

June 8, 2000

Don Theoharides  
Theo Properties  
140 West Street  
Worcester, MA 01609

Re: St. Spyridon Greek Orthodox Cathedral property at Rte 140,  
Gold Street and Grafton Street, Shrewsbury, MA

Dear Mr. Theoharides,

The attached plan is a portion of an aerial topographic map created for George A. Kentros by Moore Survey and Mapping Corp dated 4/1/85. The scale is 1" = 80' and the contour lines are at 2' intervals. Big Bummet Brook, a perennial stream with a 200' protection zone to either side of the brook is shown in solid blue.

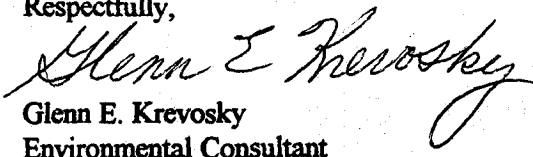
The orange lines on the Plan indicates the 200' River Front Area and the yellow lines on the Plan indicates the Bordering Vegetated Wetland Lines.

The attached portion of the Wetland Protection Act Regulations 310 CMR 10.58 pertain to the stringently protected River Front Area. If you review the regulations, you will find that the useable land on the parcel is confined to the land up-gradient of the Orange River Front Lines. The useable land on Rte 140 ranges from 100-150' deep off the road. Frontage in this area is 125', lot size is 20,000 sq. ft. and front yard set back is 30'.

The useable land on Grafton Street is confined to the frontages to the right and left of the intermittent stream shown in dashed blue. Totally, it appears there could be 8-9 house lots on the entire parcel - 2-3 on Grafton Street and 6 on Rte. 140. The lots on Rte. 140 could be serviced by municipal sewer where the lots on Grafton Street appear to require on site septic unless municipal sewer were feasible to be brought in.

Any further questions don't hesitate to call pager 508-426-3308.

Respectfully,



Glenn E. Krevosky  
Environmental Consultant