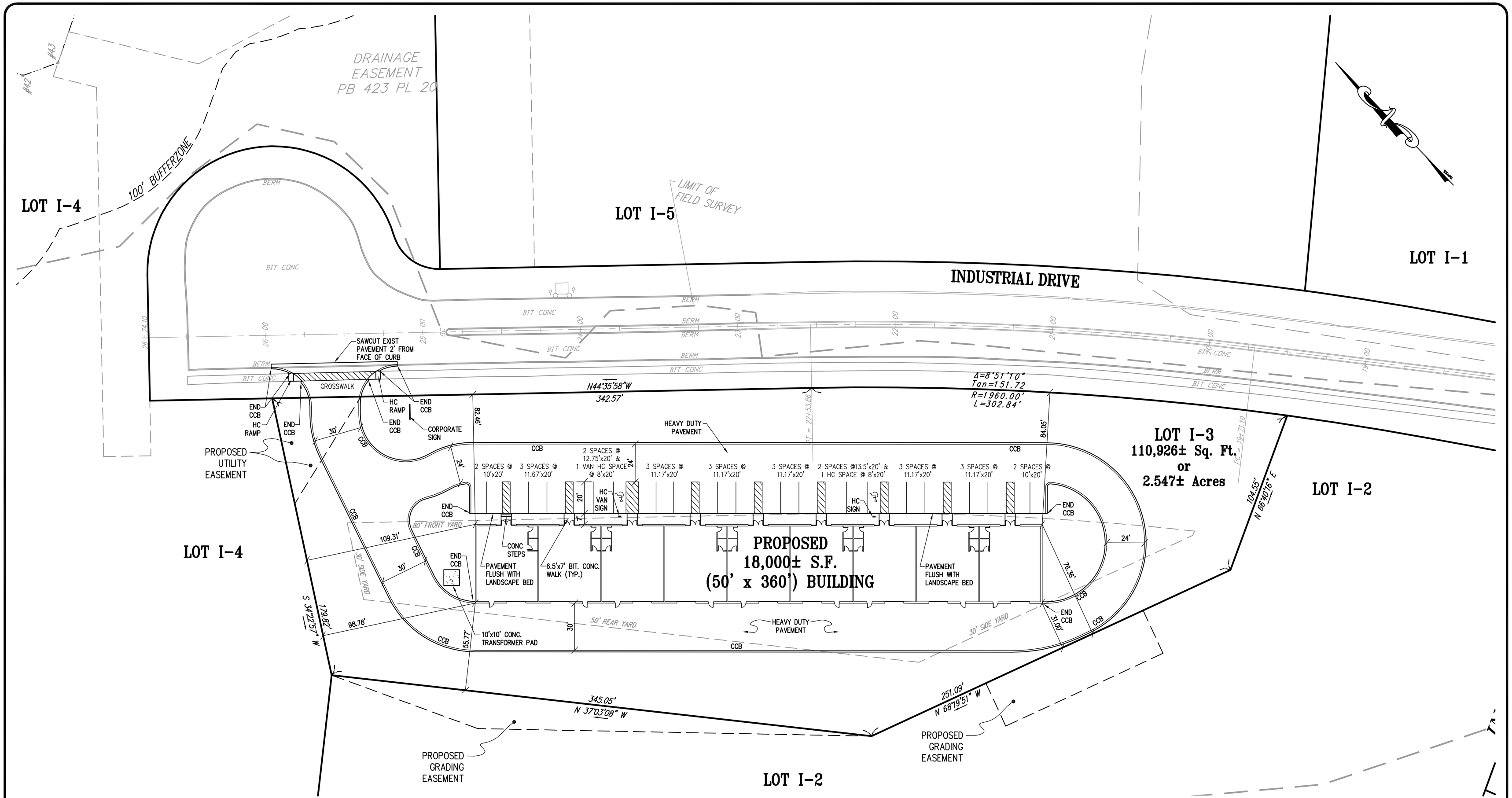

ZONING LEGEND:
DISTRICT – INDUSTRAIL (I–1)

CRITERION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	TBD	110,926 SF
LOT FRONTAGE [1 & 2]	200'	TBD	645.41'
FRONT YARD [3, 5, & 6]	80'	N/A	82.46'
SIDE YARD [3, 5, & 9]	30'	N/A	31.00'
REAR YARD [3 & 5]	50'	N/A	55.77'
BUILDING HEIGHT [4 & 8]	50'	N/A	22'
BUILDING STORIES	2	N/A	1 STORY
MAX. LOT COVERAGE [10]	25% BLDG	N/A	16.23%
OFF–STREET PRKG			
PROPERTY LINE SETBACK	20'	N/A	55.46'
PARKING CLASSIFICATION			
WAREHOUSE	1 SPACE/900 SQ FT or 20 SPACES		1 SPACE/643 SQ FT or 28 SPACES
PARKING DESIGN			
STALL WIDTH 90°	10'	N/A	10'
STALL LENGTH 90°	20'	N/A	20'
SURFACE TYPE	ASPHALT, CONCRETE, OR OTHER SIMILIAR	N/A	ASPHALT

ZONING FOOTNOTES:

1. FRONTAGE MAY BE MEASURED AT THE FRONT YARD SETBACK IF THE STREET IS AN ARC OF A CURVE WITH A RADIUS OF 300 FEET OR LESS, PROVIDED THAT THERE IS, IN ANY EVENT, NOT LESS THAN FIFTY FOOT WIDTH OF SUCH FRONTAGE AT THE WIDTH.
2. NOT LESS THAN THE FRONTAGE REQUIREMENTS SHALL BE MAINTAINED THROUGHOUT THE FRONT YARD DEPTH, EXCEPT AS PROVIDED FOR IN NOTE 1 ABOVE.
3. ON LOTS ABUTTING STREETS ON MORE THAN ONE SIDE, THE FRONT YARD REQUIREMENTS SHALL APPLY TO EACH OF THE ABUTTING STREETS.
4. THESE HEIGHT RESTRICTIONS SHALL NOT APPLY TO CHIMNEYS, WATER TOWERS, SKYLIGHTS AND ANY OTHER NECESSARY FEATURES APPURTENANT TO BUILDINGS WHICH ARE USUALLY CARRIED ABOVE ROOFS AND ARE NOT USED FOR HUMAN OCCUPANCY.
5. SEE ARTICLE IX TOWN OF WESTMINSTER ZONING BYLAW REGARDING USES BY SPECIAL PERMIT.
6. A DWELLING NEED NOT BE SETBACK MORE THAN THE AVERAGE OF THE SETBACKS OF DWELLINGS ON THE LOTS ADJACENT TO EITHER SIDE.
8. HEIGHT RESTRICTIONS MAY BE WAIVED BY THE ZONING BOARD OF APPEALS FOR OFFICE BUILDINGS AND MOTELS.
9. EXCEPT 50 FEET WHEN ABUTTING A RESIDENTIAL ZONE.
10. EXCLUSIVE OF RECREATIONAL FACILITIES SUCH AS SWIMMING POOLS, TENNIS COURTS, ETC., FOR THE USE OF THE RESIDENTS.

DEFINITIONS:

LOT AREA – THE AREA OF A LOT EXCLUSIVE OF ANY AREA IN PUBLIC OR PRIVATE WAY OPEN TO PUBLIC USE AND RESOURCE AREA AND BUFFERZONE AS DEFINED AND SUBJECT TO PROTECTION UNDER MGL c. 131, sec. 40.
LOT COVERAGE – THE AMOUNT OF AREA ON A LOT COVERED BY THE HORIZONTAL CROSS SECTION OF STRUCTURES.
LOT FRONTAGE – THE DISTANCE MEASURED ALONG A STRAIGHT LINE CONNECTING THE POINTS OF INTERSECTION OF THE SIDE LOT LINES WITH THE FRONT LOT LINE.
LOT LINE, FRONT – A LINE DIVIDING A LOT FROM A STREET.
LOT LINE, REAR – EXCEPT FOR A TRIANGLE LOT, THE LOT LINE OPPOSITE THE FRONT LOT LINE.
LOT LINE, SIDE – ANY LOT LINE NOT A FRONT OR REAR LOT LINE.
LOT WIDTH – AS MEASURED WHOLLY WITHIN SUCH LOT, THE SHORTEST DISTNACE BETWEEN SIDE LOT LINES AT THE REQUIRED FRONT YARD DEPTH.
STRUCTURE – A COMBINATION OF MATERIAL ASSEMBLED AT A FIXED LOCATION TO GIVE SUPPORT OR SHELTER, SUCH AS A BUILDING, TOWER, FRAMEWORK, PLATFORM, BIN, SIGN OR THE LIKE.
FRONT YARD – AN OPEN SPACE EXTENDING THE ENTIRE WIDTH OF THE LOT FROM LOT SIDE LINE TO LOT SIDE LINE BETWEEN THE FRONT LOT LINE AND THE NEAREST POINT OF A BUILDING.
REAR YARD – AN OPEN SPACE EXTENDING THE ENTIRE WIDTH OF A LOT LINE FROM SIDE LINE TO SIDE LINE BETWEEN THE REAR LOT LINE OR THE CORNER OF A TRIANGLE LOT FARTHEST FROM THE FRONT LOT LINE AND THE NEAREST POINT OF THE BUILDING.
SIDE YARD – AN OPEN SPACE EXTENDING ALONG A SIDE LINE OF A LOT (BETWEEN THE FRONT YARD AND THE REAR YARD ON SUCH LOT) AND EXTENDING BETWEEN THE SIDE LINE OF SUCH LOT TO THE NEAREST POINT OF THE BUILDING.

LEGEND

BIT CONC	BITUMINOUS CONCRETE	UD	UNDERDRAIN
CONC	CONCRETE	CO	CLEAN OUT
VGC	VERTICAL GRANITE CURB	DI	DUCTILE IRON
SGC	SLOPED GRANITE CURB	RD	ROOF DRAIN
CC	CONCRETE CURB	FE	FLARED END
CCB	CAPE COD BERM	TD	TRENCH DRAIN
HCC	HAUNCHED CONCRETE CURB	ELEC	ELECTRIC
TS	TRANSITION STONE	EMH	ELECTRIC MANHOLE
HC	HANDICAPPED RAMP	TRANS	TRANSFORMER
SWSL	SINGLE WHITE SOLID LINE	TELE	TELEPHONE LINE
SWBL	SINGLE WHITE BROKEN LINE	TMH	TELEPHONE MANHOLE
SB	SPEED BUMP	HYD	HYDRANT
CONC	CONGRETE	W	WATER LINE
CS	CURB STOP	WG	WATER GATE
CW	CROSSWALK	GV	GATE VALVE
S	SIGN	PIV	POST INDICATOR VALVE
SB/DH	STONE BOUND/DRILLHOLE	GG	GAS GATE
CB/PLUG	CONCRETE BOUND/PLUG	GAS	GAS LINE
LP	LIGHT POLE	SMH	SEWER MANHOLE
CB	CATCHBASIN	PVC	POLY–VINYL–CHLORIDE
DMH	DRAIN MANHOLE	S	SEWER LINE
RCP	REINFORCED CONCRETE PIPE	INV	INVERT
D	DRAINLINE	MH	MANHOLE
FD	FOUNDATION DRAIN	DCB W/CI	DOUBLE CATVH BASIN W/ CURB INLET
ID	INTERCEPTOR DRAIN		
PPVC	PERFORATED POLY–VINYL–CHLORIDE		
DCB	DOUBLE CATCH BASIN		
⊕	BOORING		
⊕	TEST PIT		
⩡5	WETLAND FLAG		
ECB	EROSION CONTROL BARRIER		

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF MASSACHUSETTS
DONALD A. PROVENCHER
CIVIL
No. 36272
REGISTERED
PROFESSIONAL ENGINEER
Donald A. Provencher 8/30/2004

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DRAWING TITLE: LAYOUT & MATERIALS PLAN

PROJECT TITLE: BUILDING PERMIT
LOT I-3
INDUSTRIAL DRIVE
WESTMINSTER, MASSACHUSETTS

COMMERCIAL & INDUSTRIAL SITE DESIGN
RESIDENTIAL & INDUSTRIAL LAND SUBDIVISION
LOCAL, STATE & FEDERAL PERMITTING

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APPLICANT: WESTMINSTER BUSINESS PARK, LLC
100 SOUTH STREET
BOSTON, MASSACHUSETTS

REVISIONS:			
REV #	DATE	DESCRIPTION
0	8/19/04	ISSUED FOR BUILDING PERMIT

DRWN BY: CFS
CHK'D BY: DAP
APRVD BY: DAP

JOB NO.: CFS–154.03

BUILDING PERMIT: C2 OF 7

FILE NO.: 154sp01.dwg