



16 Gleasondale Rd., Suite 1-1
Stow, Massachusetts 01775
Phone: (978) 461-2350
Fax: (978) 841-4102
www.foresite1.com

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

“Hayward Farm”

A Proposed Residential Compound
Subdivision at
121 Hayward Road

Assessors Map E-2 Parcels 261-2, 261-3, 262, 272 & 273

Submitted to:

Acton Planning Board
472 Main Street
Acton, MA 01720

Prepared for:

Acton Management, Inc.
P.O. Box 2350
Acton, Massachusetts 01720

Prepared by:

FORESITE Engineering Associates, Inc.
16 Gleasondale Road, Suite 1-1
Stow, Massachusetts 01775

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10. Copies of Current Deeds & Certificates of Title for Locus Tract
11. Certified List of Abutters
12. Copy of Application Fee Checks

Attachments:

“Hayward Farm” Definitive Subdivision Plan, Residential Compound, prepared by FORESITE Engineering Associates, Inc. dated 8/29/14, (24”x36”)

Stormwater Report & Calculations, “Hayward Farm”, Definitive Subdivision Plan, Residential Compound, prepared by FORESITE Engineering Associates, Inc. dated 8/29/14

ACTON PLANNING BOARD

FORM ANR

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

The undersigned, believing that the accompanying plan of his property in the Town of Acton does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

(Please type or print information in blanks below.)

- 1. Name of Applicant(s) ACTON MANAGEMENT, INC.
 Contact Address P.O. Box 2350, Acton, MA 01720 Phone (978) 263-2989 x2
- 2. Name of Property Owner(s) DEAN CHARTER
 Contact Address BI CHARTER RD, Acton, MA 01720 Phone (508) 277-6601
- 3. Name of Registered Land Surveyor SUSAN SULLIVAN, FORESITE ENGINEERING
 Address 16 GLEASONDALE RD, STE 1-1, STOW, MA 01775 Phone (978) 461-2350
- 4. Deed of property recorded in Middlesex South Registry of Deeds, Book Number 52019;
 Page Number 285 + 287; and/or registered in Middlesex Registry of Land Court, Certificate of
 Title Number 243257
243258
243259
- 5. Zoning District R-2, Town Atlas Map No. E-2 Parcel No. 261-2, 261-3, 262
272 + 273
 Total Acreage of Land Divided 4.45 Acre
 Location and Description of Property 121 HAYWARD RD, EXISTING DWELLING
AND WOODLAND
- 6. Board of Appeals decisions pertaining to land or buildings (attach copy of decision)
NONE
- 7. Reason plan does not constitute a subdivision LOTS A+B FRONT ENTIRELY ON
HAYWARD RD AND MEET DIMENSIONAL REQ FOR REDUCED FRONTAGE LOTS.

Signature of Applicant [Signature]

Date 7/17/14

Signature of Owner [Signature]

Date July 17, 2014

PLANNING BOARD APPROVAL under the SUBDIVISION CONTROL LAW NOT REQUIRED

Signed _____ for the Acton Planning Board

Date _____

ACTON PLANNING BOARD

FORM DP

APPLICATION for APPROVAL of DEFINITIVE PLAN

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Acton for Approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in the Town of Acton.

(Please type or print information in blanks below.)

- 1. Name of Proposed Subdivision "HAYWARD FARM DEFINITIVE SUBDIVISION PLAN"
- 2. Name of Applicant(s) ACTON MANAGEMENT, INC.
Contact Address P.O. Box 2350, ACTON, MA 01720 Phone (978) 263-2989 x2
- 3. Name of Property Owner(s) DEAN CHARTEK, 81 CHARTEK RD, ACTON, MA 01720
- 4. Name of Engineer FORESITE ENGINEERING
Address 16 GLENSDALE RD, STE 1-1, STOW, MA 01775 Phone (978) 461-2350
- 5. Name of Land Surveyor FORESITE ENGINEERING
Address 16 GLENSDALE RD, STE 1-1, STOW, MA 01775 Phone (978) 461-2350
- 6. Deed of property recorded in Middlesex South Registry Of Deeds, Book Number 52019,
Page Number 285+287; and/or registered in Middlesex Registry of Land Court, Certificate of
Title Number 243257, 243258, 243259
- 7. Zoning District R2, Town Atlas Map No. E-2 Parcel No. 261-2, 261-3, 262, 272, 273
Approximate acreage in subdivision 4.45, Number of Lots 4 + 2 ANR
Total length of road(s) in feet _____
Location and Description of Property 121 HAYWARD ROAD, EXISTING SINGLE
FAMILY DWELLING AND WOODLAND.
- 8. Said plan has () / has not (X) evolved from a preliminary plan submitted to the Board on
_____ 20__; and approved (with modifications) () or disapproved () on _____ 20__.

[Signature] 7/17/14
Applicant(s) Signature, Date

Applicant(s) Signature, Date

[Signature] July 17, 2014
Owner(s) Signature, Date

Owner(s) Signature, Date

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

DEVELOPMENT IMPACT REPORT

The Development Impact Report (DIR) is intended to serve as a guide to the applicant in formulating the development proposal, as well as a guide to the Planning Board in its evaluation of the proposed development in the context of existing conditions and planning efforts by the Town. The DIR should be prepared as early in the development process as possible, even if certain aspects are unknown at that time. It is recommended that the various aspects of the DIR, together with a conceptual development plan, are discussed with the Planning Department staff as soon as possible, prior to the filing of an application for approval of a preliminary plan.

The DIR seeks to raise the broad range of issues generally associated with development plans in a form and in a language that is understandable to a layperson. It assesses development impacts which could possibly be avoided or mitigated if recognized early in the development process. Other portions of the DIR request information which will help the Town plan ahead and ensure adequate services in the future. It is the hope of the Planning Board that the use of the DIR, along with early consultations with the Planning Department staff and the applicant's continuing cooperation throughout the development process, will foster a development of excellent quality and design sensitive to Acton's natural and historic heritage and other community concerns.

The DIR shall be filed with an application for approval of a preliminary and a definitive subdivision plan. The DIR shall clearly and methodically assess the relationship of the proposed development to the natural, physical, and social environment. In preparing the DIR, professionals of the respective fields shall be consulted and a systematic, interdisciplinary approach shall be utilized which will ensure the integrated use of the natural and social sciences and the environmental design arts in planning, designing and engineering of the proposed project.

DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Subdivision "Hayward Farm"
2. Location 121 Hayward Road
3. Name of Applicant(s) Acton Management, Inc.
4. Brief Description of the Proposed Project Proposed 4-lot Residential Compound Subdivision
and 2 ANR lots on 4.45 acre tract on north side of Hayward Road in R-2 zoning district
5. Name of Individual Preparing this DIR Scott P. Hayes, PE
Address FORESITE Engineering Business Phone (978) 461-2350
16 Gleasondale Road, 1-1, Stow, MA 01775
6. Professional Credentials Massachusetts Registered Professional Civil Engineer #41017
MA DEP Certified Soil Evaluator SE#1030

A. Site Description

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

<i>Uses</i>	<i>Percentage</i>
Industrial	0%
Commercial	0%
Residential	100%
Forest	0%
Agricultural	0%
Other (specify)	0%

8. Total acreage on the site: 4.45 acres.

<i>Approximate Acreage</i>	<i>At Present</i>	<i>After Completion</i>
Meadow or Brushland (non agriculture)	N/A	N/A
Forested	4.35	1.95
Agricultural (includes orchards, cropland, pasture)	N/A	N/A
Wetland	N/A	N/A
Water Surface Area	N/A	N/A
Flood Plain	N/A	N/A
Unvegetated (rock, earth, or fill)	N/A	N/A
Roads, buildings and other impervious surfaces	0.10	0.60
Other (indicate type) Lawn/landscaping	N/A	1.90

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
Residence 2 (R-2)	100%

10. Predominant soil type(s) on the site: Paxton, NRCS Soil Map Units 307B & 307C

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

Soil Type	% of the Site
Well drained	100%
Moderately well drained	
Poorly drained	

11. Are there bedrock outcroppings on the site? Xyes no

12. Approximate percentage of proposed site with slopes between:

Slope	% of the Site
0 - 10%	100%
10 - 15%	
greater than 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: 8,200+/- 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 Xno

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? Xyes no

If yes, specify: Several oak trees over 30" DBH; substantially large and specimen trees
identified on Existing Conditions Plan (Sheet 2)

16. Are there any established foot paths running through the site or railroad right of ways? yes Xno

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: Intermittent stream running through the site south to north; boundaries confirmed
by Order of Resource Area Delineation issued by Conservation Commission

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		40
Average peak hour volumes	morning	3.2
Average peak hour volumes	evening	4.2

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

Name Hayward Road Town Classification Collector

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

Name of ways Joseph Reed Lane, Andrew Drive

29. Location of existing sidewalks within 1000 feet of the proposed site? Existing sidewalk on north

side of Hayward Road from Arlington Street to a crosswalk at ABRHS near Charter Road

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

In lieu of a sidewalk on proposed street frontage, applicant is proposing a sidewalk from the

existing crosswalk in Hayward Road at Joseph Reed Ln, thence along the east side of Joseph

Reed Lane to the gutter rounding at Brown's Lane (see Sheet 6 for proposed layout)

31. Are there parcels of undeveloped land adjacent to the proposed site? ___yes X_no

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

___yes ___no

If yes, please describe _____

If no, please explain why No undeveloped parcels adjacent to the project site

C.Utilities and Municipal Services

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

16 bedrooms (in subdivision) 8 bedrooms (ANR lots)

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? _____

34. How will sewage be handled? Individual lot on-site sewage disposal systems

35. Storm Drainage

- a. Describe nature, location and surface water body receiving current surface water of the site:
Surface drainage currently runs overland northerly and is collected by a minor intermittent stream that is tributary to Grassy Pond Brook via Kennedy Drive drainage system to the north.
- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Increases in runoff rate and volume will be managed on site by a retention basin that will collect street and other surface drainage and retain and infiltrate it in the basin so as to not increase off-site rate or volume of stormwater runoff for the design storms analyzed. Pretreatment is provided by hydrodynamic separator (Stormceptor). Drainage system complies with DEP Stormwater Management Standard requirements.
- c. Will a NPDES Permit be required? X yes ___no
36. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)
2 minutes
37. Schools (if residential)
- a. Projected number of new school age children: 0.7 x 8 units = 5.6; round to 6 students
- b. Distance to nearest school: ABRH School complex is approximately 1,500 feet east of site

D.Measures to Mitigate Impacts

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

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.

DEVELOPMENT IMPACT REPORT ADDENDUM

“Hayward Farm” Definitive Subdivision Application

38. To prevent surface water contamination, all storm water runoff from paved surfaces will be collected and treated with a hydrodynamic separator (Stormceptor) and directed to an infiltration basin for infiltration and controlled release to the adjacent down-gradient intermittent stream.
39. Groundwater contamination occurs when sewage leaching facilities are located too close to ground water, and thereby undergo little filtration through natural soils. To prevent groundwater contamination, sewage disposal systems will be constructed a minimum of 4-ft above the estimated seasonal high groundwater elevation and within soils determined by, methods established by the Massachusetts Department of Environmental Protection and Town of Acton Health Department, to be suitable for such leaching facilities.
40. An infiltration basin is proposed to retain and infiltrate treated stormwater on site. The drainage calculations demonstrate greater recharge under proposed conditions than existing conditions (post-development runoff volume is less than pre-development runoff volume).
41. Erosion and sedimentation occur primarily during construction from earth cutting and filling operations prior to stabilization of slopes and from leaving disturbed soils unstable. The subdivision proposed conforms well to the existing grade, with very little cutting or filling required for construction. Additionally, the following methods are proposed to control erosion and sediment migration during construction:
 1. Limiting the amount of clearing to only that which is required to construct improvements and demarking limits of site disturbance with erosion control barriers or construction fence as appropriate.
 2. Utilizing hay bale velocity check dams during road construction.
 3. Providing temporary inlet protection at all drainage inlets (surround catch basins with hay bales, place hay bales at drain pipe inlets and outlets, basin inlet, basin overflow weir), silt sacks in catch basins until the site is suitably stabilized.
42. The project will not create any substantial cut or fill slopes. Slope stability will be maintained by attending to disturbed slopes in a timely manner

(spreading loam and seeding within a short time period after establishing final grades).

43. Due to the relatively small magnitude of the subdivision (4 new houses) and the minimal anticipated maintenance required, the subdivision will have negligible impact on local energy consumption.
44. The development has been designed to utilize the most suitable areas for development and leaves critical wildlife habitat areas largely intact (the intermittent stream and immediately adjacent upland areas on both sides) in its current naturally wooded state.
45. The project will not disturb any wetland resource area and the proposed site design conforms to the Town of Acton Wetland Bylaw Regulations with respect to minimum required setbacks and MA DEP Stormwater Management Standards. The proposed retention basin (a wetland dependent structure) is located adjacent to the intermittent stream to which it discharges and will require an Order of Conditions from the Acton Conservation Commission. Minimal site work (in compliance with Acton Wetland Bylaw regulations) associated with the construction of dwellings on Lots 1, 2 & 3 will occur between the 50-ft and 100-ft buffer zones and will require Orders of Conditions from the Acton Conservation Commission.
46. Surrounding land uses are residential, single family home uses. The proposed development is compatible with the like surrounding uses.
47. A retention basin is proposed to retain, infiltrate and release treated stormwater to the adjacent intermittent stream. Peak off site runoff rates and volumes will be maintained at current values or marginally reduced for the 2-yr, 10-yr and 100-yr design storms. Peak runoff rates from the site will not be increased for the 10-yr design storm. Please refer to the drainage report for a more comprehensive analysis of the drainage system design.
48. No historically significant structures or features on site.
49. With a net increase of only 3 new lots proposed by this subdivision, the average daily traffic to Hayward Street will increase from approximately 10 to 40 vehicle trips per day by the subdivision roadway. This is a relatively small volume of traffic. The low volume of traffic and the fact that a cul-de-sac (not a through street) is proposed should ensure that there is no significant change to the existing traffic patterns in the area.

ACTON PLANNING BOARD

FORM DC

DESIGNER'S CERTIFICATE

I hereby certify that the accompanying plan entitled "Hayward Farm Definitive Subdivision Plan"
dated August 29, 2014

is correct, stating that the perimeter traverse of the subdivision before adjustment was closed to
an accuracy of a ratio "error of closure" not to exceed 1/15000*; that it is a subdivision of 4.45 +/-
acres conveyed by Elizabeth J. Charter to

Dean Charter & Elizabeth J. Charter by deeds, dated
12/12/08 & 12/29/08 and recorded in Middlesex County Registry of Deeds, South District,
Land Court Book 1363, Pages 48, 49, 50; Recorded Book 52019, Pages 285 & 287

Other sources of information used in the preparation of the plan are:

1. Other deeds and plans, as follows Land Court Plans: LC Plan 6690A, LC Plan 20099G
Recorded Plans: Plan No. 1175 of 1952; Plan No. 1840 of 1960
2. Oral information furnished by _____
3. Other _____

Furthermore, I certify that this survey was made on the ground in accordance with the "Procedural and
Technical Standards for the Practice of Land Surveying", Section 250 CMR** 5.0 between
8/15/13 and 4/2/14
(date) (date)



Signed Susan Sullivan 8-29-14
Registered Land Surveyor Date
Address FORESITE Engineering Associates, Inc.
16 Gleasondale Road, 1-1, Stow, MA 01775
Registration No. 45718

*As described in the "1989 Manual of Instructions for the Survey of Lands and Preparation of Plans"
published by the Land Court of the Commonwealth of Massachusetts, as most recently amended.

** Code of Massachusetts Regulations



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October 22, 2014

Acton Planning Board
Acton Town Hall
472 Main Street
Acton, MA 01720

**RE: "Hayward Farm" Definitive Subdivision Residential Compound
Requested Waivers from the Acton Subdivision Rules and Regulations**

Dear Board Members:

On behalf of the applicant, Acton Management, Inc., and in accordance with Section 10 of the Subdivision Rules and Regulations for an Optional Residential Compound Plan, FORESITE respectfully requests the following waivers from the Town of Acton Subdivision Rules and Regulations (adopted August 9, 1965, last amended December 6, 2011):

Section 8 - Design Standards:

Required: Streets shall be designed in accordance with the design standards of this section.

Requested: Waive compliance from the design standards of this section for a Residential Compound Way. Proposed way to meet the requirements set forth in the for Common Driveway Special Permits (Zoning Bylaw Section 3.8.1.5) as allowed per Section 10.1.3 of the Subdivision Rules and Regulations.

Section 9 - Improvements:

Required: Street improvements shall be to the standards set forth in this section.

Requested: Waive compliance from this section for a Residential Compound Way.

Respectfully,
FORESITE Engineering Associates, Inc.

A handwritten signature in black ink, appearing to read 'S. Hayes'.

By: Scott P. Hayes, P.E.

ACTON PLANNING BOARD

FORM RC

RESTRICTIVE COVENANT

In consideration of the approval by the Planning Board of the Town of Acton, Massachusetts (hereinafter referred to as the Board), of a plan of land located in Acton, Middlesex County, Massachusetts entitled "Hayward Farm" Definitive Subdivision Plan, dated August 29, 2014, by Foresite Engineering Associates, Inc., approved by the Board on _____ and the waiver by the Board of a bond or other security for the construction of the ways and the installation of certain services shown on said plan, in compliance with the Town of Acton, Massachusetts (the "Town") Subdivision Rules and Regulations, last amended _____;

_____,
(the "Developer"), having its usual place of business in Acton, Massachusetts, its successors and assigns, hereby covenant and agree with the Board and the Town as follows:

1. The undersigned Developer is the owner in fee simple absolute of all the land included in the subdivision and that there are no mortgages of record or otherwise on any of said land, except for those described below, and that the present holders of said mortgages have assented to this covenant prior to its execution by the Developer.
2. The Developer shall not sell or convey any lot in the subdivision or erect or place any permanent building on any lot until the construction of ways and installation of municipal services necessary to adequately serve such lot has been completed in accordance with the following:
 - a) The Subdivision Control Law and the Acton Planning Board's Rules and Regulations governing this subdivision.
 - b) The certificate of approval and the conditions of approval specified therein, issued by the Planning Board, dated _____.
 - c) The definitive plan as approved and as qualified by the certificate of approval.
 - d) Other document(s), namely:

3. However, a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell or convey any lot, subject only to that portion of this covenant which provides that no lot be sold or conveyed or built upon until ways and services have been provided to serve such lot.
4. The Developer will expeditiously and diligently proceed to construct the ways shown on the aforesaid plan and in the event that the Board concludes, in its sole discretion, that the Developer is not so constructing such ways, the Developer shall provide additional security other than this covenant sufficient in the Board's opinion for the construction and completion of such ways and services as shown on the aforesaid plan or for a portion thereof. Such additional securities shall comply with the requirements of the Town's Subdivision Rules and Regulations, provided, however, that the Board shall determine the date by which the work, for which additional security must be posted, shall be completed.
5. This covenant shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the Developer and shall constitute a covenant running with the land included in the subdivision and shall operate as restrictions upon the land.

6. Nothing herein shall be deemed to prohibit a conveyance by a single deed subject to this covenant, of either the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board.
7. Particular lots within the subdivision shall be released from this covenant upon the recording of a certificate of performance executed by the Planning Board and enumerating the specific lots to be released.
8. The Developer agrees to record this covenant with the Middlesex County Registry of Deeds, forthwith. Reference to this covenant shall be entered upon the definitive subdivision plan as approved.
9. A deed of any part of the subdivision in violation of the covenant shall be voidable by the grantee prior to the release of the covenant; but not later than three (3) years from the date of such deed.
10. This covenant shall be executed before endorsement of the approval of the definitive plan by the Planning Board and shall take effect upon such endorsement.
11. Upon final completion of the construction of ways and installation of municipal services as specified herein, on or before _____, the Planning Board shall release this covenant by an appropriate instrument, duly acknowledged. Failure to complete construction and installation within the time specified herein or such later date as may be approved by the Planning Board, shall constitute reason for rescission by the Board of the approval of the plan.
12. Nothing herein shall prohibit the applicant from varying the method of securing the construction of ways and installation of municipal services from time to time or from securing by one, or in part by one and in part by another of the methods described in M.G.L., Chapter 41, Section 81-U, as long as such security is sufficient in the opinion of the Planning Board to secure performance of the construction and installation.
13. The land included in the subdivision is encumbered by and subject to the following mortgages which, however, are subordinated to this covenant:
 - a) Mortgage granted by the Developer to _____, dated _____, and recorded with the Middlesex South Registry of Deeds at Book _____, Page _____, and the Middlesex Registry of the Land Court as Document No _____, and
 - b) Other mortgages: None

IN WITNESS WHEREOF, the Developer(s) has executed this Restrictive Covenant under seal as of the _____ Day of _____, 2014.

DEVELOPER(S)

Dean Charter

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.
Acton, Massachusetts,

Then personally appeared the above named Dean Charter, and acknowledged the foregoing instrument to be his free act and deed. , before me.

Notary Public

My commission expires: ____

Approved and accepted by the Acton Planning Board:

Date: _____

IN WITNESS WHEREOF, the mortgage holder(s) assents to this covenant and agrees to subordinate said mortgage(s) to this covenant, signed under seal as of the _____ day of October, 2014.

FIRST MORTGAGE HOLDER _____

By _____

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. _____, 20__

Then personally appeared the above named _____, and acknowledged the foregoing instrument to be his/her/its free act and deed and the free act and deed of _____, before me.

Notary Public
My commission expires: _____

SECOND MORTGAGE HOLDER _____

By _____

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. _____, 20__

Then personally appeared the above named _____, and acknowledged the foregoing instrument to be his/her/its free act and deed and the free act and deed of _____, before me.

Notary Public
My commission expires: _____

**DECLARATION OF EASEMENT AND MAINTENANCE
RESIDENTIAL COMPOUND
PRIVATE WAY MAINTENANCE AGREEMENT AND COVENANT
HUTCINSON WAY, ACTON**

This ___ day of _____ 2014, I, Dean Charter, (the "Declarant") as owner in fee simple of Lots 1, Lot 2, Lot 3, and Lot 4 in Acton, Massachusetts, (collectively, the "Premises") as shown on a plan entitled "Hayward Farm", Definitive Subdivision, prepared Foresite Engineering Associates, Inc. and dated August 29, 2014, recorded herewith as Plan No. ___ of 2014 (the "Plan"), hereby make and declare the Premises subject to the following perpetual rights and easements for the benefit of Lots 1, Lot 2, Lot 3, and Lot 4 as provided herein and to use the area identified as "Hutchinson Way" on the Plan in common with each other and others from time to time entitled to use Hutchinson Way, for all purposes for which private ways are now or may hereafter be used in the Town of Acton, including without limitation, access on foot and in motor vehicles and to install, maintain, replace, remove and use underground utility lines and pipes (but not above ground utility lines and pipes), including without limitation sewers, drains, water mains, gas pipes, electric lines, fire hydrants, telephone lines and cable television lines therein and thereunder, (all of which shall remain the property of the person(s) installing such utilities.)

1. With respect to said rights and easements as shown and described, the Declarant and his successors and assigns hereby declares the following regarding the Premises and Hutchinson Way and its related drainage and utility facilities:

- (a) Hutchinson Way shall be designed and built and the underground utilities installed in accordance with the CODE OF THE TOWN OF ACTON, MASSACHUSETTS and as shown on the Plan. Lot 1, Lot 2, Lot 3 and Lot 4s owners and their successors and assigns (the "Owners") shall thereafter maintain

Hutchinson Way and utilities in a manner sufficient to provide safe and reasonable access and a reasonable maximum of attractiveness, livability, and amenity. The Owners, singularly or together, shall hold the right to enforce these requirements .

- (b) Except as expressly provided herein, the easements, rights and privileges established, created and granted by this instrument shall be exclusively for the benefit of, and restricted solely to, the owners of record title in fee simple of the Owners, their immediate families, tenants and the immediate families of such tenants, and guests who are residents in occupancy of dwellings on the Premises for the duration of their tenancies, but the same is not intended nor shall it be construed as creating any rights in or for the benefit of the general public or any rights in or to any portion of the Premises;
- (c) "Yard Easement" on Lot 3, as shown on the Plan, is for the benefit of Lot 4;
- (d) Except as provided herein, the Owners shall have the right to use and enjoy the foregoing rights and easements in common with each other and others legally entitled thereto;
- (e) No person shall park or allow any vehicle to stand or idle in Hutchinson Way at any time whatsoever except for temporary loading and unloading . Notwithstanding any other provision herein, express or implied to the contrary, no person shall make any use of Hutchinson Way which shall

interfere with the Owners' use and enjoyment of and access to their respective Lots;

- (i) If in connection with the exercise of said rights and easements any of the Owners shall make any excavations within Hutchinson Way, the owner so excavating will as soon as possible restore said portion and the surface thereof to its prior condition;
- (j) The Owners agree to and shall indemnify and hold each other, and their successors and assigns, harmless from and against any and all loss, damage or liability for injury or damage to persons or property arising from the construction, repair, maintenance, use, and exercise of said rights and easements created herein, except to the extent caused by their own negligence.

2. In addition to the other rights and obligations provided herein, construction, repairs, maintenance and grounds keeping with respect to Hutchinson Way shall include, without limitation:

- (a) Construction/Repairs/Replacement: Hutchinson Way shall be constructed and maintained in good condition suitable for the safe passage by emergency vehicles, passenger vehicles, and pedestrians and for access as hereinabove described.
- (b) Snow Removal: The removal and disposal of all snow accumulation of 1.0 inches or more from Hutchinson Way shall be shared equally by the Owners. The Owners shall, unless other mutually acceptable arrangements are made beforehand, agree upon a snow clearance and removal company on or before November 1st of each calendar year. The Owners hold the right and easement to deposit ice and snow removed from Hutchinson Way onto the property of the others within Hutchinson Way right of way, provided that such ice and snow shall not be deposited onto paved areas and/or areas used by either Owners for pedestrian and/or vehicular passage within their respective properties or parking areas, and the Owners shall otherwise be respectful of the landscaping on each other's property and shall not deposit such ice and snow in any manner which shall materially interfere with the other's use and

enjoyment of their property. The Owners shall use only environmentally safe materials to melt, clear, or remove ice and snow.

- (c) Grounds keeping: The removal and disposal of fallen limbs and trees and the clearing and removal of all brush, foliage, rubbish and debris which is or may be unsightly and/or may obstruct the line of sight of vehicles using Hutchinson Way shall be undertaken by the Owners on a periodic or more frequent basis as necessary. The removal and disposal of litter on the grounds and the proper maintenance of grass, trees and bushes along Hutchinson Way and/or are in the immediate area thereof or within sight lines necessary for proper navigation on or within Hutchinson Way shall be completed on a periodic basis.
- (d) Drainage: The drainage system shall be installed in accordance with the Plan and maintained and kept clear at all times.
- (e) Siltation: All maintenance, repairs, and construction within Hutchinson Way shall be conducted in a manner that minimizes the amount of siltation and erosion that may be carried in Hutchinson Way or the drainage system.
- (f) Cost: The cost of such construction, repairs, maintenance, grounds keeping and snow and ice removal from Hutchinson Way shall, except as otherwise provided in this Agreement, be divided equally between the Owners.

3. Arbitration. In the event of a dispute by and between the Owners arising under this Declaration or in the event an Owner does not agree to a determination, decision or action of the other with respect to the provisions herein, said disputing party shall notify the other party in writing within thirty (30) days of such decision, determination or action of the other party and, in the event that such dispute shall thereafter not be resolved between the parties hereto, then either the dissenting or the non-dissenting party may submit the matter to arbitration before a single arbitrator in Middlesex County, Massachusetts, according to the rules then prevailing of the American Arbitration Association or any successor organization performing like functions, and the determination of such Arbitrator shall be final and conclusive and binding upon all parties. The costs of such arbitration shall be divided between the

Owners on an equal basis, each paying one-half of the cost thereof.

4. Run with the Land. The rights, easements, covenants, restrictions, benefits, and obligations hereunder shall be perpetual and run with the land.

5. Amendments. This Declaration may be abrogated, modified, rescinded or amended in whole or in part only if and to the extent that: (a) such action does not violate the Code of the Town of Acton, Massachusetts, any statute or regulation, or any permit related to the Plan and (b) both Owners agree, in writing duly recorded with the appropriate Registry of Deeds; and may not otherwise be abrogated, modified, rescinded or amended in whole or in part. The Owners shall execute any additional documents required by the Town of Acton or otherwise reasonably required to enable Hutchinson Way to be used to service Lots 1, Lot 2, Lot 3, and Lot 4.

For Declarant's title see deeds recorded at Book 52019, Pages 285 and 287 and Deeds recorded with the Land Court Department of the Middlesex South District Registry of Deeds in Book 1383, Pages 48, 49 and 50 (Certificates 243257, 243258 and 243259, respectively).

Witness my hand and seal this _____ day of October 2014.

Dean Charter

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this _____ day of October, 2014, before me, the undersigned notary public, personally appeared Dean Charter, individually and as trustee of the Dean Charter Investment Trust, known to me personally to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily and for its stated purpose.

Notary Public:
My Commission expires: June 15, 2018

GRAHAM & GRAHAM, P.C.

ATTORNEYS AT LAW

EXCHANGE HALL · 6 SCHOOL STREET
ACTON, MA 01720

STEVEN R. GRAHAM
LAURA B. GRAHAM

Tel: 978-264-0695
Fax: 978-264-0517
www.graham-grahamlaw.com

sgraham@graham-grahamlaw.com
lgraham@graham-grahamlaw.com

ROBIN GORENBERG, OF COUNSEL

robingorenberg@gmail.com

Roland Bartl,
Town Planner Town of Acton
472 Main Street
Acton, MA 01720

October 21, 2014

Dear Mr. Bartl,

I represent Dean Charter, owner of lots located 121 Hayward Road (the "Property"). The property has frontage on Hayward Road. They are preparing plans to subdivide their property into four lots under Acton's Subdivision zoning bylaw. The lots will have frontage and access on a new subdivision road ("Hutchinson Way") with access from Hayward Road.

This letter authorizes you and other town officials to enter the Property to conduct inspections during the subdivision approval process and while construction is underway until the roadway is fully released from the Planning Board's construction bond. Please note, we request the courtesy of 24 hours prior notice before any town official enters the Property. Town officials may also enter at any time, without prior notice, if accompanied by any of the following people: Scott Hayes or other employees of Foresite Engineering., the General Contractor and his agents (to be named before construction begins), or me.

I also enclose a "Declaration of Easement and Maintenance, Residential Compound, Private Way Maintenance Agreement and Covenant, Roosevelt Drive" and Form RC "Restrictive Covenant" for your review.

Very truly yours,

GRAHAM & GRAHAM, P.C.

Steven R. Graham

Steven R. Graham

Enclosure

cc: Client

GRAHAM & GRAHAM, P.C.

ATTORNEYS AT LAW

EXCHANGE HALL · 6 SCHOOL STREET
ACTON, MA 01720

STEVEN R. GRAHAM
LAURA B. GRAHAM

Tel: 978-264-0695
Fax: 978-264-0517
www.graham-grahamlaw.com

sgraham@graham-grahamlaw.com
lgraham@graham-grahamlaw.com

ROBIN GORENBERG, OF COUNSEL

robingorenberg@gmail.com

October 21, 2014

Acton Planning Board
Acton Town Hall
472 Main Street
Acton, Massachusetts 01720

RE: Lots A & B “Hayward Farm” Subdivision - Waiver of 21 Days to Act

Dear Board Members,

On behalf of my client, Dean Charter, I hereby waive, and request that the Board waive, the provisions of M.G.L. Chapter 41, Section 81P relative to the 21 day period to act on the Approval Not Required lots (Lot A & Lot B) shown on the attached “Hayward Farm” Definitive Subdivision Plan dated August 29, 2014. Request is made that Lots A & B be recognized as Approval Not Required lots prior to the Board acting on the Definitive Subdivision Residential Compound Application for Lots 1, 2, 3 & 4 as shown on this plan.

If the Board should have any questions regarding this matter or requires anything further please contact our office.

Very truly yours,

GRAHAM & GRAHAM, P.C.

Steven R. Graham

Steven R. Graham

Enclosure

cc: Client

QUITCLAIM DEED



Bk: 52019 Pg: 285 Doc: DEED
Page: 1 of 2 12/29/2008 09:53 AM

I **Elizabeth J. Charter**, of Acton, Massachusetts

for Consideration paid, and in full consideration of \$1.00,

grant to **Elizabeth J. Charter**, of 121 Hayward Road, Acton, Massachusetts and **Dean Charter**, of 81 Charter Road, Acton, Massachusetts, as joint tenants, with rights of survivorship

with *QUITCLAIM COVENANTS*

The land in Acton shown as Lot No. 1 on a plan of Land in Acton, owned by Helen A. Knowlton et.al. by Horace F. Tuttle, C.E., dated March 14, 1952, being known as

Hayward Road, (Lot 1) Acton, MA

and bounded and described as follows:

Beginning at the Southwesterly corner thereof at land of Margaret W. Sisson and Hayward Road at a stone bound;

thence N. 43° 04' E. by said Sisson land and land of Mary E. Charter 234.5/10 feet;

thence turning S. 2° 21' E. by Lot. No. 2 shown on said plan 248.3/10 feet to Hayward Road;

thence N. 67° 37' W. along Hayward Road 189 feet to the place of beginning;

containing 21105 feet more or less.

Said premises are conveyed subject to easements and restrictions of record, insofar as the same are now in force and applicable.

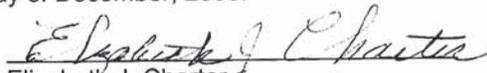
For my title, see deed of Helen A. Knowlton, Jessie L. Knowlton and Evelyn A. Knowlton, dated June 24, 1952, recorded at Middlesex South District Registry of Deeds in Book 7930, Page 410.

Franklin H. Charter died on April 5, 2003, death certificate recorded with said Deeds in Book 39506, Page 614.

Hayward Road, Lot 1, Acton, MA

Return To:
Leslie S. Mudge, P.C.
457 Grant Road
Acton, MA 01720
978-632-1100

Witness my hand and seal, this fourth day of December, 2008.

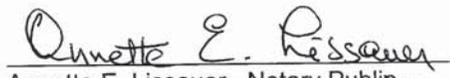

Elizabeth J. Charter

COMMONWEALTH OF MASSACHUSETTS

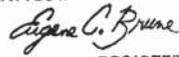
Middlesex, ss:

December 4, 2008

On this fourth day of December, 2008, before me, the undersigned notary public, personally appeared Elizabeth J. Charter, proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Annette E. Lissauer, Notary Public
My commission expires 5/05/2011

REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST:


REGISTER

Leslie S. Sludge, P.C.
457 Great Road
Acton, MA 01720
978-224-1100

2



QUITCLAIM DEED

Bk: 52019 Pg: 287 Doc: DEED
Page: 1 of 2 12/29/2008 09:53 AM

I **Elizabeth J. Charter**, of Acton, Massachusetts

for Consideration paid, and in full consideration of \$1.00,

grant to **Elizabeth J. Charter**, of 121 Hayward Road, Acton, Massachusetts and **Dean Charter**, of 81 Charter Road, Acton, Massachusetts, as joint tenants, with rights of survivorship

with *QUITCLAIM COVENANTS*

The land in Acton shown as Lot 2A on the plan entitled, "Land in Acton owned by Margaret W. Sisson," by Harlan E. Tuttle, dated November 4, 1960, being known as

Hayward Road, (Lot 2A) Acton, MA

and bounded:

SOUTHEASTERLY by remaining land of said Margaret W. Sisson shown as Lot 2 on said plan two hundred ninety-one and 95/100 (291.95) feet;

SOUTHWESTERLY by land of the grantee shown as Lot 1 on said plan two hundred forty-eight and 3/10 (248.3) feet; and

NORTHWESTERLY by other land of the grantee fifty-eight (58) feet;

All as shown on said plan and containing, according to said plan, 5,075 square feet more or less.

For my title, see deed of Richard C. Sisson and Margaret W. Sisson, dated November 25, 1960, recorded at Middlesex South District Registry of Deeds in Book 9725, Page 604.

Franklin H. Charter died on April 5, 2003, death certificate recorded with said Deeds in Book 39506, Page 614.

Return To:
Elizabeth J. Charter, P.C.
121 Hayward Road
Acton, MA 01927
(508) 861-1188

Hayward Road, Lot 2A, Acton, MA

Witness my hand and seal, this fourth day of December, 2008.

Elizabeth J. Charter
Elizabeth J. Charter

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

December 4, 2008

On this fourth day of December, 2008, before me, the undersigned notary public, personally appeared Elizabeth J. Charter, proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Annette E. Lissauer
Annette E. Lissauer, Notary Public
My commission expires 5/05/2011

REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST:
Eugene C. Brune
REGISTER

Notary Public
Middlesex County
Massachusetts
Commission Expires 11/01/2011

QUITCLAIM DEED

Cert. =
Elizabeth Charter

I **Elizabeth J. Charter**, of Acton, in the County of Middlesex and Commonwealth of Massachusetts,

for Consideration paid, and in full consideration of \$1.00,

grant to **Elizabeth J. Charter**, of 121 Hayward Road, Acton, Massachusetts and **Dean Charter**, of 81 Charter Road, Acton, Massachusetts, as joint tenants, with rights of survivorship

with *QUITCLAIM COVENANTS*

That certain parcel of land situate in Acton in the County of Middlesex and said Commonwealth, being known as

Hayward Road, (Lot C) Acton, MA

and bounded and described as follows:

- SOUTHEASTERLY by land now or formerly of Frank R. Knowlton, three hundred sixty-six and 57/100 feet;
- SOUTHWESTERLY by land now or formerly of Jose J. DeSouza, three hundred and seventy-three feet;
- NORTHERLY two hundred seventy and 63/100 feet;
- NORTHWESTERLY thirty-four and 96/100 feet, and
- NORTHEASTERLY two hundred forty-two and 47/100 feet, by land now or formerly of Fred W. Green.

Said parcel is shown as lot C on said plan hereinafter mentioned.

All of said boundaries, except the Road lines, are determined by the Court to be located as shown on a plan, as approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 57, Page 117, with Certificate 8662.

Hayward Road, Lot C, Acton, Ma

Lydia S. Wadge, P.C.
137 Canal Road
Acton, MA 01920
978/638-1100



Bk: 1363 Pg: 48 Cert#: 243257
Doc: DEED 12/12/2008 08:18 AM

For my title, see Certificate of Title No. 65336, in Registration Book 436, Page 281, at the Middlesex South District Registry of Deeds, Land Registration Office.

Franklin H. Charter died on April 5, 2003, see death certificate listed on Certificate of Title No. 65336, as Document No. 1296563, and Affidavit of No Tax Due listed as Document No. 1296564.

Witness my hand and seal, this fourth day of December, 2008.


Elizabeth J. Charter

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

December 4, 2008

On this fourth day of December, 2008, before me, the undersigned notary public, personally appeared Elizabeth J. Charter, proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Annette E. Lissauer, Notary Public
My commission expires 5/05/2011

2



QUITCLAIM DEED

Bk: 1363 Pg: 49 Cert#: 243258
Doc: DEED 12/12/2008 08:45 AM

I **Elizabeth J. Charter**, of Acton, in the county of Middlesex, and the Commonwealth of Massachusetts,

for Consideration paid, and in full consideration of \$1.00,

grant to **Elizabeth J. Charter**, of 121 Hayward Road, Acton, Massachusetts and **Dean Charter**, of 81 Charter Road, Acton, Massachusetts, as joint tenants, with rights of survivorship

with *QUITCLAIM COVENANTS*

That certain parcel of land situate in Acton in the County of Middlesex and said Commonwealth, being known as

Hayward Road, (Lot 10) Acton, MA

and bounded and described as follows:

- SOUTHERLY by Hayward Road, two hundred sixty-five and 92/100 feet;
- WESTERLY by lot 9 as shown on plan hereinafter mentioned, four hundred twenty and 17/100 feet;
- NORTHEASTERLY by land now or formerly of Isabella Kennedy and by lot C on said plan, three hundred eighty-nine and 93/100 feet; and
- EASTERLY by lot 11 on said plan, one hundred forty-six and 74/100 feet.

Said parcel is shown as lot 10 on said plan, (Plan No. 20099G).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 777, Page 129, with Certificate 61174.

For my title, see Certificate of Title No. 140838, in Registration Book 834, Page 88, at the Middlesex South District Registry of Deeds, Land Registration Office.

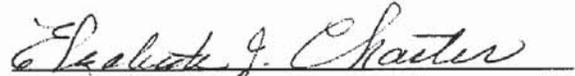
Hayward Road, Lot 10, Acton, Ma

Ernest A. Madge, P.C.
157 Court Road
Acton, MA 01729
(508) 835-1169

140 838

Franklin H. Charter died on April 5, 2003, see death certificate listed on Certificate of Title No. 140838, as Document No. 1296563, and Affidavit of No Tax Due listed as Document No. 1296566.

Witness my hand and seal, this fourth day of December, 2008.

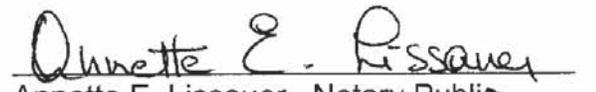

Elizabeth J. Charter

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

December 4, 2008

On this fourth day of December, 2008, before me, the undersigned notary public, personally appeared Elizabeth J. Charter, proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Annette E. Lissauer, Notary Public
My commission expires 5/05/2011

QUITCLAIM DEED

I **Elizabeth J. Charter**, of Acton, County of Middlesex and Commonwealth of Massachusetts,
for Consideration paid, and in full consideration of \$1.00,

grant to **Elizabeth J. Charter**, of 121 Hayward Road, Acton, Massachusetts and **Dean Charter**, of 81 Charter Road, Acton, Massachusetts, as joint tenants, with rights of survivorship

with *QUITCLAIM COVENANTS*

That certain parcel of land situate in Acton in the County of Middlesex and said Commonwealth, being known as

Hayward Road, (Lot 11) Acton, MA

and bounded and described as follows:

- SOUTHEASTERLY by land now or formerly of Helen A. Knowlton et al, one hundred eight and 94/100 feet;
- WESTERLY by lot 10 as shown on plan hereinafter mentioned, one hundred forty-six and 74/100 feet; and
- NORTHEASTERLY by lot C on said plan, one hundred feet.

Said parcel is shown as lot 11 on said plan, (Plan 20099G).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 777, Page 129, with Certificate 129479.

For my title, see Certificate of Title No. 129479, in Registration Book 777, Page 129, at the Middlesex South District Registry of Deeds, Land Registration Office.

Hayward Road, Lot 11, Acton, Ma

Tessie S. Madge, P.C.
457 Great Road
Acton, MA 01720
(978) 635-4100



Bk: 1383 Pg: 50 Cert#: 243259
Doc: DEED 12/12/2008 08:58 AM

129479

Franklin H. Charter died on April 5, 2003, see death certificate listed on Certificate of Title No. 129479, as Document No. 1296563, and Affidavit of No Tax Due listed as Document No. 1296565.

Witness my hand and seal, this fourth day of December, 2008.


Elizabeth J. Charter

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

December 4, 2008

On this fourth day of December, 2008, before me, the undersigned notary public, personally appeared Elizabeth J. Charter, proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Annette E. Lissauer, Notary Public
My commission expires 5/05/2011



Brian McMullen
Principal Assessor

Town of Acton
472 Main Street
Acton, MA 01720
Telephone (978) -929-6621
Fax (978) -929-6340

Locus 121 Hayward Rd
Parcel ID E2-26-2, 261-3, 262, + 273

Location	Parcel ID	Owner	Co-Owner	Mailing Address	City
E2-237	110 ARLINGTON ST	FECHER RICHARD J	YEN DEBORAH J	6 KENNEDY LN	ACTON, MA 01720
E2-237-1	1 KENNEDY LN	MAGASANIK JOANN L	LOWE AMY M	1 KENNEDY LN	ACTON, MA 01720
E2-237-2	3 KENNEDY LN	LOWE CHARLES E		3 KENNEDY LN	ACTON, MA 01720
E2-237-3	5 KENNEDY LN	GELLER MARNE		5 KENNEDY LN	ACTON, MA 01720
E2-237-4	7 KENNEDY LN	LOWE DEREK B	HASHEMI TANAZ	7 KENNEDY LN	ACTON, MA 01720
E2-237-5	9 KENNEDY LN	LONGWELL CATHERINE	BANERJEE SARMIILA	9 KENNEDY LN	ACTON, MA 01720
E2-237-6	8 KENNEDY LN	BANERJEE ARINDAM	YEN DEBORAH J	8 KENNEDY LN	ACTON, MA 01720
E2-237-7	6 KENNEDY LN	FECHER RICHARD J	WU LEI	6 KENNEDY LN	ACTON, MA 01720
E2-237-8	4 KENNEDY LN	ZHANG WEIDONG	WU LEI	4 KENNEDY LN	ACTON, MA 01720
E2-237-9	118-124 ARLINGTON ST	ZHANG WEIDONG	BARBARA K	4 KENNEDY LANE	ACTON, MA 01720
E2-256	68 CHARTER RD	SMITH IRA D	RIVERO MARIA	68 CHARTER RD	ACTON, MA 01720
E2-261	132 ARLINGTON ST	RIVERO HUGO	HAYWARD ROAD REALTY TRUST	132 ARLINGTON ST	ACTON, MA 01720
E2-261-1	135 HAYWARD RD	BENNETT EDWARD M ET UX TR		135 HAYWARD RD	ACTON, MA 01720
E2-261-2	131 HAYWARD RD	CHARTER ELIZABETH J		81 CHARTER RD	ACTON, MA 01720
E2-261-3	127 HAYWARD RD	CHARTER ELIZABETH J		81 CHARTER RD	ACTON, MA 01720
E2-261-4	130 ARLINGTON ST	KAHANE ERNEST S	KAHANE JANET K	81 CHARTER RD	ACTON, MA 01720
E2-266	115 HAYWARD RD	LI TAO	YANG HUAIGUANG	130 ARLINGTON ST	ACTON, MA 01720
E2-267	111 HAYWARD RD	LARSON GEOFFREY G		115 HAYWARD RD	ACTON, MA 01720
E2-272	121 HAYWARD RD	CHARTER ELIZABETH J		111 HAYWARD RD	ACTON, MA 01720
E2-273	121 HAYWARD RD	CHARTER ELIZABETH J		81 CHARTER RD	ACTON, MA 01720
E2-285	132 HAYWARD RD	EICHMAN JOHN		81 CHARTER RD	ACTON, MA 01720
E2-286	122 HAYWARD RD	MURPHY ARTHUR W		132 HAYWARD RD	ACTON, MA 01720
E2-287	114 HAYWARD RD	BAKERMAN THOMAS J	MARY LYNN	122 HAYWARD RD	ACTON, MA 01720
F2-7	28 JOSEPH REED LANE	PUCILLO JOSEPH	BAKERMAN JUDITH	114 HAYWARD RD	ACTON, MA 01720
F2-6	26 JOSEPH REED LANE	ANDERSON CRAIG S	PUCILLO KRISTI	28 JOSEPH REED LANE	ACTON, MA 01720
F2-8	31 CAPT BROWNS LANE	SAGER MATTHEW B	ANDERSON KAREN L	26 JOSEPH REED LANE	ACTON, MA 01720
F2-9	110 HAYWARD RD	KEEFE PATRICK M	SAGER CAROLYN D	31 CAPT BROWNS LANE	ACTON, MA 01720
F2-5-2	5 ANDREW DR	CORKE JOHN R	KEEFE JENNIFER E	110 HAYWARD RD	ACTON, MA 01720
F2-12	29 CAPT BROWN LANE	BENSON EDWARD G	CORKE MARY	5 ANDREW DR	ACTON, MA 01720
E2-283	136 HAYWARD RD	HANDLER JEFFREY S	BENSON ROSEMARY SCHRAGER BETH	29 CAPT BROWN LANE 136 HAYWARD RD	ACTON, MA 01720 ACTON, MA 01720

E2-246 133 ARLINGTON ST DYER THOMAS J DYER CATHLEEN K 133 ARLINGTON ST ACTON, MA 01720
E2-279 139 HAYWARD RD BENNETT EDWARD M ET UX TR HAYWARD ROAD REALTY TRUST 135 HAYWARD 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 Westford, MA 01886
Carlisle, MA 01741 Stow, MA 01775 Littleton, MA 01460 Sudbury, MA 01776

Marty Abbott
Marty Abbott
Assessing Clerk
8-Sep-14