

**DEFINITIVE SUBDIVISION PLAN  
OF  
"SUMMER ROAD EXTENSION"  
IN  
BERLIN, MASSACHUSETTS**

ASSESSOR MAP 7, PARCEL 13  
DEED BOOK 32797, PAGE 218-HAMLIN

PLAN BOOK 217, PLAN 106 (LOCUS)  
PLAN BOOK 762, PLAN 86  
PLAN BOOK 588, PLAN 107  
PLAN BOOK 190, PLAN 81  
PLAN BOOK 490, PLAN 125  
PLAN BOOK 426, PLAN 120  
PLAN BOOK 287, PLAN 7  
PLAN BOOK 759, PLAN 20  
PLAN BOOK 494, PLAN 81  
PLAN BOOK 637, PLAN 74  
PLAN BOOK 90, PLAN 13

ZONED: RESIDENTIAL AND AGRICULTURAL  
AREA = 80,000 sf  
FRONTAGE = 200 feet (175' on curve < 400')  
LOT WIDTH = 100 feet  
SETBACKS: FRONT = 50 feet  
SIDE = 20 feet  
REAR = 40 feet

REAR LOTS:  
AREA = 200,000 sf  
FRONTAGE = 100'  
LOT WIDTH = 100 feet  
1 LOT/400' OF CONTINUOUS FRONTAGE  
(ZONING BYLAW CH. 643)

ZONED: LIMITED INDUSTRIAL  
AREA = 140,000 sf  
FRONTAGE = 300 feet  
LOT WIDTH = 100 feet  
SETBACKS: FRONT = 50 feet  
SIDE = 100 feet  
REAR = 75 feet

APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW,  
IS REQUIRED.

**BERLIN PLANNING BOARD**

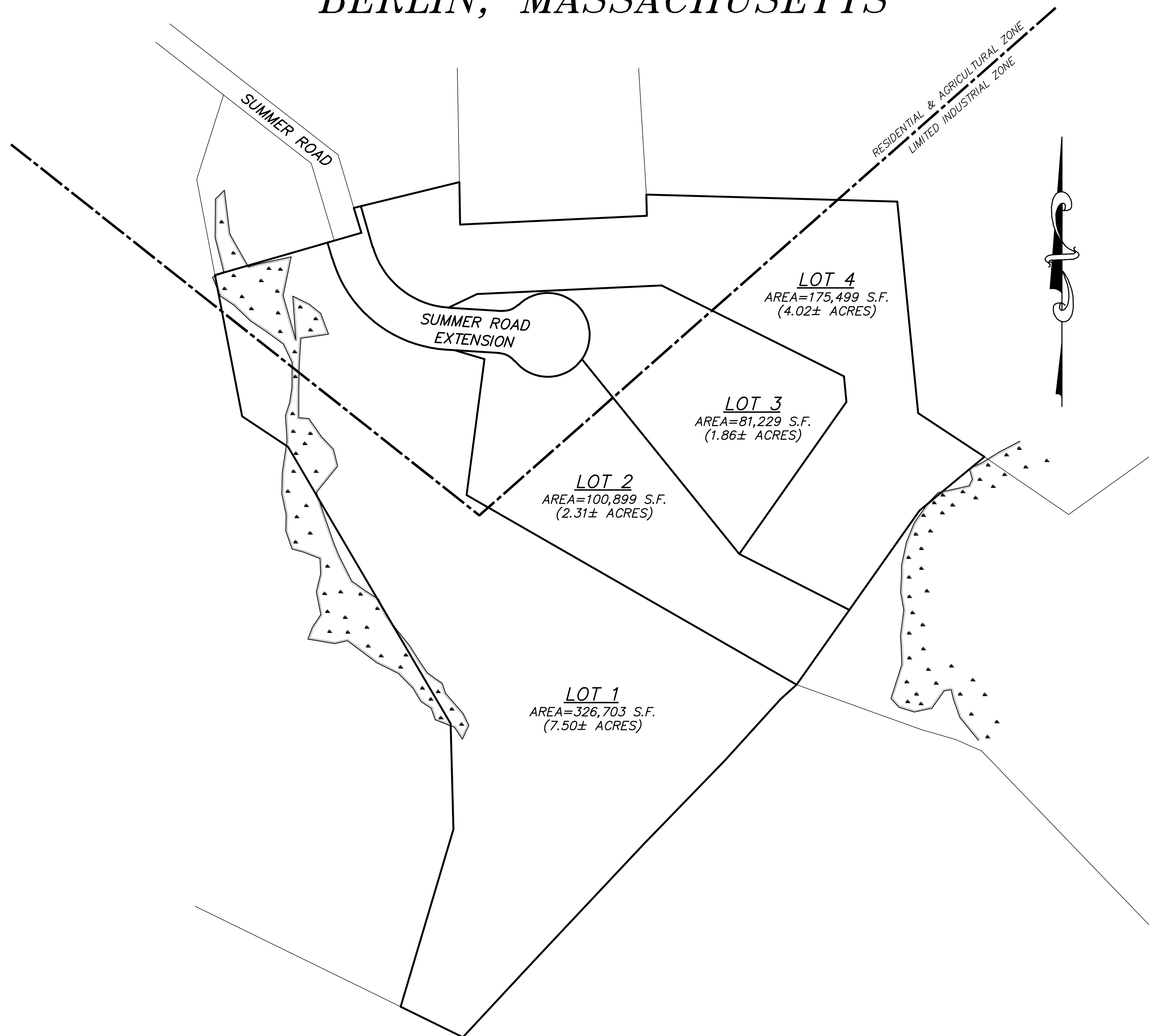
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DATE: \_\_\_\_\_

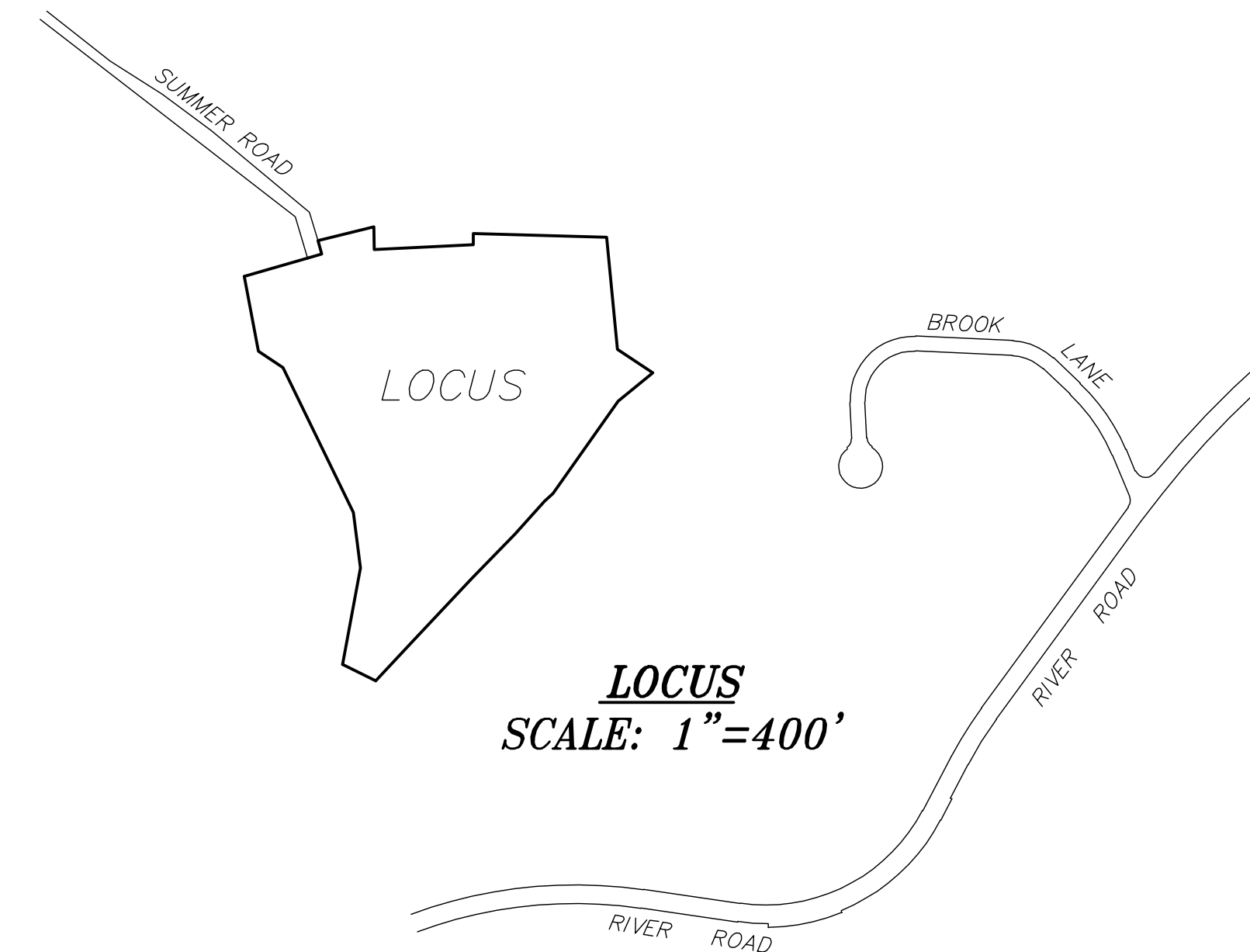
I HEREBY CERTIFY THAT THIS PLAN  
WAS PREPARED IN CONFORMANCE WITH  
THE RULES AND REGULATIONS OF THE  
REGISTERS OF DEEDS.

RONALD R. TURCHI, P.L.S. 27001 DATE: \_\_\_\_\_

I, \_\_\_\_\_ CLERK OF THE TOWN OF BERLIN  
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD  
OF THIS PLAN ON \_\_\_\_\_ AND NO APPEAL WAS TAKEN  
FOR TWENTY (20) DAYS THEREAFTER.



**INDEX MAP  
SCALE: 1"=100'**



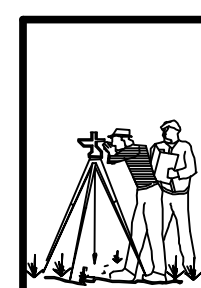
**PLAN SUMMARY**

DESCRIPTION	SHEET
LOCUS / INDEX PLAN	1
PLAN OF LAND	2
CONSTRUCTION DRAWINGS	1-3

**SITE SUMMARY**

TOTAL AREA = 16.4± Acres
TOTAL LOT AREA = 15.7± Acres
ROADWAY AREA = 0.7± Acres
ROADWAY LENGTH = 411.89 Feet
TOTAL LOTS = 4

**OWNER/SUBDIVIDER**  
STEPHEN P. & LEE ANN HAMLIN  
#84 SUMMER ROAD  
BERLIN, MA 01503



**CONNORSTONE**  
CONSULTING CIVIL ENGINEERS  
AND  
LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PH. (508) 393 9727 FAX (508) 393 5242

DESIGNED BY: REM,VHH  
CHECKED BY: BKK  
COMPUTED BY: VHH  
FIELD SURVEY: BKK,BHW  
DRAWN BY: VHH  
SCALE: AS NOTED  
SHEET 1 OF 2

**DEFINITIVE PLAN  
OF  
SUMMER ROAD EXT.  
IN  
BERLIN, MA.**

REVISIONS  
DATE: JUNE 25, 2010