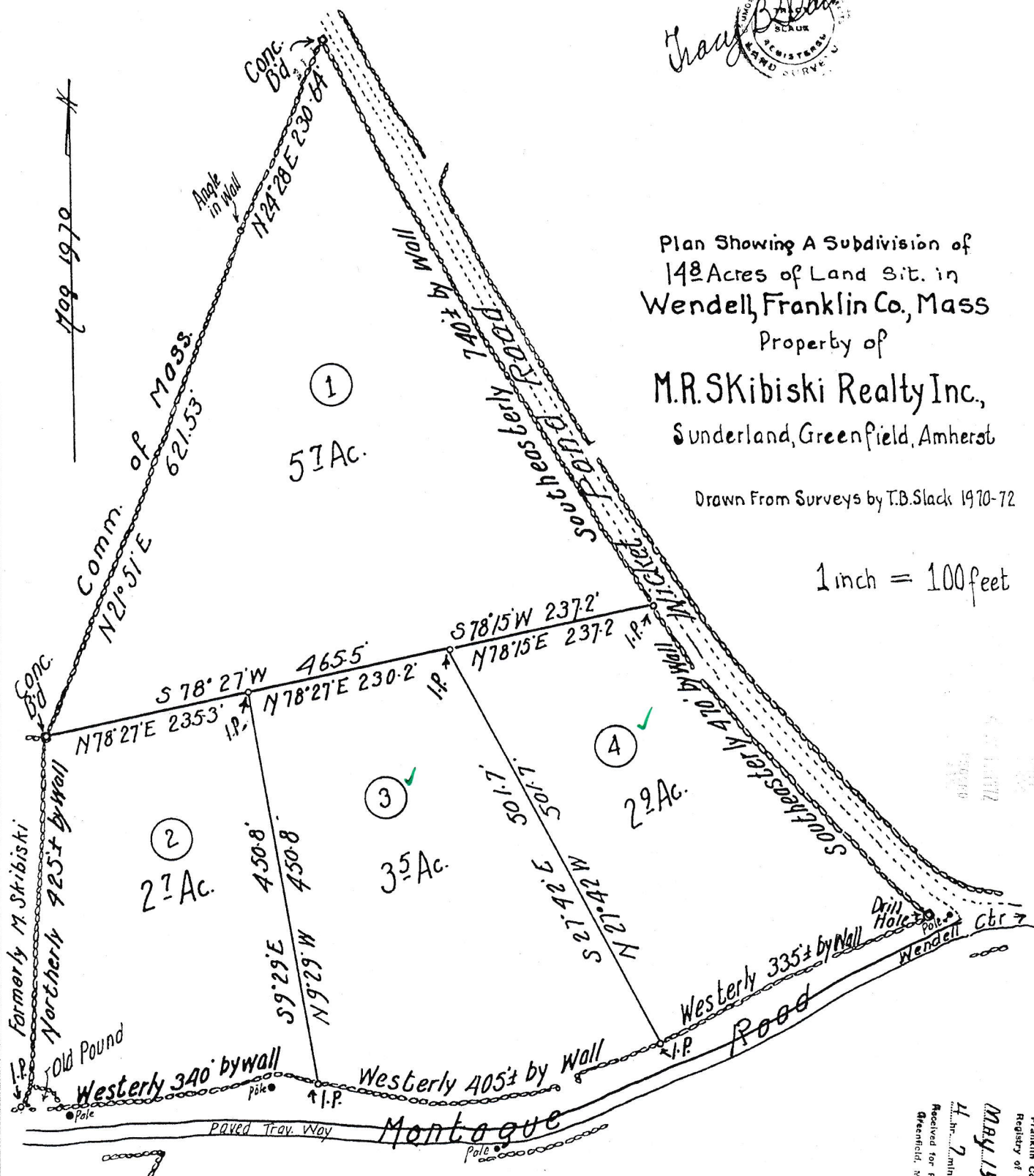


Tracy B. Dack

### Property of

Sunderland, Greenfield, Amherst

Drawn From Surveys by T.B. Slack 1970-72

$$1 \text{ inch} = 100 \text{ feet}$$


Franklin County  
Registry of Deeds  
May 15, 1972  
4 hr. 7 min. P.  
Received for Record  
Greenfield, Mass.

五、

Noted at Mt. Amherst May 11 1972



our lot

Property Tax Parcels







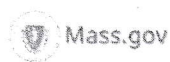


From Assessors Office

PARCEL ID	LOC ID	FISCAL YEAR	ACRES	USE CODE	ADDR NUMBER	STREET NAME	OWNER 1	MAILING ADDR	CITY	STATE	ZIP
408.0-0000-0008.0	M_125164_922132	2024	0.02	930	0	MONTAGUE RD	WENDELL, TOWN OF~	P.O. BOX 41	WENDELL	MA	01379-0041
	M_125498_922333	2024	41.78	016	54	MONTAGUE RD	GODFREY MELINDA	54 MONTAGUE RD	WENDELL	MA	01379
408.0-0000-0009.0	M_125192_922203	2024	2.7	109	78	MONTAGUE RD	DEROODE, ASA Q.	80 MONTAGUE RD	WENDELL	MA	01379
408.0-0000-0083.0	M_125106_921820	2024	15.8	016	1	BULLARD PASTURE RD	HPD TRUST~	355 MAIN ST	WILBRAHAM	MA	01095
408.0-0000-0012.0	M_125213_922371	2024	5.7	101	17	WICKETT POND RD	GOELDNER, SUSAN	17 WICKETT POND RD	WENDELL	MA	01379
408.0-0000-0082.1	M_125237_921877	2024	13.69	018	71	MONTAGUE RD	HOUGHTON, MARGUERITE B. TTE	PO BOX 912	WENDELL	MA	01379
408.0-0000-0006.0	M_124611_922116										
408.0-0000-0082.2	M_125315_921788	2024	6.77	101	73	MONTAGUE RD	ERVITI, BETH	73 MONTAGUE ROAD	WENDELL	MA	01379
	M_125482_921998	2024	36.17	601	0	MONTAGUE RD	GODFREY, PAUL & MELINDA	54 MONTAGUE RD	WENDELL	MA	01379
408.0-0000-0007.2	M_125104_922182	2024	3.04	101	84	MONTAGUE RD	KLENOTIC, DIANNE	84 MONTAGUE RD	WENDELL	MA	01379



Menu



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## Mass. General Laws c.40A § 1A

### Definitions

This is an unofficial version of a Massachusetts General Law.

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### Updates

- Amended by [St.2018, c. 209, § 15](#) (<https://malegislature.gov/Laws/SessionLaws/Acts/2018/Chapter209>), effective August 9, 2018
- Amended by [St.2020, c.358, §§ 16-17](#) (<https://malegislature.gov/Laws/SessionLaws/Acts/2020/Chapter358>), effective January 14, 2021
- Amended by [St. 2024, c. 150, § 7](#) (<https://malegislature.gov/Laws/SessionLaws/Acts/2024/Chapter150>), effective August 6, 2024

### Section 1A

As used in this chapter the following words shall have the following meanings:

"Accessory dwelling unit", a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to, additional size restrictions and restrictions or prohibitions on short-term rental, as defined in section 1 of chapter 64G; provided, however, that no municipality shall unreasonably restrict the creation or rental of an accessory dwelling unit that is not a short-term rental.

"As of right", development that may proceed under a zoning ordinance or by-law without the need for a special permit, variance, zoning amendment, waiver or other discretionary zoning approval.

"Eligible locations", areas that by virtue of their infrastructure, transportation access, existing underutilized facilities or location make highly suitable locations for residential or mixed use smart growth zoning districts or starter home zoning districts, including without limitation: (i) areas near transit stations, including rapid transit, commuter rail and bus and ferry terminals; or (ii) areas of concentrated development, including town and city centers, other existing commercial districts in cities and towns and existing rural village districts.

"Gross density", a units-per-acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial and other nonresidential uses.

"Lot", an area of land with definite boundaries that is used or available for use as the site of a building or buildings.

"MBTA community", a city or town that is: (i) one of the 51 cities and towns as defined in section 1 of chapter 161A; (ii) one of the 14 cities and towns as defined in said section 1 of said chapter 161A; (iii) other served communities as defined in said section 1 of said chapter 161A; or (iv) a municipality that has been added to the Massachusetts Bay Transportation Authority under section 6 of chapter 161A or in accordance with any special law relative to the area constituting the authority.

"Mixed-use development", development containing a mix of residential uses and non-residential uses, including, without limitation, commercial, institutional, industrial or other uses.

"Multi-family housing", a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

"Natural resource protection zoning", zoning ordinances or by-laws enacted principally to protect natural resources by promoting compact patterns of development and concentrating development within a portion of a parcel of land so that a significant majority of the land remains permanently undeveloped and available for agriculture, forestry, recreation, watershed management, carbon sequestration, wildlife habitat or other natural resource values.

"Open space residential development", a residential development in which the buildings and accessory uses are clustered together into 1 or more groups separated from adjacent property and other groups within the development by intervening open land. An open space residential development shall be permitted only on a plot of land of such minimum size as a zoning ordinance or by-law may specify which is divided into building lots with dimensional control, density and use restrictions for such building lots varying from those otherwise permitted by the ordinance or by-law and open land. The open land may be situated to promote and protect maximum solar access within the development. The open land shall either



1991 00014497

Bk: 2595 Pg: 255 Doc: DEED

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2595

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 255

SEE

BOOK 3393  
PAGE 113

Harold M. Flynn Jr. and Joyce Flynn

of Wendell, Franklin

County, Massachusetts

This instrument, for consideration paid, and in full consideration of Consideration less than \$100.00

grant to Harold M. Flynn Jr. and Joyce Flynn, husband and wife as Tenants by the Entirety of Wendell, Franklin County, Massachusetts with quitclaim covenants

the land in Wendell, Franklin County, Massachusetts, and more particularly bounded and described as follows:

(Description and encumbrances, if any)

BEGINNING at a drill hole at the intersection of stone walls at the intersection of Wickett Pond Road and Montague Road; said drill hole marking the Southeasterly corner of the herein described premises. Thence Westerly along a stone wall and the Northerly line of Montague Road a distance of 740 feet, more or less, to an iron pin set in said stone wall. Thence N. 7° 29' W. along Lot #2 as shown on the herein after mentioned plan a distance of 450.8 feet to an iron pin. Thence N. 78° 27' E. along Lot #1 as shown on said plan a distance of 230.2 feet to an iron pin. Thence N. 78° 15' E. along Lot #1 as shown on said plan a distance of 237.2 feet to an iron pin set in a stone wall at the Westerly line of Wickett Pond Road. Thence Southeasterly by said stone wall and the Westerly line of Wickett Pond Road a distance of 470 feet, more or less, to the place of beginning. Containing 6.4 acres of land more or less.

Being Lots #3 and #4 on a plan of land entitled "Plan Showing A Subdivision of 14.8 acres of land situated in Wendell, Franklin County, Mass., property of M. R. Skibiski Realty, Inc., Sunderland, Greenfield, Amherst, drawn from surveys by T. B. Slack, 1970 - 1972", Plan Book 34, page 74

Being the same premises conveyed to Harold M Flynn, Jr. and Joyce Flynn by deed of Harold M. Flynn Jr. and Joyce Dietel dated April 14, 1989 and recorded in Franklin County Registry of Deeds Book 2329, page 51, and the premises conveyed to Harold M. Flynn Jr. and Joyce Flynn by Joyce Flynn dated 12/26/1991 and recorded in Franklin County Registry of Deeds Book 2595, page 255, combined.

No new boundaries are being created by this deed.

Property Address: Montague Road and Wickett Pond Road, Wendell, MA

Dec 26 12 13 PM '91

Witness our hand and seal this 24th day of Dec 1991

Harold M. Flynn Jr.  
Joyce Flynn

The Commonwealth of Massachusetts

FRANKLIN

ss.

December 24th 1991

Then personally appeared the above named Harold M. Flynn, Jr. and Joyce Flynn and acknowledged the foregoing instrument to be their free act and deed before me.

My commission expires

(\*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969  
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ATTEST: FRANKLIN COUNTY, MASS. Walter T. Kostanski, Jr., Register