

MAP 85 LOT 29  
N/F JOHN BAGDONAS  
614 EDOK RD.  
STORMVILLE, NY 12585  
BK. 4161 331

MAP 85 LOT 7  
N/F FRANK & JUNE YAVOROSKY  
152 STATE RD. WEST  
WESTMINSTER, MA 01473  
BK. 3659 91

MAP 85 LOT 6  
N/F FRANK & JUNE YAVOROSKY  
152 STATE RD. WEST  
WESTMINSTER, MA 01473  
BK. 3659 91

MAP 85 LOT 14  
N/F RAYMOND & BARBARA WYMAN  
178 LIVERMORE HILL RD.  
WESTMINSTER, MA 01473  
BK. 4841 93

MAP 85 LOT 13  
N/F DANIEL &  
PAULIETTE AUGUSTAKAS  
1 EVERMORE HILL RD.  
WESTMINSTER, MA 01473  
BK. 1003 212

MAP 85 LOT 12  
N/F KENNETH &  
IRENE LACROSS  
P.O. BOX 229  
WESTMINSTER, MA 01473  
BK. 1023 PG. 276

MAP 85 LOT 11  
N/F RAYMOND &  
HIL CHA WINE  
P.O. BOX 405  
WESTMINSTER, MA 01473  
BK. 1282 426

MAP 85 LOT 15  
N/F SCOTT & DA FRANKLIN  
166 STATE RD. WEST  
WESTMINSTER, MA 01473  
BK. 3629 267

MAP 85 LOT 17  
N/F ROGER MOADAMS  
170 STATE RD. WEST  
WESTMINSTER, MA 01473  
BK. 1016 472

MAP 103 LOT 2  
N/F FITCHBURG GAS & ELEC. CO.  
285 JOHN FITCH HWY  
FITCHBURG, MA 01420  
BK. 1112 400

MAP 103 LOT 3  
N/F CHRISTOPHER  
LUMIN THISTLE  
FOUR SEASONS  
DEVELOPMENT  
P.O. BOX 797  
SALEM, NH 03079  
BK. 5057 229



- PLAN NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO PRESENT A PROPOSED AFFORDABLE HOUSING DEVELOPMENT FOR A COMPREHENSIVE PERMIT PURSUANT TO M.G.L. CH.40B
  2. PRESENT OWNERS: LINKS REALTY TRUST
  3. THE BOUNDARY SHOWN ON THIS PLAN WAS DERIVED FROM A SURVEY PERFORMED IN SEPTEMBER, 2005 BY MEISNER BREM CORPORATION.
  4. THE TOPOGRAPHY SHOWN ON THIS PLAN IS DERIVED FROM AN ON THE GROUND SURVEY PERFORMED IN AUGUST 2004 BY MEISNER BREM CORPORATION.
  5. THE WETLANDS SHOWN ON THIS PLAN WERE FLAGGED BY SCHUMER ENVIRONMENTAL CONSULTANTS, LLC AND FIELD LOCATED BY MEISNER BREM CORPORATION IN SEPTEMBER OF 2004.
  6. ALL UNITS SHALL BE SERVICED WITH MUNICIPAL WATER.
  7. ALL UNITS TO BE SERVICED WITH SEPTIC SYSTEMS MEETING TITLE 5 STANDARDS AS SHOWN.
  8. SITE STATISTICS

TOTAL AREA OF SITE	23.46 ACRES
	5.35 ACRES WETLANDS (23%)
	18.11 ACRES UPLANDS (77%)
TOTAL IMPERVIOUS	6.11 ACRES (26%)
	3.86 ACRES PAVEMENT
	2.25 ACRES BUILDINGS

REV. 6	BY:
REV. 5	BY:
REV. 4	BY:
REV. 3	BY:
REV. 2	BY:
REV. 1	BY:

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Meisner Brem Corp.

**PRELIMINARY SITE PLAN**

**KINGSBURY ARMS WESTMINSTER, MA**

PREPARED FOR:  
**LINKS REALTY TRUST**  
142 LITTLETON ROAD, SUITE 16  
WESTFORD, MA 01886

DECEMBER 16, 2005  
SCALE: 1" = 60'

**MEISNER BREM CORPORATION**  
142 LITTLETON ROAD, STE. 16, WESTFORD, MA 01886 (978) 893-1111  
151 MAIN STREET, SALEM, NH 03079 (603) 883-3301

DESIGNED BY: JAB SURVEYED BY: GLU  
DRAFTED BY: JCC JOB NUMBER: 1978.00  
APPROVED BY: JAB ACAD FILE: 1978M **OS-1**

UNIT TABULATION			
LOCATION	UNITS	BUILDINGS	
KINGSBURY ARMS I SERENITY WAY	28 IN	14 BUILDINGS	
KINGSBURY ARMS II CASTLE COURT	28 IN	7 BUILDINGS	
	56 UNITS		
DENSITY: 56 UNITS / 23.46 Ac. = 2.38 UNITS / Ac.			

WESTMINSTER ZONING TABLE			
PLANNING BOARD ZONING ALLOWED BY RIGHT		ZONING BOARD OF APPEALS COMPREHENSIVE PERMIT	RELIEF
FRONTAGE	150'	FRONTAGE PROVIDED	370', 76' and 50'
FRONTAGE SETBACK	25'	FRONTAGE PROVIDED	490' TOTAL FRONTAGE
SIDE SETBACK	15'	FRONTAGE SETBACK PROVIDED	180'
REAR SETBACK	20'	SIDE SETBACK PROVIDED	16'
MAXIMUM LOT AREA PROVIDED	1.15 ACRES	REAR SETBACK PROVIDED	104'
MAXIMUM BUILDING COVERAGE	20%	MAXIMUM LOT AREA PROVIDED	23.46 ACRES
		MAXIMUM BUILDING COVERAGE PROVIDED	9.6%
<b>DENSITY</b>			
14 DUPLEXES	=	28 DUPLEXES	
7 QUAD BUILDINGS	=	28 QUAD BUILDINGS	
TOTAL UNITS	=	56 UNITS	
<b>SEPTIC</b>			
		CONDOMINIUM OWNED FACILITIES	
<b>GROWTH CONTROL</b>			
		GROWTH CONTROL REGULATION WAIVED	