



March 10, 2016

VIA REGISTERED MAIL NO.

HAND DELIVERED

EMAIL – pb@acton-ma.gov

Acton Planning Board
c/o Acton Planning Department
472 Main Street
Acton, MA 01720

VIA REGISTERED MAIL NO.

HAND DELIVERED

EMAIL – boh@acton-ma.gov

Acton Board of Health
472 Main Street
Acton, MA 01720

VIA REGISTERED MAIL NO.

HAND DELIVERED

EMAIL – clerk@acton-ma.gov

Acton Town Clerk
472 Main Street
Acton, MA 01720

Re: Preliminary Plan of Southeast Kelley's Corner Lots for
394 Massachusetts Avenue, LLC ("Preliminary Plan")

Location of Site: South side of Massachusetts Avenue (Route 111)
Acton Assessors Map 3F - Lots 118-2, 127 & 134

Containing approximately 6.46 acres

Dear Gentilepersons:

On behalf of the Applicant, 394 Massachusetts Avenue, LLC, pursuant to M. G. L. c. 41, §81S and Section 4.2 of the Subdivision Rules and Regulations Planning Board Town of Acton ("Rules and Regulations"), enclosed please find in connection with the Preliminary Plan the following:

- (1) Completed Application for Approval of Preliminary Plan (Form PP) in electronic PDF format plus 2 paper copies;
- (2) Completed Development Impact Report (Form D.I.R.) in electronic PDF format plus 2 paper copies;
- (3) Complete PARTIES IN INTEREST List certified by the Board of Assessors or its authorized representative in electronic PDF, and Excel or Word table formats, plus 2 paper copies;



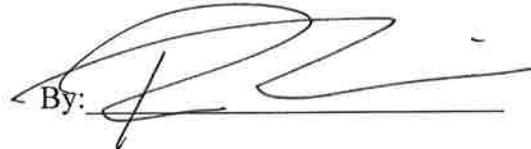
Acton Planning Board
Acton Board of Health
Acton Town Clerk
March 9, 2016
Page 2

- (4) Preliminary Plan with the form and contents required by the Rules and Regulations in electronic PDF and scalable CADD formats and registered to the Massachusetts State Plane Coordinate System, plus 2 prints (24" x 36" sheets) and 11 copies reduced to fit legibly on 11"x17" sheets; and
- (5) Preliminary plan filing fee in the amount of \$1,000 payable to the Town of Acton.

This Preliminary Plan and the aforesaid materials are submitted in accordance with Massachusetts General Laws Chapters 40A and 41 and purposefully to obtain the protections afforded by both of those Chapters and any other protections afforded by the Massachusetts General Laws.

Prior to the Planning Board and Board of Health rendering their decisions on the Preliminary Plan, the Applicant requests an opportunity to discuss the Preliminary Plan with the Planning Board and the Board of Health. Please advise when this matter will be on the Planning Board's and Board of Health's agendas for review and discussion.

Sincerely
394 MASSACHUSETTS AVENUE, LLC
Applicant
By its duly authorized agent
BOHLER ENGINEERING

By: 

cc: 394 Massachusetts Avenue, LLC (w/encls via email - vcuttone@protechtowing.com)
Roland Bartl (w/encls via email - rbartl@acton-ma.gov)
Louis N. Levine, Esquire (w/encls via email - llevine@dlpnlaw.com)

ACTON PLANNING BOARD

FORM PP

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Acton for Approval under the suggested procedure in the Rules and Regulations Governing the Subdivision of Land in the Town of Acton, Massachusetts.

(Please type or print information in blanks below.)

- 1. Name of Proposed Subdivision Preliminary Plan of Southeast Kelley's Corner Lots for 394 Massachusetts Avenue, LLC
- 2. Name of Applicant(s) 394 Massachusetts Avenue, LLC
Address 205 Willow Street, Waltham, MA 02453 Phone _____
- 3. Name of Property Owner(s) See attached list of owners incorporated herein
Address _____ Phone _____
- 4. Name of Engineer Joshua G. Swerling of Bohler Engineering
Address 352 Turnpike Road, Southborough, MA 01772 Phone 508-480-9900
- 5. Name of Land Surveyor Gerry Holdright of Control Point Associates, Inc
Address 352 Turnpike Road, Southborough, MA 01772 Phone 508-948-3000
- 6. Deed of property recorded in the Middlesex South Registry of Deeds Book Number See deeds attached incorporated herein
Page Number _____ and/or registered in the Middlesex Registry of Land Court, Certificate of Title Number _____.
- 7. Zoning District KC Map No.(s) 3F Parcel No.(s) Lots 118-2, 127 & 134
- 8. Approximate acreage in subdivision 6.46 acres Number of lots 3
- 9. Total length of road(s) in linear feet 175ft +/-
- 10. Location and Description of property The subject site is located on the south side of Mass Ave (Rt 111),

and is shown on the Town of Acton Assessor's Map 3F, Lots 118-2, 127 & 134

394 Massachusetts Avenue, LLC
By: 
Vincent Cuttone, Manager
March 9, 2016

Signature of Applicant, Date

Signature of Applicant, Date

See attached signatures of owners incorporated herein

Signature of Owner, Date

Signature of Owner, Date

ALL owners (in case of a corporation, an authorized officer; in the case of a trust, ALL trustees) must sign.

Signatures of Owners for Application for Approval
of
PRELIMINARY PLAN OF SOUTHEAST KELLEY'S CORNER LOTS
for
394 MASSACHUSETTS AVENUE, LLC

394 Massachusetts Ave, LLC

BY:



Vincent Cuttone, Manager
205 Willow Street
Waltham, MA 02453
March 9, 2016

NOTCA, LLC

BY:



Vincent Cuttone, Manager
205 Willow Street
Waltham, MA 02453
March 9, 2016



ANNA LUDWIG, TRUSTEE
PARKER LANE INVESTMENT TRUST
205 Willow Street
Waltham, MA 02453
March 9, 2016



2006 00043787

Bk: 47097 Pg: 267 Doc: DEED
Page: 1 of 8 03/13/2006 12:12 PM

DEED

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 03/13/2006 12:12 PM
Ctrl# 000051 06228 Doc# 00043787
Fee: \$2,964.00 Cons: \$650,000.00

Berko Family, LLC, a Massachusetts limited liability company with a principal office located at 116 Newton Road, Acton, Massachusetts;

Gary J. Witts of Acton, Middlesex County, Massachusetts;

James Hwang, of Cambridge, Middlesex County, Massachusetts;

Gilbert E. Carley and Elizabeth B. Carley, Trustees of The Carley Nominee Trust u/d/t dated March 1, 2002, recorded with the Middlesex South District Registry of Deeds in Book 35672, Page 588, as amended by Amendment and Restatement of Trust dated February 1, 2003, recorded with said Deeds in Book 38464, Page 29, of Acton, Middlesex County, Massachusetts;

Paul J. Connelly and Virginia M. Connelly of Waltham, Middlesex County, Massachusetts; and

I. Victor Pinansky of Concord, Middlesex County, Massachusetts collectively the "Grantors"

for consideration paid, and in full consideration of Six Hundred Fifty Thousand (\$650,000) Dollars

grant to Anna Ludwig, as Trustee of Parker ~~LANE INVESTMENT TRUST~~, udt dated March 10, 2006 and recorded herewith,

of, 205 Willow Street, Waltham, Massachusetts 02054

with quitclaim covenants

the land in Acton, Middlesex County, Massachusetts being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

See also the CONSENT TO THE REMOVAL OF LAND FROM PROVISIONS OF MASSACHUSETTS GENERAL LAWS CHAPTER 183A recorded herewith.

SEE PLAN NO. 272 OF 2006

Gachman & Lovely, P.C.
60 Austin Street, Suite 210
Boston, MA 02116

418 Massachusetts Ave, Acton

Handwritten initials

Witness our hands and seals this 31 day of January, 2006.

Berko Family, LLC

By: *Alan Berko*
Alan Berko, Jr., Manager
For title, see Book 34497, Page
524

COMMONWEALTH OF MASSACHUSETTS

Worcester County

~~MIDDLESEX~~, SS.

On this 31 day of ^{*January*}~~February~~, 2006, before me, the undersigned Notary Public, personally appeared Alan Berko, Jr., proved to me through satisfactory evidence of identification, which was: *MAJDC* personally known to me to have the identity claimed; or [] examination of Massachusetts Driver's License, 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 Manager of Berko Family, LLC, a Massachusetts limited liability company.

[Signature]
Notary Public

My Commission Expires:

ROSALIND [Signature]
NOTARY PUBLIC
My Commission Expires Nov. 14, 2008

Witness our hands and seals this 2nd day of February, 2006.

Gilbert E. Carley

Gilbert E. Carley, Trustee
Carley Nominee Trust

Elizabeth B. Carley

Elizabeth B. Carley, Trustee
Carley Nominee Trust

For title in the name of Carley Nominee Trust, see Book 35672, Page 593 at the Middlesex County Registry of Deeds

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 2nd day of February, 2006, before me, the undersigned Notary Public, personally appeared Gilbert E. Carley and Elizabeth B. Carley, Trustees, proved to me through satisfactory evidence of identification, which was: [] personally known to me to have the identity claimed; or [] examination of Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Trustee of said Trust.

Jane E. Hardy
Notary Public

My Commission Expires:

**JANE E. HARDY, Notary Public
My Commission Expires May 9, 2008**



Witness our hands and seals this 1st day of February, 2006.

Paul J. Connelly
Paul J. Connelly
For title, see Book 34497, Page 554

Virginia M. Connelly
Virginia M. Connelly
For title, see Book 37494, Page 554

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 1 day of February, 2006, before me, the undersigned Notary Public, personally appeared Paul J. Connelly and Virginia M. Connelly, proved to me through satisfactory evidence of ^{Driver's License} identification, which was: [] personally known to me to have the identity claimed; or [] examination of Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Leni Abramson
Notary Public

My Commission Expires:

LENI R ABRAMSON
Notary Public, Middlesex County, Massachusetts
My Commission Expires June 29, 2012



Witness my hand and seal this 30 day of ^{January}~~February~~, 2006.



James Hwang
For title, see Book 36296, Page
524

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

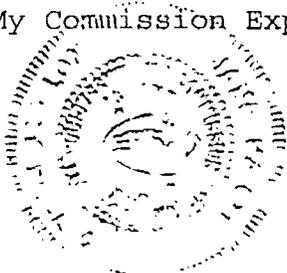
On this 30th day of ^{January}~~February~~, 2006, before me, the undersigned Notary Public, personally appeared James Hwang, proved to me through satisfactory evidence of identification, which was: [] personally known to me to have the identity claimed; or [] examination of Massachusetts Driver's License, 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

JANE E. HARDY, Notary Public
My Commission Expires May 9, 2008

My Commission Expires:



Witness my hand and seal this 30 day of ~~February~~ ^{January}, 2006.

I. Victor Pinansky

I. Victor Pinansky
For title, see Book 34497, Page
564

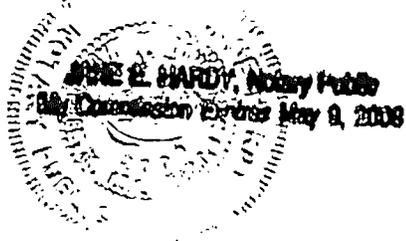
COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

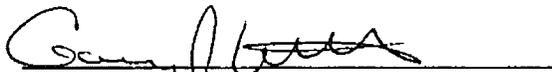
On this 30th day of ~~February~~ ^{January}, 2006, before me, the undersigned Notary Public, personally appeared I. Victor Pinansky, proved to me through satisfactory evidence of identification, which was: [] personally known to me to have the identity claimed; or [] examination of Massachusetts Driver's License, 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.

Jane Elfydy
Notary Public

My Commission Expires:



Witness my hand and seal this 9 day of February, 2006.

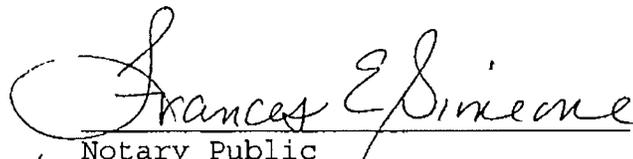


Gary J. Witts
For title, see Book 37494, Page
336

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 9th day of February, 2006, before me, the undersigned Notary Public, personally appeared Gary J. Witts, proved to me through satisfactory evidence of identification, which was: [personally known to me to have the identity claimed; or [examination of ^{New Hampshire} ~~Massachusetts~~ Driver's License, 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: 6-20-08

Frances E. Simeone
NOTARY PUBLIC
My commission expires June 20, 2008

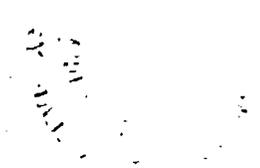


EXHIBIT A

A certain parcel of land in Acton, Middlesex County, Massachusetts being shown as Parcel A on a plan entitled "Plan of Land in Acton, Massachusetts" prepared for 418 Mass. Ave. Condominium Trust dated March 6, 2006, to be recorded with the Middlesex South District Registry of Deeds herewith. Reference is made to said Plan for a more particularly description.

Said Parcel A containing 120,450 sq. ft., more or less, of land, according to said plan.

Subject to easements, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.


Acton, Middlesex S. Register

Return: John M. Levelly, Esq.
6 Railroad Ave
Foxboro MA 02035



Bk: 62235 Pg: 431 Doc: DEED
Page: 1 of 3 07/15/2013 10:23 AM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 07/15/2013 10:23 AM
Ctrl# 189262 24942 Doc# 00152459
Fee: \$3,465.60 Cons: \$760,000.00

QUITCLAIM DEED

Marc C. Foster, Successor Trustee of the FFD Trust u/d/t dated June 14, 1999 and recorded with Middlesex South District Registry of Deeds, Land Registration Section, as Document No. 1110314 on Certificate of Title Number 0215290,

of

in consideration of SEVEN HUNDRED SIXTY THOUSAND AND NO/100 (\$760,000.00) DOLLARS

grants to 394 MASSACHUSETTS AVENUE LLC, a duly organized and existing Massachusetts Limited Liability Company, having a business address of 205 Willow Street, Waltham, MA 02453

with **QUITCLAIM COVENANTS**

The land with the buildings thereon, situated in Acton, Middlesex County, Massachusetts and being shown on a plan entitled, "Land in Acton, owned by Richard T. and Rose M. Kelley", by Harlan E. Tuttle, Surveyor, dated June 2, 1958, recorded with the Middlesex South District Registry of Deeds at Book 9151, Page 396, bounded and described as follows:

BEGINNING at a point at the northeasterly corner of the granted premises on Massachusetts Avenue and at a pipe set in a stone wall, said point being one hundred ninety-eight (198) feet distant from a Massachusetts Highway Bound, as shown on said Plan;

THENCE running South 9° 30' 00" West, three hundred (300) feet on the wall and by land formerly of Nelson E. Tenney, Standard Homes, Inc., to a pipe set in the wall at other land of Richard T. and Rose M. Kelley;

THENCE turning and running South 63° 30' 00" West by other land now or formerly of said Kelley as shown on said Plan, two hundred (200) feet to a pipe at other land now or formerly of said Kelley;

394 Mass Ave
Acton, MA 01720

THENCE turning and running North 9° 30' 00" East by other land now or formerly of said Kelley as shown on said Plan, three hundred (300) feet to a pipe on Massachusetts Avenue;

THENCE turning and running South 63° 30' 00" East by Massachusetts Avenue, two hundred (200) feet to a pipe set in the wall and point of beginning.

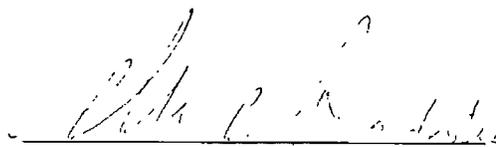
CONTAINING an area of 1.30 acres, more or less, according to said plan.

Said parcel conveyed subject to and with the benefit of easements, restrictions and agreements of record, if any there be, insofar as the same are now in force and applicable.

Being a portion of the premises conveyed to the Grantor by deed of Dolores Mary Foster, by deed dated June 14, 1999 and recorded with said Middlesex South District Registry of Deeds at Book 30319, Page 209.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

WITNESS my hand and seal this 12 day of July, 2013.

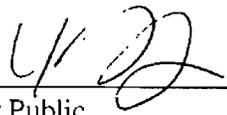


Marc C. Foster, Trustee of the
FFD Trust

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF MIDDLESEX

On this 12 day of July, 2013, before me, the undersigned notary public, personally appeared Marc C. Foster, proved to me through satisfactory evidence of identification, which was ME DL, 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:



ER

L. Richard LeClair, III
LeClair & LeClair, P.C
707 Main Street
Waltham, MA 02451



Bk: 64071 Pg: 253 Doc: DEED
Page: 1 of 2 08/13/2014 02:29 PM

QUITCLAIM DEED

394 MASSACHUSETTS AVENUE, LLC, a Massachusetts limited liability company, having a usual place of business at

(Nil)

for consideration paid of less than one hundred Dollars (\$100.00)

grants to NOTCA, LLC, a Massachusetts limited liability company having a usual place of business at 205 Willow Street, Waltham, MA 02453

with *quitclaim covenants*

a certain parcel of land shown as "Parcel 'A', To be conveyed from Lot 134 to the Owner of Lot 127" on a plan entitled "Plan of Land, 400 & 408 Massachusetts Avenue" dated May 21, 2014 prepared by Control Point Associates, Inc. recorded with the Middlesex South District Registry of Deeds as Plan No. 578 of 2014 (the "Plan"), bounded and described as follows:

Massachusetts Ave. Acton

Beginning at a point on the dividing line between "Map 3F, Lot 128" ("Lot 128") and "Map 3F, Lot 134", as shown on the Plan, said point being located south 6° 43 minutes 49 seconds west, a distance of 65.88 feet from the northeasterly corner of said Lot 128

THENCE along said dividing line south 6° 43 minutes 49 seconds west, a distance of 123.90 feet to a point;

THENCE south 83°16 minutes 11 seconds east, a distance of 8.50 feet to a point;

THENCE north 6° 43 minutes 49 seconds east, a distance of 123.90 feet to a point;

THENCE north 83°16 minutes 11 seconds west, a distance of 8.50 feet to a point and place of beginning.

Containing 1,053 square feet or 0.024 acres, all according to said Plan.

Being a portion of the land conveyed to grantor by deed dated July 12, 2013 recorded with the Middlesex South District Registry of Deeds in Book 62235, Page 431 of Marc C. Foster, Successor Trustee of FFD Trust u/d/t dated June 14, 1999 and filed with the Land Registration Office of said Registry as Document No. 1110314 on Certificate of Title Number 0215290.

(Note that the description of lot 128 recorded in the Middlesex County Registry of Deeds in book 48926, Page 82 is based on a different bearing system than this description. The difference is approximately 3° 45 minutes, for reference.)

[signature page is next]

Executed as a sealed instrument this 12 day of August, 2014.

394 MASSACHUSETTS AVENUE, LLC

By: [Signature] Manager
Vincent Cuttone, Manager

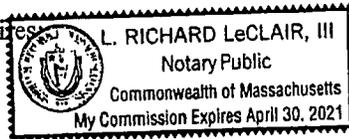
[Signature], ss.

COMMONWEALTH OF MASSACHUSETTS

On this 12 day of June, 2014, before me, the undersigned notary public, personally appeared Vincent Cuttone, and proved to me through satisfactory evidence of identification, which was/were ✓ photographic identification with signatures issued by a federal or state governmental 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 and for its stated purpose, as Manager of 394 MASSACHUSETTS AVENUE, LLC.

[Signature]
Notary Public

My Commission Expires



QUITCLAIM DEED

1

Karen L. Foote, individually, as sole Trustee of the Timothy Proctor Foote Trust w/d/t August 18, 1997 and recorded January 21, 2000 at the Middlesex South District Registry of Deeds as instrument number 197, and as executrix under the estate of Timothy P. Foote, Middlesex Probate Court Docket No. 97P-5020-EP, grants to NOTCA LLC, a Massachusetts limited liability company with a usual place of business at 408 Massachusetts Avenue, Acton, Massachusetts 01720, for consideration of Seven Hundred Fifty Thousand and no/100 dollars (\$750,000.00), with quitclaim covenants

All of Grantor's right, title and interest and to the following described premises situated in Acton, Middlesex County, Massachusetts:

Beginning at drill hole at the northwesterly corner of land now or formerly of Gismonde A. and Catherine A. Silvestrone, which point is in the southwestly line of Massachusetts Avenue, 60 feet wide, approximately 765 feet southeastwardly from the easterly line of Main Street, and which point is exactly 598 feet northwestwardly from a Massachusetts Highway Bound, and running thence (1) South 9°30' 00" West bounding easterly on said land now or formerly of Gismonde a. And Catherine A. Silvestrone 209.14 feet to an iron pin; thence (2) turning an interior angle of 73°0' and running North 63°30'0" West bounding southwestly on land now or formerly of Richard T. Kelley and Rose M. Kelley, his wife, 261.15 feet to an iron pin; thence (3) turning an interior angle of 90°0' and running North 26°30'0" East bounding northwestly on said land now or formerly of Richard T. Kelley and Rose M. Kelley, his wife, 200 feet to a drill hole in the southwestly line of Massachusetts Avenue; thence (4) turning on an interior angle of 90°0' and running South 63°30' East bounding northeasterly on Massachusetts Avenue 200 feet to the drill hole at the point of the beginning, making an interior angle of 107°0' with the first described course.

The conveyance herein is:

- 1. Subject to a drain easement conveyed to inhabitants of Town of Acton, Massachusetts by instrument dated June 14, 1961, recorded in said Middlesex County Registry of Deeds Southern District in Book 9834, Page 345.

Title Reference: Deed of Shell Oil Company dated February 4, 1991, and recorded with Middlesex South Registry of Deeds in Book 21000, Page 345.

Said property is located at 408 Massachusetts Avenue, Acton, MA. ✓

Witness my hand and seal this 15th day of February, 2000.

Karen L. Foote
Karen L. Foote, Individually,
Trustee of the Timothy Proctor Foote Trust, and
Executrix under the estate of Timothy Proctor Foote

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

February 15, 2000

Then personally appeared the above-named Karen L. Foote and acknowledged the foregoing to be her free act and deed, individually, as executrix, and as trustee, before me.

CAMBRIDGE
DEEDS REG15
MIDDLE SOUTH
~~02/16/00 12:24 PM~~
~~000001~~
CANCELLED
FEE \$3420.00
CASH \$3420.00

Kathryn Loral
Notary Public: *Kathryn Loral*
My Commission expires: *April 12, 2002*

408 MASS. Ave
Acton, MA
150 02/16/00 12:24:38 571 25.00
*** MASS. EXCISE TAX: 3420.00 ***

92



2014 00120199
Bk: 64071 Pg: 251 Doc: DEED
Page: 1 of 2 08/13/2014 02:29 PM

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

L. Richard LeClair, III
LeClair & LeClair, P.C
707 Main Street
Waltham, MA 02451

SPACE ABOVE FOR REGISTRY USE ONLY

QUITCLAIM DEED

PROPERTY ADDRESS: 400 MASSACHUSETTS AVENUE, ACTON, MA 01720

MUSTARD SEED PROPERTIES, LLC, a Massachusetts limited liability company having a usual place of business at 14 Page Road, Bedford, MA 01730, for consideration paid, and in full consideration of Two Million Fifty Thousand and 00/100 (\$2,050,000.00) Dollars grant to **NOTCA, LLC**, a Massachusetts limited liability company having a usual place of business at 205 Willow Street, Waltham, MA 02453, with **QUITCLAIM COVENANTS**, the following described property:

A certain parcel of land situated on the Southerly side of Massachusetts Avenue, Acton, Middlesex County, Massachusetts, being shown as a lot containing 1.30 acres, more or less, on a plan entitled "Land in Acton" owned by Richard T. Kelley and Rose M. Kelley, Harlan E. Tuttle, Surveyor, January 4, 1961, recorded with Middlesex South District Registry of Deeds in Book 9768, Page 85, bounded and described as follows: Beginning at a point at the Northeasterly corner of the granted premises at a pipe on Massachusetts Avenue and at land of Alden C. Flagg as shown on said plan, thence running South 9° 30' West three hundred (300) feet to a pipe at other land of Richard T. Kelley et ux; thence turning and running North 63° 30' West two hundred (200) feet to a point; thence turning and running North 9° 30' East three hundred (300) feet to Massachusetts Avenue. The last two distances being bounded by other land of Richard T. Kelley et ux; thence turning and running South 63° 30' East by Massachusetts Avenue two hundred (200) feet to a pipe at land of Alden C. Flagg and the point of beginning.

Hereby conveying 1.30 acres, more or less, as shown on said plan however otherwise bounded, measured or described.

For Grantor's title, see deed recorded with the Middlesex South Registry of Deeds in Book 48926, Page 82.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/13/2014 02:29 PM
Ctrl# 210180 11837 Doc# 00120199
Fee: \$9,348.00 Cons: \$2,050,000.00

Mustard Seed Properties, LLC is not classified as a corporation for federal income tax purposes.

EXECUTED UNDER SEAL THIS 23rd DAY OF May, 2014

Mustard Seed Properties, LLC

By: Daniel Silvestrone
Daniel Silvestrone, Manager
Hereunto duly authorized

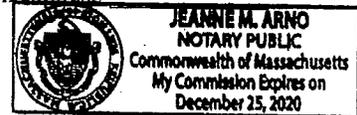
By: Carl Silvestrone
Carl Silvestrone, Manager
Hereunto duly authorized

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 23rd day of May, 2014 before me, the undersigned notary public, personally appeared, Daniel Silvestrone, proved to me through satisfactory evidence of identification, which was a MA Drivers license, to be the person whose name is signed on the preceding document, and acknowledged that he executed the same voluntarily for its stated purpose as Manager of Mustard Seed Properties, LLC aforesaid and as is his free act and deed.

Jeanne M. Arno
Notary Public
My commission expires: _____

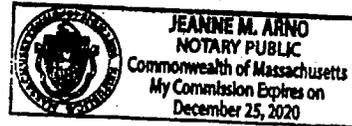


COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 23rd day of May, 2014 before me, the undersigned notary public, personally appeared, Carl Silvestrone, proved to me through satisfactory evidence of identification, which was MA Drivers license, to be the person whose name is signed on the preceding document, and acknowledged that he executed the same voluntarily for its stated purpose as Manager of Mustard Seed Properties, LLC aforesaid and as is his free act and deed.

Jeanne M. Arno
Notary Public
My commission expires: _____





Bk: 64071 Pg: 257 Doc: DEED
Page: 1 of 2 08/13/2014 02:29 PM

L. Richard LeClair, III
LeClair & LeClair, P.C
707 Main Street
Waltham, MA 02451 QUITCLAIM DEED

ANNA LUDWIG, as Trustee of PARKER LANE INVESTMENT TRUST u/d/t dated March 10, 2006 recorded with the Middlesex South District Registry of Deeds in Book 47907, Page 261

for consideration paid of less than One Hundred Dollars (\$100.00)

grants to NOTCA, LLC, a Massachusetts limited liability company, having a usual place of business at 205 Willow Street, Waltham, MA 02453

with *quitclaim covenants*

A certain parcel of land shown as "Parcel 'C', To be conveyed from Lot 118-2 to the Owner of Lot 127" on a plan entitled "Plan of Land, 400 & 408 Massachusetts Avenue" dated May 21, 2014 prepared by Control Point Associates, Inc. recorded with the Middlesex Registry of Deeds as Plan No. 578 of 2014 (the "Plan"), such Parcel C being more particularly bounded and described as follows according to said Plan:

Beginning at an iron rod found at the southeasterly corner of a lot shown on said Plan as "Map 3F, Lot 127, N/F formerly of NOTCA, LLC, Book 31141, Page 299";

Thence S 06° 43' 49" W ninety-six and 85/100 (96.85) feet to a point shown as "Conc. Bound Found";

Thence S 67° 16' 23" E sixty-six and 82/100 (66.82) feet to a point;

Thence N 83° 16' 11" W seventy-five and 81/100 (75.81) feet to a point;

Thence N 06° 43' 33" E thirteen and 50/100 (13.50) feet to a point;

Thence N 83° 16' 27" W forty-three and 42/100 (43.42) feet to a point;

Thence N 06° 43' 49" E one hundred twelve and 62/100 (112.62) feet to a point;

Thence S 67° 16' 23" E fifty-seven and 22/100 (57.22) feet to the point of beginning.

Together with the right to use on a non-exclusive basis the easement rights provided in a certain Access, Utility, Slope and Sign Easement recorded with the Middlesex South District Registry of Deeds in Book 56812, Page 558, which right shall run with the land.

Subject to Slope and Temporary Construction Easement dated April 26, 2011 recorded with said Registry in Book 56812, Page 565.

Subject to Access, Utility, Slope and Signage Easement dated April 26, 2011 recorded with said Registry in Book 56812, Page 558.

Subject to an Easement Agreement dated August 12, 2014 recorded herewith.

92
Massachusetts Avenue Acton

Being a portion of the land conveyed to grantor by deed dated January 31, 2006 from Berko Family, LLC *et al* recorded with said Registry in Book 47097, Page 267.

Executed as a sealed instrument this 24th day of June, 2014.

PARKER LANE INVESTMENT TRUST

By: *Anna Ludwig*
Anna Ludwig, Trustee as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Middlesex county, ss.

On this 24 day of June, 2014, before me, the undersigned notary public, personally appeared Anna Ludwig, and proved to me through satisfactory evidence of identification, which was/were photographic identification with signatures issued by a federal or state governmental 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 she signed it voluntarily and for its stated purpose, as Trustee of Parker Lane Investment Trust.

Michael DeLeon
Notary Public

My Commission Expires September 11 2020



92

L. Richard LeClair, III
LeClair & LeClair, P.C
707 Main Street
Waltham, MA 02451



2014 00120201
Bk: 64071 Pg: 255 Doc: DEED
Page: 1 of 2 08/13/2014 02:29 PM

QUITCLAIM DEED

NOTCA, LLC, a Massachusetts limited liability company, having a usual place of business at 205 Willow Street, Waltham, MA 02453

for consideration paid of less than One Hundred Dollars (\$100⁰⁰)

grants to ANNA LUDWIG, as Trustee of PARKER LANE INVESTMENT TRUST u/d/t dated March 10, 2006 recorded with the Middlesex South District Registry of Deeds in Book 47907, Page 261

with *quitclaim covenants*

a certain parcel of land shown described in Exhibit A, attached hereto and incorporated herein by reference.

Executed as a sealed instrument this 12 day of August, 2014.

NOTCA, LLC

By: [Signature] *Manager*
Vincent Cuttone, Manager

Massachusetts Avenue Acton

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 12th day of August, 2014, before me, the undersigned notary public, personally appeared Vincent Cuttone, and proved to me through satisfactory evidence of identification, which was/were photographic identification with signatures issued by a federal or state governmental agency, oath or affirmation of a credible witness, X 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 and for its stated purpose, as Manager of NOTCA, LLC



MICHAEL W. SOWYRDA
Notary Public
Commonwealth of Massachusetts
My Commission Expires Dec. 18, 2014

[Signature]
Notary Public

My Commission Expires: 12/19/2014

EXHIBIT A

A certain parcel of land shown as "Parcel 'B', To be conveyed from Lot 128 to the Owner of Lot 118-2" on a plan entitled "Plan of Land, 400 & 408 Massachusetts Avenue" dated May 21, 2014 prepared by Control Point Associates, Inc. recorded with the Middlesex South Registry of Deeds as Plan No. 578 of 2014 (the "Plan"), such Parcel B being bounded and described according to said Plan as follows:

Beginning at an iron pipe found at the southwesterly corner of a lot shown on the Plan as "Map 3F, Lot 134"

Thence N 06° 43' 49" E twenty-four and 70/100 (24.70) by said Lot 134 to a point;

Thence N 83° 16' 11" W fifty and 89/100 (50.89) feet to a point;

Thence N 06° 43' 49" E twelve and 00/100 (12.00) feet to a point;

Thence N 83° 16' 11" W seventy-seven and 12/100 (77.12) feet to a point, the last three (3) courses being by land now or formerly of Mustard Seed Properties, LLC;

Thence S 67° 16' 23" E one hundred thirty-three and 16/100 feet (133.16) to the point of beginning.

Subject to Taking by the Town of Acton recorded with said Registry in Book 63948, Page 88 as shown on Plan No. 603 of 2014.

Being a portion of the land conveyed to grantor by deed dated May 23, 2014 from Mustard Seed Properties, LLC recorded herewith in Book 64071, Page 251.

DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

Preliminary Plan of Southeast Kelley's Corner Lots
for 394 Massachusetts Avenue, LLC

1. Name of Proposed Subdivision for 394 Massachusetts Avenue, LLC
2. Location Massachusetts Avenue
3. Name of Applicant(s) 394 Massachusetts Avenue, LLC
4. Brief Description of the Proposed Project The proposed project consists of a 6.46+/- acres of land which is proposed to be subdivided into two lots, with a new right of way known as "Southeast Lane".
5. Name of Individual Preparing this DIR Joshua G. Swerling of Bohler Engineering
Address 352 Turnpike Road, Southboro, MA 01772 Business Phone (508) 480-9900
6. Professional Credentials MA License # 41697

A. Site Description

7. Present permitted and actual land uses by percentage of the site.

<i>Uses</i>	<i>Percentage</i>
Industrial	-
Commercial	100%
Residential	-
Forest	-
Agricultural	-
Other (specify)	

8. Total acreage on the site: 6.46 acres.

<i>Approximate Acreage</i>	<i>At Present</i>	<i>After Completion</i>
Meadow or Brushland (non agriculture)	1.25	1.42
Forested	0.84	0.84
Agricultural (includes orchards, cropland, pasture)	-	-
Wetland	0.20	0.20
Water Surface Area	-	-
Flood Plain	0.07	0.07
Unvegetated (rock, earth, or fill)	1.91	1.91
Roads, buildings and other impervious surfaces	2.26	2.09
Other (indicate type)	-	-

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

District	Percentage
KC-Kelleys Corner	100%

10. Predominant soil type(s) on the site: Woodbridge-Urban Land Complex 3-15% slopes
Per NRCS mapping

Soil drainage (Use the US Natural Resources Conservation Service's definition)

Soil Type	% of the Site
Well drained	43.8%
Moderately well drained	55.5%
Poorly drained	0.7%

11. Are there bedrock outcroppings on the site? ___yes ___**x**_no

12. Approximate percentage of proposed site with slopes between:

Slope	% of the Site
0 - 10%	83%
10 - 15%	2%
greater than 15%	15%

13. In which of the Groundwater Protection Districts in the site located? How close is the site to a public well? Zone(s) 4 Proximity to a public well: unknown feet

14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Acton Natural Resources Director). ___yes ___**x**_no

If yes, specify: _____

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formation or granite bridges? ___yes ___**x**_no

If yes, specify: _____

16. Are there any established foot paths running through the site or railroad right of ways? ___yes ___**x**_no

If yes, specify: _____

17. Is the site presently used by the community or neighborhood as an open space or recreation area?
yes _no

Is the site adjacent to conservation land or a recreation area? yes _no

If yes, specify: _____

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? yes _no

If yes, specify: _____

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?

_yes _no

If yes, specify: Wetlands currently exist on the eastern side of the property as shown on the Subdivision Plans.

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? yes _no

If yes, specify: _____

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? yes _no

If yes, specify results: _____

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? yes _no

If yes, specify _____

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Acton Historic Commission or the Action Historical Society.)

yes _no

If yes, please describe _____

24. Is the project contiguous to or does it contain a building in a local historic district or national register district? yes _no

25. Is the project contiguous to any section of the Isaac Davis Trail? ___yes X no

If yes, please describe _____

B. Circulation System

26. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

Average weekday traffic		864 vehicle trips
Average peak hour volumes	morning	11 vehicle trips
Average peak hour volumes	evening	73 vehicle trips

27. Existing street(s) providing access to proposed subdivision:

Name Massachusetts Avenue (Route 111) Town Classification Arterial Street

28. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development:

Name of ways Main Street @ Massachusetts Avenue, located 450' to the west

29. Location of existing sidewalks within 1000 feet of the proposed site? Sidewalks exist along portions of Massachusetts Avenue as well as the shopping plaza across Massachusetts Avenue.

30. Location of proposed sidewalks and their connection to existing sidewalks:

Sidewalks will be provided along the new ROW which will connect to the existing sidewalks along Massachusetts Avenue.

31. Are there parcels of undeveloped land adjacent to the proposed site? X yes ___ no

Will access to these undeveloped parcels be provided within the proposed site?

 X yes ___ no

If yes, please describe _____

If no, please explain why Wetlands to east prevent access to the property.

C. Utilities and Municipal Services

32. If dwelling units are to be constructed, what is the total number of bedrooms proposed?

N/A

33. If the proposed use of the site is nonresidential, what will the site be specifically used for and how many feet of Gross floor area will be constructed? 6,540sf of general retail plus 6,500sf of restaurant

34. How will sewage be handled? Waste from the subject site will flow to the Town's Sewer System.

35. Storm Drainage

a. Describe nature, location and surface water body receiving current surface water of the site:
Storm drainage from the subject site will flow to a water quality inlet prior to discharging to the wetlands to the east, where it ultimately discharges into Coles Brook located to the southeast of the site. Also note that impervious areas are being reduced as part of the project.

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: **Storm drainage from the subject site will flow to a water quality inlet prior to discharging to the wetlands to the east.**

c. Will a NPDES Permit be required? yes no

36. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)
approx. 5mins. (1.5 miles to the west)

37. Schools (if residential)

a. Projected number of new school age children: **N/A**

b. Distance to nearest school: **N/A**

D. Measures to Mitigate Impacts

Attach brief descriptions of the measures that will be taken to: **Please see attachment**

38. Prevent surface water contamination.

39. Prevent groundwater contamination.

40. Maximize groundwater recharge.

41. Prevent erosion and sedimentation.

42. Maintain slope stability.

43. Design the project to conserve energy.

44. Preserve wildlife habitat.

45. Preserve wetlands.

46. Ensure compatibility with the surrounding land uses.

47. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment rate of runoff for the 10-year storm event.

48. Preserve historically significant structures and features on the site.

49. To mitigate the impact of the traffic generated by the development.

Please use layman's terms where possible while still being accurate and comprehensive. Where appropriate, graphics shall be used. List sources of data, reference materials, and methodology used to determine all conclusions. Use additional sheets as necessary.

Attachment to Development Impact Report

D. Measures to Mitigate Impacts

Attach brief descriptions of the measures that will be taken to:

38. Prevent surface water contamination.

RESPONSE: The proposed project will include a stormwater management system compliant with DEP and Town of Acton standards which will prevent surface water contamination through the use of best management practices, including but not limited to a stormwater management system and water quality unit as well as a reduction in the amount of impervious area.

39. Prevent groundwater contamination.

RESPONSE: The proposed project will include a stormwater management system compliant with DEP and Town of Acton standards which will prevent groundwater contamination through the use of best management practices, including but not limited to a stormwater management system and water quality unit as well as a reduction in the amount of impervious area.

40. Maximize groundwater recharge.

RESPONSE: Groundwater recharge will be improved by the reduction of impervious areas in the proposed condition as well as the implementation of the stormwater management system.

41. Prevent erosion and sedimentation.

RESPONSE: The proposed project includes soil erosion and sediment control plans and details to prevent stormwater runoff from discharging directly to the wetlands.

42. Maintain slope stability.

RESPONSE: The proposed project will include the appropriate slope stability methods which will be implemented as needed during earthwork activities.

43. Design the project to conserve energy.

RESPONSE: The proposed project will conserve energy to the extent feasible through the use of various items, including but not limited to low wattage lighting fixtures as well as LED site lights.

44. Preserve wildlife habitat.

RESPONSE: The proposed project has been designed to preserve wildlife habitat by maintaining all wetland areas as well as limiting disturbances within the wetlands buffers and reducing the amount of impervious areas in the proposed condition.

45. Preserve wetlands.

RESPONSE: The proposed project has been designed to preserve wetlands by not encroaching upon same and by providing a natural barrier to such wetland areas.

46. Ensure compatibility with the surrounding land uses.

RESPONSE: The proposed project will be compatible with the surrounding land uses as it's located within a section of Town (Kelley's Corner) that's a blend of commercial uses that provide pedestrian connectivity to the surrounding residential areas.

47. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the pre-development rate of runoff for the 10-year storm event.

RESPONSE: The proposed project will include a stormwater management system compliant with DEP and Town of Acton standards which will reduce runoff rates in the proposed condition for all storm events, including the 2, 10, 25 and 100yr storm events.

48. Preserve historically significant structures and features on the site.

RESPONSE: To the best of our knowledge, the subject site does not contain any historically significant structures or features. If encountered during the project, appropriate measures will be taken to preserve such structures or features.

49. To mitigate the impact of the traffic generated by the development.

RESPONSE: The proposed project will include the appropriate traffic mitigation measures, if needed, as a result of the proposed development.



Town of Acton
472 Main Street
Acton, MA 00001720
Telephone (978) 929-6621
Fax (978) 929-6340

Brian McMullen
Assessor

Locus: 394 & 404 Mass Ave & 408 Mass Ave Behind
Parcel: F3-134, F3-127 & F3-118-2

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City, ST, Zip
F3-99-101	1 TOWNE HOUSE LN #1	WANG CHANGNING	HUANG WEIZHEN	1 TOWNE HOUSE LN #1	ACTON, MA 01720
F3-99-102	1 TOWNE HOUSE LN #2	LI CHONG QING	YANG YU	242 OLD BEAVERBROOK	ACTON, MA 01718
F3-99-103	1 TOWNE HOUSE LN #3	BEYER VICTORIA G		1 TOWNE HOUSE LANE #3	ACTON, MA 01720
F3-99-104	1 TOWNE HOUSE LN #4	FEINSOD ELAYNE B		1 TOWNHOUSE LANE #4	ACTON, MA 01720
F3-99-105	1 TOWNE HOUSE LN #5	LAUER ALISON		1 TOWNE HOUSE LN #5	ACTON, MA 01720
F3-99-106	1 TOWNE HOUSE LN #6	SPALDING VIKKI A		1 TOWNE HOUSE LN #6	ACTON, MA 01720
F3-99-107	1 TOWNE HOUSE LN #7	TSUI CHING-YEE MILLOR		1 TOWNE HOUSE LN #7	ACTON, MA 01720
F3-99-108	1 TOWNE HOUSE LN #8	BYRNES CHRISTOPHER		1 TOWNE HOUSE LANE #8	ACTON, MA 01720
F3-99-109	1 TOWNE HOUSE LN #9	LIU YUE		1 TOWNE HOUSE LN #9	ACTON, MA 01720
F3-99-110	1 TOWNE HOUSE LN #10	BEREZOVSKY LUDMILA		1 TOWNE HOUSE LN #10	ACTON, MA 01720
F3-99-111	1 TOWNE HOUSE LN #11	HOLLINGSWORTH KYLE D	HOLLINGSWORTH HEIDI L	1 TOWNE HOUSE LN #11	ACTON, MA 01720
F3-99-112	1 TOWNE HOUSE LN #12	WHITAKER ALLEN A		1 TOWNE HOUSE LN #12	ACTON, MA 01720
F3-99-113	1 TOWNE HOUSE LN #13	BRINKLEY MARIA		2601 S BRAESWOOD BLV #505	HOUSTON, TX 77025
F3-99-114	1 TOWNE HOUSE LN #14	SUN CLIFF	SUN SHAO-TANG	PO BOX 983	EAST BRUNSWICK, NJ 08816
F3-99-115	1 TOWNE HOUSE LN #15	HAQUE SHAHNAZ		1 TOWNE HOUSE LN #15	ACTON, MA 01720
F3-99-116	1 TOWNE HOUSE LN #16	NAKAGOMI RENATO MIKIO		1 TOWNE HOUSE LN #16	ACTON, MA 01720
F3-99-117	1 TOWNE HOUSE LN #17	TSANG KWAN WAI	WU MIAO YUN	1 TOWNE HOUSE LN #17	ACTON, MA 01720
F3-99-118	1 TOWNE HOUSE LN #18	PASIERBOWICZ JOHN A		1 TOWNE HOUSE LANE #18	ACTON, MA 01720
F3-99-1S1	1 TOWNE HOUSE LN #S1	ERICKSON DAVID	ERICKSON JANICE	2 MOHAWK DR	ACTON, MA 01720
F3-99-1S2	1 TOWNE HOUSE LN #S2	MCCUSKER WILLIAM		1 TOWNE HOUSE LN #S2	ACTON, MA 01720
F3-99-1S3	1 TOWNE HOUSE LN #S3	MA REALTY ASSOCIATES LLC		50 PEABODY DRIVE	STOW, MA 01775
F3-99-1S4	1 TOWNE HOUSE LN #S4	SAVAGE THAIS		1 TOWNE HOUSE LN #S4	ACTON, MA 01720
F3-99-201	2 TOWNE HOUSE LN #1	DAWSON ROBERT A R TRUSTEE	THE 2 TOWNHOUSE LANE UNIT #1 TR	2 TOWNE HOUSE LN #1	ACTON, MA 01720
F3-99-202	2 TOWNE HOUSE LN #2	LEARY MAURA LEE	LEARY EDWARD M	2 TOWNE HOUSE LANE #2	ACTON, MA 01720
F3-99-203	2 TOWNE HOUSE LN #3	BUGALTER BORIS	BUGALTER IRINA	122 WATERSIDE CLR	ACTON, MA 01720
F3-99-204	2 TOWNE HOUSE LN #4	SHAPIRO DMITRY	SHAPIRO POLINA	4 MYRTLE DRIVE	ACTON, MA 01720
F3-99-205	2 TOWNE HOUSE LN #5	ZHAO YONG	LI DAN	2 TOWNE HOUSE LN #5	ACTON, MA 01720
F3-99-206	2 TOWNE HOUSE LN #6	BORNEMAN JANET	BORNEMANN RICHARD	55 ALCOTT STREET	ACTON, MA 01720
F3-99-207	2 TOWNE HOUSE LN #7	PETRINO GINA A		2 TOWNE HOUSE LN #7	ACTON, MA 01720
F3-99-208	2 TOWNE HOUSE LN #8	CHATWANI ASHOK U	CHATWANI REKHA R	2730 WASHINGTON BLVD	FREMONT, CA 94539
F3-99-209	2 TOWNE HOUSE LN #9	ACTON HOUSING AUTHORITY		PO BOX 681	ACTON, MA 01720
F3-99-210	2 TOWNE HOUSE LN #10	DYER KATHLEEN B		55 MAGAZINE STREET #67	CAMBRIDGE, MA 02139
F3-99-211	2 TOWNE HOUSE LN #11	BOUKHGALTER IRINA	BUGALTER BORIS	122 WATERSIDE CLRG	ACTON, MA 01718

Locus: 394 & 404 Mass Ave & 408 Mass Ave Behind
Parcel: F3-134, F3-127 & F3-118-2

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City, ST, Zip
F3-99-212	2 TOWNE HOUSE LN #12	BROTHERS SMITH LLC		111 MAIN STREET	HOLDEN, MA 01520
F3-99-213	2 TOWNE HOUSE LN #13	TAVILLA ANTHONY P	TAVILLA PAMELA S	66 OLD STOW ROAD	CONCORD, MA 01742
F3-99-214	2 TOWNE HOUSE LN #14	KELLY THOMAS J		2 TOWNE HOUSE LANE #14	ACTON, MA 01720
F3-99-215	2 TOWNE HOUSE LN #15	HUXSAW CAREY		2 TOWNE HOUSE LN #15	ACTON, MA 01720
F3-99-216	2 TOWNE HOUSE LN #16	HARTMAN SUSAN D ET AL TR	HARTMAN FAMILY NOM TR	2 ANNIE TERRACE DR	HUDSON, MA 01749
F3-99-217	2 TOWNE HOUSE LN #17	ACTON HOUSING AUTHORITY		PO BOX 681	ACTON, MA 01720
F3-99-218	2 TOWNE HOUSE LN #18	KOVUMMAL VARSHA ASHWIN	KOVUMMAL ASHWIN	507 BANKSIDE HOLLOW	ACTON, MA 01718
F3-99-219	2 TOWNE HOUSE LN #19	ACTON HOUSING AUTHORITY		PO BOX 681	ACTON, MA 01720
F3-99-301	371 MASS AV #1	MEYER JOAN S	M & K REALTY TR	120 RUSSET LANE	BOXBOROUGH, MA 01719
F3-99-302	371 MASS AV #2	MEYER JOAN S	M & K REALTY TRUST	120 RUSSET LANE	BOXBOROUGH, MA 01719
F3-99-303	371 MASS AV #3	MEYER JOAN S	M & K REALTY TRUST	120 RUSSET LANE	BOXBOROUGH, MA 01719
F3-99-304	371 MASS AV	MEYER JOAN S	M & K REALTY TRUST	120 RUSSET LANE	BOXBOROUGH, MA 01719
G3-10-101	360 MASS AV	NICHOLSON ROSEMARY TRUSTEE	PANDOLA REALTY TRUST	76 STRAWBERRY HILL ROAD	CONCORD, MA 01742
G3-10-102	380 MASS AV	CONCORD-ASSABET FAM + ADOL		380 MASS AVE	ACTON, MA 01720
G3-10-1	264 MASS AV	TOWN OF ACTON		472 MAIN STREET	ACTON, MA 01720
G3-10-2	386 MASS AV	ACTON TOWN OF		472 MAIN STREET	ACTON, MA 01720
G3-36	8 FRANCINE RD	TRIMBLE STEPHEN G	KOUMJIAN ANDREA M	8 FRANCINE ROAD	ACTON, MA 01720
G3-7	8 NADINE RD	NOTHERN DENIS M	NOTHERN BONNY CANNELL	8 NADINE RD	ACTON, MA 01720
G3-8	10 NADINE RD	KOH SOON-SOUP	KOH SOO-JUNG	10 NADINE RD	ACTON, MA 01720
G3-9	6 FRANCINE RD	STERN NATHANIEL A	STERN DEBRA O	6 FRANCINE ROAD	ACTON, MA 01720
F3-89	295 MAIN ST	E&A NORTHEAST LTD PRTN	C/O EDENS & AVENT	PO BOX 528	COLUMBIA, SC 29202
F3-97-1	401 MASS AV	E&A NORTHEAST LTD PRTN	C/O EDENS & AVENT	PO BOX 528	COLUMBIA, SC 29202
F3-97	291 MAIN ST	E&A NORTHEAST LTD PRTN	C/O EDENS & AVANT INC	PO BOX 528	COLUMBIA, SC 29202
F3-98	381 MASS AV	E&A NORTHEAST LTD PRTN	C/O EDENS & AVENT	PO BOX 528	COLUMBIA, SC 29202
F3-105	421 MASS AV	421 MASS AVE LLC		205 WILLOW ST	WALTHAM, MA 02453
F3-106	279 MAIN ST	HOGLE ROBERT M TRUSTEE	C/O QUILL & PRESS INC	285 MAIN ST	ACTON, MA 01720
F3-108	403-9 MASS AV	NAGOG KNOLL LLC		260 GREAT RD	ACTON, MA 01720
F3-114	411 MASS AV	NAGOG KNOLL LLC		260 GREAT ROAD	ACTON, MA 01720
F3-118-11	418 MASS AV #1	ACTON ORTHODONTICS,LLC		418 MASS AV #1	ACTON, MA 01720
F3-118-12	418 MASS AV #2	ACTON DENTAL GROUP LLC		418 MASS AV #2	ACTON, MA 01720
F3-118-13	418 MASS AV #3	HWANG JAMES		418 MASS AV #3	ACTON, MA 01720
F3-118-14	418 MASS AV #4	CARLEY GILBERT E TRUSTEE	CARLEY ELIZABETH B TRUSTEE	7 ASHWOOD RD	ACTON, MA 01720
F3-118-15	418 MASS AV #5	BECOTTE NANCY E		418 MASS AV #5	ACTON, MA 01720
F3-118-16	418 MASS AV #6	ACTON DENTAL GROUP LLC		418 MASS AV #6	ACTON, MA 01720
F3-118	414 MASS AV	NORTHERN BANK & TRUST		275 MISHAWUM RD	WOBURN, MA 01801
G3-4	2 NADINE RD	PATEL HENA	DIETER LANCE	2 NADINE RD	ACTON, MA 01720
G3-5	4 NADINE RD	MAIMAN CRAIG E	MAIMAN ELLEN	4 NADINE RD	ACTON, MA 01720
G3-6	6 NADINE RD	JONES PETER R	JONES MAUREEN A	6 NADINE RD	ACTON, MA 01720
F3-94	285 MAIN ST	HOGLE ROBERT M	HOGLE TINA B	285 MAIN ST	ACTON, MA 01720
G3-27	8 BEVERLY RD	DING YUN	WANG JIANQIANG	8 BEVERLY RD	ACTON, MA 01720
G3-32	3 NADINE RD	SOLOMON ERIC L	COOPER-SOLOMON DEBRA B	3 NADINE ROAD	ACTON, MA 01720
G3-33	5 NADINE RD	TEDUITS JOHN T	PATRICIA F	5 NADINE RD	ACTON, MA 01720

Brian McMullen
Assessor

Locus: 394 & 404 Mass Ave & 408 Mass Ave Behind
Parcel: F3-134, F3-127 & F3-118-2

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City, ST, Zip
G3-34	7 NADINE RD	BARIK UMESH C	BARIK SMRUTIMAGNA	7 NADINE RD	ACTON, MA 01720
G3-35	7 FRANCINE RD	RAFIE KOLPIN MARYAM	KOLPIN DAVID	7 FRANCINE RD	ACTON, MA 01720
G3-3	6 BEVERLY RD	CHAN YI-MING STANLEY	CHAN KIT-YING KIRSTY	6 BEVERLY RD	ACTON, MA 01720

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE
PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough, MA 01729 Maynard, MA 01754 Concord, MA 01742 Littleton, MA 01460
Carlisle, MA 01741 Stow, MA 01775 Westford, MA 01886 Sudbury, MA 01776



Kelly Schorr
Acton Assessors Office

3/2/2016