

September 6, 2023

Woburn Planning Board
10 Common Street
Woburn, Massachusetts 01801

Attention: Tina Cassidy, Director
VIA HAND DELIVERY

RE: 43 Poole Street
Woburn, MA 01801

Dear Ms. Cassidy:

This office represents 43 Poole Street, LLC, the applicant seeking approval for an application of definitive subdivision approval on the above-referenced property.

Enclosed please find the following:

1. Form C – Application for Approval of Definitive Subdivision Plan;
2. Form ES-1;
3. Form D-C – Definitive Subdivision Plan Checklist;
4. Time Line Sheet;
5. Certified List of Abutters;
6. Copy of Certificate of Treasurer Collector;
7. Check representing the filing fee;
8. Plans.

The subject property is located at 43 Poole Street and is comprised of a single-family residence in the R1 Zoning District.

The applicant is proposing to keep and remodel the existing single-family residence at 43 Poole Street and subdivide the rear of the property to create three (3) new lots. Access to the new lots will come from Winter Road and all lots will conform to current zoning. The subdivision will meet all design standards and improvement requirements except for the construction of sidewalks along the new roadway.

In connection with this application, the subdivision will meet all design standards and improvements except for the following requested waivers:

1. Proposed 40-foot-wide roadway right of way where 50 feet is required;
2. 24-foot-wide pavement width where 26 feet is required;
3. Proposed drain line material is Advanced Drainage System where reinforced concrete pipe is required;
4. One 4-foot-wide sidewalk is proposed along one side of roadway where 4 foot sidewalks required on both sides;
5. 3 ½ foot grass strip, 5-foot sidewalks and no loam/seed at back of curb are proposed, where 3-foot-wide grass strip, 4-foot-wide sidewalk, and 3-foot loam & seed between back of sidewalk and roadway right of way required.

If you should have any questions, please do not hesitate to contact me. I look forward to discussing the particulars with you at the next public meeting. Kindly place this matter on the agenda for a public hearing on September 26, 2023, if convenient for you and the Board.

Respectfully submitted,

James A. Juliano

JAJ/abm

Enclosures

cc: 43 Poole Street, LLC

FORM C
APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN

September 6, 2023

All lines must be completed or the application will be deemed incomplete. No lines shall be left blank. If the information requested does not apply, insert "N/A" or "does not apply".

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled 43 Poole Street Definitive Subdivision dated January 23, 2023.

in belief that the plan conforms to the Board's Rules and Regulations, hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the Woburn Planning Board and makes application to the Board for approval of said plan. Planning Board Forms ES-1 and D-C are filed herewith.

1. Name of Applicant: 43 Poole Street, LLC
Address: 8 Winchester Place, Winchester, MA 01890 Tel.# (978) 604-6590
2. Name of Applicant: _____
Address: _____ Tel.# _____
3. Name of Engineer: Frederick W. Russell, PE
Address: 8 Winchester Place, Winchester, MA 01890 Tel.# (978) 604-6590
4. Name of Surveyor: Keenan Survey
Address: 8 Winchester Place, Winchester, MA 01890 Tel.# (781) 729-4213
5. Name of Record Owner: Estate of Dorothy M. Galante
Address: 25 Long Beach Avenue, #15, York, ME 03909 Tel.# (603) 770-6669
6. Name of Record Owner: _____
Address: _____ Tel.# _____
7. Applicant's Attorney: James A. Juliano, Esq./Scafidi Juliano, LLP
Address: 42 Pleasant Street, Woburn, MA 01801 Tel.# (781) 210-4710
8. Deed of property recorded in Middlesex South Registry of Deeds
Book: 8730 Page: 584 or registered in the Middlesex South District Land
Court Section in Certificate of Title No. _____ in
Book _____, Page: _____.

The following is a list of all the mortgages and other liens or encumbrances on the whole or any part of the above-described property and the Book and Page Number or Certificate of Title Number where they appear of record.

Encumbrance	Book and Page No. or Certificate of Title No.
<u>N/A</u>	_____
_____	_____
_____	_____
_____	_____

The undersigned hereby covenants and agrees with the City of Woburn upon approval of the Definitive Plan:

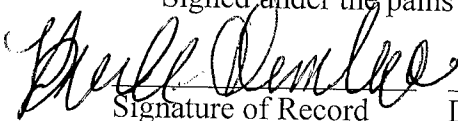
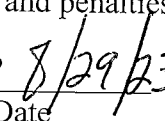
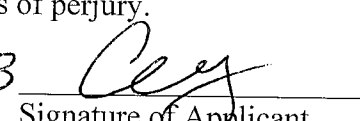
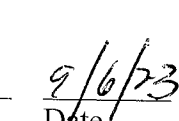
1. To construct the ways and install the municipal services as finally approved by the Planning Board within the time period provided for completion in the Board's Certificate of Approval of the Definitive Plan.
2. To design and construct the ways and design and install the municipal services in accordance with the Woburn Land Subdivision Rules and Regulations and with the Definitive Plan and its accompanying material as finally approved by the Planning Board.
3. At the laying out and acceptance of said ways and release of protective covenants or bonds all municipal services within the ways will become the property of the City of Woburn at no cost to said City, unless otherwise agreed upon, and an easement therefore shall be conveyed to the City of Woburn.
4. Assuming the Board approves the plans submitted herewith, applicant agrees to have all waivers and conditions inscribed thereon. If approved 'as per covenant' those words shall be inscribed thereon as well. Applicant agrees to record all sheets of the plans endorsed by the Board within 30 days of the expiration of the appeal period and to provide the Board will attested copies of said pages and covenant.
5. To file "As Built Plans" with the Planning Board prior to the expiration of the completion date established by the Planning Board.

This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the undersigned.

When signed by the record owner(s) a copy of the deed or other instrument(s) through which title is claimed shall be attached hereto.

When signed by an Applicant other than the record owner both a copy of the instrument(s) through which the owner claims title and the instruments which authorize the applicants to file the application (power of attorney, purchase and sale agreement, etc.) shall be attached hereto.

Signed under the pains and penalties of perjury.

			
Signature of Record Owner	Date	Signature of Applicant (if other than owner)	Date

_____ Signature of Record Owner	_____ Date	_____ Signature of Applicant (if other than owner)	_____ Date
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(revised May 1, 2002)

PLANNING BOARD
ENGINEER'S AND SURVEYOR'S

ES – 1

Date: August 7, 2023

To the Planning Board of the City of Woburn

I hereby certify that the accompanying plan, entitled 43 Poole Street Definitive Subdivision Plan and dated August 7, 2023, is true and correct to the accuracy required by the Rules and Regulations of the Massachusetts Board of Registration of Professional Engineers and Land Surveyors and that all pertinent data are shown in accordance with Regulation 250 CMR 3.00 – 6.00.

These plans are the result of an actual field survey on:
November 10, 2022

SEAL



James R. Keenan

Registered Land Surveyor

30751

Registration No.

Frederick W. Russell

Registered Professional Engineer

36713

Registration No.

SEAL



**Form D-C
Definitive Subdivision Plan Checklist**

Applicant: 43 Poole Street LLC Contact person: Frederick Russell Tel. # 978-604-6590

Project Description & Address: _____

Type of Development Cluster Conventional

Date of Application, as stamped by the City Clerk: 9/6/23

This checklist must be included with the submission of the definitive subdivision plan, per Section II.E of these Land Subdivision Rules and Regulations. The applicant shall submit a written explanation for any checklist item(s) omitted from the submission of a definitive plan. For additional information on each checklist item below, refer to the 1987 Planning Board Land Subdivision Rules and Regulations, as amended, Chapter II.E. - Definitive Plan Submission

Reference	Information required	Applicant's Initials	Staff Initials
1	Submission		
a	Original and ten prints	<u>FR</u>	
b	Form C - Application for approval of Definitive Plan Form ES-1 - Engineer's and Surveyor's Form	<u>FR</u>	
c	Fee for submission (Residential = \$500 plus \$100 for each lot Non-residential = \$1,00 plus \$100 for each lot). Publication and mailing fee shall be \$150. Amount submitted: Cash <input type="checkbox"/> Check <input checked="" type="checkbox"/> Check #	<u>FR</u>	
d	Names and addresses of all abutters within 300 ft. and certified by the Assessor's Office on Form D	<u>FR</u>	
e	A 100 ft. = 1 inch Locus Plan, showing surrounding neighborhood area for 300 ft.	<u>FR</u>	
f	Possible or prospective street layouts of any adjacent undeveloped lands	<u>FR</u>	
g	Written notification that City Clerk is in receipt of application	<u>FR</u>	
h	Drainage calculations and all appurtenant data and formula used	<u>FR</u>	
2	Form		
	Scale: 1" = 40' Horizontal - 1" = 4' Vertical	<u>FR</u>	
3	Contents		
a	Subdivision name, boundaries, date, scale & north arrow	<u>FR</u>	
b	Names & addresses of record owner and applicant, and name of engineering & surveyor as well as certificates & seals	<u>FR</u>	
c	Names of all abutters within 300 ft.	<u>FR</u>	
d	Existing and proposed lines of streets, easements & common areas	<u>FR</u>	
e	Location, names and present widths of abutting and adjacent streets	<u>FR</u>	
f	Proposed lot lines, areas in square feet and dimensions	<u>FR</u>	

Reference	Information required	Applicant's Initials	Staff Initials
g	All required surveying data	CP	
h	All required monumentation indicated on plan	CP	
i	Indicate all bodies of water, streams, swamps, marshes within the subdivision and within the 300 ft. locus plan	CP	
j	Topography at 2 ft. contour intervals existing & proposed	CP	
k	Existing and proposed storm drains, water mains and sewers, including all appurtenances within and adjacent to the subdivision	CP	
l	Proposed utilities - location, type and specifications	CP	
m	Planning Board signature block	CP	
n	Street layout plans & profiles	CP	
o	Major site features, such as existing stone walls, fences, buildings, large trees, outcroppings and swamps	CP	
p	Data verifying adequate water supply and fire protection	CP	
q	Water main looping plan	CP	
r	Drafting standards	CP	

Applicant's Signature: CP 9/6/23 Date: _____

Reviewed by Planning Board staff: _____ Date: _____

Note: If any of the above items are missing or deficient in any way, the Board may choose to consider the submission incomplete, and as such, the application may be subject to denial.

Comments:

**WOBURN PLANNING BOARD SUBDIVISION RULES AND REGULATIONS AMENDMENT RELATIVE TO SUBMISSION OF
CONCEPTUAL CONSTRUCTION TIME LINES AT TIME OF APPLICATION FOR DEFINITIVE SUBDIVISION APPROVAL
ADOPTED JUNE 20, 2017**

Add the following as Section II.E.1.i. (Submission of Definitive Plan):

"i. A conceptual time line for construction of the proposed subdivision which includes estimated performance periods for the following milestones and activities. For purposes of the conceptual time line, assume the Planning Board approves the subdivision four (4) months after submission:

Activity	Start (Month/Year)	End (Month/Year)
Approval/acceptance of covenant and recordation of plan at Registry	9/2023	10/2023
Mobilize equipment	11/2023	4/2024
Commence site work	11/2023	8/2024
Blasting (if applicable)	N/A	N/A
Initial contact with utility companies	10/2023	5/2025
Utility & Roadway construction	12/2023	5/2025
Acceptance of bond and release of lots for sale and building purposes	5/2025	5/2025
Construction of houses	5/2024	5/2025
Completion of subdivision improvements and request for certificate of subdivision completion	5/2025	6/2025

CERTIFICATION OF TREASURER/COLLECTOR
(MGL c.40,§57; WMC 3-24)

Office Use Only: DEPARTMENT

NOTE - ALL LINES MUST BE COMPLETED BY APPLICANT.

1. Parcel which directly relates to the application filed. (This numeric Parcel I.D. can be found: on the tax bill, or in Street Listing Records at the Building or Assessor's office. Web: <http://data.visionappraisal.com/WoburnMA/>.)

(Example I.D.: 12-34-56) Map 12 Block 4 Lot 26

2. Does Real Estate owner and/or tenant own or have a beneficial or financial interest in any other real estate properties within the city of Woburn?

Circle one: **NO** YES

A beneficial interest can be as an individual, partnership, trust, LLP, LLC etc. If YES, insert Map, Block, and Lot below for each property. Use back of form, if necessary.

Map _____ Block _____ Lot _____
Map _____ Block _____ Lot _____

3. Property Address where permit is sought: 43 Poole Street
Real Estate Owner Name(s): Estate of Dorothy M. Galante
Real Estate Owner(s) Legal Business Name (if any): _____
Real Estate Owner's Residential Address (if different): _____
Telephone Number: _____

Tenant/Lessee Name: _____
Legal Business Name (if any): _____
Tenant's Address: _____ Telephone Number: _____

4. Check one: Residential Individual/Sole Proprietor Corporation
 Trust LLC/LLP Other _____

5. I certify under the penalties of perjury that I am the record owner or tenant of the within described property and the above information is accurate and complete.

9/6/23
Date

[Signature]
Signature of Applicant Property Owner or Tenant (Not contractor)

Title Brenda G. Hembrow, PR
Print Name

(For Office Use Only) **CERTIFICATION OF TREASURER/COLLECTOR**
The records of this office indicate that there are no unpaid real estate taxes, municipal fees, liens or other municipal charges outstanding and unpaid; or for the payment of which the owner has entered into a payment agreement with this office, on the above described parcels as of:

EXPIRES: _____

Certification Date _____

Treasurer/Collector _____

* FAXES OR SIGNATURE COPIES WILL NOT BE ACCEPTED *
For copies of this form: <http://www.cityofwoburn.com/index.asp?nid=279>

**CITY OF WOBURN
BOARD OF ASSESSORS**

CITY OF WOBURN
ASSESSORS

2023 AUG 29 PM 1:34

REQUEST FOR CERTIFICATION OF ABUTTERS

SECTION I

APPLICANT: 43 POOLE STREET LLC

DATE: 8/29/23

LOCATION OF PROPERTY: 43 POOLE STREET

ASSESSORS PARCEL IDENTIFICATION	MAP	12
	BLOCK	04
	LOT	26

SECTION II

(FOR OFFICE USE)

REASON FOR CERTIFICATION:

BOARD OF APPEALS PETITION

CITY COUNCIL PETITION

PLANNING BOARD****

CONSERVATION COMMISSION

OTHER

SUBMITTED BY: JAMES JULIANO, ESQUIRE

COMMENTS: 300'

ROSS JASON L
MEREDITH L BUBIER ROSS
27 NORTH WOODS CIR #27
WOBURN, MA 01801

LAL VISHAL VASANTH
33 NORTH WOODS CIR
WOBURN, MA 01801

DOMERQUE-BERNIS JEHAN-PI..
C/O HAGOP MAJARIAN&TIANA .
10 NORTH WOODS CIR
WOBURN, MA 01801

SCHAFFNER DAVID
EMILY Y HOU
39 POOLE ST
WOBURN, MA 01801

ROSS CAROLINE ELIZABETH
7 NORTH WOODS CIR
WOBURN, MA 01801

KIMBERLY A PAONE
16 NORTH WOODS CIR
WOBURN, MA 01801

AMATO STEPHEN
DARLENE M AMATO
35 POOLE ST
WOBURN, MA 01801

DOANE KARL E
26R POOLE ST
WOBURN, MA 01801

CURRIER RONALD L.
KARLA A. STRYKER-CURRIER
11 WINTER RD
WOBURN, MA 01801

KIMBERLY L MILLEN
GARTH E MILLEN
38 POOLE ST
WOBURN, MA 01801

BROOKE COTE
10 WINTER RD
WOBURN, MA 01801

JOHN JOSEPH CARANO
BRITTANY LYN MCINTIRE
40 POOLE ST
WOBURN, MA 01801

MULLEN CHRISTOPHER
JENNA MULLEN
47 POOLE ST
WOBURN, MA 01801

WALTER FUGAZZOTTO TR
FRANCES C FUGAZZOTTO TR
32 POOLE ST
WOBURN, MA 01801

SAKELOS JOSEPH
25 NORTH WOODS CIR
WOBURN, MA 01801

DUNN TIMOTHY
KIRA DUNN
2 MENTAS CIR
WOBURN, MA 01801

DAVIS PHILLIP N
HEATHER L DAVIS
4 MENTAS CIRCLE
WOBURN, MA 01801

PARIKH HIRAL N
DEEPAL P VORA
25 GRANLI DR
ANDOVER, MA 01810

ZOE JOHN
CITY HALL
10 COMMON STREET
WOBURN, MA 01801

GALANTE ROBERT O
15 WINTER RD
WOBURN, MA 01801

GUEDES ANDRE
31 NORTH WOODS CIR
WOBURN, MA 01801

SWARD PETER
C/O FENG ZENG & BOLAN JIAN...
13 NORTH WOODS CIRCLE
WOBURN, MA 01801

SOUZA ANTHONY J TR
RITA C SOUZA TR IRREVOCABL...
24 NORTH WOODS CIR
WOBURN, MA 01801

ALASTI ALI
NEDA A SORORNEJAD
35 ZACHARY STREET
READING, MA 01867

FALLON CAROLLEE A
EDWARD FALLON
45 POOLE ST
WOBURN, MA 01801

MCCARTHY HSIU
30 NORTH WOODS CIRCLE
WOBURN, MA 01801

ESSMAN JOHN
MELANIE DAVIES
37 POOLE ST
WOBURN, MA 01801

ROBERT PATRICIA & JOSEPH A...
MICHELLE & ANNA ANGELO
27 WINTER ST
WOBURN, MA 01801

FRALICK JOHN R JR
MARY JO FRALICK
16 WINTER ROAD
WOBURN, MA 01801

PATIL VIJAY N
MADHAVI V PATIL
2 DREW PL
WOBURN, MA 01801

DIMITROVA-IVANOVA JASMINA ...
17 HARVARD DR
BEDFORD, MA 01730

CARTER ERNEST H II LF EST
BRENDA M CARTER LF EST
6 WINTER RD
WOBURN, MA 01801

KIRISHEV IVAN
MAGDALENA KIRISHEVA
4 NORTH WOODS CIRCLE
WOBURN, MA 01801

CENNERAZZO JAMES R
ELAINE A CENNERAZZO
15 WINTER STREET
WOBURN, MA 01801

MIKAILOV BILAL
LIDA MIKAILOVA
22 NORTH WOODS CIR
WOBURN, MA 01801

COONEY RICHARD R
ROBIN A COONEY
17 WINTER STREET
WOBURN, MA 01801

MEGARGELL JEFFREY D
MEGAN MERGARGELL
28 NORTH WOODS CIR
WOBURN, MA 01801

BARANAUSKAS CHERYL
21 WINTER ST
WOBURN, MA 01801

DEANGELIS MARIO
MARY BETH DEANGELIS
12 WINTER ROAD
WOBURN, MA 01801

FRALICK MARY JO
16 WINTER ROAD
WOBURN, MA 01801

DIMAMBRO RALPH TR
ANDREA J DIMAMBRO TR
8 WINTER RD
WOBURN, MA 01801

CURTIS DANIEL
JEAN M CURTIS
17 NORTH WOODS CIR
WOBURN, MA 01801

ROSETTI MARCO M
31 POOLE ST
WOBURN, MA 01801

CLAFLIN ROBERT E III
DOROTHY E CLAFLIN
42 POOLE STREET
WOBURN, MA 01801

JOHN D GRANATA
C/O KELSEY FONTES
26 NORTH WOODS CIR
WOBURN, MA 01801

SARDELLITTI ROBYN M
3 MENTAS CIR
WOBURN, MA 01801

GRILLO DANIEL
KRISTA M GRILLO
23 NORTH WOODS CIR
WOBURN, MA 01801

PRESTEJOHN FRANCIS J
MAUREEN A PRESTEJOHN
13 WINTER ROAD
WOBURN, MA 01801

CONSERVE REGINE
3 NORTH WOODS CIR
WOBURN, MA 01801

NAIR SUKUMARAN
6 NORTH WOODS CIR
WOBURN, MA 01801

LUSSIANO JOSEPH D
NICOLE GRINOVICH
5 WINTER RD
WOBURN, MA 01801

INSOGNE ANNE E
30R POOLE STREET
WOBURN, MA 01801

GALANTE OLIVER C
DOROTHY M GALANTE
43 POOLE STREET
WOBURN, MA 01801

LI JIAN
IRENE SI MING WANG
14 NORTH WOODS CIR
WOBURN, MA 01801

PFEIL FREDERICK H III
LAURA KNOWLES
8 NORTH WOODS CIR
WOBURN, MA 01801

CASTRO ADRIANA M
44 POOLE ST
WOBURN, MA 01801

AHMED SHAFIQUE
MASHUDA KHATUN
6 GATTA CIR
WOBURN, MA 01801

MCGILVRAY JOSEPH D. III
JENNIFER DRISCOLL
7 WINTER RD
WOBURN, MA 01801

LUCAS FRANK R
KATHLEEN V LUCAS
34 POOLE STREET
WOBURN, MA 01801

CARROLL ELAINE F
34 NORTH WOODS CIRCLE
WOBURN, MA 01801

NARASIMHAN SRINATH
SUMITRA KOTHANDARAMAN
63 OSGOOD ST
ANDOVER, MA 01810

O'CONNOR PAUL V
SARAH A O'CONNOR
36 POOLE ST
WOBURN, MA 01801

MCCARTHY SCOTT JOSEPH
LAURIE S MCCARTHY
41 POOLE ST
WOBURN, MA 01801

OVOIAN LUCY A
4 WEBSTER CT
WOBURN, MA 01801

SYLVIA KENNETH S
STACEY SYLVIA
7 WILLIAMS LN
WOBURN, MA 01801

HE YUGUANG
JIE CHEN
1 MENTAS CIR
WOBURN, MA 01801

LUSSIANO JAMES DJR
JOSEPHINE LUSSIANO
9 WINTER ROAD
WOBURN, MA 01801

KRISTEN ARDOLINO
18 NORTH WOODS CIR
WOBURN, MA 01801

MCMANUS EDWARD J TR
EDWARD J MCMANUS REV TR
14 WINTER ROAD
WOBURN, MA 01801

KOCHETA DEEPANKER
MONICA JAIN
6 HARBELL ST
LEXINGTON, MA 02421

WOROB JEFFREY
WILMA N FIORE
55 POOLE ST
WOBURN, MA 01801

JI HENG
21 NORTH WOODS CIR 21
WOBURN, MA 01801

BELLO JOAN E M TRUSTEE
JOAN E M BELLOW REV TRURS...
19 WINTER STREET
WOBURN, MA 01801

SULLIVAN VICKIE B
15 NORTH WOODS CIR
WOBURN, MA 01801

FADIS GEORGE
PAULA RUCCOLO
30 POOLE STREET
WOBURN, MA 01801

NAMUKWAYA IMMACULATE
MARTIN K LUBOWA
32 NORTH WOODS CIR
WOBURN, MA 01801

MCSWEENEY KAITLYN J
29 NORTHWOODS CIR
WOBURN, MA 01801

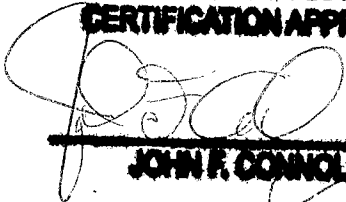
WANG SONG
YONG MEI ZHAO
1 D CARNATION CIR #D
READING, MA 01867

DODGE STEVEN M JR
ROBIN DODGE
28 POOLE ST
WOBURN, MA 01801

WHITE LAWRENCE G
KAREN M WHITE
25 WINTER STREET
WOBURN, MA 01801

GRAMMER GLENN J
BRIDGID GRAMMER
5 WILLIAMS LN
WOBURN, MA 01801

O'MELIA KRISTEN A
12 NORTH WOODS CIRCLE
WOBURN, MA 01801

**BOARD OF ASSESSORS
CERTIFICATION APPROVED**

8/29/23
JOHN F. CONOLLY