Griffin
Engineering
Group, LLC

February 24, 2016

Beverly Planning Board
191 Cabot Street
Beverly, MA 01915

Via Hand Delivery

Subject: Preliminary Subdivision Plan for 133 Brimbal Avenue (Lot 20 of Assessor's Map 55)

Dear Ladies and Gentlemen:

On behalf of the Applicant, 133 Brimbal LLC, we herewith submit this Preliminary Subdivision Plan application for an existing parcel located at 133 Brimbal Avenue (Map 55, Lot 20). Our filing anticipates the establishment of a private way under the Beverly Subdivision Rules and Regulations.

As indicated in the attached plans, the private way will create one buildable commercial parcel in the IR Zoning District and IR Overlay District. The project proposes a 40-foot wide by 90-foot long right-of-way with a 100-ft diameter cul-de-sac.

Please find enclosed the following:

1. Form B - Preliminary Plan Application;
2. Quitclaim Deed;
3. Twelve (12) Copies of the Drawings (Sheets C-1 & C-2);
4. Ten (10) Additional Copies of the Drawings (11"x17");
5. Filing Fee - $1,075.

We look forward to meeting with the Board at its convenience to describe this plan further and respond to questions or comments.

Very truly yours,
Griffin Engineering Group, LLC

Robert H. Griffin, P.E.

Enclosures as noted

cc: City Clerk (Copy of Application Forms Only)
S. Santin (133 Brimbal LLC)
T. Alexander, esq.

Phone 978-927-5111 | Fax 978-927-5103 | www.griffineng.com
495 Cabot Street | 2nd Floor | Beverly, MA 01915

CITY OF BEVERLY, MASSACHUSETTS
BEVERLY PLANNING BOARD - FORM B

PRELIMINARY PLAN OR MODIFICATION OF A PRELIMINARY PLAN
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN
OR MODIFICATION OF A PRELIMINARY PLAN
(please type or print clearly)

File one (1) completed form with the Beverly Planning Board together with the original and twelve (12) copies of the plan in question, ten (10) additional copies of plans, size 11" x 17"; and a filing fee of: Residential: <10 lots, $500 plus $25 per lot created; >10 lots, $1,000, plus $25 per lot created; Commercial: $1,000, plus $25 per acre; Modification: ½ of original filing fee. Also file an electronic copy (PDF preferred) of all material by application deadline. File a copy of the Form B with the City Clerk in accordance with Section III, B-1.

_____ 20____ _____ 20 ____
(Date of Filing) **(Received by)**

To the Beverly Planning Board:

The undersigned, being the present owner of record of all land included with a proposed subdivision shown on the accompanying plan entitled _____
Preliminary Subdivision Plan for 133 Brimbal Avenue

by Griffin Engineering Group, LLC dated 2/24/16

Being land bounded as follows:_____
See attached deed and accompanying Preliminary Subdivision Plans

hereby submits said plan as a **Preliminary** Subdivision Plan in accordance with the Rules & Regulations of the Beverly Planning Board and makes application to the Board for approval of said plan:

The undersign's title to said land is derived from _____

Deed from Ernest M. Santin

by deed dated _____

and recorded in the Essex South District Registry of Deeds Book 30915 Page 345

registered in the Essex South District Land Court, Certificate of Title No. _____ and

shown on City of Beverly Assessor's Map Number: 55 Parcels: 20

Total Area of Land: 2.95 acres

Has the person, corporation, or other legal entity making this application ever, within the ten (10) years preceding the date of this application:

1. Been convicted of a crime related to the construction or development of real property?
   Yes _____ or No X

2. Suffered the suspension or revocation of any construction or development related permit or license?
   Yes _____ or No X

3. Been subjected to a fine or other penalty for any construction or development related offense?
   Yes _____ or No X

If the answer to any of the questions above is "yes", any member of the Beverly City Council may request that the applicant explain the circumstances of any such conviction, suspension, revocation, fine, or penalty at a public hearing called for that purpose in accordance with City Council Order #14 of 1999.

Name of Applicant or Agent (*please print*): 133 Brimbal LLC (Ernest M. Santin)

Signature of Applicant or Agent: Ernest M. Santin

Address: 208 Main Street, Wenham, MA 01984

Name of Owner if not the Applicant *(please print)* _____

Signature of Owner if not the Applicant: _____

Address: _____

_____

(FOR OFFICE USE ONLY)

Action taken: _____

_____
(date)

70 14

2

011121200385 Bk:30915 Pg:345
12/12/2011 01:43 DEED Pg 1/2

QUITCLAIM DEED

Property Address: 133 Brimbal Avenue, Beverly, Massachusetts

I, ERNEST M. SANTIN, of Wenham, Essex County, Massachusetts

for consideration paid of One ($1.00) Dollar, grant to

133 BRIMBAL LLC, a Massachusetts limited liability company with a mailing address of 130 Main Street, Wenham, Massachusetts,

with ***QUITCLAIM COVENANTS***

The land in Beverly, Essex County, Massachusetts, with the improvements thereon, located at and known as 133 Brimbal Avenue, and being bounded and described as follows:

SOUTHWESTERLY	by Brimbal Avenue, two hundred eighty-five (285) feet;
NORTHWESTERLY	by other land of said Peter Vittori, et ux, three hundred thirty-two and sixty-seven one-hundredths (332.67) feet;
NORTHERLY	by land of the Commonwealth of Massachusetts, two hundred ninety-six and sixty-one one-hundredths (296.61) feet;
EASTERLY	by land of owners unknown, eighty-eight (88) feet; and
SOUTHEASTERLY	by other land of Vittori, et ux, four hundred seventy-five and fifteen one-hundredths (475.15) feet.

Said premises contain 2.95 acres and are shown as Lot A on a Plan of Land recorded with Essex South District Registry of Deeds with a deed from Peter Vittori, et ux, to Milton A. Goldberg, et al, dated April 7, 1960 and recorded with said Registry, Book 4656, Page 307.

Subject to and with the benefit of all rights, easements, agreements, covenants and restrictions of record so far as same are now in force and applicable.

Being the same premises conveyed to the Grantor by deed of Northeast Hospital Corporation dated March 8, 2004 and recorded with the Essex South District Registry of Deeds in Book 22505, Page 546.

EXECUTED as a sealed instrument this 12th day of December, 2011.

ERNEST M. SANTIN

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 12th day of December, 2011, before me, the undersigned notary public, personally appeared Ernest M. Santin, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state government agency, ☐ oath or affirmation of a credible witness, ☑ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public

My Commission Expires:

JAMES F. STERIO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 8, 2016