

# Recorded Plan History of Bishops Lane, Hingham, MA

As the Applicant has previously informed the Planning Board, the proposed definitive subdivision is the last stage of a development of property that initiated in 1925.

Specifically, it is comprised of land that was part of the approximate 14~ acres originally acquired by Walter Whiting in March, 1925 from the Bishop Estate recorded in Book 1472 Page 490. That acquisition included the houses with current addresses of 234 and 248 South Street and a parcel of approximately 12 acres lying between them.

## 1925

In 1925, Whiting developed the parcel into a 7-lot subdivision which was recorded on August 24, 1925, Book 3, Page 628. Bishops Lane originally designed with a 40 foot right of way, and over 46 feet wide where it connects to South Street.

## 1926

Bishops Lane was modified a year later in 1926. An 8,065 sq. ft. parcel was relocated by Whiting, to the South-easterly portion of Lot 7. The addition of this parcel was recorded on Sept. 16, 1926, Book 4, Page 260. Note the 40 foot right of way of Bishops Lane was maintained at that time as well as the 46-foot South Street connection.

## 1944

Bishops Lane was again modified in 1944. Whiting's successors in title (and the predecessors in title of the applicant, the owners of 6 Bishops Lane, 2 Bishops Lane and 248 South Street) caused a revised plan of the 1926 plan. It was adjusted to remedy the fact that the residence (and detached garage) at 2 Bishops Lane was laid out within the 40 foot right of way. Rather than move the home and garage, Bishops Lane was shifted away from the residence South-westerly towards then Lot 4. It was recorded on Oct. 27, 1944, Book 6, Page 790. The altered portion of Bishops Lane maintained the 46-foot width at the intersection of South Street and a 40 foot width for the remainder, and resulted in the house at 2 Bishops Lane to no longer be located in the layout.

## 1955

See the attached compiled recorded plan dated April 15, 1955. The plan dated April 15, 1955, recorded in Plan Book 10 Page 351 is very helpful in comprehending the state of the development of the 14 acres acquired in 1925 from the Bishop Estate as of 1955. This 1955 plan shows by notation; shown as Whiting; the parcel (a portion of which is now known as #0 Bishops Lane) that then lay southeasterly of current 16 Bishops Lane (comprised mostly shown as Gage and a small portion shown as Tracy), and the layout of the initial phase of Bishops Lane leading to the remainder of the land not divided into distinct lots in the 1925, 1926 or 1944 plans.

## 1984

On April 24, 1984, the Applicant's predecessor in title conveyed by deed recorded in Book 5622 Page 22 a significant portion (approximately 6.1 acres) of the easterly remainder of the land not shown as distinct lots on the 1925, 1926 and 1944 plans to the developer of the definitive subdivision creating 26 house lots known as "Colonial Settlement of Hingham", aka Del Prete Subdivision, approved by the Planning board on November 1984. Notably, this includes the property with the current address of 26 Del Prete Drive. The Del Prete Subdivision definitive plan was approved in November 1984 and recorded in Plan Book 25, Page 46. Of further significant note, the Planning Board's approval granted waivers including to site line distance and to the 40 foot width of the layout width for the initial portion of the layout of the New Towne Drive subdivision road to the Hersey Street intersection, and did not determine a waiver was necessary for the 40 foot wide layout portion of the preexisting Del Prete Drive which the definitive plan showed an new extension from the end thereof meeting the required 46 foot wide layout:

### Del Prete Waivers Granted

1. Curb radius, southwest corner intersection New Towne Dr., Hersey St.
2. Centerline distance between New Towne Dr., & Elm St.
3. Minimum cover over pipe station 5+00 Dell Prete Dr.
4. Width of way, New Towne Dr., station 8+16 to Hersey St.
5. 200-foot sight distance for vertical curve sta. 8+36 to sta. 11+22 New Towne Drive.

In summary, the current portion of the property with the Assessor address of 0 Bishops Lane is the remainder of the 14 acres of land acquired by Whiting in 1925 that was not divided into specific lots shown on the 1925, 1926 or 1925 plans and the portion conveyed to the developer of the Del Prete Subdivision in 1984.

## 1988

Lastly, please note Country Club Road development plan recorded on March 28, 2988 in Plan Book 30 Page 619, which created the two house lots with the current addresses of 264 and 266 South Street, shows "Bishops Lane (Private-Variable Width)" in the 1925, 1926 and 1944 recorded plans as 40-foot-wide and continuing southeasterly through what is now #0 Bishops Lane. Significantly, Country Club Drive shown on the 1988 plan was never actually constructed.



## PLAN OF LOTS IN HINGHAM, MASS.

MAY 27, 1925.

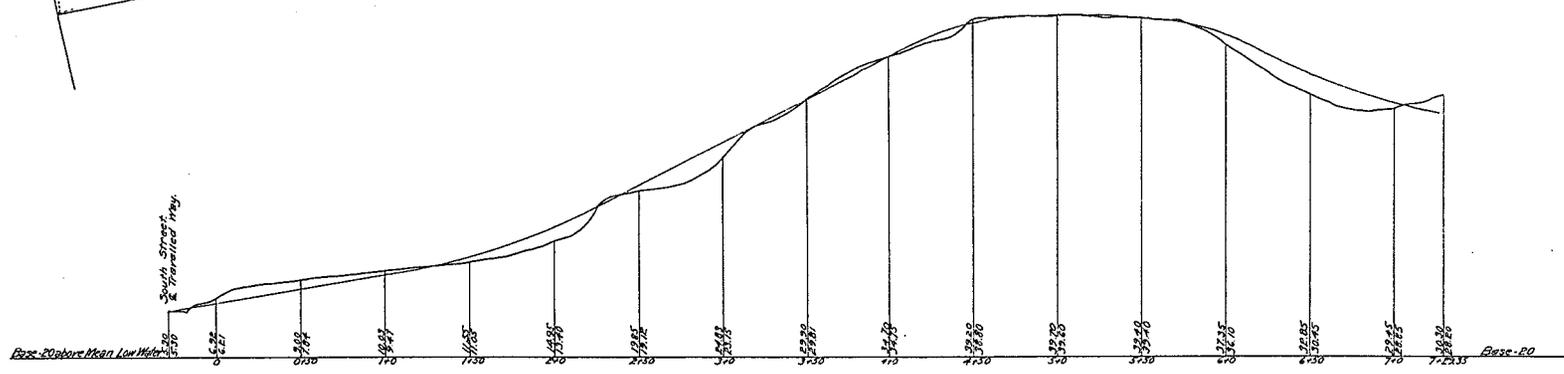
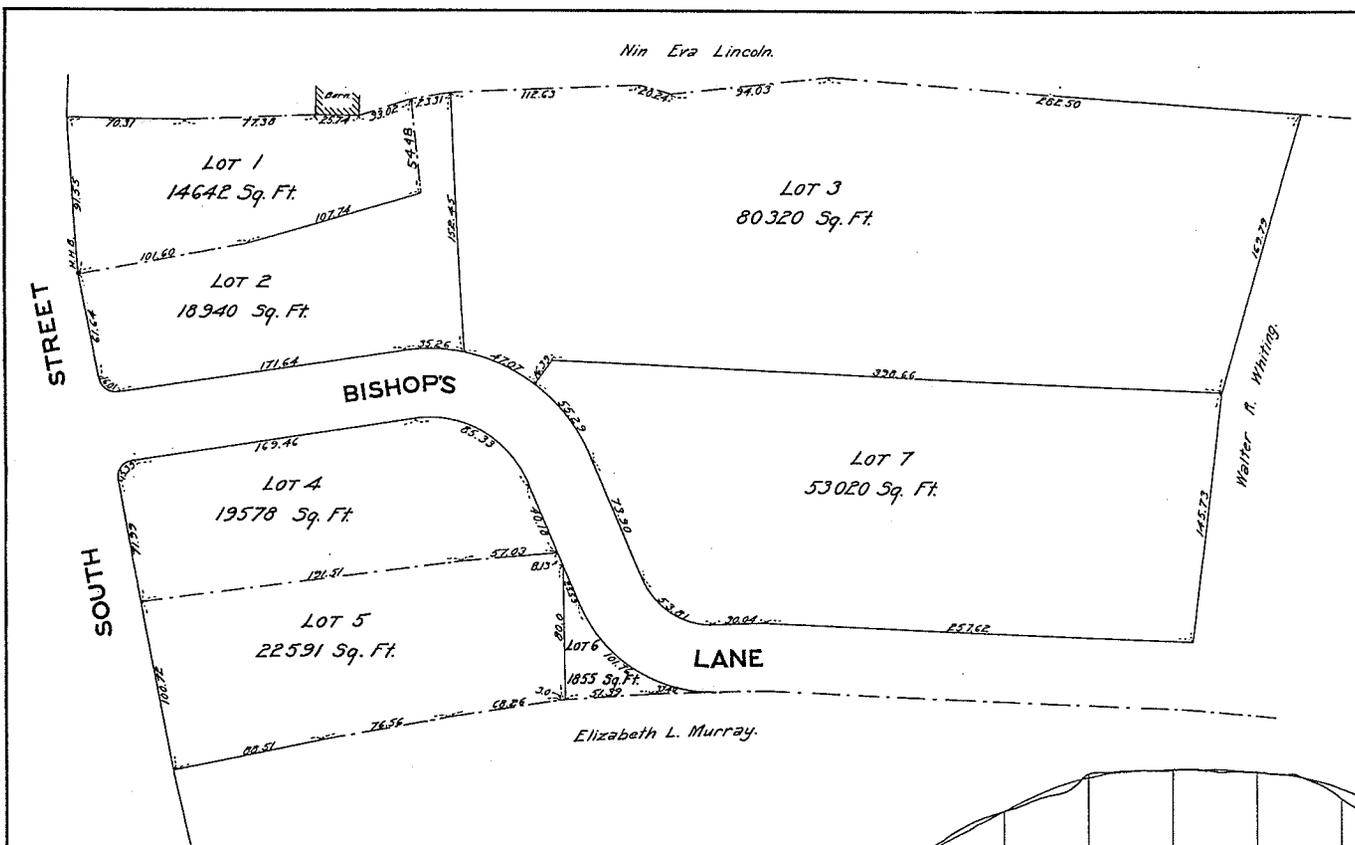
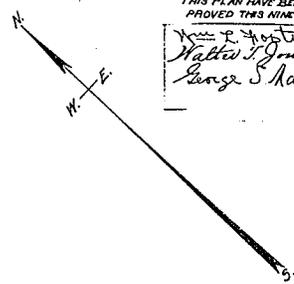
Scale: 40 feet to an inch.

Walter B. Foster, C.E.  
Hingham, Mass.

WE HEREBY CERTIFY THAT ALL LAWS APPLICABLE TO THIS PLAN HAVE BEEN COMPLIED WITH AND IT IS APPROVED THIS NINTH DAY OF JUNE, 1925.

*Walter B. Foster*  
*Mattew J. Jones*  
*George S. Hardin*

HINGHAM  
BOARD OF  
SURVEY.



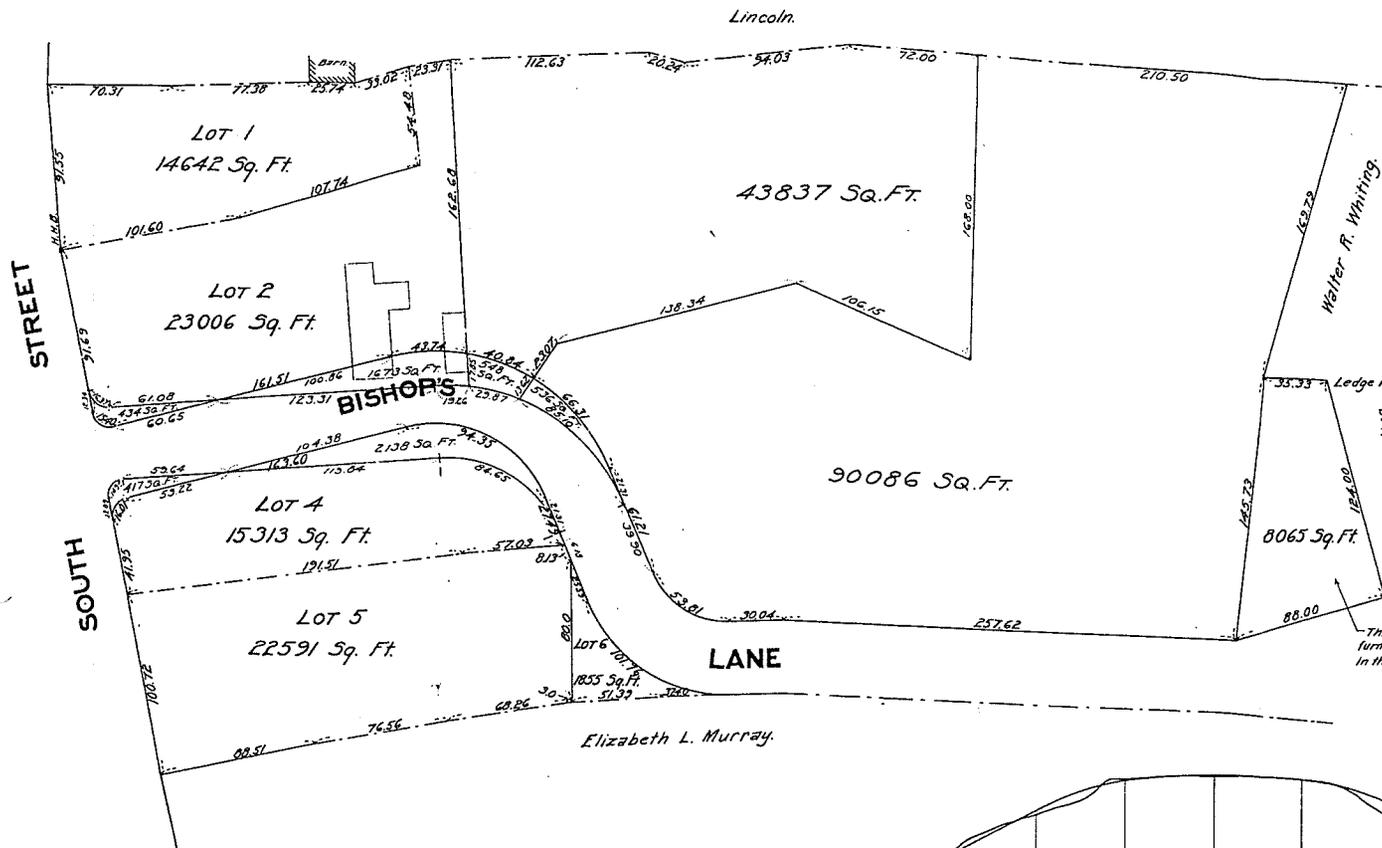
PROFILE OF CENTRE LINE OF BISHOP'S LANE.

Horizontal Scale: 40 feet to an inch.  
Vertical Scale: 8 feet to an inch.



1944

8662  
6 790



# PLAN OF LOTS IN HINGHAM, MASS.

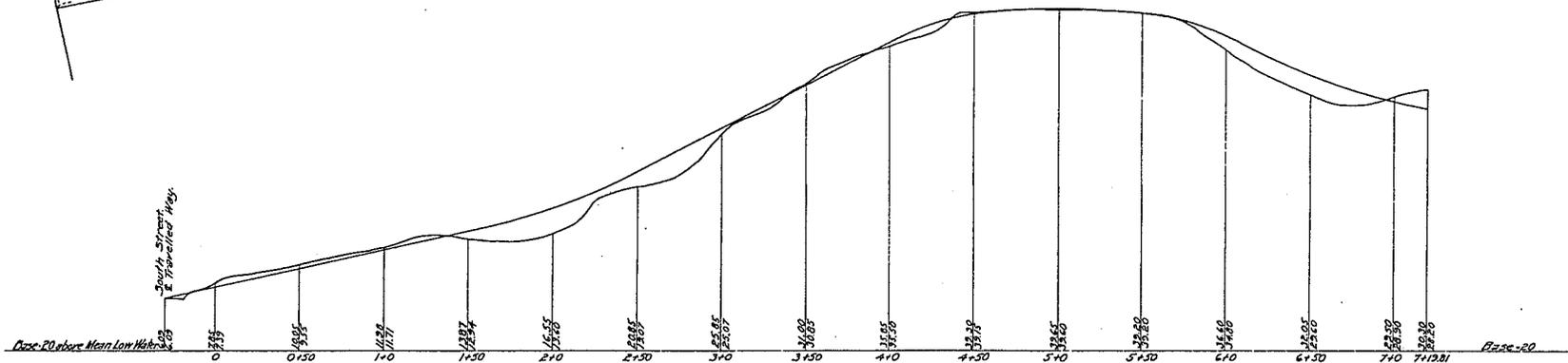
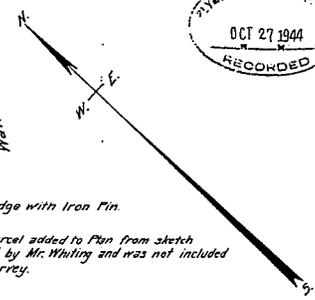
JULY 9, 1926.

Scale: 40 feet to an inch. Walter B. Foster, C.E.  
Hingham, Mass.

Note: Lines of Bishops Lane changed July 6, 1944.



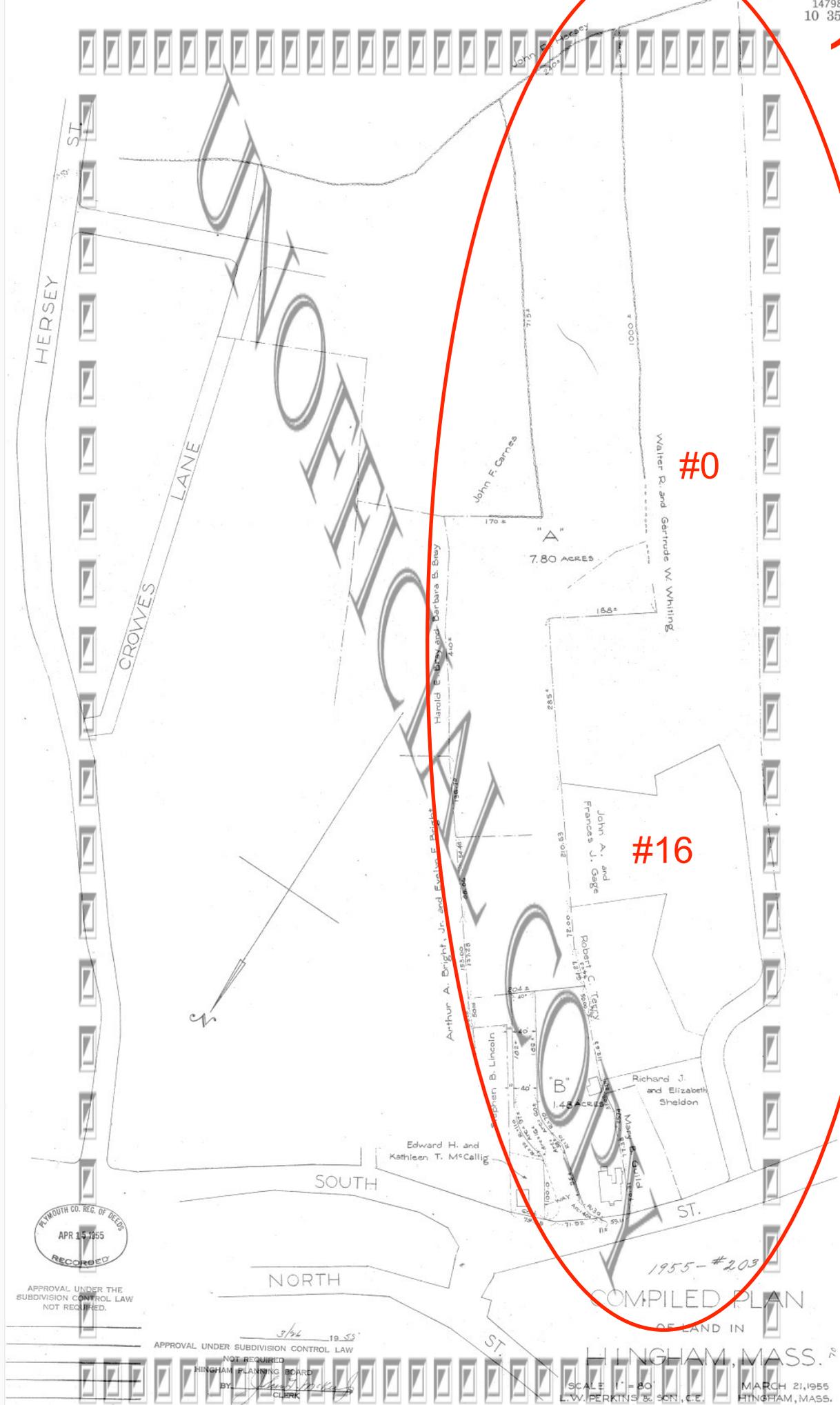
This Parcel added to Plan from sketch furnished by Mr. Whiting and was not included in the Survey.



### PROFILE OF CENTRE LINE OF BISHOPS LANE.

Horizontal Scale: 40 feet to an inch.  
Vertical Scale: 8 feet to an inch.

1955



PLIMOUTH CO. REG. OF DEEDS  
 APR 15 1955  
 RECORDED

APPROVAL UNDER THE  
 SUBDIVISION CONTROL LAW  
 NOT REQUIRED.

APPROVAL UNDER SUBDIVISION CONTROL LAW  
 NOT REQUIRED

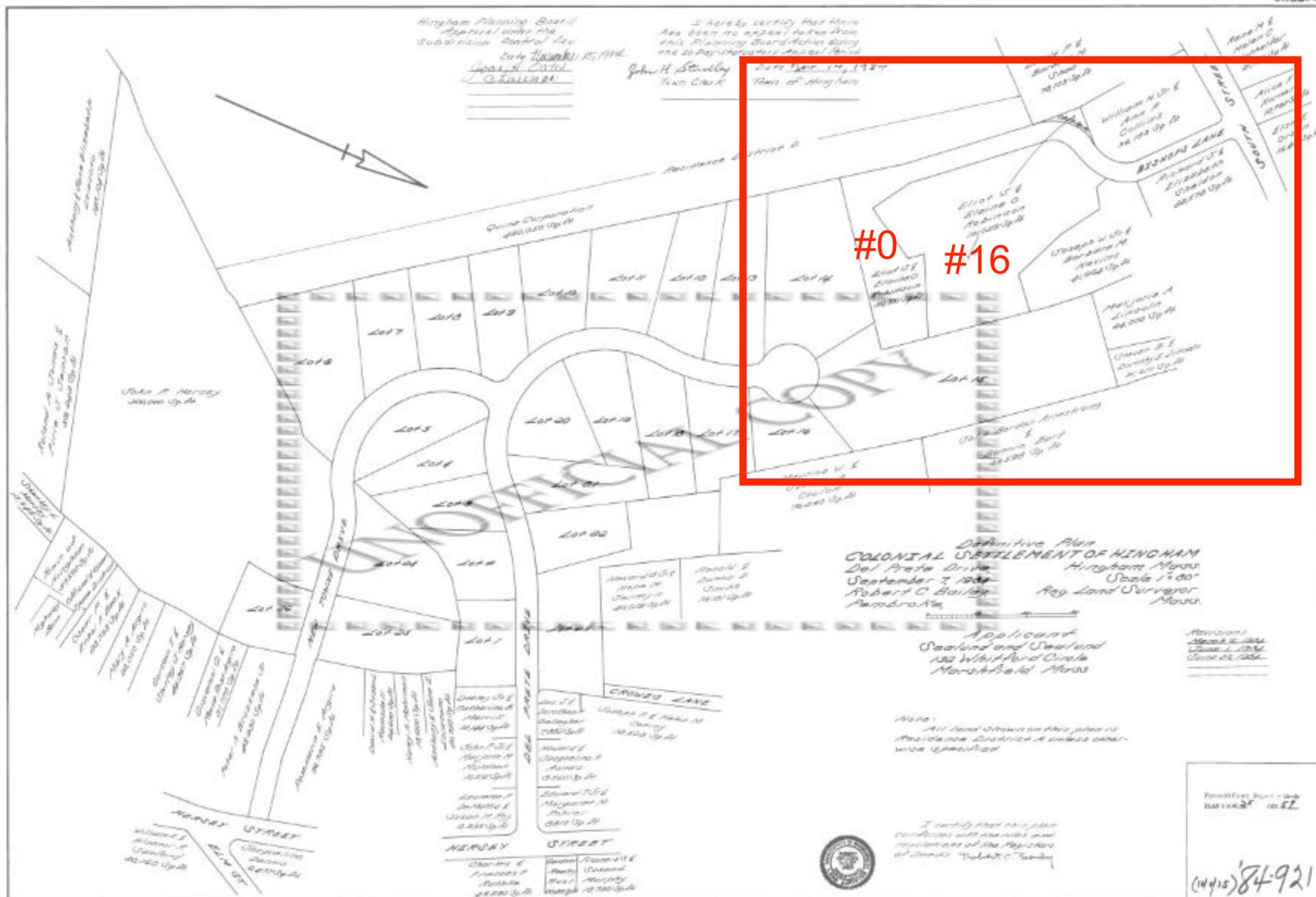
3/4 19 55  
 HINGHAM PLANNING BOARD  
 BY: *[Signature]*  
 CLERK

1955-#203  
 COMPILED PLAN  
 OF LAND IN

HINGHAM, MASS. 70

SCALE 1" = 80'  
 L.W. PERKINS & SON, INC.  
 MARCH 21, 1955  
 HINGHAM, MASS.

1984



1988

I, \_\_\_\_\_ Clerk of the Town of Hingham hereby certify that the notice of approval of this plan by the Planning Board has been received and recorded at this office and no notice of appeal was received during the twenty days next after such receipt and recording of said notice.

Date \_\_\_\_\_ Town Clerk

Approved, subject to a covenant to be recorded herewith.

Month 28, 1988 date

*D. P. Smith, Clerk*

Hingham Planning Board

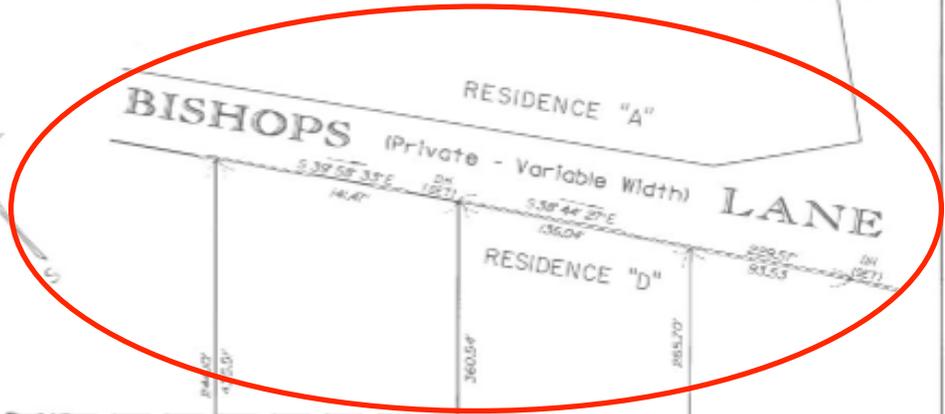
Approved:

date

Hingham Board of Health



DONALD P. B. BARBARA P. SHEA BK 242 / PG 29



DONALD P. B. BARBARA P. SHEA BK 3740 / PG 175

MT. ALY. ASSOCIATION NOWAK TRUST BK 4308 / PG 309

RALPH C. HARRISON JR. BK 2878 / PG 240

LAWRENCE SCHOFIELD BK 1890 / PG 273

C.M.R. REALTY TRUST