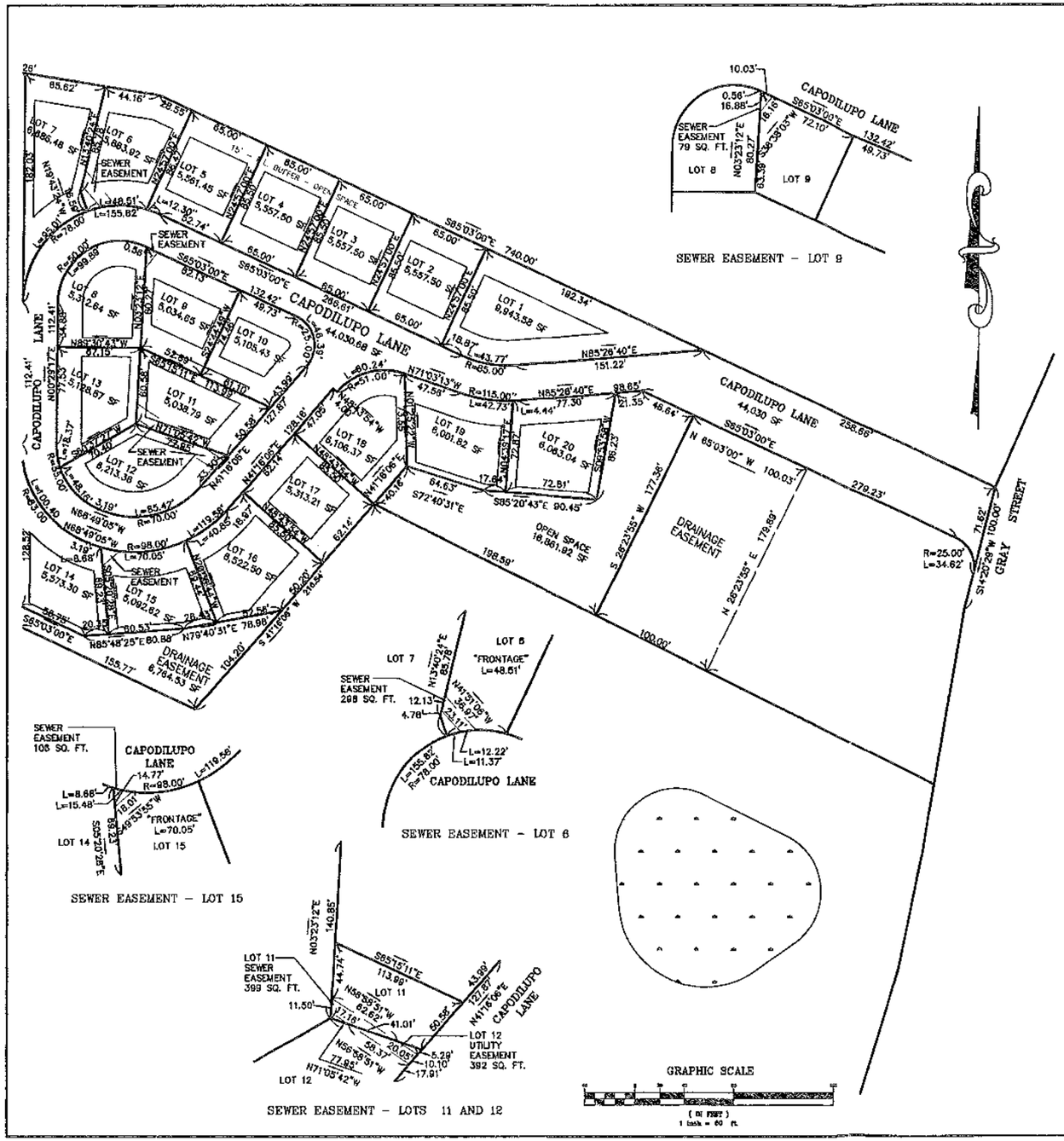


SEWER EASEMENT – LOT 9

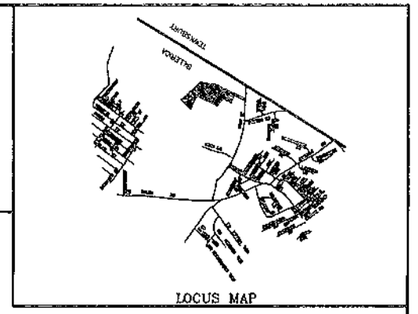
SEWER EASEMENT – LOT 6

SEWER EASEMENT – LOT 15

SEWER EASEMENT – LOTS 11 AND 12

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

FOR REGISTRY USE ONLY



I TOWN CLERK OF THE TOWN OF BILLERICA, RECEIVED AND RECORDED FROM THE ZONING BOARD OF APPEALS A SETTLEMENT DECISION OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

BILLERICA ZONING BOARD OF APPEALS

DATE APPROVED _____

DATE ENDORSED _____

REFERENCE:
BILLERICA ZONING BOARD OF APPEALS DECISION ON THE APPLICATION OF GRAYSTONE ESTATES SETTLEMENT AGREEMENT AND REVISED COMPREHENSIVE PERMIT DECISION – FEBRUARY, 2017 UNDER G.L. C.40B SS20–23 AS MODIFIED SEPTEMBER 2023 AND AUGUST 2024. FURTHER WAIVERS WERE VOTED BY THE BOARD OF APPEALS AT THE AUGUST 21, 2024 MEETING.

NOTE:
THE PROJECT IS THE SUBJECT OF A COMPREHENSIVE PERMIT UNDER G.L. C.40B S20–23, THAT THE DRIVEWAYS WITHIN THE PROJECT IN SOME CASES MAY, AND IN OTHER CASES MAY NOT, CONFORM TO STANDARDS AND REQUIREMENTS OF THE PLANNING BOARD'S SUBDIVISION RULES AND REGULATIONS.

DATE		INT.
12/03	FIELD BY:	JB
BK# 27	FIELD BOOK	PG# 71
1/04	CALCS BY:	RRG
1/04	DESIGNED BY:	CAQ
1/04	DRAWN BY:	COMP
1/04	CHECKED BY:	CAQ

NO.	DATE	DESCRIPTION	BY

ZONING REQUIREMENTS:
ZONING: RURAL RESIDENTIAL
FRONTAGE: 200'
AREA: 50,000 SF
SETBACKS: F–35', S–15', R–20'

APPLICANT
OWNER: CRAFTSMAN VILLAGE BILLERICA, LLC
205 AYER ROAD, SUITE 5
HARVARD, MA 01451

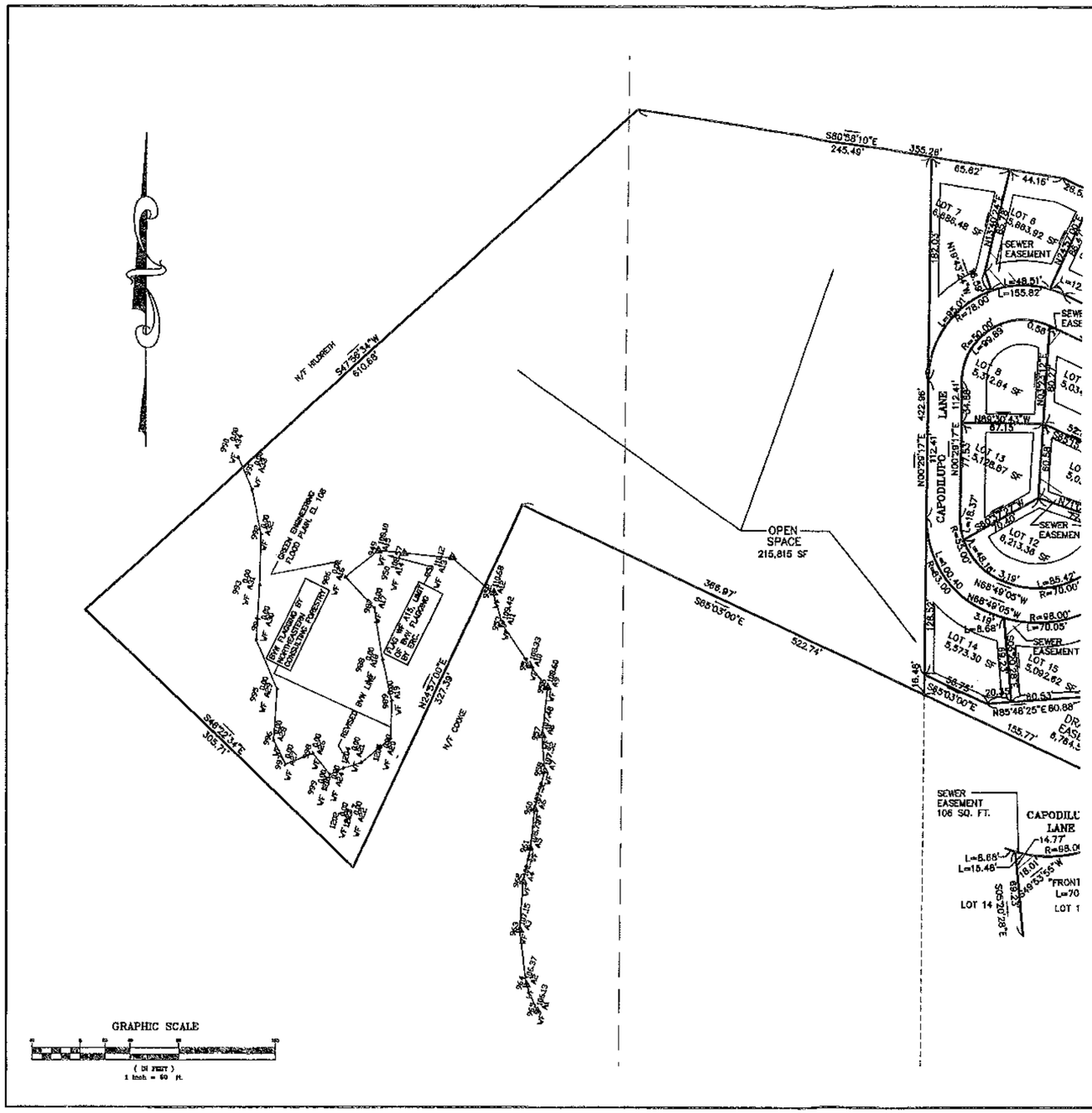
LEGAL REFERENCES:
ASSESSORS MAP 19 LOTS 13–2–5–1, 13–2–5–2, 13–2–5–3 AND 13–2–5–4

DEED BOOK 11948 PAGE 207
DEED BOOK 11948 PAGE 141
DEED BOOK 13525 PAGE 248
DEED BOOK 13533 PAGE 133
DEED BOOK 20281 PAGE 137
DEED BOOK 39312 PAGE 148

PLAN REFERENCES:
PLAN BOOK 198 PAGES 138
PLAN BOOK 203 PAGE 42
PLAN BOOK 228 PAGE 10

PROPERTY PLAN
CRAFTSMAN VILLAGE
LOCATED IN
BILLERICA, MASSACHUSETTS
FOR
CRAFTSMAN VILLAGE BILLERICA, LLC
205 AYER ROAD, SUITE 5
HARVARD, MA.
AUGUST 5, 2025
SCALE: 1" = 40'

CAQ Engineering Associates, Inc.
Civil Engineers • Environmental Consultants
Sanitary Designers • Land Surveyors
236 Pleasant Street Methuen, MA 01844
(978) 689–7272 email: caqintal@caqeo.com



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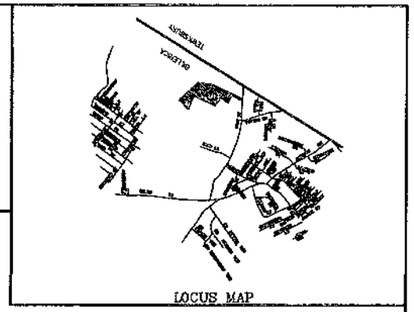

LOCUS MAP

BILLERICA ZONING BOARD OF APPEALS

DATE APPROVED

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OWNER: CRAFTSMAN VILLAGE BILLERICA, LLC
206 AYER ROAD, SUITE 5
HARVARD, MA 01451

LEGAL REFERENCES:
ASSESSORS MAP 12 LOTS 13-2-5-1, 13-2-5-2, 13-2-5-3 AND 13-2-5-4

DEED BOOK 11946 PAGE 207
DEED BOOK 11946 PAGE 141
DEED BOOK 13525 PAGE 248
DEED BOOK 13533 PAGE 133
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