

FOR SALE

118 Pleasant Street (Rt. 104), Bridgewater, MA



Development Site

Zoning Allows with planning board approval;

- Senior Housing, Assisted Living Facility, Continuing Care Facility, Independent Living Facility, Long Term Care Facility
- Total Area: 8 Acres, 7 Parcels
- No Wetlands on Site
- Town Water / Town Sewer / Natural Gas / Drainage Easement
- Located Near Bridgewater Center
- 1 Mile to Commuter Rail

DONAHUE
ASSOCIATES

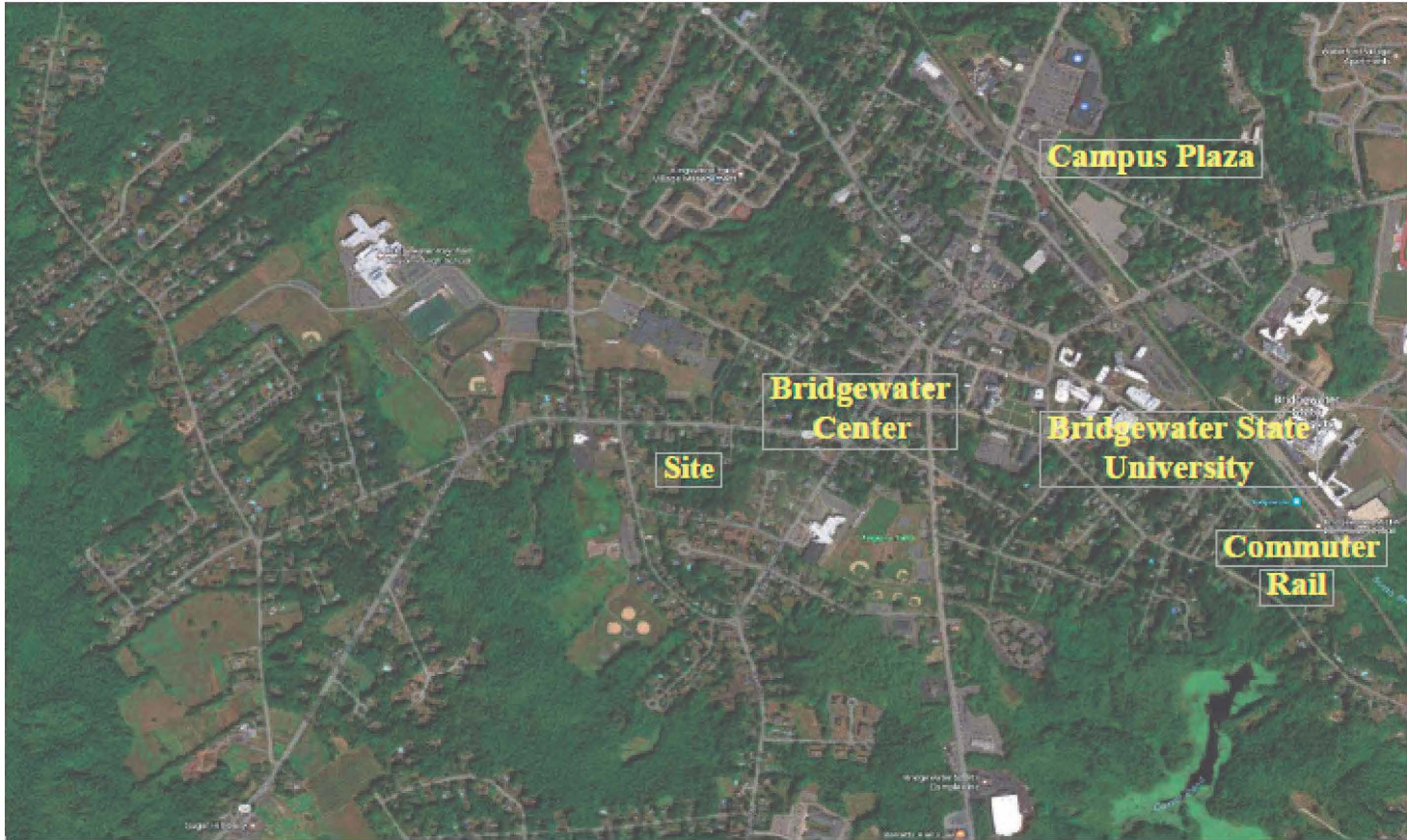
Commercial & Industrial Real Estate
457 Belmont Street
Brockton, MA 02301

Tel: 508.588.1717
mdre@donahueassociates.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice.

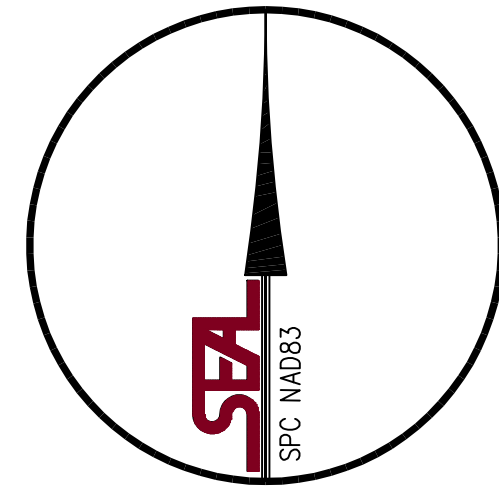
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PROJECT BENCHMARK
TOP OF HYDRANT SPINDLE
ELEV. 104.73 (NAVD88)

PLEASANT (DECREE 1241 - 50' WIDE) STREET



MAP 33, LOT 71
N/F
COLES, JOSHUA
DEED Bk. 43180 Pg. 16
138 PLEASANT ST
0.53 ACRES

MAP 33, LOT 74
N/F
ZWICKER, DAVID J & PAULA A
DEED Bk. 9994 Pg. 211
92 PLEASANT ST
0.51 ACRES

MAP 33, LOT 76
N/F
BURRILL, KENDALL W & JEAN S
DEED Bk. 3750 Pg. 144
64 PLEASANT ST
1.10 ACRES

MAP 33, LOT 119
N/F
OCASIO, FRANCISCO & WANDA
DEED Bk. 11183 Pg. 43
54 CARMEL CIR
0.20 ACRES

MAP 33, LOT 120
N/F
MURPHY, PAUL J & KIRSTEN C
DEED Bk. 14694 Pg. 175
42 CARMEL CIR
0.22 ACRES

MAP 47, LOT 102
MAP 47, LOT 103
N/F
JOHNSON, GILBERT P & KAREN A
DEED Bk. 39051 Pg. 52
26 CARMEL CIR
0.46 ACRES

MAP 47, LOT 104
N/F
BENSON, KIMBLY M
DEED Bk. 42526 Pg. 100
18 CARMEL CIR
0.22 ACRES

MAP 47, LOT 106
N/F
MORTARELLI, ANDREW & JACQUELINE
DEED Bk. 24200 Pg. 198
39 FREEMONT ST
0.40 ACRES

THE BRIDGEWATER SEWER DEPARTMENT HAD NO INFORMATION OR SEWER CARDS FOR 124, 118, 104 PLEASANT ST & 11 MAE JIM AVE

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- BOUND
- IRON PIPE
- 96— EXISTING CONTOUR
- GAS LINE W/SHUTOFF
- WATER LINE W/SHUTOFF
- FIRE HYDRANT
- DRAIN LINE
- DRAIN MANHOLE
- CATCHBASIN
- SEWER LINE
- SEWER MANHOLE (SMH)
- UEL— UNDERGROUND ELEC
- OHW— OVERHEAD WIRES
- UTILITY POLE
- GUY WIRE
- VGC— VERTICAL CONCRETE CURBING
- TREE LINE
- TREE

NOTES:

LOCATION OF UTILITIES SHOWN ARE FROM OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENTS/CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND TO NOTIFY DIGSAFE AND ALL UTILITY COMPANIES, AGENCIES, DEPARTMENTS PRIOR TO CONSTRUCTION FOR THE LOCATION OF ALL UNDERGROUND UTILITIES AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

MAP 47, LOT 116
N/F
WALSH, MARY
DEED Bk. 30932 Pg. 186
60 CRESCENT ST
1.55 ACRES

MAP 47, LOT 112
N/F
CANNON, WILLIAM & REGINA
DEED Bk. 5355 Pg. 80
85 FREEMONT ST
0.15 ACRES

MAP 47, LOT 111
N/F
FERBERT, SCOTT & HELOISA
DEED Bk. 7025 Pg. 231
79 FREEMONT ST
0.15 ACRES

MAP 47, LOT 110
N/F
DAMON, RANDY L & MARY
DEED Bk. 4458 Pg. 286
77 FREEMONT ST
0.30 ACRES

MAP 47, LOT 109
N/F
TILAKOS, EMMAUEL & RAGEN
DEED Bk. 5478 Pg. 109
59 FREEMONT ST
0.18 ACRES

MAP 47, LOT 108
N/F
ROBILLARD, MATTHEW
DEED Bk. 44413 Pg. 114
49 FREEMONT ST
0.16 ACRES

MAP 47, LOT 107
N/F
HEALEY, OLIVE
DEED Bk. 39763 Pg. 8
43 FREEMONT ST
0.20 ACRES

PLAN REFERENCES:

1. MAP AND LOT NUMBERS REFER TO THE TOWN OF BRIDGEWATER ASSESSOR'S MAP AND LOT NUMBERS.
2. EXISTING CONDITIONS SURVEY WAS COMPLETED ON SEPTEMBER 28, 2016 BY SILVA ENGINEERING ASSOCIATES, P.C.
3. PROPERTY LINE INFORMATION WAS OBTAINED FROM THE FOLLOWING:
 - DECREE NO 1241, PLEASANT ST, BRIDGEWATER, MA
 - PLAN BK 7, PG 637
 - PLAN BK 41, PG 302
 - PLAN BK 1, PG 224
 - PLAN BK 1, PG 208
 - PLAN BK 9, PG 357
 - PLAN BK 3000, PG 41
 - PLAN BK 5, PG 861
 - PLAN NO 534 OF 1962
 - PLAN BK 12, PG 608

REVISIONS			
DATE	DRAWN	DESCRIPTION	

PARCEL DATA:

ASSESSOR'S REFERENCE: MAP 33, LOT 73
CURRENT OWNER: JOHN M PARA
118 PLEASANT ST, BRIDGEWATER MA
DEED REFERENCE: BOOK 7352, PAGE 239
TOTAL AREA: 25,325 S.F. or 0.58 Acres

ASSESSOR'S REFERENCE: MAP 33, LOT 112
CURRENT OWNER: JOHN M PARA
118 PLEASANT ST, BRIDGEWATER MA
DEED REFERENCE: BOOK 3938, PAGE 504
TOTAL AREA: 8,866 S.F. or 0.20 Acres

ASSESSOR'S REFERENCE: MAP 33, LOT 113
CURRENT OWNER: JOHN M PARA
118 PLEASANT ST, BRIDGEWATER MA
DEED REFERENCE: BOOK 3938, PAGE 504
TOTAL AREA: 105,397 S.F. or 2.42 Acres

ASSESSOR'S REFERENCE: MAP 33, LOT 115
CURRENT OWNER: JOHN M PARA
118 PLEASANT ST, BRIDGEWATER MA
DEED REFERENCE: BOOK 3938, PAGE 504
TOTAL AREA: 35,840 S.F. or 0.83 Acres

ASSESSOR'S REFERENCE: MAP 33, LOT 116
CURRENT OWNER: JOHN M PARA
118 PLEASANT ST, BRIDGEWATER MA
DEED REFERENCE: BOOK 3000, PAGE 41
TOTAL AREA: 18,086 S.F. or 0.42 Acres

ASSESSOR'S REFERENCE: MAP 33, LOT 117
CURRENT OWNER: JOHN M PARA
118 PLEASANT ST, BRIDGEWATER MA
DEED REFERENCE: BOOK 3938, PAGE 504
TOTAL AREA: 134,813 S.F. or 3.09 Acres

ASSESSOR'S REFERENCE: MAP 33, LOT 118
CURRENT OWNER: STEVEN J & ANNIE M PARA
1 RAINBOW CIRCLE BOURNE MA
DEED REFERENCE: BOOK 47650, PAGE 225
TOTAL AREA: 18,009 S.F. or 0.41 Acres
TOTAL AREA: 8.0 Acres

ZONING REFERENCE: RESIDENTIAL D
MIN. LOT SIZE: 18,500 S.F.
MIN. FRONT YARD: (10,000 SF PER DWELLING UNIT)
MIN. FRONTAGE: 125 FEET
MIN. FRONT YARD: 35 FEET
MIN. SIDE YARD: 20 FEET
MIN. REAR YARD: 30 FEET

THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X; COMMUNITY PANEL No. 250230301J; DATED JULY 17, 2012.

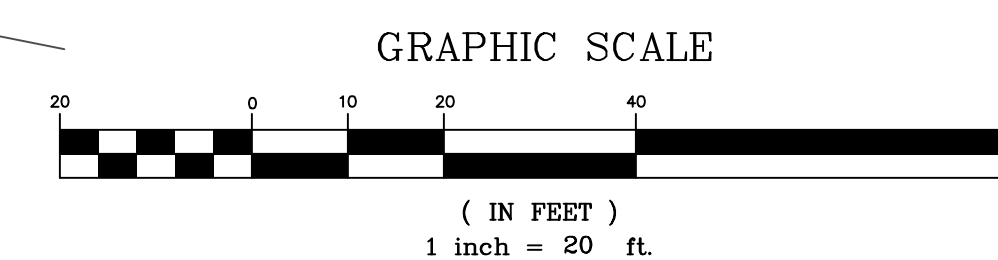
NO WETLANDS ON SUBJECT SITE

'CONCEPTUAL LAYOUT'

SITE:
ASSESSOR'S MAP 33
LOTS 73, 112, 113, 115, 116 & 117
PLEASANT STREET & MAE JIM LANE
BRIDGEWATER, MASSACHUSETTS

PREPARED FOR:
STEVEN PARA

SFA SILVA ENGINEERING ASSOCIATES, P.C.
CIVIL ENGINEERS, LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS
1615 BEDFORD STREET
BRIDGEWATER, MA. 02324
PHONE (508) 697-3100 FAX (508) 697-3136
www.silvaeng.com



SCALE	DRAWN	DATE	ACAD FILE	SHEET
1" = 40'	LPS	3/25/17	16088AST	1

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PROPERTY AS BEING IN ZONE X; COMMUNITY PANEL
No. 25023C0301d; DATED JULY 17, 2012.

NO WETLANDS ON SUBJECT SITE

8.6 SENIOR HOUSING FACILITY

8.6.1 Purpose. The objectives of this Section are to achieve the following public purposes:

1. To provide for the development and use of alternative housing and nursing care for the elderly;
2. To create home health care, housing and other supportive services for the senior population outside of an institutional setting;
3. To encourage the preservation of open space;
4. To provide alternative housing for seniors that cause relatively little demand on Town services;
5. To preserve the town's residential character;

6. To provide such accommodations in a manner harmonious with the surrounding land uses while protecting natural resources and open space;
7. To provide housing which is affordable for seniors.

Senior Housing Facility: The following definitions shall apply in Section 8.6:

Assisted Living Facility: A residential development subject to certification by the Executive Office of Elder Affairs under G.L. c. 19D and 651 CMR 12.00.

Continuing Care Facility: A facility regulated by G.L. c. 93, s. 76.

Independent Living Facility: A facility providing apartments for rent with a communal dining facility, with optional services on the site for the convenience of residents, including but not limited to transportation, barber/beauty services, sundries for personal consumption, laundry services and other amenities, provided such uses serve primarily the residents and staff of the facility.

Long Term Care Facility: A facility, including a convalescent or nursing home, rest home, infirmary maintained in towns, and charitable homes for the aged, as defined and regulated in 105 CMR 150.001.

Senior Housing: Housing for persons over the age of 55 subject to the Senior Housing Laws, as defined herein.

Senior Housing Facility: An Assisted Living Facility, Continuing Care Facility, Independent Living Facility, or Long Term Care Facility, whether operated as a free-standing facility or in combination with another type of facility on the same lot or adjacent lot in common control.