

**TOWN OF WILBRAHAM**  
240 Springfield Street  
Wilbraham, Massachusetts 01095

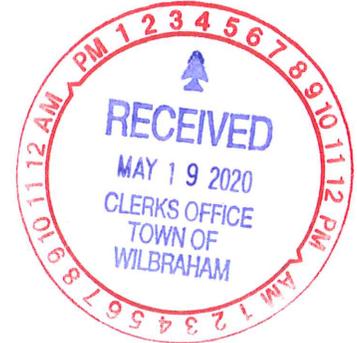
**BOARD OF SELECTMEN**

Susan C. Bunnell  
Robert W. Russell  
Robert J. Boilard



**TOWN ADMINISTRATOR**

Nick Breault  
Phone: (413) 596-2800  
FAX: (413) 596-9256



**TOWN OF WILBRAHAM**  
**PUBLIC HEARING**

In accordance with M.G.L. Chapter 82, Section 22, the Wilbraham Board of Selectmen will hold a Public Hearing via remote participation on Monday, June 1, 2020 at 7:15 PM to consider laying out the streets listed below as Public Ways subject to acceptance at the 2020 Annual Town Meeting:

Julia Way

Willow Brook Lane

Plans of the street layouts are available for public viewing on the Planning & Community Development page located on the town website at [www.wilbraham-ma.gov](http://www.wilbraham-ma.gov) and instructions to access the meeting by remote participation using GoToMeeting technology will be available on a revised meeting agenda to be posted on the town website on June 1, 2020.

**BOARD OF SELECTMEN**

Susan C. Bunnell  
Robert W. Russell  
Robert J. Boilard

**OFFICE OF PLANNING & COMMUNITY DEVELOPMENT  
TOWN OF WILBRAHAM**

240 Springfield Street  
Wilbraham, Massachusetts 01095

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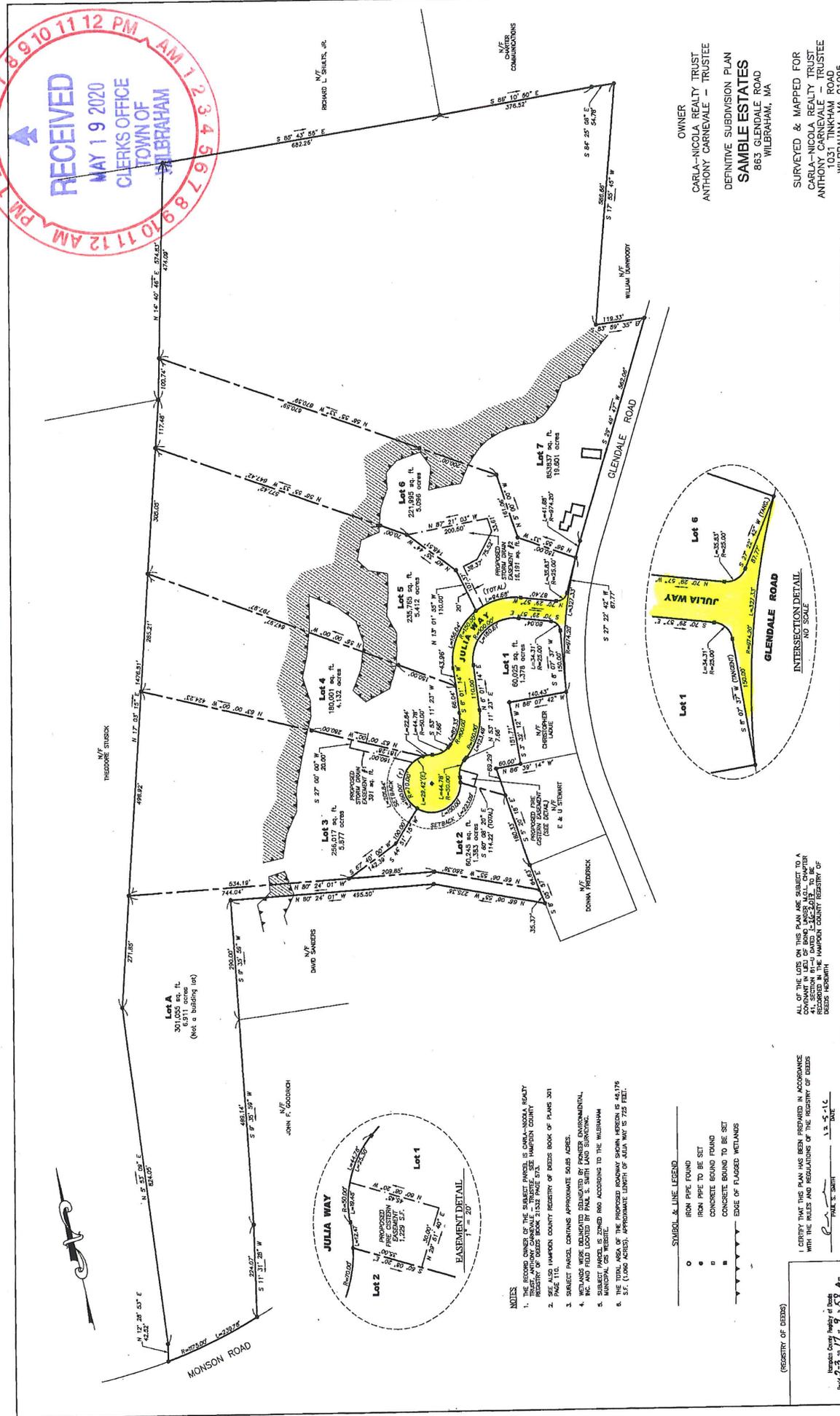
John Pearsall, Planning Director  
jpearsall@wilbraham-ma.gov



**PROPOSED LAYOUT — JULIA WAY**

To lay out as a Public Way **JULIA WAY** beginning at the intersection with Glendale Road and extending approximately 720 feet westerly and then southwesterly to and including the cul-de-sac as shown on plan entitled “Definitive Subdivision Plan | Samble Estates | 863 Glendale Road Wilbraham, Ma” (Sheet P-1; No. 2 of 12) prepared by Paul S. Smith Land Surveying, dated 10/5/2016 and revised 12/5/2016, recorded in the Hampden County Registry of Deeds in Book of Plans 378, Page 69 and being the same premises as described in the document entitled “Conveyance of Easement Rights in Street” for Julia Way granted to the Town of Wilbraham and recorded in the Hampden County Registry of Deeds in Book 21558, Page 73.

For more information, please call the Wilbraham Planning Office at 596-2800 x-203

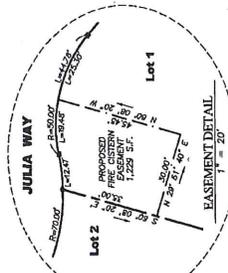
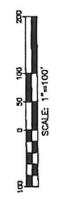


OWNER  
CARLA-NICOLA REALTY TRUST  
ANTHONY CARNEALE - TRUSTEE  
DEFINITIVE SUBDIVISION PLAN  
**SAMBLE ESTATES**  
863 GLENDALE ROAD  
WILBRAHAM, MA

SURVEYED & MAPPED FOR  
CARLA-NICOLA REALTY TRUST  
ANTHONY CARNEALE - TRUSTEE  
10331 TINKHAM ROAD  
WILBRAHAM, MA 01095



DATE: OCTOBER 5, 2016 SCALE: 1" = 100'  
PAUL S. SMITH LAND SURVEYING  
319 SHAKER ROAD EAST LONGMEADOW, MA  
(413) 523-4700



- NOTES
1. THE RECORD OWNER OF THE SUBJECT PARCELS IS CARLA-NICOLA REALTY TRUST, AN UNINCORPORATED ENTITY UNDER THE JURISDICTION OF THE COMMONWEALTH OF MASSACHUSETTS, HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 21332 PAGE 57E.
  2. SEE ALSO HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 301 PAGE 110.
  3. SUBJECT PARCELS CONTAIN APPROXIMATE SOLUS ACRES.
  4. ALL LOTS ARE TO BE SURVEYED TO THE CENTER OF THE SUBDIVISION.
  5. SUBJECT PARCELS IS ZONED R60 ACCORDING TO THE WILBRAHAM MUNICIPAL GIS WEBSITE.
  6. THE TOTAL AREA OF THE PROPOSED ROADWAY SHOWN HEREON IS 45,176 S.F. (1.026 ACRES), APPROXIMATE LENGTH OF JULIA WAY IS 722 FEET.

- SYMBOL & LINE LEGEND
- IRON PIPE FOUND
  - IRON PIPE TO BE SET
  - ◻ CONCRETE BOUND FOUND
  - ◻ CONCRETE BOUND TO BE SET
  - ▨ EDGE OF FLAGGED WETLANDS

I HEREBY CERTIFY THAT I RECORDED THIS PLAN IN THE HAMPDEN COUNTY REGISTRY OF DEEDS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

PAUL S. SMITH 13 5 16 DATE

ALL OF THE LOTS ON THIS PLAN ARE SUBJECT TO A COVENANT IN LIEU OF BOND UNDER A LOCAL CHAPTER REGISTRATION IN THE HAMPDEN COUNTY REGISTRY OF DEEDS HEREWITH.

Wilbraham Planning Board		Revisions
DATE: <u>January 29, 2017</u>	APPLICATION FILED: <u>16-8-2016</u>	
	HEARING DATE: <u>11-28-2016</u>	
	BY: <u>HEALTH AFFAIRS-2016</u>	
	PLAN APPROVED: <u>11-1-2016</u>	
	PLAN ENCORSED: <u>11-1-2017</u>	
	12/19/16 - Planning Board approved.	
	12/27/16 - Revisions following town review. File reform needed.	

Hampden County Registry of Deeds  
Book 23 of 17 Page 69  
of Plans 318 File 16-8-2016  
Date: 1/29/17 by Paul S. Smith

# OFFICE OF PLANNING & COMMUNITY DEVELOPMENT

## TOWN OF WILBRAHAM

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Wilbraham, Massachusetts 01095

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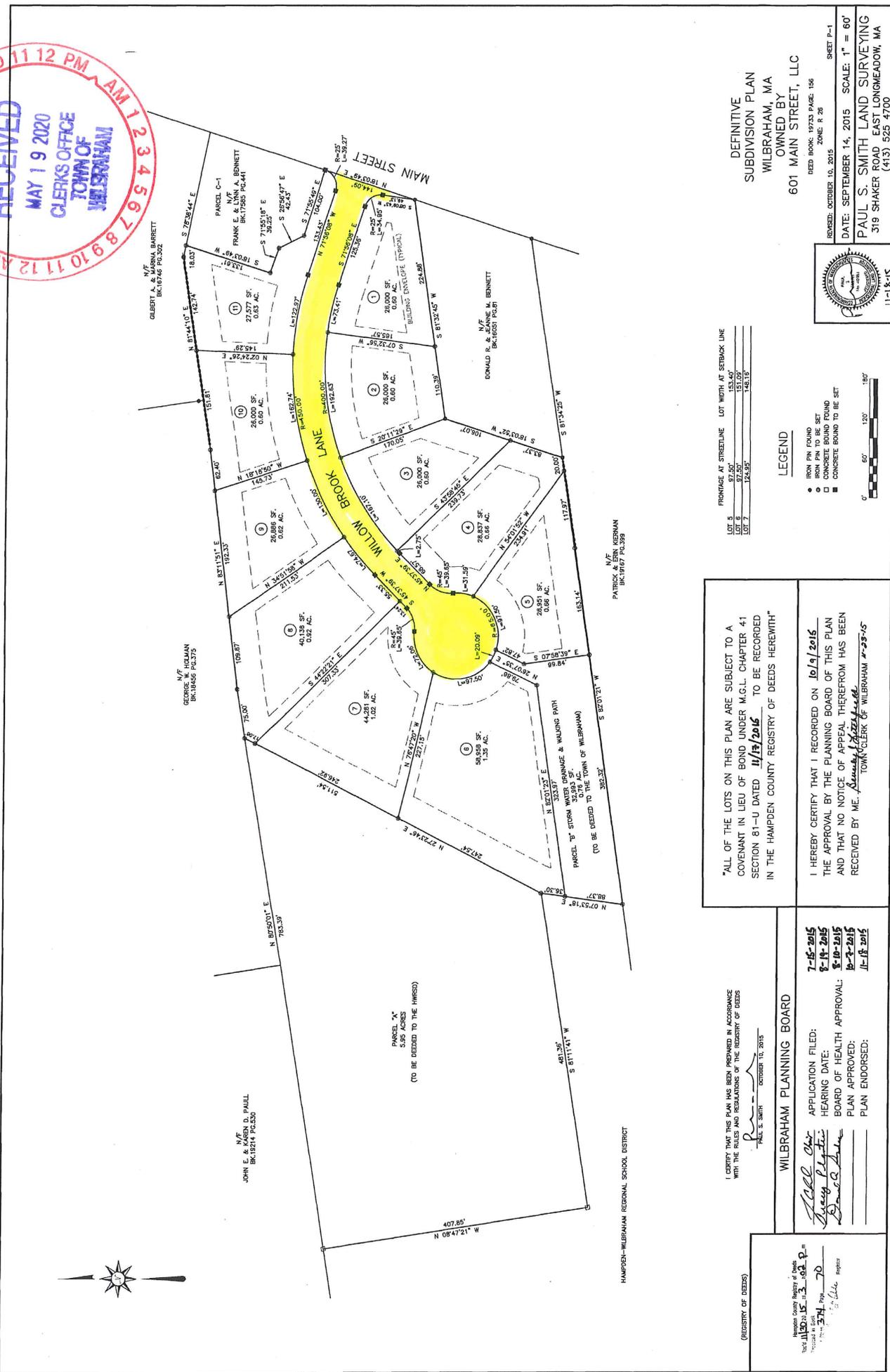
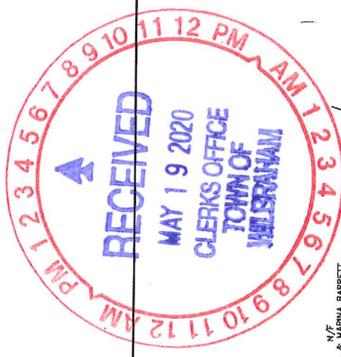
John Pearsall, Planning Director  
jpearsall@wilbraham-ma.gov



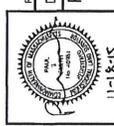
### PROPOSED LAYOUT — WILLOW BROOK LANE

To lay out as a Public Way **WILLOW BROOK LANE** beginning at the intersection with Main Street and extending approximately 840 feet westerly to and including the cul-de-sac as shown on plan entitled "Definitive Subdivision Plan [Willow Brook Estates] | Wilbraham, Ma | Owned By | 601 Main Street, LLC" (Sheet P-1; 2 of 12) prepared by Paul S. Smith Land Surveying, dated 9/14/2015 and revised 10/10/2015, recorded in the Hampden County Registry of Deeds in Book of Plans 374, Page 70 and being the same premises as described in the document entitled "Conveyance of Easement Rights in Street" for Willow Brook Lane granted to the Town of Wilbraham and recorded in the Hampden County Registry of Deeds in Book 20971, Page 556.

For more information, please call the Wilbraham Planning Office at 596-2800 x-203



DEFINITIVE  
SUBDIVISION PLAN  
WILBRAHAM, MA  
OWNED BY  
601 MAIN STREET, LLC  
DEED BOOK: 19733 PAGE: 156  
ZONE: R 2B



REVIEWED: OCTOBER 10, 2015  
DATE: SEPTEMBER 14, 2015 SCALE: 1" = 60'  
PAUL S. SMITH LAND SURVEYING  
319 SHAKER ROAD EAST LONGMEADOW, MA  
(413) 525 4700

FRONTAGE AT STREETLINE LOT WIDTH AT SETBACK LINE

LOT 5	87.50'	153.40'
LOT 6	87.50'	151.09'
LOT 7	82.95'	145.13'

LEGEND

- IRON PIN FOUND
- IRON PIN TO BE SET
- METEORIC STONE FOUND
- CONCRETE FOUND TO BE SET



"ALL OF THE LOTS ON THIS PLAN ARE SUBJECT TO A COVENANT IN LIEU OF BOND UNDER M.G.L. CHAPTER 41 SECTION 81-U DATED 11/13/2015 TO BE RECORDED IN THE HAMPTON COUNTY REGISTRY OF DEEDS HERewith"

I HEREBY CERTIFY THAT I RECORDED ON 10/19/2016 THE APPROVAL BY THE PLANNING BOARD OF THIS PLAN AND THAT NO NOTICE OF APPEAL THEREFROM HAS BEEN RECEIVED BY ME. Samuel J. Gentry, Jr. TOWN CLERK OF WILBRAHAM 11-23-15

WILBRAHAM PLANNING BOARD

APPLICATION FILED: 7-15-2015  
HEARING DATE: 8-19-2015  
BOARD OF HEALTH APPROVAL: 8-10-2015  
PLAN APPROVED: 8-2-2015  
PLAN ENDORSED: 11-18-2015

*Paul S. Smith*  
Paul S. Smith  
October 13, 2015

(REGISTRY OF DEEDS)

Hampton County Registry of Deeds  
111 State Street, 3rd Floor  
Worcester, MA 01602  
Tel: 508-853-3744 Fax: 508-853-7000  
www.mass.gov/registryofdeeds



HAMPTON-WILBRAHAM REGIONAL SCHOOL DISTRICT