

OWNER OF RECORD
 STACEY & GREGORY MAZUR
 18 BITTERSWEET LANE
 HAMILTON, MA

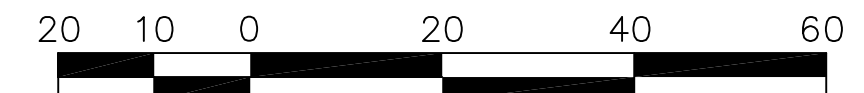
DEED REFERENCE
 ESSEX SOUTH DISTRICT REGISTRY
 DEED BOOK 37917 PAGE 157

PLAN REFERENCE
 LOT 8A PLAN BOOK 469 PLAN 72
 DATED SEPTEMBER 4, 2014

TOWN OF HAMILTON
 ASSESSORS MAP 65 PARCEL 142

WETLANDS FLAGGED ON OCTOBER 31, 2024
 BY NORSE ENVIRONMENTAL

ZONE: R1A - REDUCED FRONTAGE LOT	
	REQUIRED
MINIMUM LOT AREA:	3 ACRES PLUS 20,000 SF
MINIMUM LOT FRONTAGE:	50'
MINIMUM LOT WIDTH:	50' AT DWELLING 150' THROUGH DWELLING
MINIMUM SETBACKS:	FRONT 25' SL/50' CL SIDE 15' REAR 15'
MAXIMUM BUILDING COVERAGE:	25%
MAX BLDG HEIGHT:	35' - 3 STORIES
EXISTING	
LOT AREA:	236,122 S.F. 5.421 ACRES
LOT FRONTAGE:	50.00'
LOT WIDTH:	165.13' AT DWELLING
SETBACKS:	FRONT 54.4' STREETLINE SIDE 18.6' REAR 340.5'
BUILDING COVERAGE:	2,349 S.F. = 1%
BLDG HEIGHT:	27.1' - 2 1/2 STORIES
PROPOSED ADDITIONS	
LOT AREA:	236,122 S.F. 5.421 ACRES
LOT FRONTAGE:	50.00'
LOT WIDTH:	165.13' AT DWELLING
SETBACKS:	FRONT N.A. SIDE 29.15' REAR 337.8'
BUILDING COVERAGE:	3,129 S.F. = 1%
BLDG HEIGHT:	27.1' - 2 1/2 STORIES



PROPOSED PLOT PLAN

18 BITTERSWEET LANE
 ASSESSORS MAP 65 PARCEL 142
 HAMILTON, MA
 PREPARED FOR
STACEY & GREGORY MAZUR
 18 BITTERSWEET LANE
 HAMILTON, MA

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SCALE: 1" = 20' DATE: JANUARY 17, 2025