



March 11, 2019

Beverly Planning Board  
191 Cabot Street  
Beverly, MA 01915

*Via Hand Delivery*

**Subject: Definitive Subdivision Plan Application  
53 Williams Street  
(Assessors Map 28, Lot 114)**

Dear Board Members:

On behalf of the Applicant, MJP Properties Inc., we herewith submit this Definitive Subdivision Plan Application for their land at 53 Williams Street. The Application is for development of a private way under the Beverly Subdivision Rules and Regulations.

Enclosed please find the following:

1. Definitive Subdivision Application – Form C;
2. Twelve (12) Copies of Full-Sized Plans;
3. Ten (10) Copies of Half-Sized Plans;
4. Three (3) Copies of Stormwater Management Report;
5. Property Deeds;
6. Designer's Certificate – Form D;
7. Certified Abutters List – Form E;
8. Municipal Lien Certificates;
9. Three (3) copies of Adequacy of Ways Narrative;
10. Filing Fee - \$1,050 (\$1,000 + \$50 per lot created).
11. BOH Confirmation of Receipt

As indicated in the attached plans, the private way will create one residential parcel in the R-10 Zoning District. The project proposes a 40-foot wide by 57-foot long private hammerhead turnaround located at the dead-end portion of Williams Street.

The Applicant requests the following waivers from the City of Beverly Rules and Regulations Governing the Subdivision of Land:

- Section 375-13.B – The Applicant requests that the Planning Board accept the Plans drawn at a scale of 1"=20' instead of 1"=40'.
- Section 375-13.B – The Applicant requests that an Index sheet showing the entire subdivision at 1"=100" not be provided. The Existing Conditions Plan, Plan of Land, Site Plan, and Utility Plan all show the entire subdivision at 1"=20'.
- Section 375-13.B(19) – The Applicant requests the plans not show location of trees to be retained with trunks over 6-inches in diameter, measured 4-feet above the ground. Trees located adjacent to the proposed private way are shown on the plans. The project area is primarily wooded, consisting of mature trees and scrub vegetation. The proposed work was located as close to Williams Street as

possible to limit the amount of clearing required for the project.

- Section 375-14.C – This provision requires that the minimum width of the right-of-way be 50-feet and the minimum pavement width be 32-ft. The proposed private right-of-way turnaround is 40-feet wide with a pavement width of 25-feet. These dimensions are consistent with existing conditions on Williams Street. The proposed right-of-way provides adequate room for vehicular travel and improves maneuverability at the existing dead-end street by creating a turnaround.
- Section 375-14.E(1) – This provision states that dead-end streets shall not be longer than 500-feet. The existing build-out of Williams Street is approximately 620-ft long with no turnaround. The proposed turnaround is approximately 560-feet from Guild Street. The proposed turnaround does not extend the length of Williams Street.
- Section 375-14.E(2) – This provision requires that dead-end streets have a paved turnaround with an outside diameter of at least 100-feet and property line diameter of at least 120-feet. An alternative AASHTO and NFPA compliant turning area is proposed (hammerhead design).
- Section 375-27 – This provision requires sidewalks extend the full length of each side of the street and be a minimum width of 5-feet. There are no existing sidewalks along Williams Street. Therefore, no sidewalks are proposed.
- Section 375-28 – This provision requires straight face granite curbs of 6-inches in height be provided along each side of the roadway. There is no curbing along this section of Williams Street. Therefore, no curbs are proposed.
- Section 375-30 – This provision requires street trees be planted on each side of the street. There is ample mature vegetation adjacent to the project site. No street trees are proposed.
- Section 375-33 – This provision requires street lights be installed to conform to the type and style required by Inspector of Wires. The existing utility pole across from 51 Williams Street has a street light, which provides adequate light for the proposed work.
- Section 375-34 – This provision requires fire alarm systems be installed along the roadway. The proposed private way is only 57-ft long and does not extend Williams Street. Therefore, a fire alarm system is not proposed.



BEVERLY CODE

By deed dated 9/21/2018 and recorded in the Essex South District Registry of Deeds Book 37028 Page 516 registered in the Essex South District Land Court, Certificate of Title No. N/A and shown on City of Beverly Assessor's Map Number: 28 Parcels: 114 and said land is free of encumbrances except for the following:

Said plan has ( ) has not (X) evolved from a Preliminary Plan submitted to the Board on N/A 20 and approved ( ) with modifications ( ) disapproved ( ) on N/A 20.

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 Services Department, Fire Department and Police Department and all general ordinances 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 Article 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 years from the date of approval.

Has the person, corporation, or other legal entity making this application ever, within the 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

SUBDIVISION OF LAND

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.

Signature of Applicant: Michael Lanza M/L Properties Inc

Address: \_\_\_\_\_

Signature of Owner if not the Applicant: \_\_\_\_\_

Address: \_\_\_\_\_



(FOR OFFICE USE ONLY)

Action taken: \_\_\_\_\_

\_\_\_\_\_  
(date)

Signed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date and action of Board of Health: \_\_\_\_\_



The petitioner is required to bring to the Board a lien certificate indicating that there is no indebtedness to the City of Beverly at the time of filing said application.



MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 09/21/2018 12:07 PM  
ID: 1259898 Doc# 20180921002700  
Fee: \$1,368.00 Cons: \$300,000.00

### QUITCLAIM DEED

I, ROSALIE COHEN by **SUSAN HUBBARD, ESQUIRE**, as Conservator and Guardian pursuant to Essex Probate and Family Court Docket Nos. ES17P2782PM and ES16P3461GD pursuant to a License to Sell issued by said Court on September 13, 2018, for consideration paid, and in full consideration of, Three Hundred Thousand and 00/100 (\$300,000.00) Dollars grant to **MJP Properties, Inc.**, a Massachusetts Corporation with a principal address of 78 Essex Street, Middleton, Massachusetts 01949 with **QUITCLAIM COVENANTS**

Less: 53 Williams St., Beverly, MA

The land in Beverly, with the buildings thereon, bounded and described as follows: Bounded Northwesterly by a private way known as Bates Road, 114.3 feet, northeasterly by land now or formerly of Lovett 104.4 feet, southeasterly by other land of Lovett 93.3 feet and southwesterly by lot 181 on plan hereinafter referred to 101.45 feet. Being lots 183 and 185 on "Plan of Lincoln Park, T.A. Appleton, C.E." recorded in Essex South District Registry of Deeds in Book of Plans 27, Plan 8.

Also another parcel of land in said Beverly with the buildings thereon, bounded and described as follows: Beginning at a point on the extension of Williams Street adjoining the first described land and running northerly along the said extension of Williams Street 50 feet, thence turning and running easterly by land now or formerly of Lovett 200 feet, thence turning and running southerly by other land now or formerly of Lovett 150 feet, thence turning and running westerly by other land of Lovett 100 feet, thence turning and running Northerly by the first described parcel 100 feet, thence turning and running westerly by the said first described parcel 100 feet to the point of beginning.

Also another parcel of land in said Beverly with the buildings thereon, bounded and described as follows: Beginning at a point 200 feet easterly from Williams St. Extension at a corner of land above described and bounded easterly by land now or formerly of Lovett 50 feet, southerly by other land of Lovett 100 feet, westerly by land now or formerly of Femino 50 feet and northerly by land above described 100 feet.

Also another parcel of land in said Beverly with the buildings thereon, bounded and described as follows: Beginning at a point 200 feet easterly from Williams Street Extension at a corner of land above described and bounded easterly by land now or formerly of Lovett 100 feet, southerly by land now or formerly of Lovett 100 feet, westerly by land now or formerly of Femino 100 feet and northerly by said above described land 100 feet.

Grantor hereby waives all rights of homestead and warranties and represents that no other person or entity can claim homestead rights herein.

Meaning and intending to convey the same premises as conveyed to Lillian M. Cohen by deed dated October 20, 1931 and recorded with Essex South District Registry of Deeds in Book 2899, Page 487; as affected by the Estate of Lillian M. Cohen, Essex Division, Probate and Family Court, Docket #324283; as affected by the Estate of Sylvia Ida Cohen Bell, Middlesex Division, Probate and Family Court, Docket #MI09P3482EA.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

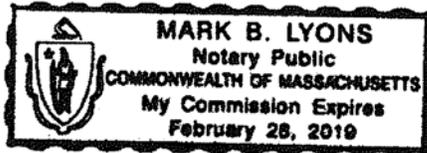
Witness my hand and seal this 21st day of September, 2018.

*Rosalie Cohen by  
Susan Hubbard Esq  
Conservator and Guardian*

ROSALIE COHEN by SUSAN  
HUBBARD, ESQUIRE as ✓  
CONSERVATOR and GUARDIAN

COMMONWEALTH OF MASSACHUSETTS

On this 21st day of September, 2018, appeared ROSALIE COHEN by SUSAN HUBBARD, ESQUIRE as Conservator and Guardian of Rosalie Cohen, proved to me through satisfactory evidence of identification, which was MA Driver's License to be the person whose name is signed on that preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public *[Signature]*

My Commission Expires: Feb-28, 2019

SUBDIVISION OF LAND

375 Attachment 4

City of Beverly

Appendix D  
Beverly Planning Board

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

March 11, 2019 20  
(Date of filing)

To the Beverly Planning Board:

In preparing the plan entitled Definitive Subdivision Plan for 53 Williams Street

Sections: \_\_\_\_\_ Sheets: Cover, C-1 thru C-4, D-1, & D-2

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

Rosalie Cohen by Susan

1. Deed from Hubbard, Esq. to MJP Properties, Inc.  
dated 9/21/2018 and recorded in the Essex South District Registry of Deeds  
Book 37028 Page 516

2. City of Beverly Assessor's Map No. 28 Parcel # 114

3. Oral information furnished by: N/A

4. Actual measurement on the ground from a starting point established by:  
MassGIS  
ESRD Plan Bk. 27, Plan 8; Plan Bk. 74, Plan 17; Plan Bk. 117, Plan 70  
Plan Bk. 168, Plan 44; Plan Bk. 176, Plan 48

5. Other sources: \_\_\_\_\_

(Seal of Engineer or Surveyor)

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



Number: 36686

Address: 485 Cabot St, Suite 202

SUBDIVISION OF LAND

375 Attachment 5

City of Beverly

Appendix E
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 § 375-13A.

February 5, 2019 20
(date of filing)

To the Beverly Planning Board:

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

Definitive Subdivision Plan for 53 Williams Street

Section: Sheets: Cover, C-1 thru C-4, D-1 & D-2

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:

[Blank lines for listing adjoining owners]

(Signed) (Date)

*2/5/19  
Certified Abutters List  
J. DeBlasio*

*Assessors Office  
Parcel 28-114  
53 Williams St*

*"Definitive Plan  
of Land" (10)*

46 WILLIAMS ST 28-112  
LUC: 101

TANZELLA STEPHEN M  
46 WILLIAMS ST  
BEVERLY, MA 01915

58 WILLIAMS ST 28-113  
LUC: 101

HOWARD JASON A  
58 WILLIAMS ST  
BEVERLY, MA 01915

53 WILLIAMS ST 28-114  
LUC: 101

MJP PROPERTIES INC  
78 ESSEX ST.  
MIDDLETON, MA 01949

51 WILLIAMS ST 28-115  
LUC: 101

MENDOLA GIUSEPPE  
13 BLUESTONE DR  
NASHUA, NH 03060

49 WILLIAMS ST 28-116  
LUC: 101

ADAMO KENNETH J  
ADAMO KAREN M  
49 WILLIAMS ST  
BEVERLY, MA 01915

47 WILLIAMS ST 28-117  
LUC: 101

LANGSTAFF PETER G  
LANGSTAFF ANNA L. HARTOGH  
47 WILLIAMS ST  
BEVERLY, MA 01915

41 R WILLIAMS ST 28-119  
LUC: 101

FCS REALTY TRUST  
SMUCKLER FREDERICK C TR  
15 THOREAU CIRCLE  
BEVERLY, MA 01915

TRASK LN 28-126  
LUC: 014

FOLLY HILL ASSOCIATE TRUST  
REEVE ABBOTT L TR  
P O BOX 1595  
MANCHESTER, MA 01944

134 MCKAY ST 29-46  
LUC: 931

CITY OF BEVERLY  
GOLF AND TENNIS CLUB  
MCKAY ST  
BEVERLY, MA 01915

State Tax Form 290  
Certificate: 573  
Issuance Date: 02/14/2019

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 02/14/2019 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 0028-0114

53 WILLIAMS ST

MJP PROPERTIES INC	Land area :	1.07 AC
78 ESSEX ST	Land Value :	229,800
MIDDLETON MA 01949	Impr Value :	31,200
	Land Use :	0
	Exemptions :	0
	Taxable Value:	261,000

Deed date: 09/21/2018 Book/Page: 37028-516  
Class: 101-SINGLE FAM

FISCAL YEAR	2019	2018	2017
DESCRIPTION			
COMMUNITY PRESERVATION ACT	\$21.27	\$ .00	\$ .00
REAL ESTATE RESIDENTIAL	\$3,447.81	\$ .00	\$ .00
TOTAL BILLED:	\$3,469.08	\$ .00	\$ .00
Charges/Fees	\$ .00	\$ .00	\$ .00
Abatements/Exemptions	\$ .00	\$ .00	\$ .00
Payments/Credits	-\$917.56	\$ .00	\$ .00
Interest to 02/14/2019	\$38.66	\$ .00	\$ .00
TOTAL BALANCE DUE:	\$2,590.18	\$ .00	\$ .00
TOTAL INTEREST PER DIEM:	\$1.2132		
OTHER UNPAID BALANCES:			
2019 UTILITY BILLING	\$1,452.92		

ALL REAL ESTATE BILLS ARE SUBJECT TO SUPPLEMENTAL TAX ASSESSMENTS  
UNDER G.L. CHAPTER 59 SECTION 2D  
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