Falmouth Planning Board
59 Town Hall Square, Falmouth, MA 02540
Telephone: 508-495-7440 Fax: 508.495.7443
email: planning@falmouthma.gov

RECEIVED
APR 25, 2024 AM 8:14
TOWN CLERK

April 24, 2024

Mr. Michael C. Palmer, Town Clerk
Falmouth Town Hall
59 Town Hall Square
Falmouth, Massachusetts 02540

Re: Approval Not Required Decision – 0 Boxberry Hill Rd
Map 10 02 001 002

Dear Mr. Palmer,

At its meeting on April 23, 2024, the Planning Board voted to endorse the following plans as not requiring approval under the Subdivision Control Law:

"Plan of Land on Boxberry Hill Road in Hatchville Falmouth, Massachusetts prepared for Frederick K. Jensen et al", prepared by BSS Design Engineering & Surveying, dated April 3, 2024, Scale 1" = 100'.

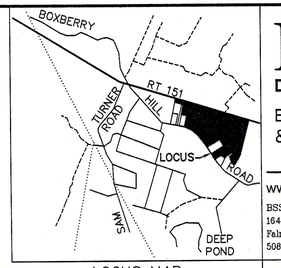
The plan does not depict a subdivision by definition. This endorsement is without regard to zoning or buildability and should not be construed as approval that the lots shown are entitled to a building permit.

Sincerely,

Jed C Gk

Jed Cornock, AICP
Town Planner

cc: Applicant



LOCUS MAP

BSS DESIGN
ENGINEERING & SURVEYING
www.bssdesign.com
BSS Design, Incorporated
164 Katharine Lee Bates Rd
Falmouth Massachusetts 02540
508.540.8805 FAX 508.548.8313

PLAN OF LAND
ON BOXBERRY HILL ROAD
IN HATCHVILLE
FALMOUTH, MASSACHUSETTS
PREPARED FOR
FREDERICK K. JENSEN et al

scale	1"= 100'
date	APRIL 3, 2024
drawn	TJB/EJP
checked	
job number	23065
revisions	
drawing number	B30-34

RECEIVED
APR 04 2024
FALMOUTH PLANNING BOARD

MHB W/PIN FND
MHB W/PIN FND
STA. 137+64.29
MHB w/PIN FND
STA. 120+00.00
374.85'
80.00'
(PUBLIC 80' WIDE) ROUTE 151
CB W/DH FND
50.15'
250.76'
S 73°41'05" E
33.6±'
(PUBLIC 80' WIDE)
S 73°41'05" E
2,139.16'
0.04'
80.00'
SB W/PIN
33' EITHER SIDE OF POLES
COMMONWEALTH ELECTRIC COMPANY EASEMENT
33.6±'
ROUTE 151
1939 COUNTY LAYOUT
LOT 8
N/F ALAN & JENIFER ALAI
PLAN BOOK 413
PAGE 21
415.20'
N 11°50'20" E
328.31'
EXISTING
LOT 38
N/F CATHLEEN YURICICH
S 11°50'20" W
299.20'
LOT 4
32.668 ACRES
3,100 ±SF WETLAND
LOT 182
N/F TOWN OF FALMOUTH
CONSERVATION COMMISION
LC PLAN 12349-9
S 14°37'57" W
1003.07'
CB w/DH FND
N 80°20'46" W
150.11'
EXISTING
LOT 37
N/F EDWARD & RUTH GIBBS
PLAN BOOK 468
PAGE 71
S 69°11'41" E
317.34'
S 56°51'06" E
280.56'
S 11°50'20" W
301.73'
LOT 5
80,090 SF
326.02'
S 32°41'25" W
LOT 6
80,457 SF
343.80'
N 43°19'17" E
CB w/DH FND
10.47'
194.26'
N 62°23'35" W
144.42'
338.68'
78.06'
200' DIAMETER
CIRCLE (TYPICAL)
CB w/DH FND
410.77'
N 80°20'46" W
CB w/DH FND
0.05' north of SL
97.09'
0.04'
N 80°20'46" W
404.77'
SB w/DH FND
SB w/DH FND
SB w/DH FND
N 37°08'16" W
455.53'
581.67'
BOXBERRY HILL ROAD (PUBLIC 50' WIDE)
SB W/DH FND
N 31°14'59" W
WETLAND TRACED FROM FALMOUTH GEOGRAPHIC INFORMATION SYSTEM
S 31°14'59" E
200.00'
N 58°45'01" E
402.88'
EXISTING
LOT 3
N/F SERGIO & DANIELLE BETANCOURT
PLAN BOOK 547
PAGE 55
36.47'
400.00'
S 34°37'06" E
216.70'
S 58°45'01" W
363.53'
LOT 7
85,455 SF
N 30°43'57" W
90.66'
44.00'
80.00'
D.E.
137.82'
S 59°16'03" W
117.36'
N 59°16'03" E
70.00'
S30°43'57"E
113.66'
272.00'
L=
R=
SB W/DH FND
262.38'
N 17°59'04" W
163.69'
S 29°59'29" W
132.04'
S84°40'27"E
212.92'
N35°24'11"E
200.00'
452.20'
80.15'
LOT 1
N/F WILLIAM & ELIZABETH TOMIC
PLAN BOOK 520
PAGE 8
LOT 1
N/F FREDERICK & SHEILA JENSEN
PLAN BOOK 458
PAGE 94
N 55°19'06" W
139.21'
LOT 1
N/F FREDERICK & SHEILA JENSEN
PLAN BOOK 321
PAGE 37
LOT 180
N/F ROBERT JOHNSON JR
LC PLAN 8838 T
SB W/DH FND
BRADY DRIVE

0' 100' 200' 300'

THIS SURVEY AND PLAN CONFORM TO THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

4/4/24 — Thomas J. Bunker — REGISTERED PROFESSIONAL LAND SURVEYOR
DATE

NOTE: THIS PLAN IS BASED ON AN ON-THE-GROUND INSTRUMENT SURVEY.

I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

4/4/24 — Thomas J. Bunker — REGISTERED PROFESSIONAL LAND SURVEYOR
DATE

THIS PLAN WAS PREPARED TO CREATE THREE NEW LOTS- 5, 6, & 7, WITH THE REMAINDER LABELED LOT 4.

COMMONWEALTH OF MASSACHUSETTS
THOMAS JACKSON BUNKER
NO. 32063
REGISTERED PROFESSIONAL LAND SURVEYOR
April 4, 2024

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

Date: April 23, 2024

THIS ENDORSEMENT IS WITHOUT REGARD TO ZONING AND BUILDABILITY, AND THE PLAN MAY BE SUBJECT TO OTHER NOTATION HEREON.

RECORD OWNERS:

FREDERICK K. JENSEN
SHEILA N. JENSEN
DEED BOOK 30678 PAGE 255

SITE DATA
ASSESSOR'S NUMBER 10-02-001-002
ZONING DISTRICT: AGA
TOTAL AREA: 38.315 ACRES
FLOOD ZONE X
OVERLAY DISTRICTS:
WILDLIFE CORRIDOR DISTRICT (MIGRATION)
WATER RESOURCE PROTECTION DISTRICT (COONAMESSETT POND)
COASTAL POND OVERLAY DISTRICT (GREAT POND)
MASS DEP DESIGNATED NITROGEN SENSITIVE AREA
MINIMUM LOT SIZE = 80,000 SF
MINIMUM FRONTAGE = 150'
MINIMUM LOT WIDTH = 200'

PLAN REFERENCES: BARNSTABLE COUNTY REGISTRY OF DEEDS PLAN BOOK 458 PAGE 94 & PLAN BOOK 547 PAGE 55