



December 21, 2017

Ms. Darlene Wynne, Assistant Planning Director
City of Beverly
191 Cabot Street
Beverly, MA 01915

Via Hand Delivery

**Subject: OSRD Site Plan & Definitive Subdivision
Applications for Hickory Hill Way
20, 30 & 40 Webster Avenue**

Dear Ms. Wynne:

On behalf of the Owner and Applicant, Benco, LLC, we herewith submit this OSRD Site Plan and Definitive Subdivision Plan for Hickory Hill Way at 20, 30 & 40 Webster Avenue (Map 49; Lots 13, 13A & 13B). The project consists of constructing a new 750-foot long dead end private roadway with three-duplex buildings and a 425-foot common driveway with three new single-family residences. The two existing multi-family residences and single-family residence (pending approval) are to remain.

Enclosed please find the following:

1. OSRD Site Plan Application (1 original & 3 copies);
2. Definitive Subdivision Application – Form C;
3. Thirteen (13) Copies of Full-Sized Plans;
4. Thirteen (13) Copies of Half-Sized Plans;
5. Property Deed;
6. Designer's Certificate – Form D;
7. Certified Abutters List – Form E;
8. Municipal Lean Certificate;
9. Stormwater Management Report (3 copies);
10. Adequacy of the Way Analysis; and
11. Filing Fee - \$1,550 (\$1,000 + 11 x \$50 per lot)

The OSRD Site Plan is consistent with the Preferred Plan approved by the Planning Board at its October 17, 2017, public hearing for the OSRD Initial Review Application. Since the October meeting the Preferred Plan layout has been slightly refined to improve the building and roadway layout, reduce disturbance, and accommodate the required stormwater management features.

A stormwater management easement area has been provided on the rear Open Space parcel (Lot 14) for an infiltration basin. Locating an infiltration basin on the open space parcel is necessary due to existing topography and the required

stormwater storage volume. The proposed stormwater management system complies with MassDEP Stormwater Management Regulations and the City of Beverly drainage requirements (i.e. no increase in peak stormwater runoff rate or volume). The OSRD calculations have been updated on the Site Plan (see Sheet C-3a) to reflect the addition of the easement.

The Applicant plans to convey the 4.5-acres of forested open space (Lots 1 & 14) to the Essex County Green Belt Association. Additionally, a 25-foot wide public access easement will be provided on Lot 5 to enable traversable access from the Lot 1 open space parcel to the existing Greenbelt property (Map 48 Lot 3). Access through the rear open space parcel (Lot 14) will be maintained with proposed trail realignment consistent with that shown during the Initial Review.

No-Disturb Zones are proposed on Lots 2, 4, 6, 7 and 12. The No-Disturb Zones will be protected by permanent deed restrictions and demarcated on-site as protected areas.

The proposed roadway and common driveway will be privately owned and maintained. A Homeowners Association will administer the operation and maintenance of the roadway and common driveway. The Association will also maintain the stormwater management system.

The Applicant requests the following waivers from the OSRD zoning regulations:

Section 300-54.F(3)(b)[2] – The Applicant requests a waiver from the requirement for 100-foot wide buffer area around Wetland A (primary conservation area) to allow for the construction of a stormwater infiltration basin. As noted above the basin is located in the buffer area due to existing topography and the required stormwater storage volume. Locating the basin outside of the buffer zone is not practical due to topography and groundwater elevations.

The proposed street layout does not fully conform to the design standards published in the City of Beverly Rules and Regulations Governing the Subdivision of Land. The Applicant requests the waivers from the following design standards:

Section IV.A.2.b – The Applicant requests relief for a roadway centerline radius of less than 300 feet. The proposed roadway has two centerline radius of 100-feet and 175-feet. The reduced centerline radii are necessary to align the new roadway with the existing driveway and thereby reduce unnecessary disturbance and ledge cuts. The reduced radii are adequate for the proposed low-volume, low-speed local road.

Section IV.A.2.c – The Applicant requires relief for a tangent of less than 150-feet at reverse curves. Approximately 50 feet is proposed. The 100-foot radius, located approximately 100 feet from Webster Avenue, is very minor (approximately 14 degree deflection angle) and will no significant impact.

Section IV.A.3 – Consistent with the OSRD ordinance and the Initial OSRD site plans, a 24-foot wide roadway and 40-foot wide right-of-way were provided. The subdivision regulations require a 32-foot wide roadway and 50-foot wide right-of-way.

Section IV.A.4b – Consistent with the OSRD ordinance, a maximum 8% roadway centerline grade has been selected for this project. This requires a waiver from the subdivision regulation requirement of 6%.

Section IV.A.5.a – The Applicant requires a waiver for a dead-end street longer than 500 feet. The proposed dead-end roadway is 750-feet to the end of the hammerhead turn area. The buildings will be provided with residential fire suppression systems (i.e. sprinklers). This road layout was previously reviewed with the Fire Department.

Section IV.A.5.b – The subdivision regulations require a dead end roadway end in a cul-de-sac turn area. A waiver is requested since the proposed roadway and common driveway are designed with NFPA compliant hammerhead turning areas. The road layout was previously reviewed with the Fire Department.

Section V.D.2 – Consistent with the OSRD ordinance, a sidewalk on one side of the road is proposed. This requires a waiver from the subdivision regulation requirement of having sidewalks on both sides of the roadway.

Section V.J – The Applicant requests relief from installing street lights along the proposed roadway. There are existing streetlights near the new roadway intersection with Webster Avenue. In the area of the proposed development adequate lighting will be provided along the roadway via ambient light from the proposed residences which are located close to the road.

Section V.K – The Applicant request relief from installing a fire alarm system on the street.

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December 21, 2017

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We look forward to meeting with you and the Planning Board to describe this plan further. Should you have any questions or comments or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,
Griffin Engineering Group, LLC



Robert H. Griffin, P.E.

Cc: City Clerk (Applications Only)
Beverly Board of Health (Applications & Full Size Plans)
Benco LLC
Atty. Tom Alexander

CITY OF BEVERLY PLANNING BOARD
OPEN SPACE RESIDENTIAL DESIGN (OSRD)
SITE PLAN APPLICATION, or
MODIFICATION OF APPROVED OSRD SITE PLAN APPLICATION
(please type or print clearly)

File one (1) original and three (3) copies of completed form with the Beverly Planning Board. One (1) completed form will be filed with the City Clerk. Also file an electronic copy (PDF preferred) of all material by application deadline. See attached copy of *Rules and Regulations for Open Space Residential Design Site Plan Ordinance* and Zoning Ordinance Section 300-54 for plan filing requirements and review procedure.

December 21, 20 17 _____, 20 _____
(date) (date received)

Name of owner (*please print*): Benco LLC (Ben Carlson)

Address of owner: P.O. Box 2281, Hamilton, MA 01982

Telephone number (H): 781-820-5809 (W): _____

Name of applicant (*please print*): Same as Owner

Address of applicant: _____

Telephone number (H): _____ (W): _____

Address of property: 20, 30 & 40 Webster Avenue

Assessors' Map #: 49 lot#: 13, 13A & 13B zoning district: R45 & R15

Total Area of Land: 13.99 Acres

Total Number of Units: 11 (9 New, 2 Existing)

Description of project: _____

Construction of a 750-foot long private roadway with three-duplex buildings and a 425-foot long common driveway with three single-family residences.

The deed for this property is recorded in Southern Essex Registry of Deeds

Registry of Deeds, Book # 35767, Page # 31.



(signature of property owner)

(signature of applicant if not owner)

The undersigned's title to said land is derived from The Peterson Nominee Trust

By deed dated March 28, 2017 and recorded in the Essex South District Registry of Deeds Book 35767 Page 31 registered in the Essex South District Land Court, Certificate of Title No. _____ and shown on City of Beverly Assessor's Map

Number: 49 Parcels: 13, 13A & 13B and said land is free of encumbrances except for the following:

Said plan has has not evolved from a Preliminary Plan submitted to the Board on _____ June 1 20 17 and approved with modifications disapproved on _____ June 20 20 17 . (NO ACTION TAKEN)

Total Area of Land: 14.0 Acres

The undersigned hereby applies for the approval of said DEFINITIVE Plan by the Board and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations. The undersigned hereby further covenants and agrees with the City of Beverly upon approval of said DEFINITIVE Plan by the Board:

1. To install utilities in accordance with the Rules and Regulations of the Beverly Planning Board, the Public Works Department, Fire Department and Police Department and all general as well as Zoning Ordinances of said City, as are applicable to the installation of utilities within the limits of ways and streets;
2. To complete and construct the street or ways shown thereon in accordance with Section V of the Rules and Regulations of the Beverly Planning Board and the approved DEFINITIVE plan, profiles and cross sections of the same. Said plan, profiles, cross sections and construction specifications are specifically, by reference, incorporated herein and made a part of this application. This application and the covenants and agreements herein shall be binding upon all heirs, executors, administrators, successors, grantees of the whole part of said land, and assigns of the undersigned; and
3. To complete the aforesaid installations and construction within two (2) years from the date of approval.

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?

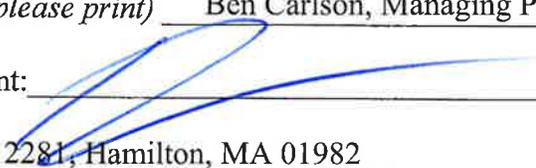
Yes _____ or No X

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 above 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 (please print) Ben Carlson, Managing Partner of Benco, LLC

Signature of Applicant: 

Address: P.O. Box 2281, Hamilton, MA 01982

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

Signature of Owner if not the Applicant: _____

Address: _____



(FOR OFFICE USE ONLY)

Action taken: _____

(date)

Signed: _____

Date and action of Board of Health: _____





SO.ESSEX #417 Bk:35767 Pg:031
03/30/2017 03:10 PM DEED Pg 1/4
eRecorded

Return to:

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 03/30/2017 03:10 PM
ID: 1176270 Doc# 20170330004170
Fee: \$10,141.44 Cons: \$2,223,900.00

(SPACE ABOVE THIS LINE RESERVED FOR REGISTRY OF DEEDS USE)

QUITCLAIM DEED

We, BEATRICE J. PETERSON a/k/a Beatrice K. Peterson, JOHANNA C.P. RUOFF, and NORVELL L. PETERSON, JR., being all of the Trustees of The Peterson Nominee Trust, established under a Declaration of Trust dated June 26, 1987, and recorded with the Essex South District Registry of Deeds in Book 9058, Page 546 (as said trust may be amended of record, the "Trust"), in full consideration of Two Million Two Hundred Twenty Three Thousand Nine Hundred and 00/100 Dollars (\$2,223,900.00) paid, grant to BENCO LLC of 2 Leather Lane, Beverly Massachusetts 01915,

with Quitclaim Covenants,

the land with the buildings thereon situated in Beverly, Essex County, Massachusetts, known as and numbered 20, 30 and 40 Webster Avenue and designated as Lots 1, 2 and 3 on "Plan of Land in Beverly, MA, Property of Beatrice K. Peterson, Trustee, The Peterson Nominee Trust" by Donohue and Parkhurst, Inc., dated August 18, 2004, and recorded with Essex South District Registry of Deeds in Plan Book 381, Plan 33.

For title see deed from Norvell L. Peterson and Beatrice K. Peterson dated June 26, 1987 and recorded with said Registry in Book 9058, Page 553 and deed from Norvell L. Peterson and Beatrice J. Peterson dated June 26, 1987 and recorded with said Registry in Book 9058, Page 554.

[SIGNATURE PAGES FOLLOW]

WITNESS my hand and seal on March 28, 2017.



BEATRICE J. PETERSON a/k/a Beatrice K.
Peterson, as Trustee

COMMONWEALTH OF MASSACHUSETTS

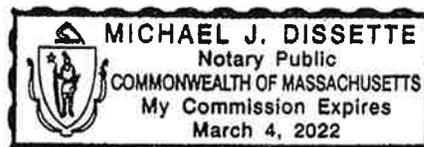
Essex, ss:

On this 28th day of March, 2017, before me, the undersigned notary public, personally appeared Beatrice J. Peterson a/k/a Beatrice K. Peterson, Trustee of The Peterson Nominee Trust, proved to me through satisfactory evidence of identification, by showing me a copy of her identification, which was a Military Identification Card, or personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as said Trustee.



Notary Public

My Commission Expires: 3/4/2022



WITNESS my hand and seal on March 30th, 2017.

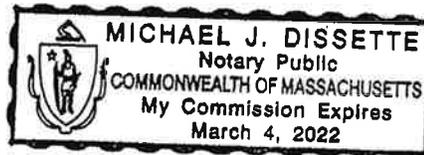

JOHANNA C.P. RUOFF, as Trustee

COMMONWEALTH OF MASSACHUSETTS

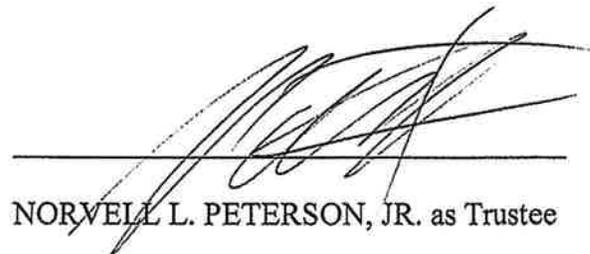
Essex, ss:

On this 30th day of March, 2017, before me, the undersigned notary public, personally appeared Johanna C.P. Ruoff, Trustee of The Peterson Nominee Trust, proved to me through satisfactory evidence of identification, by showing me a copy of her identification, which was a Massachusetts Driver's License, or personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as said Trustee.





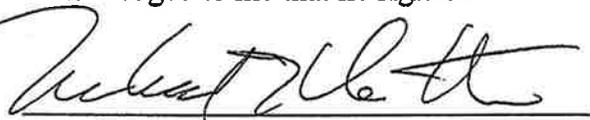
WITNESS my hand and seal on March 30th, 2017.

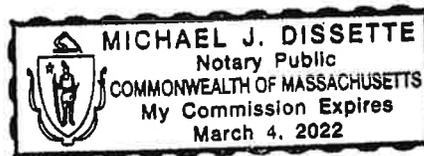

NORVELL L. PETERSON, JR. as Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex, ss:

On this 30th day of March, 2017, before me, the undersigned notary public, personally appeared Norvell L. Peterson, Jr., Trustee of The Peterson Nominee Trust, proved to me through satisfactory evidence of identification, by showing me a copy of his identification, which was a Massachusetts Driver's License, or personally known to me, 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, as said Trustee.


Notary Public
My Commission Expires:



CITY OF BEVERLY, MASSACHUSETTS
BEVERLY PLANNING BOARD

FORM D
DESIGNER'S CERTIFICATE (To Accompany Form B and C)

December 21, 2017¹⁹
(Date of filing)

To the Beverly Planning Board:

In preparing the plan entitled _____
OSRD Site Plan & Definitive Subdivision Plan for Hickory Hill Way

Sections: _____ Sheets: Cover, I-1, C-1 thru C-9

my source(s) of information about the location of boundaries shown on said plan were one or more of the following:

1. Deed from The Peterson Nominee Trust to Benco, LLC
dated March 28, 2017 and recorded in the Essex South District Registry of Deeds Book 35767 Page 31
2. City of Beverly Assessor's Map No. 49 Parcel # 13, 13A & 13B
3. Oral information furnished by: N/A
4. Actual measurement on the ground from a starting point established by:
Southern Essex Registry of Deeds; Plan Book 381, Plan 33
5. Other sources: _____

(Seal of Engineer or Surveyor) Signed: *Robert H. Griffin*
(Registered Professional Engineer or Registered Land Surveyor)



Number: 36686
Address: 495 Cabot Street, 2nd Floor
Beverly, MA 01915

CITY OF BEVERLY, MASSACHUSETTS
BEVERLY PLANNING BOARD

FORM E
CERTIFIED LIST OF ABUTTERS (To accompany Form C)

One copy of this form is to be completed and filed with the Beverly Planning Board in accordance with Section III.C.1.b.

December 21, 2017 -19
(date of filing)

To the Beverly Planning Board:

The undersigned, being an applicant for approval of a Definitive Plan of a proposed subdivision entitled: _____

OSRD Site Plan & Definitive Subdivision Plan for Hickory Hill Way

_____ Section: _____ Sheets: Cover, I-1, C-1 thru C-9

submits the following sketch of the land in the subdivision listing the names of the adjoining owners in their relative positions, and indicating the address of each abutter on the sketch or in a separate list, including owners of land separated from the subdivision only by a street.

Signature of Applicant or Agent: 

(To be certified by the Assessor's Office)

To the Beverly Planning Board:

This is to certify that at the time of the last assessment for taxation made by the City of Beverly, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown above were as above written, except as follows:

(Signed)

(Date)

600 HALE ST 36-28
LUC: 340
AMG PROPERTIES LLC
C/O DAN SHEA
P O BOX 1000
PRIDES CROSSING, MA 01965
REAR HASKELL ST 48-3
LUC: 950
ESSEX COUNTY GREENBELT
ASSOC, INC
82 EASTERN AVE
ESSEX, MA 01929
8 WEBSTER AVE 49-11
LUC: 101
JONES ROBERT A
CYR-JONES ELIZABETH A
8 WEBSTER AVE
BEVERLY, MA 01915
44 HASKELL ST 49-11A
LUC: 101
LARSEN MARK A
LARSEN ANN K
44 HASKELL ST
BEVERLY FARMS, MA 01915
48 HASKELL ST 49-11B
LUC: 101
KENDRICK WILLIAM K
2 WEBSTER AVE
BEVERLY, MA 01915
10 R WEBSTER AVE 49-12
LUC: 101
NEHME ANN-MARIE E
BOWMAN CURTIS E
10 WEBSTER AVENUE
BEVERLY, MA 01915
20 WEBSTER AVE 49-13
LUC: 013
BENCO LLC
2 LEATHER LN
BEVERLY, MA 01915
30 WEBSTER AVE 49-13A
LUC: 111
BENCO LLC
2 LEATHER LN
BEVERLY, MA 01915
40 WEBSTER AVE 49-13B
LUC: 101
BENCO LLC
2 LEATHER LN
BEVERLY, MA 01915
195 GREENWOOD AVE 49-14
LUC: 130
DOWNER FILS ET FILLE INC
20 WALNUT ST
BRAINTREE, MA 02184

52 WEBSTER AVE 49-14A
LUC: 101
FIORE CARL J
P O BOX 56
PRIDES CROSSING, MA 01965
197 GREENWOOD AVE 49-15
LUC: 130
DOWNER FILS ET FILLE INC
20 WALNUT ST
BRAINTREE, MA 02184
204 GREENWOOD AVE 49-157
LUC: 943
NORTH SHORE NURSERY SCHOOL
204 GREENWOOD AVENUE
BEVERLY, MA 01915
202 GREENWOOD AVE 49-16
LUC: 101
PESCATORE MICHAEL
PESCATORE MELISSA
202 GREENWOOD AVE
BEVERLY, MA 01915
38 HASKELL ST 49-162
LUC: 130
AMG PROPERTIES LLC
C/O DAN SHEA
P O BOX 1000
PRIDES CROSSING, MA 01965
55 WEBSTER AVE 49-17
LUC: 104
BARTON LARRY D
BARTON DEANNA J
5 KENT ROAD
TOPSFIELD, MA 01983
49 WEBSTER AVE 49-18
LUC: 101
TACHE JEFFREY J
TACHE JILL S
49 WEBSTER AVE
BEVERLY, MA 01915
47 WEBSTER AVE 49-19
LUC: 101
LACIRIGNOLA JOSEPH J
LACIRIGNOLA HILLARY M
47 WEBSTER AVE
BEVERLY, MA 01915
45 WEBSTER AVE 49-20
LUC: 104
DEERING MICHAEL K
45 WEBSTER AVE
BEVERLY, MA 01915
43 WEBSTER AVE 49-21
LUC: 104
LEBEL BETH A
LEBEL KATIE L & ALI E
43 WEBSTER AVE
BEVERLY, MA 01915

39 WEBSTER AVE 49-22
LUC: 101
RE MARIAN B
MARTIN GEORGE S JR
39 WEBSTER AVENUE
BEVERLY, MA 01915
37 WEBSTER AVE 49-23
LUC: 101
FETTES ANDREW
PRIOR EMALIE
37 WEBSTER AVE
BEVERLY, MA 01915
35 WEBSTER AVE 49-24
LUC: 101
CULLEN EDWARD R
CULLEN JULIE
35 WEBSTER AVE
BEVERLY, MA 01915
33 WEBSTER AVE 49-25
LUC: 101
O'MALLEY MAUREEN M
33 WEBSTER AVE
BEVERLY, MA 01915
31 WEBSTER AVE 49-26
LUC: 101
CAMPAGNOLO ANNA F
31 WEBSTER AVE
BEVERLY, MA 01915
29 WEBSTER AVE 49-27
LUC: 101
MARTEL NORMAN E
MARTEL MARY
29 WEBSTER AVENUE
BEVERLY, MA 01915
66 HASKELL ST 1E 49-28-1E
LUC: 102
ROTHBACHER WERNER
ROTHBACHER BETSY
66 HASKELL ST U1E
BEVERLY, MA 01915
66 HASKELL ST 1N 49-28-1N
LUC: 102
BERMAN DONALD S
FELICIA M. DEMAY-BERMAN TRUST
66 HASKELL ST UNIT 1N
BEVERLY FARMS, MA 01915
66 HASKELL ST 1S 49-28-1S
LUC: 102
SANTO-KING FAMILY TRUST
SANTO BERNARD J TR
66 HASKELL ST UNIT 1S
BEVERLY FARMS, MA 01915
66 HASKELL ST 1W 49-28-1W
LUC: 102
SAMPSON NOM REALTY TR
SAMPSON JOANN S TR
66 HASKELL ST U1W
BEVERLY FARMS, MA 01915

66 HASKELL ST 2E 49-28-2E
LUC: 102
CONNELL BARBARA
66 HASKELL ST UNIT 2E
BEVERLY FARMS, MA 01915

66 HASKELL ST 2N 49-28-2N
LUC: 102
MORNEAU RENE P
MORNEAU PHYLLIS L
66 HASKELL ST U2N
BEVERLY, MA 01915

66 HASKELL ST 2E 49-28-2S
LUC: 102
DEHORITY ELAINE F
66 HASKELL ST U2S
BEVERLY, MA 01915

66 HASKELL ST 2W 49-28-2W
LUC: 102
FREDERICK & MARJORIE ANDERSON
IRREVOCABLE TRUST
31 BROOKSIDE BLVD
WEST HARTFORD, CT 06107

66 HASKELL ST GI 49-28-GE
LUC: 102
E HASKELL REALTY TRUST
C/O CHS #787910011
P O BOX 961989
BOSTON, MA 02196-1989

66 HASKELL ST G: 49-28-GS
LUC: 102
WAKSMONSKI VIRGINIA
66 HASKELL ST UGS
BEVERLY, MA 01915

66 HASKELL ST Pf 49-28-PE
LUC: 102
KEKEISEN FAMILY LIVING TRUST
KEKEISEN JAMES A & GAYLE E TR
66 HASKELL ST U PE
BEVERLY, MA 01915

66 HASKELL ST P: 49-28-PN
LUC: 102
SAXE JOSEPH H
66 HASKELL STREET UPN
BEVERLY, MA 01915

66 HASKELL ST P: 49-28-PS
LUC: 102
AMES RUSSELL
66 HASKELL ST UNIT PS
BEVERLY, MA 01915

66 HASKELL ST P: 49-28-PW
LUC: 102
SALT FAMILY TRUST OF 2013
SALT JONATHAN G L & FAY A TR
66 HASKELL ST U PW
BEVERLY, MA 01915

72 HASKELL ST 49-29
LUC: 101
REGAN MAURA
72 HASKELL ST
BEVERLY, MA 01915

74 HASKELL ST 49-30
LUC: 101
BUTLER CATHERINE H
74 HASKELL ST
BEVERLY, MA 01915

2 GOODWIN RD 49-31
LUC: 101
KELLEY RICHARD S JR
KELLEY DAY ANN W
2 GOODWIN RD
BEVERLY, MA 01915

4 GOODWIN RD 49-32
LUC: 101
MCINNIS MARGARET
4 GOODWIN RD
BEVERLY, MA 01915

6 GOODWIN RD 49-33
LUC: 101
HACKETT HOWARD J
6 GOODWIN RD
BEVERLY, MA 01915

10 GOODWIN RD 49-34
LUC: 101
WORCESTER COURTNEY
10 GOODWIN RD
BEVERLY, MA 01915

12 GOODWIN RD 49-35
LUC: 101
DEORIO CHRISTOPHER J
BOHSACK TAMARA
12 GOODWIN RD
BEVERLY FARMS, MA 01915

14 GOODWIN RD 49-36
LUC: 101
MIRRA MICHAEL A
MIRRA NANCY S
14 GOODWIN RD
BEVERLY, MA 01915

16 GOODWIN RD 49-37
LUC: 101
O'BRIEN SUSAN M
16 GOODWIN RD
BEVERLY, MA 01915

18 GOODWIN RD 49-38
LUC: 101
DAWSON EMILY BETH
18 GOODWIN RD
BEVERLY, MA 01915

20 GOODWIN RD 49-39
LUC: 101
CAMPAGNOLO MARY E
20 GOODWIN RD
BEVERLY, MA 01915

15 REZZA RD 49-4
LUC: 101
PIGSLEY JOHN PATRICK SR
NOEL LORNA JEAN
15 REZZA RD
BEVERLY, MA 01915

22 GOODWIN RD 49-40
LUC: 101
CORCORAN SEAN P
CORCORAN AMANDA R
22 GOODWIN RD
BEVERLY, MA 01915

REAR GOODWIN RD 49-40A
LUC: 930
CITY OF BEVERLY
191 CABOT ST
BEVERLY, MA 01915

24 GOODWIN RD 49-41
LUC: 101
PETROSINO JOHN P
24 GOODWIN RD
BEVERLY, MA 01915

217 GREENWOOD AVE 49-42
LUC: 101
ZAMPELL CARMELLA
217 GREENWOOD AVE
BEVERLY, MA 01915

223 GREENWOOD AVE 49-43
LUC: 101
BROWN EDWARD R
223 GREENWOOD AVE
BEVERLY, MA 01915

15 GOODWIN RD 49-44
LUC: 101
HENRY THOMAS P
HENRY MARIANN S
15 GOODWIN RD
BEVERLY, MA 01915

13 GOODWIN RD 49-45
LUC: 101
NEIDHARDT ADAM G
NEIDHARDT MOLLY E
13 GOODWIN RD
BEVERLY, MA 01915

11 GOODWIN RD 49-46
LUC: 101
LYNCH JULIAN H
LYNCH CLAIRE R
11 GOODWIN RD
BEVERLY, MA 01915

9 GOODWIN RD 49-47
LUC: 101

CONTE ELEANOR W
9 GOODWIN RD
BEVERLY, MA 01915

13 REZZA RD 49-5
LUC: 101

MCKERNAN CHRISTOPHER JON
MCKERNAN JENNIFER MOTT
13 REZZA RD
BEVERLY, MA 01915

11 REZZA RD 49-6
LUC: 101

STACEY KEVIN
STACEY JENNIFER
11 REZZA RD
BEVERLY, MA 01915

9 REZZA RD 49-7
LUC: 101

BEQIRI ELENA
BEQIRI DHIMITER
9 REZZA RD
BEVERLY, MA 01915

7 REZZA RD 49-8
LUC: 101

BUCCI DAVID A
BUCCI KRISTIN L
7 REZZA RD
BEVERLY, MA 01915

32 HASKELL ST 49-9
LUC: 101

STANTIAL SAM J
STANTIAL GWENDOLYN C
32 HASKELL ST
BEVERLY, MA 01915

194 GREENWOOD AVE 61-11
LUC: 101

JIANG JIONG
SHI XIRONG
194 GREENWOOD AVE
BEVERLY, MA 01915

206 GREENWOOD AVE 61-5
LUC: 940

GLEN URQUHART SCHOOL INC
74 HART ST
BEVERLY FARMS, MA 01915

10/19/17
Certified Abutters List
J. DeBlasio

Assessors office
Parcels: 49-13,
49-13A and 49-13B (JK)

State Tax Form 290
Certificate: 354
Issuance Date: 10/19/2017

MUNICIPAL LIEN CERTIFICATE
City of Beverly LIVE DATABASE
COMMONWEALTH OF MASSACHUSETTS

Requested by GRIFFIN ENGINEERING GROUP LLC

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 10/19/2017 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 0049-0013

20 WEBSTER AVE

BENCO LLC
2 LEATHER LN
BEVERLY

MA 01915

Land area : 11.78 AC
Land Value : 521,300
Impr Value : 574,400
Land Use : 0
Exemptions : 0
Taxable Value: 1,095,700

Deed date: 03/30/2017 Book/Page: 35767-31
Class: 0111-RES MIXED

FISCAL YEAR	2018	2017	2016
DESCRIPTION			
COMMUNITY PRESERVATION ACT	\$74.62	\$145.60	\$139.84
REAL ESTATE COMMERCIAL	\$374.31	\$730.37	\$682.88
REAL ESTATE RESIDENTIAL	\$7,819.66	\$15,257.87	\$14,740.30
TOTAL BILLED:	\$8,268.59	\$16,133.84	\$15,563.02
Charges/Fees	\$.00	\$.00	\$.00
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	-\$4,134.30	-\$16,133.84	-\$15,563.02
Interest to 10/19/2017	\$.00	\$.00	\$.00
TOTAL BALANCE DUE:	\$4,134.29	\$.00	\$.00

NOTE: Actual 2018 taxes not yet issued.

ALL REAL ESTATE BILLS ARE SUBJECT TO SUPPLEMENTAL TAX ASSESSMENTS
UNDER G.L. CHAPTER 59 SECTION
REAL ESTATE TAXES IN THE COMMUNITY ARE SUBJECT TO THE COMMUNITY PRESERVATION
SURCHARGE UNDER G.L. Ch.44B.


ROSE GIUFFRIDA
CITY COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

8 MONTH
ESTIMATED

BILLED
QUARTERLY