



March 6, 2019

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 Thaxton Heights Road**

Dear Ms. Wynne:

On behalf of the Applicant, Hickory Street Realty Trust, we herewith submit this OSRD Site Plan and Definitive Subdivision Plan for Thaxton Heights Road, a 6-acre parcel off of Grover Street and Thaxton Road (Map 95; Lot 8). The project consists of constructing a new 250-foot long dead end private roadway off of Thaxton Road with three new single-family residences.

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 - \$1,150 (\$1,000 + 3 x \$50 per lot)

The OSRD Site Plan is consistent with the Preferred Plan approved by the Planning Board at its October 30, 2018, public hearing for the OSRD Initial Review Application. Since the October meeting, the Preferred Plan layout has been refined to improve the building and roadway layout, reduce 100-foot Buffer-Zone and Zone A disturbance, and accommodate required stormwater management features.

The project consists of a reconstructing the existing roadway stub from Thaxton Road and extending a 20-foot wide paved roadway within a 40-foot wide right-of-way. A National Fire Protection Association (NFPA) compliant hammerhead turn area is proposed at the intersection of the Thaxton Heights Road with the Spring Hill Estates emergency egress road. Thaxton Heights Road

will be privately owned and maintained. A Homeowners Association will be responsible for the operation and maintenance of the roadway and associated utilities.

Stormwater runoff from the proposed subdivision will be managed via catchbasins, water quality pretreatment structures, and infiltration devices. Roof runoff from the proposed residences will be directed into drywells located on each lot. The proposed stormwater management system complies with MassDEP Stormwater Management Regulations and the City of Beverly Stormwater Management Ordinance. The maintenance of stormwater management features on individual lots will be the responsibility of the individual lot owners. The roadway stormwater management features will be the responsibility of the Homeowners Association.

The Applicant plans to convey the 3.15-acre forested open space (Parcel A) to the City of Beverly Conservation Commission. Public access to the open space parcel is available along Grover Street.

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 a 25-foot wide tract buffer along the entire perimeter of the tract. Disturbance within the 25-foot buffer is proposed on the easterly portion of the tract to accommodate the development of the site while preserving the area near the 100-foot Buffer Zone and Zone A water supply area.

Section 300.54.F(3)(b)[8] – The Applicant requests relief from mapping trees greater than 10" DBH within areas to be disturbed. The densely vegetated nature of the site makes this requirement impracticable.

Section 300.54.G(5) – The Applicant requests a waiver from the requirement for a 24-foot wide paved roadway. A 20-foot wide roadway is proposed.

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 waivers from the following design standards:

Section 375-13.B.(4) – The Applicant requests relief from mapping trees greater than 6" DBH. The densely vegetated nature of the site makes this requirement impracticable.

Section 375-14.B.(2) – The Applicant requests relief for a roadway centerline radius of less than 300 feet. The proposed roadway has a

centerline radius of 125-feet. The reduced radius is necessary to provide a hammerhead turn area at the intersecting emergency egress road from Spring Hill Estates in Wenham. The reduced radius is adequate for the proposed low-volume, low-speed local road, and will safely accommodate emergency and delivery vehicles.

Section 375-14.C – Consistent with the OSRD ordinance and the Initial OSRD site plans, a 40-foot wide right-of-way was provided. A 20-foot wide paved roadway is also proposed. The subdivision regulations require a 32-foot wide roadway and 50-foot wide right-of-way.

Section 375-14.D.(3) – The Applicant requests a waiver to construct a private right-of-way without a leveling area for the first 75-feet of roadway. The existing entrance from Thaxton Road is already constructed. Some reconstruction, of the entrance road, is proposed to accommodate the new roadway.

Section 375-14.E.(2) – The subdivision regulations require that a dead-end roadway end in a cul-de-sac turn area. A waiver is requested since the proposed roadway is designed with a NFPA-compliant hammerhead turning area.

Section 375-27.B. – Consistent with the OSRD ordinance, a sidewalk on one side of the roadway is proposed. This requires a waiver from the subdivision regulation requirement of having sidewalks on both sides of the street. A waiver is also requested to reduce the sidewalk width from 5-feet to 4-feet.

Section 375-28.A – Per subdivision regulations granite curbing is to be installed on both sides of the roadway. Vertical face granite curbing is proposed only at the entrance from Thaxton Road and along the easterly side of the roadway, adjacent to the proposed sidewalk.

Section 375-33 – The Applicant requests relief from installing street lights along the proposed roadway. There are existing streetlights near the roadway intersection with Thaxton Road. 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.

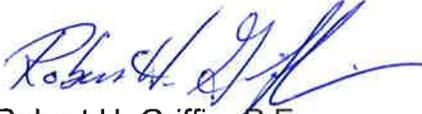
Section 375-34 – The Applicant request relief from installing a fire alarm system on the street.

Ms. Darlene Wynne, Asst. Planning Director
March 6, 2019

Page 4

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

A handwritten signature in blue ink, appearing to read "Robert H. Griffin". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Robert H. Griffin, P.E.

Cc: City Clerk (Applications Only)
Beverly Board of Health (Applications & Full Size Plans)
Hickory Street Realty Trust

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.

March 6, 2019 _____, 20____
(date) (date received)

Name of owner (*please print*): Spring Hill Ventures, LLC (Jeffrey Krugman)

Address of owner: 410 Boston Post Road, Suite 28, Sudbury, MA 01776

Telephone number (H): _____ (W): 508-843-5256

Name of applicant (*please print*): Hickory Street Realty Trust, Jeffrey Krugman, Trustee

Address of applicant: 900 Cummings Center, Suite 412S, Beverly, MA 01915

Telephone number (H): _____ (W): 508-843-5256

Address of property: Grover Street (79 Dodge's Row Wenham)

Assessors' Map #: 95 lot#: 8 zoning district: R22

Total Area of Land: 5.86 Acres

Total Number of Units: Three (3)

Description of project: _____

Construction of Thaxton Heights Road, a 250-foot long private roadway off of Thaxton Road with three single-family residences.

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

Registry of Deeds, Book # 36297, Page # 298


(signature of property owner)


(signature of applicant if not owner)

SUBDIVISION OF LAND

375 Attachment 3

City of Beverly

Appendix C
Beverly Planning Board

FORM C: DEFINITIVE PLAN

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN
OR MODIFICATION OF DEFINITIVE PLAN
[Amended 12-20-2005]

File one completed form with the Beverly Planning Board, together with the originals, one reproducible copy and 12 copies of the plan in question, 10 additional copies of plans, size 11 inches by 17 inches, and file a copy of Form C with the City Clerk in accordance with § 375-13A. See attached Regulations Governing Fees and Fee Schedules.

See Form R for applicant signature information.

This form is to be accompanied by Forms D and E.

March 6, 20 19 (Date of Filing) (Received by) 20

To the Beverly Planning Board:

The undersigned, being present record owner of all land included within a proposed subdivision shown on the accompanying plan entitled

OSRD Site Plan & Definitive Subdivision Plan for Thaxton Height Road

Section: Sheets: Cover, C-1 thru C-8

by Griffin Engineering Group, LLC dated: March 6, 2019

Being land bounded as follows: See Attached Deed

Hereby submits said plan as a Definitive Subdivision Plan in accordance with the Rules and Regulations of the Beverly Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from The Beverly Wenham Land Trust (Angus & Gifford West, Trustees)

BEVERLY CODE

By deed dated 10/31/17 and recorded in the Essex South District Registry of Deeds Book 36297 Page 298 registered in the Essex South District Land Court, Certificate of Title No. _____ and shown on City of Beverly Assessor's Map Number: 95 Parcels: 8 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 _____ 20____ and approved () with modifications () disapproved () on _____ 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:  _____

Address: 900 Cummings Center, Suite 412S, Beverly, MA 01915

Signature of Owner if not the Applicant: _____

Address: 410 Boston Post Road, Suite 28, Sudbury, MA 01776

(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: 10/31/2017 01:33 PM
ID: 1210745 Doc# 20171031005270
Fee: \$15,948.60 Cons: \$3,497,141.91

QUITCLAIM DEED

R. Angus West and Gifford S. West, not individually but as Trustees of West 1997 Realty Trust (the "West 1997 Realty Trust") under a Declaration of Trust dated as of December 10, 1997 that has been recorded with the Essex South District Registry of Deeds at Book 14517, Page 324;

R. Angus West and Gifford S. West, not individually but as Trustees of 79 Dodges Row Trust (the "79 Dodges Row Trust") under a Declaration of Trust dated as of December 31, 1997 that has been recorded with the Essex South District Registry of Deeds at Book 14538, Page 141; and

R. Angus West and Gifford S. West, not individually but as Trustees of Beverly Wenham Land Trust (the "Beverly Wenham Land Trust") under a Declaration of Trust dated as of December 31, 1997 that has been recorded with the Essex South District Registry of Deeds at Book 14538, Page 146 (the West 1997 Realty Trust, the 79 Dodges Row Trust and the Beverly Wenham Land Trust, hereinafter collectively referred to as the "Grantor"),

for consideration paid and in full consideration of Three Million Four Hundred Ninety Seven Thousand One Hundred Forty One and 91/100 (\$3,497,141.91) Dollars,

grant to **Spring Hill Ventures, LLC**, a Massachusetts limited liability company having an address of c/o CD Katz, LLC, 410 Boston Post Road, Suite 28, Sudbury, Massachusetts 01776 (the "Grantee"),

with *Quitclaim Covenants*,

the land with the buildings thereon commonly known as and numbered 77 Dodges Row, Wenham, Massachusetts, 79 Dodges Road, Wenham, Massachusetts and 83 Dodges Row, Wenham and Beverly, Massachusetts (hereinafter the "Premises"), consisting of approximately 32.241 acres in total, and more particularly described as follows:

Property Address: 77 Dodges Row, Wenham; 79 Dodges Row, Wenham,
and 83 Dodges Row, Wenham and Beverly, MA

Parcel I: 77 Dodges Row, Wenham, Massachusetts

A certain parcel of land with the buildings and improvements thereon in Wenham, Essex County, Massachusetts, shown on a plan entitled "Plan of Land Owned by Ruth S. West, Wenham, Mass", dated June 8, 1957, by Kenneth W. Richardson, recorded with the Essex South District Registry of Deeds in Book 4463, Page 600, as Plan No. 264 of 1958, bounded and described as follows:

Commencing at the northerly corner of the premises on the southeasterly side of Dodges Row in the Town of Wenham, thence

SOUTHEASTERLY	two hundred seventy six and 25/100 (276.25) feet;
SOUTHWESTERLY	one hundred eight and 92/100 (108.92) feet;
NORTHWESTERLY	three hundred twenty five and 00/100 (325.00) feet; and
NORTHEASTERLY	one hundred seventy and 00/100 (170.00) feet to the point of beginning.

Said parcel contains approximately 40,122.8 square feet.

Said parcel is also shown as Lot 8A on Wenham Assessor's sheet 39.

Being the same premises conveyed by Deed to the West 1997 Realty Trust dated December 10, 1997 and recorded with Essex South District Registry of Deeds at Book 14517, Page 327.

Parcel II: 79 Dodges Row, Wenham, Massachusetts

A certain parcel of land with the buildings and improvements thereon being shown as Lot 2 on a plan entitled "Plan of Land at 79 Dodges Row in Wenham, Massachusetts, dated December 29, 1997 by Atlantic Engineering & Survey Consultants, Inc." and recorded with the Essex South District Registry of Deeds in Plan Book 322, Plan 92.

Said Lot 2 contains approximately 6.906 acres, more ore less, according to said plan.

Being the same premises conveyed by Deed to the 79 Dodges Row Trust dated December 31, 1997 and recorded with the Essex South District Registry of Deeds at Book 14538, Page 144.

Parcel III: 83 Dodges Row, Wenham and Beverly, Massachusetts

A certain parcel of land with the buildings and improvements thereon being shown as Lots 1 and 3 on a plan entitled "Plan of Land at 79 Dodge's Row in Wenham, Massachusetts, dated December 29, 1997 by Atlantic Engineering & Survey Consultants, Inc." and recorded with the Essex Southern District Registry of Deeds in Plan Book 322, Plan 92.

Said Lot 1 contains approximately 8.921 acres and said Lot 3 contains approximately 15.505 acres according to said plan.

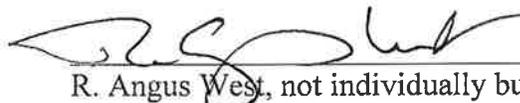
Being the same premises conveyed by Deed to the Beverly Wenham Land Trust dated December 10, 1997 and recorded with Essex South District Registry of Deeds at book 14517, Page 327.

The Grantor hereby releases all rights of homestead in said Premises and hereby declares under the pains and penalties of perjury that no person is entitled to claim the benefit of an existing estate of homestead in the Premises.

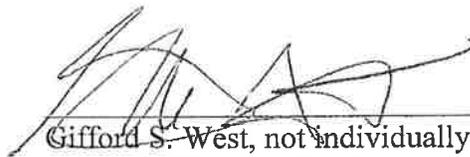
The undersigned hereby certifies that (a) we are all of the currently serving Trustees of the Beverly Wenham Land Trust, the West 1997 Realty Trust and the 79 Dodges Row Trust (hereinafter, the "Trusts"); (b) the Declarations of Trusts establishing each of said Trusts have not been terminated and said Trusts are in full force and effect and the Declarations of Trusts establishing each of said Trusts have not been amended except through those documents recorded with the Essex South Registry District of Deeds; and (c) all of the beneficiaries of said Trusts have authorized and directed the execution and delivery of this deed by the undersigned.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

Signed under the penalties of perjury this 31st day of October, 2017.



R. Angus West, not individually but as
Trustee of Beverly Wenham Land Trust,
Trustee of West 1997 Realty Trust and
Trustee of 79 Dodges Row Trust



Gifford S. West, not individually but as
Trustee of Beverly Wenham Land Trust,
Trustee of West 1997 Realty Trust and
Trustee of 79 Dodges Row Trust

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

On this 3rd day of October, 2017, before me, the undersigned notary public, personally appeared R. Angus West, not individually but as Trustee of Beverly Wenham Land Trust, Trustee of West 1997 Realty Trust and Trustee of 79 Dodges Row Trust, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person who signed the preceding or attached document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.


Notary Public:
My Commission Expires: ~~DAVID L. WIENER~~
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 5, 2020

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

On this 3rd day of October, 2017, before me, the undersigned notary public, personally appeared Gifford S. West, not individually but as Trustee of Beverly Wenham Land Trust, Trustee of West 1997 Realty Trust and Trustee of 79 Dodges Row Trust, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person who signed the preceding or attached document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.


Notary Public:
My Commission Expires:
DAVID L. WIENER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 5, 2020

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 6 20 19

(Date of filing)

To the Beverly Planning Board:

In preparing the plan entitled OSRD Site Plan & Definitive Subdivision Plan for Thaxton Heights Road

Sections: _____ Sheets: Cover, C1 thru C-8

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

1. Deed from The Beverly Wenham Land Trust to Spring Hill Ventures, LLC
dated 10/31/17 and recorded in the Essex South District Registry of Deeds
Book 36297 Page 298

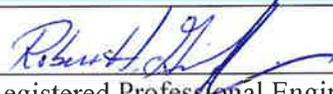
2. City of Beverly Assessor's Map No. 95 Parcel # 8

3. Oral information furnished by: N/A

4. Actual measurement on the ground from a starting point established by:
Plan Book 322, Plan 92 (Southern Essex Registry of Deeds)

5. Other sources: N/A

(Seal of Engineer or Surveyor)

Signed: 
(Registered Professional Engineer
or Registered Land Surveyor)



Number: 36686

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

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.

March 6 20 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 Thaxton Heights Road

Section: _____ Sheets: Cover, C-1 thru C-8

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)

2 THAXTON RD 95-10
LUC: 101

GALUI JUSTIN
GALUI EMMA
2 THAXTON RD
BEVERLY, MA 01915

1 THAXTON RD 95-11
LUC: 101

MARGOLIS NOMINEE TRUST
MARGOLIS EDWARD G TR
1 THAXTON RD
BEVERLY, MA 01915

343 DODGE ST 95-2
LUC: 101

REYNDERS CHARLTON III
REYNDERS CLAUDIA S
343 DODGE ST
BEVERLY, MA 01915

3 THAXTON RD 95-22
LUC: 101

HART ERNEST F JR
HART DONNA F
3 THAXTON RD
BEVERLY, MA 01915

4 THAXTON RD 95-23
LUC: 101

KALMAN DAVID
BUCHS BETTINA
4 THAXTON RD
BEVERLY, MA 01915

6 THAXTON RD 95-24
LUC: 101

SULLIVAN SUZANNE
6 THAXTON RD
BEVERLY, MA 01915

7 THAXTON RD 95-25
LUC: 130

CECCHETTI NOMINEE TRUST
CECCHETTI CARLO TR
5 THAXTON RD
BEVERLY, MA 01915

5 THAXTON RD 95-26
LUC: 101

CECCHETTI PATRICIA
5 THAXTON RD
BEVERLY, MA 01915

116 GROVER ST 95-2D
LUC: 109

FELLOWS DAVID M
DERDERIAN APRIL
116 GROVER ST
BEVERLY, MA 01915

120 GROVER ST 95-2E
LUC: 130

DERDERIAN NOMINEE TRUST II
DERDERIAN SETRAK K
116 GROVER ST
BEVERLY, MA 01915

8 THAXTON RD 95-32
LUC: 101

MCDONALD CHYLLENE K
MCDONALD DAVID J
8 THAXTON RD
BEVERLY, MA 01915

DODGE ST 95-8
LUC: 130

SPRING HILL VENTURES LLC
C/O JEFF KRUGMAN
900 CUMMINGS CTR SUITE 412-S
BEVERLY, MA 01915

9 THAXTON RD 95-9
LUC: 101

NORTH SHORE HERITAGE ASSOC INC
1 SOUTHSIDE RD
DANVERS, MA 01923

10 THAXTON RD 96-34
LUC: 101

HANO CHARLES
HANO JENNIFER
10 THAXTON RD
BEVERLY, MA 01915

11 THAXTON RD 96-35
LUC: 101

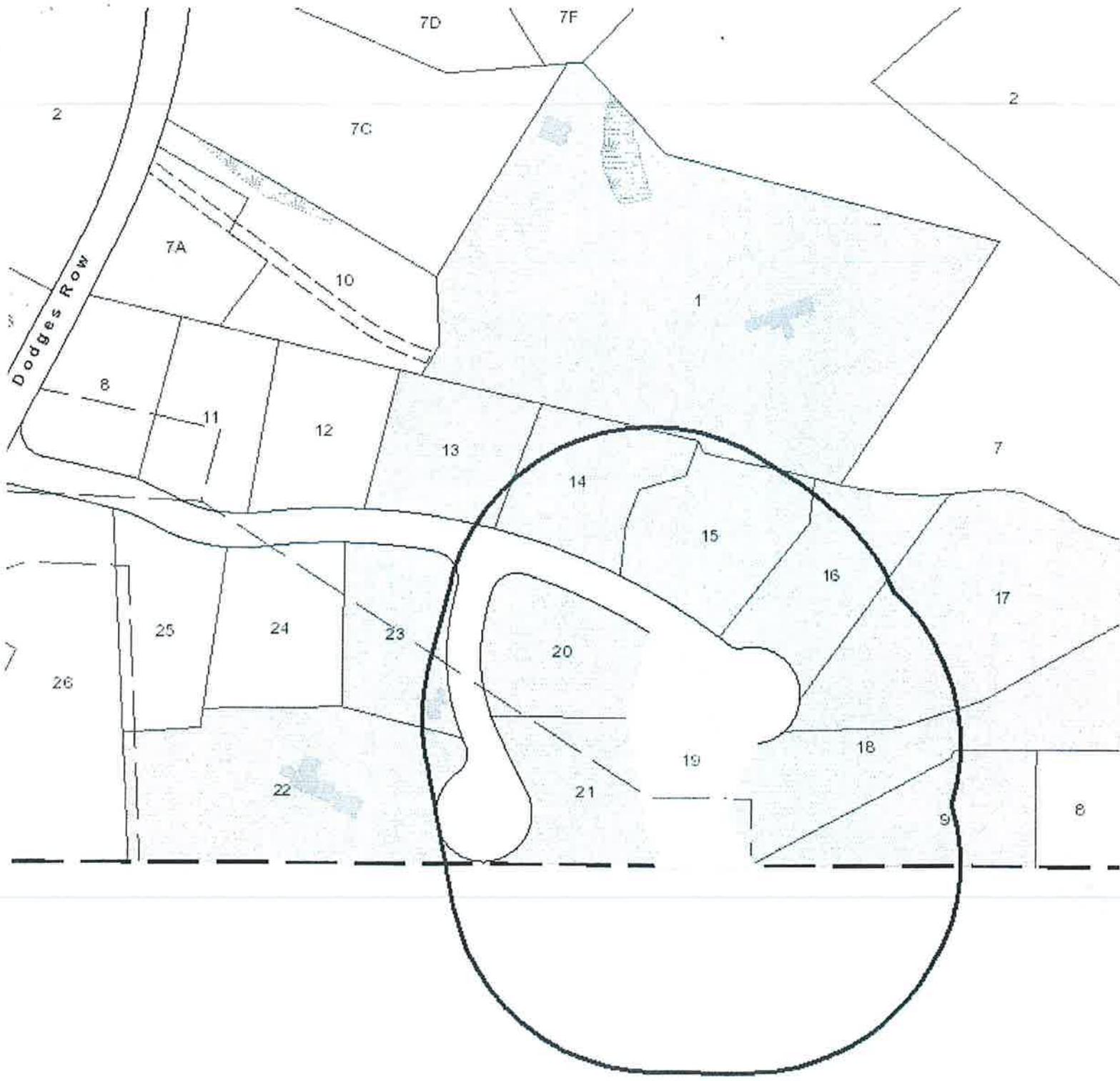
TRAINOR LOUIS R
TRAINOR VALERIE M
11 THAXTON RD
BEVERLY, MA 01915

12/3/18
Certified Abutters List
J. DeBlasis

Assessors office
Parcel 95-8
Dodge St.

"OSRD" (JD)

*Also abutters
in Wenham.



BEVERLY

Handwritten signature
2/2/19



300 foot Abutters List Report

Wenham, MA
February 21, 2019

Subject Property:

Parcel Number: 039-0019
CAMA Number: 039-0019
Property Address: 10 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

Abutters:

Parcel Number: 039-0013
CAMA Number: 039-0013
Property Address: 7 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

Parcel Number: 039-0014
CAMA Number: 039-0014
Property Address: 9 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

Parcel Number: 039-0015
CAMA Number: 039-0015
Property Address: 11 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

Parcel Number: 039-0016
CAMA Number: 039-0016
Property Address: 13 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

Parcel Number: 039-0017
CAMA Number: 039-0017
Property Address: 15 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

Parcel Number: 039-0018
CAMA Number: 039-0018
Property Address: 12 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

Parcel Number: 039-0020
CAMA Number: 039-0020
Property Address: 8 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

Parcel Number: 039-0021
CAMA Number: 039-0021
Property Address: 1 ANGUS CIRCLE

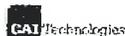
Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

Parcel Number: 039-0022
CAMA Number: 039-0022
Property Address: 4 ANGUS CIRCLE

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST RD
SUDBURY, MA 01776

Parcel Number: 039-0023
CAMA Number: 039-0023
Property Address: 2 ANGUS CIRCLE

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776



www.cai-tech.com

2/21/2019

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 2



300 foot Abutters List Report

Wenham, MA
February 21, 2019

Parcel Number: 040-0001
CAMA Number: 040-0001
Property Address: 65 DODGES ROW

Mailing Address: PENNYMAC HOLDINGS LLC
6101 CONDOR DR SUITE 310
MOORPARK, CA 93021

Parcel Number: 040-0009
CAMA Number: 040-0009
Property Address: 10 THAXTON RD

Mailing Address: HANO CHARLES & JENNIFER
10 THAXTON RD
BEVERLY, MA 01915

Handwritten signature and date:
S.F.O.
2/21/19



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

2/21/2019

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HANO CHARLES & JENNIFER
10 THAXTON RD
BEVERLY, MA 01915

SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

PENNYMAC HOLDINGS LLC
6101 CONDOR DR SUITE 310
MOORPARK, CA 93021

SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

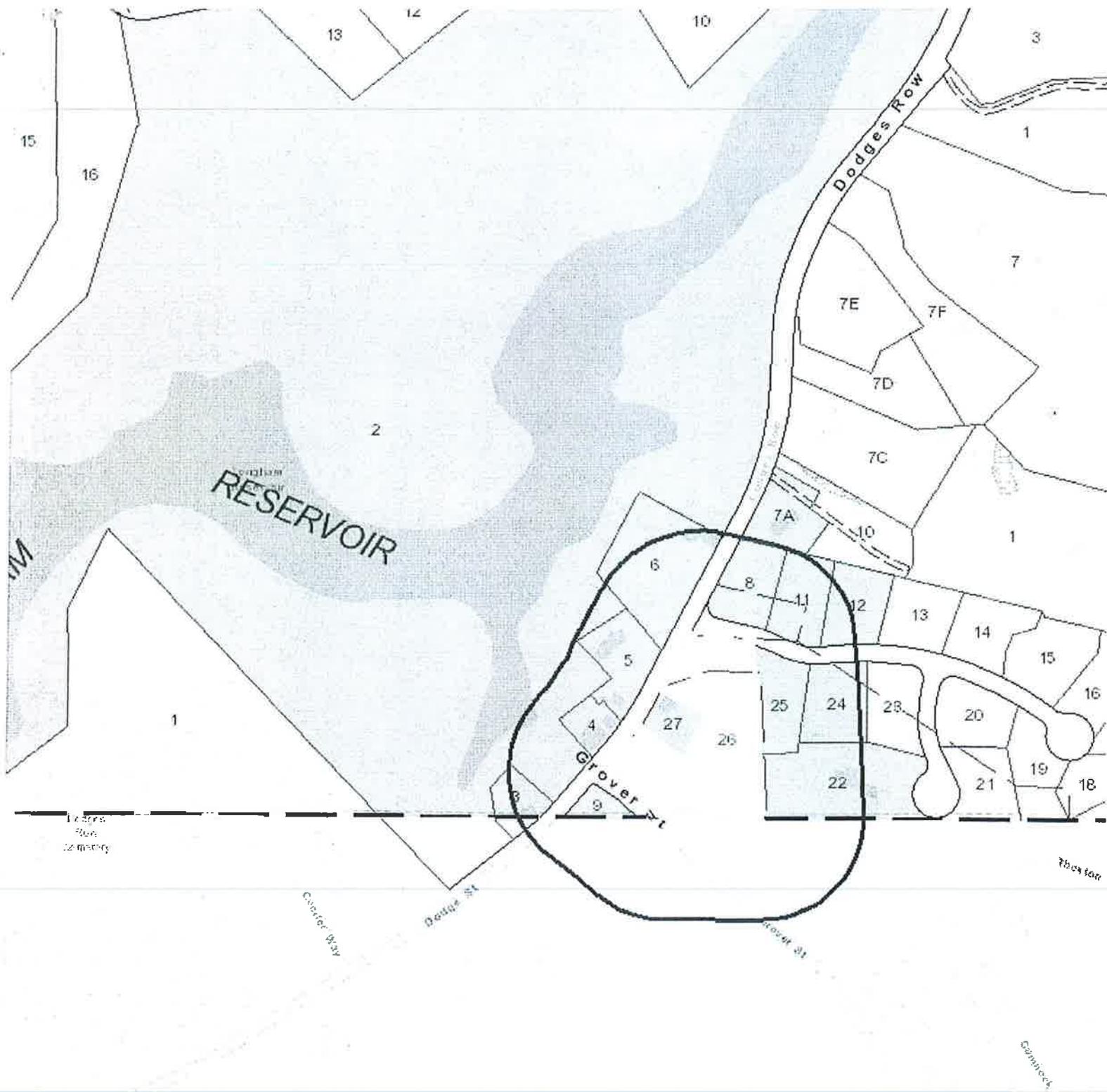
SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

SPRING HILL VENTURES, LLC
410 BOSTON POST RD
SUDBURY, MA 01776

SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

*St-Orl
2/21/19*



BEVERLY

A.O.K.
 2/21/19



300 foot Abutters List Report

Wenham, MA

February 21, 2019

Subject Property:

Parcel Number: 039-0026
CAMA Number: 039-0026
Property Address: 2 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

Abutters:

Parcel Number: 039-0002
CAMA Number: 039-0002
Property Address: DODGES ROW

Mailing Address: SALEM-BEVERLY
ARLINGTON DR
BEVERLY, MA 01915

Parcel Number: 039-0003
CAMA Number: 039-0003
Property Address: 96 DODGES ROW

Mailing Address: TANNEBRING JEFFREY C & JANET T
96 DODGES ROW
WENHAM, MA 01984

Parcel Number: 039-0004
CAMA Number: 039-0004
Property Address: 88 DODGES ROW

Mailing Address: REESE TIMOTHY
88 DODGES ROW
WENHAM, MA 01984

Parcel Number: 039-0005
CAMA Number: 039-0005
Property Address: 86 DODGES ROW

Mailing Address: ADLER LAURA J TR
86 DODGES ROW
WENHAM, MA 01984

Parcel Number: 039-0006
CAMA Number: 039-0006
Property Address: 72 DODGES ROW

Mailing Address: MCDONNELL RYAN S & CAROLINE T
72 DODGES ROW
WENHAM, MA 01984

Parcel Number: 039-0007-000A
CAMA Number: 039-0007-000A
Property Address: 67 DODGES ROW

Mailing Address: POWER BERNARD F TR
P O BOX 445
WENHAM, MA 01984

Parcel Number: 039-0008
CAMA Number: 039-0008
Property Address: 1 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES LLC
410 BOSTON POST RD
SUDBURY, MA 01776

Parcel Number: 039-0008
CAMA Number: 039-0008
Property Address: 1 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES LLC
410 BOSTON POST RD
SUDBURY, MA 01776

Parcel Number: 039-0009
CAMA Number: 039-0009
Property Address: 343 DODGE ST

Mailing Address: REYNDERS CHARLTON III
343 DODGE ST
BEVERLY, MA 01915

Parcel Number: 039-0011
CAMA Number: 039-0011
Property Address: 3 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST RD
SUDBURY, MA 01776



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

2/21/2019

Abutters List Report - Wenham, MA

Page 1 of 2

St. J. H. 2/21/19



300 foot Abutters List Report

Wenham, MA

February 21, 2019

Parcel Number: 039-0012
CAMA Number: 039-0012
Property Address: 5 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST RD
SUDBURY, MA 01776

Parcel Number: 039-0022
CAMA Number: 039-0022
Property Address: 4 ANGUS CIRCLE

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST RD
SUDBURY, MA 01776

Parcel Number: 039-0024
CAMA Number: 039-0024
Property Address: 6 SPRING HILL FARN RD

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

Parcel Number: 039-0025
CAMA Number: 039-0025
Property Address: 4 SPRING HILL FARM RD

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

Parcel Number: 039-0027
CAMA Number: 039-0027
Property Address: 83 DODGES ROW

Mailing Address: SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01984

*J. O'H
2/21/19*



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2/21/2019

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Page 2 of 2

ADLER LAURA J TR
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WENHAM, MA 01984

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SUDBURY, MA 01776

SPRING HILL VENTURES, LLC
410 BOSTON POST ROAD
SUDBURY, MA 01776

ST-Dr
2/21/19

State Tax Form 290
Certificate: 441
Issuance Date: 12/04/2018

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 12/04/2018 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 0095-0008

DODGE ST

SPRING HILL VENTURES LLC	Land area :	5.88 AC
C/O JEFF KRUGMAN	Land Value :	456,300
900 CUMMINGS CTR SUITE 412-S	Impr Value :	0
BEVERLY MA 01915	Land Use :	0
	Exemptions :	0
	Taxable Value:	456,300

Deed date: 10/31/2017 Book/Page: 36297-298
Class: 130-DEV LAND

FISCAL YEAR	2019	2018	2017
DESCRIPTION			
COMMUNITY PRESERVATION ACT	\$24.84	\$48.46	\$41.57
REAL ESTATE RESIDENTIAL	\$3,180.41	\$6,205.68	\$5,584.91
TOTAL BILLED:	\$3,205.25	\$6,254.14	\$5,626.48
Charges/Fees	\$0.00	\$5.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	-\$3,205.25	-\$6,259.14	-\$5,626.48
Interest to 12/04/2018	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$0.00	\$0.00	\$0.00

NOTE: Actual 2019 taxes not yet issued.

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.

6 MONTH
ESTIMATED

BILLED
QUARTERLY


ROSE GIUFFRIDA
CITY COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE