

JOSEPH R. TARBY, III  
781.897.4980 DIRECT TELEPHONE  
617.210.7040 DIRECT FACSIMILE  
JTARBY@MURTHALAW.COM

May 7, 2020

VIA HAND DELIVERY

William C. Campbell  
City Clerk  
City of Woburn  
10 Common Street  
Woburn, MA 01801

Re: Special Permit with Site Plan Review Application of LCS Woburn LLC,  
2 Hill Street, Woburn, Massachusetts

Dear Bill:

Please be advised that I represent LCS Woburn LCL of 400 Locust Street, Suite 820, Des Moines, Iowa ("LCS"). On behalf of LCS and pursuant to Section 28.12 and Section 28.13 of the 1985 City of Woburn Zoning Ordinance, as amended (the "WZO") enclosed please find the following:

1. Twenty-four (24) copies of a Technology and Business District Site Plan Review/Special Permit with Site Plan Review Application;
2. Two (2) copies of an Application Checklist for Technology and Business District Development;
3. Two (2) copies of a deed certifying ownership and, where applicable, a statement certifying prospective ownership of the premises involved, as well as evidence that the applicant has the permission of the owner to make such application if the applicant is not the owner;
4. Legal description, street address(es) and/or other description of the location of the premises involved;
5. Certified abutters lists from Woburn, Winchester and Stoneham and two (2) sets of mailing labels showing the names and addresses of all "parties in interest," as defined by M. G. L. Chapter 40A Section 11;

Murtha Cullina LLP  
600 Unicorn Park Drive  
Woburn, MA 01801  
T 781.933.5505  
F 781.933.1530

6. Twenty-four (24) copies of plans meeting all of the requirements of Section 27-10 of the WZO. The plans were delivered to your office on May 6, 2020;

7. Evidence showing the effects of the proposed project upon traffic, drainage, road capacity and city utilities, including studies such as traffic generation and parking utilization analyses/. Twenty-four (24) copies of a Traffic Impact Memorandum dated May 6, 2020 prepared by VHB will be delivered to your office today;

8. Evidence as to the status of all permit applications to/decisions from other City, State or Federal agencies concerning the project including the Woburn Board of Appeals, Woburn Conservation Commission and MassDEP; Twenty-Four (24) copies of a document entitled Project Permitting is included herewith;

9. Twenty-four (24) copies of LCS Delaney at The Vale Parking Requirements;

10. Twenty-four (24) copies of The Delaney at the Vale Stormwater Management Memo dated May 6, 2020 prepared by Stantec;

11. A filing fee of \$1,500.00;

12. An electronic copy of the entire application package (including all documents and plans) in Word and PDF formats has been delivered to the City Clerk; and

13. Copy of Certification of Treasurer/Collector. The original was delivered to the Treasurer/Collector's office this day via the Drop Box.

Please schedule this Application for a public hearing on the earliest possible date. If you need any additional information please contact me at 781-897-4980. Thank you.

Very truly yours,



Joseph R. Tarby, III

Enclosures

cc: LCS Woburn LLC (via email)

**APPLICATION FOR  
SITE PLAN REVIEW OR SPECIAL PERMIT WITH SITE PLAN REVIEW  
TECHNOLOGY AND BUSINESS DISTRICT**

*See Sections 28.11 and 28.12 of the Zoning Ordinance for filing information.*

**1. Applicant Contact Information**

- a. Name: LCS WOBURN LLC
- b. Address: 400 Locust Street, Suite 820, Des Moines, IA 50309-2334
- c. Telephone: 515-875-4720
- d. E-mail: manningchris@lcsnet.com

**2. Property Owner Contact Information**

- a. Name: Montvale Land LLC c/o Leggat McCall Properties  
Attention: William Gause
- b. Address: 10 Post Office Square, Boston, MA 02109
- c. Telephone: 617-422-7011
- d. E-mail: William.gause@lmp.com

**3. Attorney or Legal Representative Contact Information**

- a. Name: Joseph R. Tarby III, Esq., Murtha Cullina LLP
- b. Address: 600 Unicorn Park Drive, Woburn, MA 01801
- c. Telephone: 781-897-4980
- d. E-mail: jtarby@murthalaw.com

**4. Engineer, Designer or Architect Contact Information**

- a. Name: Dylan Stevens
- b. Address: Stantec, 226 Causeway Street, 6<sup>th</sup> floor, Boston, MA 02114
- c. Telephone: 617-654-6063
- d. E-mail: Dylan.Stevens@stantec.com

**5. Property Address:** 2 Hill Street

**6. Assessors Map/Block/Lot Numbers:** 54-05-01 and 62-01-29 (portions thereof)

**7. This is an application for:**  Site Plan Review  Special Permit With Site Plan Review

**8. If this is an application for a Special Permit With Site Plan Review, please select all provisions of the Zoning Ordinance that apply:**

- Private residential garage in excess of 900 sq. ft. (Note 15 to Table 5.1, Table of Use Regulations)
- Convenience/variety store where hours of operation are in excess of 7 a.m. to 10 p.m. (Note 16 to Table 5.1, Table of Use Regulations)
- Restaurants (full-service and fast food) where the hours of operation are in excess of 6 a.m. to 11 p.m. (Note 16 to Table 5.1, Table of Use Regulations)
- More than three (3) coin-operated recreational or entertainment machines (Note 22 to Section 5.1)
- Access to buildable portion of a lot (Section 5.2.1.4)
- Use of land in residential districts as access to land in non-residential districts (Section 5.2.4)
- Earth removal or filling (Section 5.5)
- Wireless communication links (Section 5.6)
- Compact parking spaces (Section 8.2.3)
- Permission to provide parking on separate lot within 500' (Section 8.3)
- Exceptions to landscaping requirements for parking facilities (Section 8.6.3)
- Reduction in the loading space requirements for mixed uses (8.7.1.6)
- Floodway and Flood Plain Districts (Section 9)
- See Exhibit A attached hereto and incorporated herein.

**9. Provide a brief written description of the proposed project:**

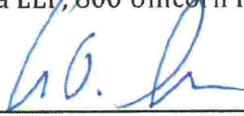
See Exhibit B attached hereto and incorporated herein.

LCS MONTVALE LLC

By its attorney:

**10. Signature of Applicant:**  \_\_\_\_\_ **Date:** May 7, 2020  
Joseph R. Tarby III, Esq., Murtha Cullina LLP, 600 Unicorn Park Drive, Woburn, MA 01801

MONTVALE LAND LLC

**11. Signature of Property Owner:** By:  \_\_\_\_\_ **Date:** May 7, 2020  
William Gause, duly authorized

This application must be accompanied by all of the material required by Sections 28.9 and 28.10 of the Woburn Zoning Ordinance in order to be considered complete and ready for public hearing. See attached checklist for reference.

**EXHIBIT A**  
**SPECIAL PERMIT WITH SITE PLAN REVIEW APPLICATION**  
**LCS MONTVALE LLC**  
**SPECIAL PERMIT/SITE PLAN APPROVAL REQUIRED**

The Applicant requests approval of the following special permit/site plan review approval:

1. A Special Permit pursuant to Section 28.6.2.2 to allow for 103 Congregate Elderly Housing Units;
2. A Special Permit pursuant to Section 28.6.2.9 to allow for an Extended Care Facility (84 Assisted Living Units and 36 Memory Care Units);
3. A Special Permit pursuant to Section 28.3 and Site Plan approval pursuant to Section 28.8.4 to allow for a reduction in the number of required parking spaces. The Applicant seeks a reduction in the number of required parking spaces from 281 spaces to 193 spaces;
4. A Special Permit pursuant to Section 28.3 to allow for relief from Section 5.3.4 which prohibits a retaining wall to be in excess of six (6) feet in height. The Applicant seeks relief to allow the height of the retaining wall running perpendicular to I-93 to exceed the six (6) feet height limited allowing up to ten (10) feet in height in certain areas of the wall;
5. A Special Permit pursuant to Section 5.1 (57b) to allow for the overnight parking of up to two (2) passenger vans;
6. A Special Permit pursuant to Section 28.3 and Section 28.11.6 to allow relief from Section 5.2.1.4 ("Access to the buildable portion of a lot shall be granted from a lot's legal street frontage. Access to lots by so called "common driveways" or access easements shall be prohibited.") Relief has been requested because the Applicant's legal street frontage is along Sunset Road in Winchester from which there will be no vehicular access to the site. Access to the site will be provided from Hill Street as approved on the Master Plan.

In addition, the Applicant requests approval of all signage as set forth on the plans filed herewith.

## **EXHIBIT B**

### **SPECIAL PERMIT WITH SITE PLAN REVIEW APPLICATION LCS MONTVALE LLC**

#### **DESCRIPTION OF PROJECT**

The Delaney at The Vale

Woburn, MA

The Delaney at The Vale will be a 223 unit Independent Living/Assisted Living/Memory Care rental senior living community located in The Vale, a master planned community being developed by Leggat McCall in Woburn, MA. LCS Development is the developer of the project which will be operated by Life Care Services (LCS), headquartered in Des Moines, IA. LCS operates over 145 communities throughout the United States serving over 40,000 seniors.

The project will consist of 103, one or two bedroom, independent living apartments; 84 assisted living apartments and 36 memory care units. The assisted living and memory care units will be licensed by the Commonwealth of Massachusetts. The project will include a central kitchen providing meals for residents in independent living dining rooms, assisted living dining rooms and within the memory care neighborhoods. Each living area will include landscaped courtyards and a walking path around the community will be included for resident use. The independent living will include one parking stall per unit with structured parking for 46 vehicles and the remainder with surface parking.

The Delaney at The Vale will be the seventh Delaney developed by LCS Development. Other Delaney locations include; Georgetown, TX; Waco, TX; Richmond, TX; League City, TX; Bridgewater, NJ(opening 2020); and Florham Park, NJ(opening 2022).



**City of Woburn, Massachusetts  
City Council**

City Hall, 10 Common Street  
Woburn, MA 01801

Phone: 781-897-5850 Fax: 781-897-5859

**APPLICATION CHECKLIST  
TECHNOLOGY AND BUSINESS DISTRICT DEVELOPMENT**

*An application that fails to meet the requirements of Sections 28.12 and 28.13 of the Woburn Zoning Ordinances **shall be deemed incomplete and shall not be assigned for public hearing.***

<b>I. Application Requirements</b>					
<b>Section Number Reference</b>	<b>Item Description</b>	<b>Applicant Certification (Initial)</b>	<b>Employee Certification (Initial)</b>	<b>Notes</b>	<b>Provided</b>
28.12.1	Twenty-four (24) copies of a Technology and Business District Site Plan Review/Special Permit with Site Plan Review Application	JRT			<input type="checkbox"/>
28.12.1	Two (2) copies of an Application Checklist for Technology and Business District Development	JRT			<input type="checkbox"/>
28.12.2	Two (2) copies of a deed certifying ownership and, where applicable, a statement certifying prospective ownership of the premises involved, as well as evidence that the applicant has the permission of the owner to make such application if the applicant is not the owner	JRT			<input type="checkbox"/>
28.12.3	Legal description, street address(es) and/or other description of the location of the premises involved	JRT			<input type="checkbox"/>
28.12.4	Two (2) sets of mailing labels showing the names and addresses of all "parties in interest," as defined by M. G. L. Chapter 40A Section 11 (this list must be certified by the Woburn Assessors' Office)	JRT		Certified lists from the Town of Winchester and Stoneham are included herewith	<input type="checkbox"/>

28.12.5	Twenty-four (24) copies of plans meeting all of the requirements of Section 27-10, at a minimum size of 24"x36", drawn to scale and dimensionally correct. Required plans are all those applicable to the establishment of the findings and conditions specified in Sections 27.11.5 below. Such plans shall include building floor and façade plans, plot plans showing existing conditions and lot lines, traffic circulation, landscaping and topographical plans	JRT		Signage plans are also included.	<input type="checkbox"/>
28.12.6	Two (2) copies of any variances or special permit decisions that were previously issued for the property including the status of any on-going appeal period and any appeal(s) and, where necessary, proof that any applicable appeal period has expired with no appeals having been filed or with any filed appeal having been finally disposed of	n/a			<input type="checkbox"/>
28.12.7	Evidence as required to show the effects of the proposed project upon traffic, drainage, road capacity and city utilities, including studies such as traffic generation and parking utilization analyses	JRT		See Traffic Impact Memorandum dated May 6, 2020 and Stormwater Management Memo dated May 6, 2020	<input type="checkbox"/>
28.12.8	Evidence as to the status of all permit applications to/decisions from other City, State or Federal agencies concerning the project including the Woburn Board of Appeals, Woburn Conservation Commission and MassDEP	JRT		See document entitled Project Permitting	<input type="checkbox"/>
28.12.9	Any information not listed herein but which is required in order to properly consider all of the requested special permit(s) and waiver(s)	JRT		See LCS Delaney at The Vale Parking Requirements	<input type="checkbox"/>
28.12.9	A filing fee of \$1,500.00	JRT			<input type="checkbox"/>
28.12.10	Electronic copy of entire application package (including all documents and plans) in Word and PDF formats	JRT		Delivered to the City Clerk on May 6, 2020	<input type="checkbox"/>

## II. Plan Content Requirements

Section Number Reference	Item Description	Applicant Certification (Initial)	Employee Certification (Initial)	Notes	Provided
28.13.1	A locus map drawn at a scale of 1" = 800' that shows the subject property and all zoning and historic district boundary lines that lie within the locus	JRT			<input type="checkbox"/>
28.13.2	The location and name of all streets in the immediate vicinity of the proposed project with a notation as to whether the street is a public or privately-owned right-of-way	JRT			<input type="checkbox"/>
28.13.3	The location and dimensions of all existing and proposed buildings on the site and the general location of buildings on abutting properties	JRT			<input type="checkbox"/>
28.13.4	Existing and proposed setbacks of all existing and proposed buildings	JRT			<input type="checkbox"/>
28.13.5	Existing and proposed contour elevations in two (2) foot increments	JRT			<input type="checkbox"/>
28.13.6	A table calculating the amount of parking required for all existing and proposed uses, and the location, size and type of parking spaces, parking areas, loading and unloading and service areas	JRT			<input type="checkbox"/>
28.13.7	Information sufficient to demonstrate that satisfactory arrangements will be made to facilitate vehicular and pedestrian movement to, from and within the site including information on driveways, parking lot aisles, walkways, and sidewalks	JRT			<input type="checkbox"/>

28.13.8	Information on the location, size, and capacity of existing and proposed utilities which will service the project (water and sewer service, hydrant locations, drainage, electrical, cable, etc.)	JRT			<input type="checkbox"/>
28.13.9	Information on the method of surface and subsurface drainage disposal	JRT			<input type="checkbox"/>
28.13.10	Location, size, type and number of existing and proposed landscaping features, including trees to be retained or removed	JRT			<input type="checkbox"/>
28.13.11	Information on the type, number, and intensity of lighting	JRT			<input type="checkbox"/>
28.13.12	A table displaying all applicable use and dimensional regulations and corresponding specifications of the proposal	JRT			<input type="checkbox"/>
28.13.13	Provisions for refuse removal and snow removal/storage	JRT			<input type="checkbox"/>
	reserved				<input type="checkbox"/>
28.13.14	Any additional information the City Council deems necessary to evaluate the proposed project as it relates to any special permit or waiver requests, surrounding areas, anticipated traffic and public safety issues and the intent of the Zoning Ordinance	<i>To be Determined by City Council During Permitting Process</i>			<input type="checkbox"/>



Bk: 70603 Pg: 125 Doc: DEED  
Page: 1 of 10 02/07/2018 10:21 AM

Above for Registry use only

QUITCLAIM DEED

**Kraft Heinz Foods Company**, a Pennsylvania limited liability company, d/b/a Kraft Heinz Foods Company (LLC) ("Grantor"), successor to Kraft Heinz Foods Company, a Pennsylvania corporation, successor by merger to Kite Merger Sub LLC, a Delaware limited liability company, successor by merger to Kraft Foods Group, Inc., a Virginia corporation, successor by domestication to Kraft Foods Global, Inc., a Delaware corporation, successor by conversion to Kraft Foods Global, Inc., a Delaware corporation, having an address of 200 East Randolph Street, Chicago, Illinois 60601, for consideration paid and in full consideration of One Million Dollars (\$1,000,000.00), **GRANTS** to **Montvale Land LLC**, a Delaware limited liability company ("Grantee"), having a principal place of business c/o Leggat McCall Properties LLC, 10 Post Office Square, Boston, Massachusetts 02109, with **QUITCLAIM COVENANTS**, the tracts of land located in the City of Woburn, the Town of Stoneham and the Town of Winchester, Middlesex County, Massachusetts that are described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and other improvements on such tracts (such tracts and such buildings, structures and other improvements being herein collectively referred to as the "Real Property").

The Real Property is conveyed together with and subject to all recorded easements, restrictions, reservations and other matters of record insofar as the same are now in force and applicable to the Real Property or any part thereof.

The Real Property is conveyed together with all right, title and interest of Grantor in and to (i) any land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Real Property or any portion thereof, to the center line thereof, (ii) any strips and gores adjacent to the Real Property, (iii) any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Real Property or any portion thereof by reason of any change of grade of any street; (iv) all mineral rights, subsurface rights, development rights, air rights, and similar rights appurtenant to Grantor's interest in the Real Property,

BK 70603 PG 114

Sup. Ld. Ct

Address of Real Property: 2 Hill Street, Woburn, MA

and (v) all privileges, grants and easements appurtenant to Grantor's interest in the Real Property, if any, including, without limitation, all of Grantor's right, title and interest, if any, in and to all easements, licenses, covenants and other rights-of way or other appurtenances used in connection with the beneficial use and enjoyment of the Real Property.

Grantor has elected to be treated as a corporation for federal tax purposes.

The Real Property consists of registered and unregistered land. The Real Property is a portion of the registered and unregistered property conveyed to Grantor by the following deeds:

Deed dated December 30, 1946, and recorded in Book 7084, Page 403; Deed dated March 10, 1947 recorded in Book 7106, Page 165; Deed dated June 12, 1947, recorded in Book 7143, Page 38; Deed dated May 10, 1963, recorded in Book 10270, Page 376; Deeds dated April 22, 1969, recorded in Book 11670, Page 229 and Page 230; Deed dated December 10, 2004, recorded in Book 44416, Page 4; and Document 209876 noted on Certificate of Title No. 60576.

NOTICE: A PORTION OF THE INTEREST IN (I) TRACT I, PARCEL 2, BEING SHOWN AS LOT 3 ON A PLAN ENTITLED, "SUBDIVISION PLAN OF LAND IN STONEHAM, WINCHESTER AND WOBURN," DATED NOVEMBER SEPTEMBER 13, 1958, PREPARED BY C.M. ANDERSON, ENGINEER, AND FILED WITH THE MIDDLESEX SOUTH DISTRICT OF LAND COURT ON LAND COURT PLAN 14642C AND (II) TRACT III, PARCEL 1, EACH REFERENCED IN EXHIBIT A HERETO, CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL RELEASE AS SET FORTH IN A MEMORANDUM EXECUTED BY GRANTOR AND GRANTEE AND WHICH HAS BEEN RECORDED IMMEDIATELY PRIOR TO THE RECORDING OF THIS DEED. SUCH RELEASE SHALL RUN WITH THE AFFECTED LAND AND SHALL BE BINDING UPON GRANTEE'S AFFILIATES AND ITS SUCCESSORS AND ASSIGNS IN TITLE TO SUCH AFFECTED LAND.

*[Remainder of Page left intentionally blank]*

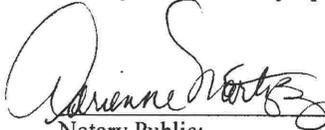
Executed as an instrument under seal as of the 26th day of January, 2018.

KRAFT HEINZ FOODS COMPANY, a  
Pennsylvania limited liability company,  
d/b/a KRAFT HEINZ FOODS COMPANY (LLC)

By   
Name: Eric Kaufold  
Title: Senior Manager – Indirect Logistics

STATE OF ILLINOIS                   §  
COUNTY OF COOK                 § ss.

On this 26<sup>th</sup> day of January, 2018, before me, the undersigned notary public, personally appeared Eric Kaufold, proved to me through satisfactory evidence of identification, which was an Illinois 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: 8-19-2021

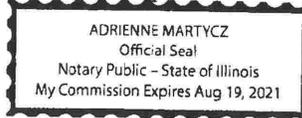


EXHIBIT A

Description of the Real Property

Tract I:

Parcel One:

The land in Winchester and Woburn, Middlesex County, Massachusetts, being shown as Lots B-2 and B-3 on a plan entitled, "Plan of Land in Winchester and Woburn," dated January 11, 1934, prepared by C.B. Humphrey, Engineer, and filed with the Middlesex South District of Land Court on Land Court Plan 14642B, to which plan reference is hereby made for a more particular description.

Parcel Two:

The land in Winchester and Woburn, Middlesex County, Massachusetts, being shown as Lot 3 on a plan entitled, "Subdivision Plan of Land in Stoneham, Winchester and Woburn," dated November September 13, 1958, prepared by C.M. Anderson, Engineer, and filed with the Middlesex South District of Land Court on Land Court Plan 14642c, to which plan reference is hereby made for a more particular description.

Tract II:

The following parcels of land situate in Woburn in the County of Middlesex and Commonwealth of Massachusetts, bounded and described as follows:

FIRST: A parcel of land situated in the City of Woburn, County of Middlesex, Massachusetts, adjoining the Stoneham Branch of the Boston & Maine Railroad between Hill and Albany Streets, bounded and described as follows:

Commencing at the intersection of the easterly property line of the Eastern Massachusetts Street Railway Company with the westerly property line of land now or formerly of Atlantic Gelatin Company, Inc., and the southerly property line of the Stoneham Branch of the Boston and Maine Railroad and running southerly by land now or formerly of Atlantic Gelatin, Inc., thirty-five (35) feet; then turning and running Westerly by land of Eastern Massachusetts Street Railway Company ninety-one (91) feet, more or less, to the southerly property line of the Boston and Maine Railroad; then running easterly by a curved line along the southerly property line of the Boston and Maine Railroad eighty-eight (88) feet to the point of beginning and containing about 1570 square feet.

SECOND: The land with the buildings thereon in said Woburn bounded and described as follows, namely:

Beginning at the Southeasterly corner of the premises on Hill Street and at land of the Boston and Maine Railroad Corporation, known as the Stoneham Branch; thence the line runs Northerly by said Hill Street, one hundred (100) feet to a

stake at other land now or formerly belonging to Eerie LeBlanc and Josephine M. LeBlanc;

thence turning the line runs Westerly by land last named and parallel with the Northerly side line of said Railroad land and keeping one hundred (100) feet distant therefrom, about three hundred (300) feet to land now or formerly of Smith Wallace Company to a point one hundred (100) feet distant from the Northerly side, line of said Railroad Company's land;

thence turning the line runs Southerly by said land now or formerly of said Smith Wallace Company, one hundred (100) feet to the Northerly side line of said Railroad Company's land;

thence turning the line runs Easterly by the Northerly side' line of said Railroad Company on two, lines, one hundred thirty and  $\frac{7}{10}$  (130.7) feet and one hundred seventy- nine and  $\frac{40}{100}$  (179.40) feet, respectively, to said Hill Street and the point of beginning.

THIRD: That certain parcel of land in the Montvale Section of Woburn located on the Northerly side of Montvale Avenue, and containing within its limits a pond known as Paddock Pond and bounded and described as follows:

Beginning at a point on the Northerly side line on Montvale Avenue and at land of the Boston and Lowell RR. Corporation; thence the line runs Northerly by and with the land of said Railroad Corporation eleven hundred thirty-three (1133) feet to an angle;

thence Southwesterly still by and with the land of said Corporation about seventeen (17) feet to an angle;

thence Northerly still by and with the land of said Corporation seventy (70) feet to land now of late of Willard Welch;

thence turning the line nips Northeasterly by and with the land of said Welch two hundred thirty-three (233) feet to a corner of land of the City of Woburn;

thence turning the line runs Southeasterly by land of the City of Woburn two hundred eighty-one (281) feet to the center of a ditch;

thence turning the line flirts Northeasterly by the center of said ditch three hundred thirteen and  $\frac{28}{100}$  (313.28) feet to the land of one Smith;

thence turning the line runs Southerly by land of said Smith two hundred nineteen and  $\frac{52}{100}$  (219.52) feet to a corner;

thence turning the line runs Easterly still by and with the land of said Smith sixty-seven and  $\frac{20}{100}$  (67.20) feet to land now or formerly of Guy E. Bealey;

thence turning the line runs Southerly by land now or formerly of Guy S. Healey one hundred eight (108) feet to a corner;

thence turning the line runs Easterly by land now or formerly of Guy B. Healey seventy-two (72) feet to a corner;

thence turning the line runs Southeasterly by and with the land now or formerly of Guy E Healey seventy-five (75) feet a corner;

thence turning the line runs Southerly sixty- seven and  $\frac{5}{100}$  (67.05) feet to land now or late of one Davidson;

thence a little more Southerly the line runs Southerly by land of said Davidson one hundred thirty-eight and  $\frac{6}{100}$  (138.06) feet to land now or formerly of Guy E. Healey;

thence the line runs Southerly by land formerly of Grigg one hundred seventeen and  $\frac{17}{100}$  (117.17) feet;

thence the line runs Southwesterly by land of Grigg fifty (50) feet;

thence the line runs Easterly by two courses, by land of Grigg two hundred seventy-two and  $\frac{41}{100}$  (272.41) feet to Central Street;

thence the line turns and runs Southerly on Central Street thirty-three (33) feet; thence the line turns and runs Westerly one hundred ninety-four (194) feet bounded by the school lot of the City of Woburn; thence the line runs Southwesterly bounded by the said school lot one hundred sixty-six (166) feet to an angle; thence from this angle the line runs Southerly bounded by said school lot two hundred thirty (230) feet to a concrete post on Montvale Avenue; thence turning the line runs Westerly by and with said Montvale Avenue three hundred fifteen (315) feet to the point of beginning. Said parcel contains approximately thirteen (13) acres and comprises the land and pond as shown on a plan made by William S. Crocker, C.E., dated June 15, 1942 and recorded with Middlesex Deeds as Plan 377 of 1942, to which plan reference is made for a more particular description

TRACT III:

Two certain parcels of land in Woburn, Middlesex County, more particularly described as follows:

FIRST:

Beginning at a point where the Aberjona River intersects the southerly side line of the location of the Boston and Maine Railroad; thence running easterly by land of the Boston and Maine Railroad one hundred sixty-two (162) feet by a curve to the left of 1457.33 feet radius to land of the Atlantic Gelatin Company, Inc.; thence turning and running southeasterly by land of said Atlantic Gelatin Company, Inc., ninety-one (91) feet to a point; thence turning and running southerly by land of said Atlantic Gelatin Company, Inc., six hundred seventy and 9/10 (670.9) feet to a point; thence turning and running westerly by land now or formerly of Baeder Adamson & Co. one hundred (100) feet to the Aberjona River; thence turning and running in a northerly direction by the Aberjona River about seven hundred and eighty-five (785) feet to the point of beginning and containing two and 62/100 (2.62) acres more or less.

SECOND:

Beginning at a point on the southerly line of location of the Boston and Maine Railroad two hundred (200) feet easterly of the easterly line, of a private way called Henshaw Street as shown on a plan recorded with Middlesex South District Deeds Plan Book 2, Plan 29; thence running easterly about thirty-eight (38) feet to the Aberjona River; thence turning and running southerly by the said river and the First Parcel above described about two hundred seventy-six and 5/10 (276.5) feet to land now or formerly of Mary Rafferty; thence turning and running westerly by land of said Rafferty about one hundred thirty-six (136) feet to a point, said point being two hundred (200) feet easterly of the easterly line of Henshaw Street above mentioned; thence turning and running northerly by other land of the grantor about two hundred forty (240) feet to the southerly location line of the Boston and Maine Railroad and the point of beginning, and containing 0.65 acres more or less.

Tract IV:

Parcel #1 — About forty -eight thousand two hundred and five (48,205) square feet of land situated in said Woburn being lots 1 to 5, 8 to 18, recorded South Middlesex District, Registry of Deeds, Plan Book 85, Plan 48, being bounded and described as follows, Northerly by A Street; easterly by Martin Street; southerly by B Street; westerly by Washington Street and lots 6 and 7 said plan.

Parcel #2 — About fifty-two thousand two hundred and twenty-six (52,226) square feet of land situated in said Woburn, being lots 19 to 28 and 30 to 36, recorded with South Middlesex District Registry of Deeds, Book 85, Plan 48, being bounded and described as follows; Northerly by A Street; easterly by Albany Street; southerly by B Street; westerly by Martin Street.

Note: Lot 29 is missing from the numerical listing of the lots, but the bounding description includes it.

Parcel #3 — About three thousand and three (3003) square feet of land situated in said Woburn, being lot 6, shown on Plan of House Lots in Woburn, belonging to B. W. Foster, dated May 1, 1894, recorded with Middlesex South District Deeds, Book of Plans 85, Plan.48, bounded as follows, via; northerly by lot 5 on said plan; easterly by lot 13, on said plan; southerly by lot 7 on said plan; westerly by Washington Street.

Parcel #4 — About six thousand three hundred and seventy-four (6,374) square feet of land situated in said Woburn, being Lots 7 and 8, on a plan recorded with the Middlesex South District Registry of Deeds in Book 94, Plan 50.

Parcel #5 — About seven thousand two hundred and seventy-eight (7,278) square feet of land with buildings thereon situated in said Woburn on Middlesex Avenue being Lots 37 and 38 on a plan of Middlesex Park recorded with the Middlesex South District Registry of Deeds in Book 94, Plan 50.

Parcel #6 — About fourteen thousand three hundred and twenty (14,320) square feet of land situated in said Woburn, on Albany Street, being lots 1, 2, 3, 4, Section B, on a plan recorded with the Middlesex South District Registry of Deeds in Book 94, Plan 50.

Parcel #7 — About five thousand five hundred and seventy-two (5,572) square feet of land situated in said Woburn, on Albany Street and Middlesex Avenue, being Lots 5 and 6, Section 8, on a plan recorded with Middlesex South District Registry of Deeds in Book 94, Plan 50.

Parcel #8 — About two thousand seven hundred and eighty-six (2,786) square feet of land situated in said Woburn, on Middlesex Avenue being lot 13, Section B, on a plan of Middlesex Park recorded with the Middlesex South District Registry of Deeds in Book 94, Plan 50.

Parcel #9 — About three thousand one hundred and seventy (3,170) square of land situated in said Woburn on Cedar Street and being Lot 12 on Plan of land of Rome Park Land Company and recorded with Middlesex South District Registry of Deeds, Book of Plans 98, Plan 49.

Parcel #10 — Intentionally omitted.

Parcel #11 — About twenty-seven thousand one hundred and sixty-one (27,161) square feet of land situated in said Woburn on Washington Avenue, being lots 67 to 71 inclusive on a plan recorded with the Middlesex South District Registry of Deeds in Book 98 Plan 49.

Parcel #12 — About twenty-five thousand three hundred and sixty (25,360) square feet of land situated in said Woburn, being lots 37, 38, 39, 40, on a plan of Home Park, recorded with Middlesex South District Registry of Deeds, Book 98, Page 49, excepting and excluding so much of Lot 37 as is included within a parcel of land shown as Lot 1 on a plan recorded as Plan 372 of 2007 that was conveyed to E.B Rotondi & Sons, Inc. by deed recorded in Book 51669, Page 22.

Parcel #13 — About ten thousand three hundred and seventy-two (10,372) square feet of land situated in said Woburn, being lots 56, 67, 60, on a plan of Home Park, recorded with Middlesex South District Registry of Deeds, Book 98, Page 49.

Parcel #14 — About six thousand nine hundred and eighty-five (6,985) square feet of land situated in said Woburn, being lots 58, 59, on a plan of Home Park, recorded with Middlesex South District Registry of Deeds, Book 98, Page 49.

Parcel #15 — About twelve thousand one hundred and nine (12,109) square feet of land situated in said Woburn, being lots 63, 64, 65, on a plan of Home Park, recorded with Middlesex South District Registry of Deeds, Book 98, Page 49.

Parcel #16 — About five thousand eight hundred and sixty-six (5,866) square feet of land situated in said Woburn, being lot 54, on Plan of Home Park, Woburn, Massachusetts recorded with Middlesex South District Deeds, Book of Plans 98, Plan 49.

Parcel #17 — About two thousand seven hundred and eighty-six (2,786) square feet of land situated in said Woburn on Middlesex Avenue, and being Lot 12, Plan Book 94, Plan 50 on Plan of Middlesex Park, Section B, bounded as follows: Northerly by Lot 11; Southerly by Middlesex Avenue; Easterly by Lot 13; westerly by Lots 7 and 8.

Tract V:

A certain parcel of land situated in Woburn, Stoneham, and Winchester, and bounded: Partly on the Southerly side of Forest Street in Winchester, partly on the easterly side of Hill Street and Route 93 in Stoneham; and partly on its northerly and westerly side of the land by General Foods Corporation, formerly Atlantic Gelatin. Said land is about 11.02 acres of land, more or less.

Said premises are further described as follows, namely beginning at a point on the northerly side of Forest Street, Winchester, Mass. at land owned by General Foods Corporation (Atlantic Gelatin); Northwesterly by land of General Food Corporation, by a stone wall, 1,015 feet more or less; thence Northeasterly by the same by a stone wall, 409 feet more or less; thence Southeasterly by said land of the same by a stone wall, 324 feet more or less; thence Easterly by the same by a stone wall, 120 feet more or less to Hill Street, in said Stoneham;

thence Southerly by Hill Street, 436 feet more or less, to an intersection point of Hill Street and Interstate Route 93; thence Southerly by Interstate Route 93, 450 feet more or less to a stone bound on the northerly side of Forest Street in said Winchester; thence Westerly by Forest Street, 110 feet more or less to land now or formerly of Creamer; thence Northeasterly by said land of Creamer, 75 feet more or less; thence Northwesterly by the same, 55 feet more or less; thence Westerly by the same 118 feet, more or less; thence Southerly by the same, 145 feet more or less, to a point on the northerly side of said Forest Street; thence Westerly by said Forest Street, 210 feet, more or less to the point of beginning.

Tract VI:

A certain parcel of land situated in said Winchester, bounded and described as follows:

Southeasterly by remaining land of the grantors conveyed to them by Mary G. Rotondi (sometimes called Mary G. Rotundi) by deed dated February 6, 1956, recorded with Middlesex South District Deeds, Book 8665, Page 204, eighteen and 37/100 (18.37) feet;

Southwesterly by land of the grantee, shown as Lot B on Land Court Subdivision Plan 14642A two hundred seventy-six and 98/100 (276.98) feet;

Northwesterly by land of Earl R. Allen, eighteen and 37/100 (18.37) feet; and

Northeasterly by land of the grantee, shown as Lot A on said Land Court Subdivision Plan 14642A two hundred eighty-one and 24/100 (281.24) feet.

Tract VII:

Land containing 3.63 acres, more or less, bounded and described as follows:

Beginning at a point on the Woburn-Winchester line, thence running

Northerly 287 feet, more or less, by land now or formerly of General Foods Corporation;

Easterly 680 feet, more or less, by land now or formerly of General Foods Corporation;

Southerly 192 feet, more or less;

Westerly 782 feet, more or less, by land now or formerly of Forestdale Realty Trust, to the point of beginning.

Tract VIII:

Together with an easement over the following described parcel contained in an Easement from Earl R. Allen to General Foods Corporation dated December 13, 1962, recorded in Book 10198, Page 467 over land partly in said Winchester and partly in said Woburn, bounded and described as follows:

NORTHWESTERLY by Aberjona Canal on remaining land now or formerly of General Foods Corporation, sixteen and no/100 (16.00) feet;

NORTHEASTERLY by land of the grantee shown as Lot A on Land Court Subdivision Plan 14642A, seventy-six and 80/100 (76.80) feet;

SOUTHEASTERLY by land now or formerly of Rotondi, eighteen and 37/100 (18.37) feet; and

SOUTHWESTERLY by land of the grantee, shown as lot B on said Land Court Subdivision Plan 14642A and by Lot B1 and Lot B3 on Land Court Subdivision Plan No. 14642B about eighty-three and 20/100 (83.20) feet.

Said parcel is a portion of the premises marked "Josephine Capone" on the above-mentioned Land Court Subdivision Plan and is also a portion of the premises shown on a plan entitled "Plan of Land Winchester & Woburn, Mass.", dated December 7, 1953, by Parker Holbrook, duly recorded with Middlesex South District Deeds.



**CITY OF WOBURN  
BOARD OF ASSESSORS**

**REQUEST FOR CERTIFICATION OF ABUTTERS**

**SECTION I**

**APPLICANT: LCS DEVELOPMENT**

**DATE: 04/17/20**

**LOCATION OF PROPERTY: HILL STREET**

<b>ASSESSORS PARCEL IDENTIFICATION</b>	<b>MAP</b>	<b>54</b>
	<b>BLOCK</b>	<b>05</b>
	<b>LOT</b>	<b>01</b>

**SECTION II**

**(FOR OFFICE USE)**

---

**REASON FOR CERTIFICATION:**

**BOARD OF APPEALS PETITION**

**CITY COUNCIL PETITION\*\*\*\***

**PLANNING BOARD**

**CONSERVATION COMMISSION**

**OTHER**

**SUBMITTED BY: JOSEPH R. TARBY, III, ESQUIRE**

**COMMENTS: 300'**

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

A.L.PRIME ENERGY  
18 LARK AVENUE  
SAUGUS, MA 01906

MAHAVIR HOSPITALITY LLC  
C/O WOBURN COMFORT INN  
14 HILL ST  
WOBURN, MA 01801

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

MASSACHUSETTS COMM OF  
DEPT OF ENVIRONMENTAL  
100 CAMBRIDGE STREET  
BOSTON, MA 02202

MCDONALD'S REAL ESTATE  
110 N CARPENTER ST  
CHICAGO, IL 60607

331 MONTVALE REALTY LLC  
HUMBLE AND KIND LLC  
83 SPEEN ST  
NATICK, MA 01760

325 MONTVALE AVENUE LLC  
1256 OCEAN BLVD  
RYE, NH 03870

MOONEY E F ASSOCIATES  
PO BOX 106  
KITTERY POINT, ME 03905-0106

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

AKN REALTY CORPORATION  
2 FARMCREST LANE  
WAYLAND, MA 01778

BOYLE JAMES G TR  
MERRILL ASSOCIATES  
5 MERRILL STREET  
WOBURN, MA 01801

2 MERRILL STREET LLC  
2 MERRILL STREET  
WOBURN, MA 01801

JUTKINS PROPERTIES LLC  
200 WEST CUMMINGS PARK  
WOBURN, MA 01801

COMMONWEALTH OF MASS  
DEPT OF ENVIRONMENTAL  
100 CAMBRIDGE STREET  
BOSTON, MA 02202

JUTKINS PROPERTIES LLC  
200 WEST CUMMINGS PARK  
WOBURN, MA 01801

JUTKINS PROPERTIES LLC  
200 WEST CUMMINGS PARK  
WOBURN, MA 01801

LEONARD SEAN P  
CHRISTINE A LEONARD  
7 WASHINGTON AVE  
WOBURN, MA 01801

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

ANSALDI CONCETTA  
C/O RALPH SORDILLO  
P.O. BOX 2014  
WAKEFIELD, MA 01880

ROTONDI MICHAEL J  
SHERYL L ROTONDI  
9 WASHINGTON AVE  
WOBURN, MA 01801

KATCOFF MARTIN  
ELEANOR A KATCOFF  
238 MAIN STREET  
STONEHAM, MA 02180

DAM CAMBRIDGE VENTURES  
47 SWAN RD  
WINCHESTER, MA 01890

BAKER DAVID L  
MARIE E BAKER  
4 WASHINGTON AVENUE  
WOBURN, MA 01801

TANNER JAMES S TR  
DARCY A TANNER TR  
2 WASHINGTON AVENUE  
WOBURN, MA 01801

LANPHER-GIBBONS COLENE  
6 WASHINGTON AVE  
WOBURN, MA 01801

FREDERICK V GILGUN JR TR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

NEW HORIZONS BEVERLY,  
200 WEST CUMMINGS PK  
WOBURN, MA 01801

FREDERICK V GILGUN JR TR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

FREDERICK V GILGUN JR TR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

FREDERICK V GILGUN JR TR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

ALLSBROOK WILLIAM BTR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

WOBURN MANUFACTURING &  
MIDDLESEX AVE  
WOBURN, MA 01801

ALLSBROOK WILLIAM BTR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

NEW HORIZONS BEVERLY INC  
200 WEST CUMMINGS PK  
WOBURN, MA 01801

ALLSBROOK WILLIAM BTR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

ALLSBROOK WILLIAM BTR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

ROTONDI EUGENE B JR  
C/O MARY L SHATTUCK  
17 CHURCHILL ROAD  
WINCHESTER, MA 01890

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

KUSTOV V. TR.  
WASHINGTON AVE RLTY TR.  
18 DEARBORN ROAD  
BURLINGTON, MA 01803

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

MARTINS SEAN  
KINGA MARTINS  
58 SUNSET ROAD  
WINCHESTER, MA 01890

DUNCAN JEFFREY B.  
KATHLEEN JEAN GUNNERY  
60 SUNSET RD  
WINCHESTER, MA 01890

TYAGI PANKAJ  
HNIN HNIN KO  
62 SUNSET ROAD  
WINCHESTER, MA 01890

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

**BOARD OF ASSESSORS  
CERTIFICATION APPROVED**  
  
4/21/20  
**JOHN F. CONNOLLY**

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

A.L.PRIME ENERGY  
18 LARK AVENUE  
SAUGUS, MA 01906

MAHAVIR HOSPITALITY LLC  
C/O WOBURN COMFORT INN  
14 HILL ST  
WOBURN, MA 01801

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

MASSACHUSETTS COMM OF  
DEPT OF ENVIRONMENTAL  
100 CAMBRIDGE STREET  
BOSTON, MA 02202

MCDONALD'S REAL ESTATE  
110 N CARPENTER ST  
CHICAGO, IL 60607

331 MONTVALE REALTY LLC  
HUMBLE AND KIND LLC  
83 SPEEN ST  
NATICK, MA 01760

325 MONTVALE AVENUE LLC  
1256 OCEAN BLVD  
RYE, NH 03870

MOONEY E F ASSOCIATES  
PO BOX 106  
KITTERY POINT, ME 03905-0106

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

AKN REALTY CORPORATION  
2 FARMCREST LANE  
WAYLAND, MA 01778

BOYLE JAMES G TR  
MERRILL ASSOCIATES  
5 MERRILL STREET  
WOBURN, MA 01801

2 MERRILL STREET LLC  
2 MERRILL STREET  
WOBURN, MA 01801

JUTKINS PROPERTIES LLC  
200 WEST CUMMINGS PARK  
WOBURN, MA 01801

COMMONWEALTH OF MASS  
DEPT OF ENVIRONMENTAL  
100 CAMBRIDGE STREET  
BOSTON, MA 02202

JUTKINS PROPERTIES LLC  
200 WEST CUMMINGS PARK  
WOBURN, MA 01801

JUTKINS PROPERTIES LLC  
200 WEST CUMMINGS PARK  
WOBURN, MA 01801

LEONARD SEAN P  
CHRISTINE A LEONARD  
7 WASHINGTON AVE  
WOBURN, MA 01801

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

ANSALDI CONCETTA  
C/O RALPH SORDILLO  
P.O. BOX 2014  
WAKEFIELD, MA 01880

ROTONDI MICHAEL J  
SHERYL L ROTONDI  
9 WASHINGTON AVE  
WOBURN, MA 01801

KATCOFF MARTIN  
ELEANOR A KATCOFF  
238 MAIN STREET  
STONEHAM, MA 02180

DAM CAMBRIDGE VENTURES  
47 SWAN RD  
WINCHESTER, MA 01890

BAKER DAVID L  
MARIE E BAKER  
4 WASHINGTON AVENUE  
WOBURN, MA 01801

TANNER JAMES S TR  
DARCY A TANNER TR  
2 WASHINGTON AVENUE  
WOBURN, MA 01801

LANPHER-GIBBONS COLENE  
6 WASHINGTON AVE  
WOBURN, MA 01801

FREDERICK V GILGUN JR TR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

NEW HORIZONS BEVERLY,  
200 WEST CUMMINGS PK  
WOBURN, MA 01801

FREDERICK V GILGUN JR TR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

FREDERICK V GILGUN JR TR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

A.L.PRIME ENERGY  
18 LARK AVENUE  
SAUGUS, MA 01906

MAHAVIR HOSPITALITY LLC  
C/O WOBURN COMFORT INN  
14 HILL ST  
WOBURN, MA 01801

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

MASSACHUSETTS COMM OF  
DEPT OF ENVIRONMENTAL  
100 CAMBRIDGE STREET  
BOSTON, MA 02202

MCDONALD'S REAL ESTATE  
110 N CARPENTER ST  
CHICAGO, IL 60607

331 MONTVALE REALTY LLC  
HUMBLE AND KIND LLC  
83 SPEEN ST  
NATICK, MA 01760

325 MONTVALE AVENUE LLC  
1256 OCEAN BLVD  
RYE, NH 03870

MOONEY E F ASSOCIATES  
PO BOX 106  
KITTERY POINT, ME 03905-0106

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

AKN REALTY CORPORATION  
2 FARMCREST LANE  
WAYLAND, MA 01778

BOYLE JAMES G TR  
MERRILL ASSOCIATES  
5 MERRILL STREET  
WOBURN, MA 01801

2 MERRILL STREET LLC  
2 MERRILL STREET  
WOBURN, MA 01801

JUTKINS PROPERTIES LLC  
200 WEST CUMMINGS PARK  
WOBURN, MA 01801

COMMONWEALTH OF MASS  
DEPT OF ENVIRONMENTAL  
100 CAMBRIDGE STREET  
BOSTON, MA 02202

JUTKINS PROPERTIES LLC  
200 WEST CUMMINGS PARK  
WOBURN, MA 01801

JUTKINS PROPERTIES LLC  
200 WEST CUMMINGS PARK  
WOBURN, MA 01801

LEONARD SEAN P  
CHRISTINE A LEONARD  
7 WASHINGTON AVE  
WOBURN, MA 01801

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

ANSALDI CONCETTA  
C/O RALPH SORDILLO  
P.O. BOX 2014  
WAKEFIELD, MA 01880

ROTONDI MICHAEL J  
SHERYL L ROTONDI  
9 WASHINGTON AVE  
WOBURN, MA 01801

KATCOFF MARTIN  
ELEANOR A KATCOFF  
238 MAIN STREET  
STONEHAM, MA 02180

DAM CAMBRIDGE VENTURES  
47 SWAN RD  
WINCHESTER, MA 01890

BAKER DAVID L  
MARIE E BAKER  
4 WASHINGTON AVENUE  
WOBURN, MA 01801

TANNER JAMES S TR  
DARCY A TANNER TR  
2 WASHINGTON AVENUE  
WOBURN, MA 01801

LANPHER-GIBBONS COLENE  
6 WASHINGTON AVE  
WOBURN, MA 01801

FREDERICK V GILGUN JR TR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

NEW HORIZONS BEVERLY,  
200 WEST CUMMINGS PK  
WOBURN, MA 01801

FREDERICK V GILGUN JR TR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

FREDERICK V GILGUN JR TR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

FREDERICK V GILGUN JR TR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

ALLSBROOK WILLIAM BTR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

WOBURN MANUFACTURING &  
MIDDLESEX AVE  
WOBURN, MA 01801

ALLSBROOK WILLIAM BTR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

NEW HORIZONS BEVERLY INC  
200 WEST CUMMINGS PK  
WOBURN, MA 01801

ALLSBROOK WILLIAM BTR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

ALLSBROOK WILLIAM BTR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

ROTONDI EUGENE B JR  
C/O MARY L SHATTUCK  
17 CHURCHILL ROAD  
WINCHESTER, MA 01890

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

KUSTOV V. TR.  
WASHINGTON AVE RLTY TR.  
18 DEARBORN ROAD  
BURLINGTON, MA 01803

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

MARTINS SEAN  
KINGA MARTINS  
58 SUNSET ROAD  
WINCHESTER, MA 01890

DUNCAN JEFFREY B.  
KATHLEEN JEAN GUNNERY  
60 SUNSET RD  
WINCHESTER, MA 01890

TYAGI PANKAJ  
HNIN HNIN KO  
62 SUNSET ROAD  
WINCHESTER, MA 01890

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

FREDERICK V GILGUN JR TR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

ALLSBROOK WILLIAM BTR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

WOBURN MANUFACTURING &  
MIDDLESEX AVE  
WOBURN, MA 01801

ALLSBROOK WILLIAM BTR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

NEW HORIZONS BEVERLY INC  
200 WEST CUMMINGS PK  
WOBURN, MA 01801

ALLSBROOK WILLIAM BTR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

ALLSBROOK WILLIAM BTR  
MULBERRY GROVE REALTY  
8 MISHAWUM ROAD  
WOBURN, MA 01801

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

ROTONDI EUGENE B JR  
C/O MARY L SHATTUCK  
17 CHURCHILL ROAD  
WINCHESTER, MA 01890

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

KUSTOV V. TR.  
WASHINGTON AVE RLTY TR.  
18 DEARBORN ROAD  
BURLINGTON, MA 01803

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

MARTINS SEAN  
KINGA MARTINS  
58 SUNSET ROAD  
WINCHESTER, MA 01890

DUNCAN JEFFREY B.  
KATHLEEN JEAN GUNNERY  
60 SUNSET RD  
WINCHESTER, MA 01890

TYAGI PANKAJ  
HNIN HNIN KO  
62 SUNSET ROAD  
WINCHESTER, MA 01890

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

CITY OF WOBURN  
ASSESSORS

2020 APR 21 PM 12:35

**CITY OF WOBURN  
BOARD OF ASSESSORS**

**REQUEST FOR CERTIFICATION OF ABUTTERS**

**SECTION I**

**APPLICANT: LCS DEVELOPMENT**

**DATE: 04/17/20**

**LOCATION OF PROPERTY: HILL STREET**

<b>ASSESSORS PARCEL IDENTIFICATION</b>	<b>MAP</b>	<b>62</b>
	<b>BLOCK</b>	<b>01</b>
	<b>LOT</b>	<b>29</b>

**SECTION II**

**(FOR OFFICE USE)**

---

**REASON FOR CERTIFICATION:**

**BOARD OF APPEALS PETITION**

**CITY COUNCIL PETITION\*\*\*\***

**PLANNING BOARD**

**CONSERVATION COMMISSION**

**OTHER**

**SUBMITTED BY: JOSEPH R. TARBY, III, ESQUIRE**

**COMMENTS: 300'**

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

MARTINS SEAN  
KINGA MARTINS  
58 SUNSET ROAD  
WINCHESTER, MA 01890

DUNCAN JEFFREY B.  
KATHLEEN JEAN GUNNERY  
60 SUNSET RD  
WINCHESTER, MA 01890

TYAGI PANKAJ  
HNIN HNIN KO  
62 SUNSET ROAD  
WINCHESTER, MA 01890

**BOARD OF ASSESSORS  
CERTIFICATION APPROVED**

  
**JOHN F. CONNOLLY** 4/21/20

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

MARTINS SEAN  
KINGA MARTINS  
58 SUNSET ROAD  
WINCHESTER, MA 01890

DUNCAN JEFFREY B.  
KATHLEEN JEAN GUNNERY  
60 SUNSET RD  
WINCHESTER, MA 01890

TYAGI PANKAJ  
HNIN HNIN KO  
62 SUNSET ROAD  
WINCHESTER, MA 01890

TYAGI PANKAJ  
HNIN HNIN KO  
62 SUNSET ROAD  
WINCHESTER, MA 01890

DUNCAN JEFFREY B.  
KATHLEEN JEAN GUNNERY  
60 SUNSET RD  
WINCHESTER, MA 01890

MARTINS SEAN  
KINGA MARTINS  
58 SUNSET ROAD  
WINCHESTER, MA 01890

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109

MONTVALE LAND LLC  
C/O LEGGAT MCCALL  
10 POST OFFICE SQ  
BOSTON, MA 02109



**BOARD OF ASSESSORS**

PAUL MANGANARO - CHAIR  
GEORGE L. ANDERSEN  
JOHN FALLON

TOWN HALL  
71 MOUNT VERNON STREET  
WINCHESTER, MA 01890  
(781) 721-7111  
FAX (781) 721-7113

Joseph Tarby

May 1, 2020

RE: Abutters within 300' for property in Woburn, MA, Forest St + Sunset Rd

Attached is a certified abutters list of the owners of property from your parcel list request.

---

Daniel McGurl  
Director of Assessments

58 SUNSET RD MARTINS SEAN + KINGA 58 SUNSET RD WINCHESTER, MA 01890	1 139 0 LUC: 101	241 FOREST ST PARKER DANIEL A + BRIDGET 241 FOREST STREET WINCHESTER, MA 01890	1 196 0 LUC: 101	69 SUNSET RD MENNINGER DAVID + SHARRON 69 SUNSET ROAD WINCHESTER, MA 01890	1 353 0 LUC: 101
60 SUNSET RD DUNCAN REVOCABLE TRUSTS J + K JEFFREY + KATHLEEN DUNCAN TRS 60 SUNSET ROAD WINCHESTER, MA 01890	1 140 0 LUC: 101	247 FOREST ST MALLINA SUBRAHAMANYAM ET AL 247 FOREST STREET WINCHESTER, MA 01890	1 274 0 LUC: 101	71 SUNSET RD QIU ZHIHUA + JIANXUN WANG 71 SUNSET RD WINCHESTER, MA 01890	1 354 0 LUC: 101
23 CHURCHILL RD MUNSON JOHN P + HELENA P 23 CHURCHILL ROAD WINCHESTER, MA 01890	1 142 0 LUC: 101	3 EUGENE DR DUTTA ARUNAVA + MALINI 3 EUGENE DRIVE WINCHESTER, MA 01890	1 312 0 LUC: 101	73 SUNSET RD DOUGHERTY MARK H + JENNIFER D 73 SUNSET RD WINCHESTER, MA 01890	1 355 0 LUC: 101
21 CHURCHILL RD SUN NIAN-XIANG + HUI LU 21 CHURCHILL ROAD WINCHESTER, MA 01890	1 143 0 LUC: 101	2 KEENAN DR VIEIRA RICHARD L REVOCABLE TRU RICHARD L + ALISON L VIEIRA TR 2 KEENAN DRIVE WINCHESTER, MA 01890	1 336 0 LUC: 101	75 SUNSET RD FARONE FRANK L 75 SUNSET RD WINCHESTER, MA 01890	1 356 0 LUC: 101
19 CHURCHILL RD S + E REALTY TRUST STEPHEN JR + ELENA M BOSCO, TRS 19 CHURCHILL ROAD WINCHESTER, MA 01890	1 144 0 LUC: 101	1 KEENAN DR TIAN GENG + YUPING XIA 1 KEENAN DRIVE WINCHESTER, MA 01890	1 346 0 LUC: 101	SUNSET RD MONTVALE LAND LLC 10 POST OFFICE SQ BOSTON, MA 02109	1 36 0 LUC: 131
230 FOREST ST OLSON THOMAS K + TRACY S 230 FOREST STREET WINCHESTER, MA 01890	1 156 0 LUC: 101	62 SUNSET RD TYAGI PANKAJ + HNIN HNIN KO 62 SUNSET ROAD WINCHESTER, MA 01890	1 348 0 LUC: 101	8 CHURCHILL CR HU YONGBO + JIANG YAO 8 CHURCHILL CIRCLE WINCHESTER, MA 01890	1 364 0 LUC: 101
FOREST ST MONTVALE LAND LLC C/O LEGGAT MCCALL PROPERTIES 10 POST OFFICE SQ BOSTON, MA 02109	1 157 0 LUC: 130	SUNSET RD TOWN OF WINCHESTER 00 MA 01890	1 349 0 LUC: 132	9 CHURCHILL CR MELARAGNI STEPHEN M & MARY E 9 CHURCHILL CIRCLE WINCHESTER, MA 01890	1 365 0 LUC: 101
FOREST ST MONTVALE LAND LLC C/O LEGGAT MCCALL PROPERTIES 10 POST OFFICE SQ BOSTON, MA 02109	1 158 0 LUC: 130	63 SUNSET RD JONES JOSHUA + HEATHER 63 SUNSET ROAD WINCHESTER, MA 01890	1 350 0 LUC: 101		
260 FOREST ST NGUYEN TAN BA + PHUONG MAI TRAN 260 FOREST STREET WINCHESTER, MA 01890	1 159 0 LUC: 101	65 SUNSET RD MA BANGYI + QIN ZHANG 65 SUNSET ROAD WINCHESTER, MA 01890	1 351 0 LUC: 101		
251 FOREST ST KOELLER FAMILY REVOCABLE TRUST ANDREAS + HAJIRA B KOELLER TRS 251 FOREST STREET WINCHESTER, MA 01890	1 167 0 LUC: 101	67 SUNSET RD JIN TOM + JENNIFER LI 67 SUNSET ROAD WINCHESTER, MA 01890	1 352 0 LUC: 101		

58 SUNSET RD 1 139 0  
LUC: 101  
MARTINS SEAN + KINGA  
58 SUNSET RD  
WINCHESTER, MA 01890

60 SUNSET RD 1 140 0  
LUC: 101  
DUNCAN REVOCABLE TRUSTS J + K  
JEFFREY + KATHLEEN DUNCAN TRS  
60 SUNSET ROAD  
WINCHESTER, MA 01890

23 CHURCHILL RD 1 142 0  
LUC: 101  
MUNSON JOHN P + HELENA P  
23 CHURCHILL ROAD  
WINCHESTER, MA 01890

21 CHURCHILL RD 1 143 0  
LUC: 101  
SUN NIAN-XIANG + HUI LU  
21 CHURCHILL ROAD  
WINCHESTER, MA 01890

19 CHURCHILL RD 1 144 0  
LUC: 101  
S + E REALTY TRUST  
STEPHEN JR + ELENA M BOSCO, TRS  
19 CHURCHILL ROAD  
WINCHESTER, MA 01890

230 FOREST ST 1 156 0  
LUC: 101  
OLSON THOMAS K + TRACY S  
230 FOREST STREET  
WINCHESTER, MA 01890

FOREST ST 1 157 0  
LUC: 130  
MONTVALE LAND LLC  
C/O LEGGAT MCCALL PROPERTIES  
10 POST OFFICE SQ  
BOSTON, MA 02109

FOREST ST 1 158 0  
LUC: 130  
MONTVALE LAND LLC  
C/O LEGGAT MCCALL PROPERTIES  
10 POST OFFICE SQ  
BOSTON, MA 02109

260 FOREST ST 1 159 0  
LUC: 101  
NGUYEN TAN BA + PHUONG MAI TRAN  
260 FOREST STREET  
WINCHESTER, MA 01890

251 FOREST ST 1 167 0  
LUC: 101  
KOELLER FAMILY REVOCABLE TRUST  
ANDREAS + HAJIRA B KOELLER TRS  
251 FOREST STREET  
WINCHESTER, MA 01890

241 FOREST ST 1 196 0  
LUC: 101

PARKER DANIEL A + BRIDGET  
241 FOREST STREET  
WINCHESTER, MA 01890

247 FOREST ST 1 274 0  
LUC: 101  
MALLINA SUBRAHAMANYAM ET AL  
247 FOREST STREET  
WINCHESTER, MA 01890

3 EUGENE DR 1 312 0  
LUC: 101  
DUTTA ARUNAVA + MALINI  
3 EUGENE DRIVE  
WINCHESTER, MA 01890

2 KEENAN DR 1 336 0  
LUC: 101  
VIEIRA RICHARD L REVOCABLE TRU  
RICHARD L + ALISON L VIEIRA TR  
2 KEENAN DRIVE  
WINCHESTER, MA 01890

1 KEENAN DR 1 346 0  
LUC: 101  
TIAN GENG + YUPING XIA  
1 KEENAN DRIVE  
WINCHESTER, MA 01890

62 SUNSET RD 1 348 0  
LUC: 101  
TYAGI PANKAJ + HNIN HNIN KO  
62 SUNSET ROAD  
WINCHESTER, MA 01890

SUNSET RD 1 349 0  
LUC: 132  
TOWN OF WINCHESTER  
00  
, MA 01890

63 SUNSET RD 1 350 0  
LUC: 101  
JONES JOSHUA + HEATHER  
63 SUNSET ROAD  
WINCHESTER, MA 01890

65 SUNSET RD 1 351 0  
LUC: 101  
MA BANGYI + QIN ZHANG  
65 SUNSET ROAD  
WINCHESTER, MA 01890

67 SUNSET RD 1 352 0  
LUC: 101  
JIN TOM + JENNIFER LI  
67 SUNSET ROAD  
WINCHESTER, MA 01890

69 SUNSET RD 1 353 0  
LUC: 101

MENNINGER DAVID + SHARRON  
69 SUNSET ROAD  
WINCHESTER, MA 01890

71 SUNSET RD 1 354 0  
LUC: 101  
QIU ZHIHUA + JIANXUN WANG  
71 SUNSET RD  
WINCHESTER, MA 01890

73 SUNSET RD 1 355 0  
LUC: 101  
DOUGHERTY MARK H + JENNIFER D  
73 SUNSET RD  
WINCHESTER, MA 01890

75 SUNSET RD 1 356 0  
LUC: 101  
FARONE FRANK L  
75 SUNSET RD  
WINCHESTER, MA 01890

SUNSET RD 1 360 0  
LUC: 131  
MONTVALE LAND LLC  
10 POST OFFICE SQ  
BOSTON, MA 02109

8 CHURCHILL CR 1 364 0  
LUC: 101  
HU YONGBO + JIANG YAO  
8 CHURCHILL CIRCLE  
WINCHESTER, MA 01890

9 CHURCHILL CR 1 365 0  
LUC: 101  
MELARAGNI STEPHEN M & MARY E  
9 CHURCHILL CIRCLE  
WINCHESTER, MA 01890

58 SUNSET RD 1 139 0  
LUC: 101  
MARTINS SEAN + KINGA  
58 SUNSET RD  
WINCHESTER, MA 01890

60 SUNSET RD 1 140 0  
LUC: 101  
DUNCAN REVOCABLE TRUSTS J + K  
JEFFREY + KATHLEEN DUNCAN TRS  
60 SUNSET ROAD  
WINCHESTER, MA 01890

23 CHURCHILL RD 1 142 0  
LUC: 101  
MUNSON JOHN P + HELENA P  
23 CHURCHILL ROAD  
WINCHESTER, MA 01890

21 CHURCHILL RD 1 143 0  
LUC: 101  
SUN NIAN-XIANG + HUI LU  
21 CHURCHILL ROAD  
WINCHESTER, MA 01890

19 CHURCHILL RD 1 144 0  
LUC: 101  
S + E REALTY TRUST  
STEPHEN JR + ELENA M BOSCO, TRS  
19 CHURCHILL ROAD  
WINCHESTER, MA 01890

230 FOREST ST 1 156 0  
LUC: 101  
OLSON THOMAS K + TRACY S  
230 FOREST STREET  
WINCHESTER, MA 01890

FOREST ST 1 157 0  
LUC: 130  
MONTVALE LAND LLC  
C/O LEGGAT MCCALL PROPERTIES  
10 POST OFFICE SQ  
BOSTON, MA 02109

FOREST ST 1 158 0  
LUC: 130  
MONTVALE LAND LLC  
C/O LEGGAT MCCALL PROPERTIES  
10 POST OFFICE SQ  
BOSTON, MA 02109

260 FOREST ST 1 159 0  
LUC: 101  
NGUYEN TAN BA + PHUONG MAI TRAN  
260 FOREST STREET  
WINCHESTER, MA 01890

251 FOREST ST 1 167 0  
LUC: 101  
KOELLER FAMILY REVOCABLE TRUST  
ANDREAS + HAJIRA B KOELLER TRS  
251 FOREST STREET  
WINCHESTER, MA 01890

241 FOREST ST 1 196 0  
LUC: 101  
PARKER DANIEL A + BRIDGET  
241 FOREST STREET  
WINCHESTER, MA 01890

247 FOREST ST 1 274 0  
LUC: 101  
MALLINA SUBRAHAMANYAM ET AL  
247 FOREST STREET  
WINCHESTER, MA 01890

3 EUGENE DR 1 312 0  
LUC: 101  
DUTTA ARUNAVA + MALINI  
3 EUGENE DRIVE  
WINCHESTER, MA 01890

2 KEENAN DR 1 336 0  
LUC: 101  
VIEIRA RICHARD L REVOCABLE TRU  
RICHARD L + ALISON L VIEIRA TR  
2 KEENAN DRIVE  
WINCHESTER, MA 01890

1 KEENAN DR 1 346 0  
LUC: 101  
TIAN GENG + YUPING XIA  
1 KEENAN DRIVE  
WINCHESTER, MA 01890

62 SUNSET RD 1 348 0  
LUC: 101  
TYAGI PANKAJ + HNIN HNIN KO  
62 SUNSET ROAD  
WINCHESTER, MA 01890

SUNSET RD 1 349 0  
LUC: 132  
TOWN OF WINCHESTER  
00  
, MA 01890

63 SUNSET RD 1 350 0  
LUC: 101  
JONES JOSHUA + HEATHER  
63 SUNSET ROAD  
WINCHESTER, MA 01890

65 SUNSET RD 1 351 0  
LUC: 101  
MA BANGYI + QIN ZHANG  
65 SUNSET ROAD  
WINCHESTER, MA 01890

67 SUNSET RD 1 352 0  
LUC: 101  
JIN TOM + JENNIFER LI  
67 SUNSET ROAD  
WINCHESTER, MA 01890

69 SUNSET RD 1 353 0  
LUC: 101  
MENNINGER DAVID + SHARRON  
69 SUNSET ROAD  
WINCHESTER, MA 01890

71 SUNSET RD 1 354 0  
LUC: 101  
QIU ZHIHUA + JIANXUN WANG  
71 SUNSET RD  
WINCHESTER, MA 01890

73 SUNSET RD 1 355 0  
LUC: 101  
DOUGHERTY MARK H + JENNIFER D  
73 SUNSET RD  
WINCHESTER, MA 01890

75 SUNSET RD 1 356 0  
LUC: 101  
FARONE FRANK L  
75 SUNSET RD  
WINCHESTER, MA 01890

SUNSET RD 1 36 0  
LUC: 131  
MONTVALE LAND LLC  
10 POST OFFICE SQ  
BOSTON, MA 02109

8 CHURCHILL CR 1 364 0  
LUC: 101  
HU YONGBO + JIANG YAO  
8 CHURCHILL CIRCLE  
WINCHESTER, MA 01890

9 CHURCHILL CR 1 365 0  
LUC: 101  
MELARAGNI STEPHEN M & MARY E  
9 CHURCHILL CIRCLE  
WINCHESTER, MA 01890



Patriot Properties

05/04/2020

8:20:18AM

# Town of Stoneham

## GIS - Abutters by Owner

**Filter Used:**

DataProperty.UserAccount = '5341' OR DataProperty.UserAccount = '5520' OR DataProperty.UserAccount = '5343' OR DataProperty.UserAccount = '7917' OR DataProperty.UserAccount = '5521' OR DataPrope..

**Town of Stoneham**  
**GIS - Abutters by Owner**

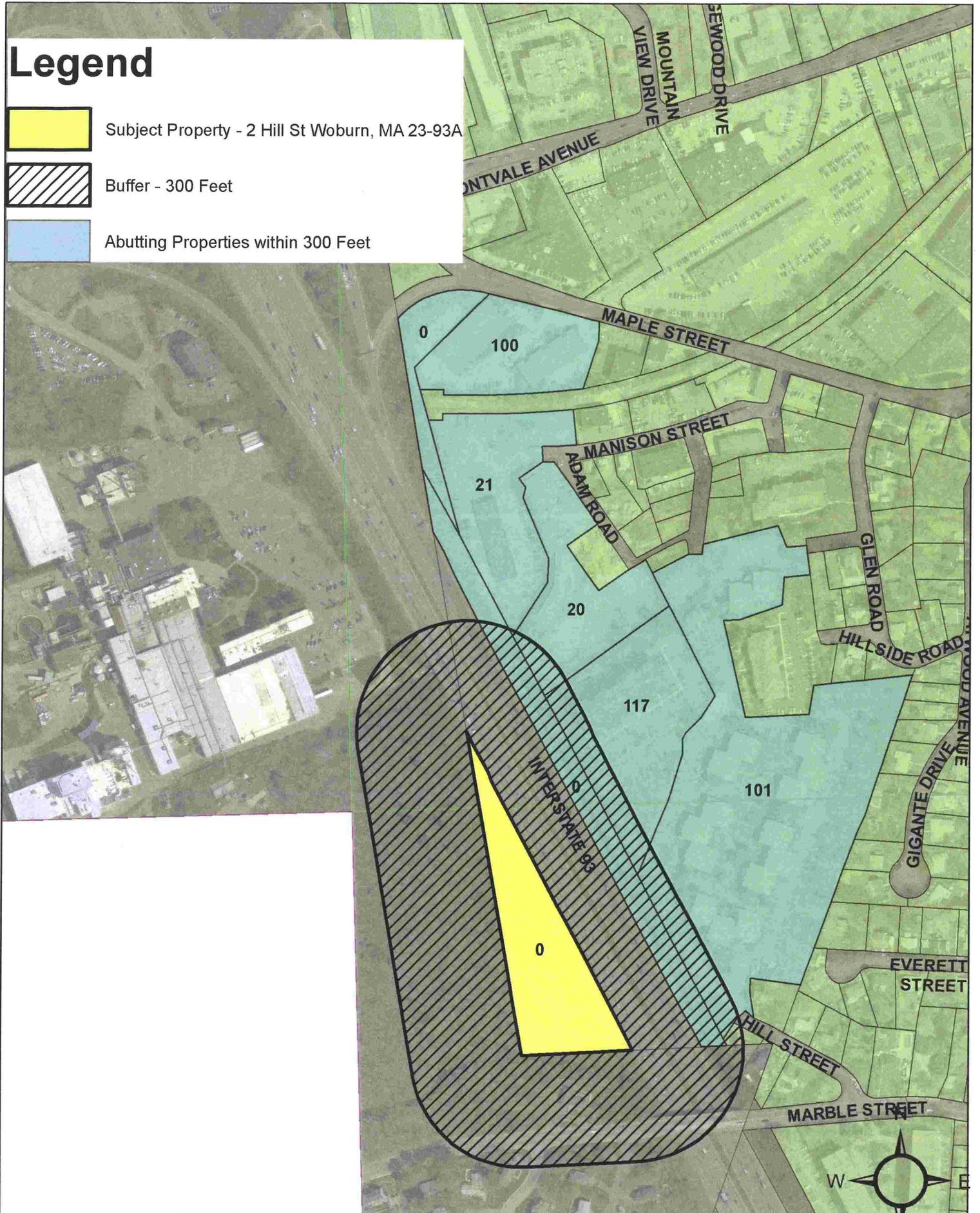
8:20:18AM

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
23-0-93B	21 MANISON ST A-B	21B MANISON STREET STONEHAM MA. 02180
23-0-92B	11 ADAM RD	ADAM ROAD BUSINESS CENTER LLC 405 WALTHAM STREET #401 LEXINGTON MA 02421
23-0-92	20 MANISON ST	ADAM ROAD BUSINESS PARK CONDO 1-11 ADAM ROAD STONEHAM MA 02180
23-0-92A	1 ADAM RD	ADAMS PROPERTIES LLC 56 BERKELEY STREET READING MA 01867
23-0-93	117 HILL ST	CLIFFSIDE REALTY ASSOC. LLP / C/O A. FRANCHI C 190 N. MAIN STREET / NATICK MA 01760
23-0-141	MAPLE ST	COMMONWEALTH OF MASS / STATE HOUSE / BOSTON MA 02133
23-0-93B21A	21 MANISON ST A	F&T MANISON LLC 607 MAIN STREET / STONEHAM MA. 02180
23-0-143	101-103 HILL ST	FRANCHI ANTHONY A. (TRS) / STONE HILL GARDEN 190 NORTH MAIN STREET NATICK MA 01760
23-0-93A	HILL ST	MONTVALE LAND LLC / C/O LEGGAT MCCALL PROP 10 POST OFFICE SQUARE BOSTON MA 02109
23-0-93B21B	21 MANISON ST B	SYGMA REALTY LLC E. B. 21B MANISON STREET / STONEHAM MA. 02180
23-0-140	100 MAPLE ST	WAKEFIELD READY MIXED CONC. / C/O WAKEFIEL P.O. BOX 540 / WAKEFIELD MA 01880

# Abutters List - 2 Hill St Woburn, MA 23-93A -300 Ft Buffer - 05/04/202

## Legend

-  Subject Property - 2 Hill St Woburn, MA 23-93A
-  Buffer - 300 Feet
-  Abutting Properties within 300 Feet



Feet

0 130 260 520 780 1,040

MANISION STREET CONDO  
C/O FRANK SAIA  
21B MANISON STREET  
STONEHAM, MA 02180

ADAMS PROPERTIES LLC  
556 BERKELEY STREET  
READING, MA 01867

F&T MANISON LLC  
607 MAIN STREET  
STONEHAM, MA 02180

SYGMA REALTY LLC E.B.  
21B MANISON STREET  
STONEHAM, MA 02180

ADAM ROAD BUSINESS CENTER LLC  
405 WALTHAM STREET #401  
LEXINGTON, MA 02421

CLIFFSIDE REALTY ASSOC. LLP  
C/O A. FRANCHI CONT. INC.  
190 N. MAIN STREET  
NATICK, MA 01760

FRANCHI ANTHONY A. (TRS)  
STONE HILL GARDEN TRUST  
190 NORTH MAIN STREET  
NATICK, MA 01760

WAKEFIELD READY MIXED CONC.  
C/O WAKEFIELD INVESTMENTS INC.  
P.O. BOX 540  
WAKEFIELD, MA 01880

ADAM ROAD BUSINESS PARK CONDO  
1-11 ADAM ROAD  
STONEHAM, MA 02180

COMMONWEALTH OF MASS  
STATE HOUSE  
BOSTON, MA 02133

MONTVALE LAND LLC  
C/O LEGGAT MCCALL PROPERTIES  
10 POST OFFICE SQUARE  
BOSTON, MA 02109

MANISON STREET CONDO  
C/O FRANK SAIA  
21B MANISON STREET  
STONEHAM, MA 02180

ADAM ROAD BUSINESS CENTER LLC  
405 WALTHAM STREET #401  
LEXINGTON, MA 02421

ADAM ROAD BUSINESS PARK CONDO  
1-11 ADAM ROAD  
STONEHAM, MA 02180

ADAMS PROPERTIES LLC  
556 BERKELEY STREET  
READING, MA 01867

CLIFFSIDE REALTY ASSOC. LLP  
C/O A. FRANCHI CONT. INC.  
190 N. MAIN STREET  
NATICK, MA 01760

COMMONWEALTH OF MASS  
STATE HOUSE  
BOSTON, MA 02133

F&T MANISON LLC  
607 MAIN STREET  
STONEHAM, MA 02180

FRANCHI ANTHONY A. (TRS)  
STONE HILL GARDEN TRUST  
190 NORTH MAIN STREET  
NATICK, MA 01760

MONTVALE LAND LLC  
C/O LEGGAT MCCALL PROPERTIES  
10 POST OFFICE SQUARE  
BOSTON, MA 02109

SYGMA REALTY LLC E.B.  
21B MANISON STREET  
STONEHAM, MA 02180

WAKEFIELD READY MIXED CONC.  
C/O WAKEFIELD INVESTMENTS INC.  
P.O. BOX 540  
WAKEFIELD, MA 01880

## PROJECT PERMITTING

Table 1-4 (below) from the Final Environmental Impact Report (FEIR) for The Vale presents a listing of land use permits and approvals anticipated for The Vale master-planned development:

**Table 1-4 Anticipated Project Permits and Approvals**

<b>Agency/Department</b>	<b>Permit/Approval/Action</b>	<b>Status</b>
<b>Federal</b>		
U.S. Environmental Protection Agency	National Pollutant Discharge Elimination System; ("NPDES") and Construction General Permit	→To be obtained prior to construction
U.S. Army Corps of Engineers	Clean Water Action Section 404 Permit	→To be obtained prior to construction
<b>State</b>		
Execute Office of Energy and Environmental Affairs	Massachusetts Environmental Policy Act Review	→To be obtained prior to construction
Massachusetts Department of Environmental Protection	Sewer Connection Permit (if required depending on future tenants) Notice of Construction/Demolition Asbestos Notices (if necessary) Clean Water Act Section 401 Permit	→Each to be obtained
Executive Office of Housing and Economic Development	MassWorks Infrastructure Program (if required)	→To be obtained as required
Massachusetts Water Resources Authority	Section 8(m) permit	→To be obtained
Massachusetts Department of Transportation	Vehicular Access Permit (if required)	→To be obtained as required
<b>City of Woburn</b>		
Woburn City Council	Site Plan Review and Special Permits (as required within Technology and Business Mixed Use Overlay District)	→To be obtained as required
Woburn Fire Department	Permit for storage of inflammables, including vehicle tanks within structured parking	→To be obtained
Woburn Historical Commission	For demolition of any buildings more than 75 years old (As Required)	→To be obtained as required
Woburn Department of Public Works	Approvals for water and sewer connections	→To be obtained

The Delaney at Vale project will require the following land use permits, which will be sought directly by LCS and will be specific to the LCS project:

1. Special Permit/Site Plan Review under Woburn Zoning Ordinance Section 28 by the Woburn City Council as set forth in this Application.
2. Order of Conditions for work within wetland jurisdictional areas, by the Woburn Conservation Commission.
3. Section 8M Permit from the Massachusetts Water Resources Authority (MWRA) to conduct work within property interest held by MWRA.
4. National Pollution Discharge Elimination System (NPDES) Construction General Permit by the U.S. EPA for site disturbance of over one acre, to be obtained prior to construction, if required.

**Delaney Rental IL / AL / MC Community**  
**Project Data**  
 4.29.20

	Year Opened	Site Acreage	# IL Apartments	# Detached IL Villas	# AL Apartments	# AL Beds	# MC Units	# MC Beds	# Structured Parking Spaces	# Covered Surface Parking Spaces	# Surface Parking Spaces	# Total Parking Spaces
1	Delaney at Georgetown Village(Georgetown, TX)	2016 12.8	116	--	55	61	32	36	0	60	186	186
2	Delaney at Lake Waco(Waco, TX)	2017 13.8	78	--	59	65	32	36	0	61	183	183
3	Delaney at Parkway Lakes(Richmond, TX)	2017 10.5	120	--	55	61	32	36	0	75	188	188
4	Delaney at South Shore(League City, TX)	2018 11.3	117	--	55	61	32	36	0	59	188	188
5	Delaney of Bridgewater(Bridgewater, NJ)	2020 38.4	121	15	56	61	32	36	56	0	136	192
6	Delaney at The Green(Florham Park, NJ)	2022 9.8	128	--	58	66	32	36	78	0	151	229
7	Delaney at The Vale(Woburn, MA)	2022 7.85	103	--	84	92	36	36	46	0	148	194

---

To:	Woburn City Council	From:	George Ryan Anna Jones
	City of Woburn		Stantec
File:	The Delaney The Vale Master Plan	Date:	May 6, 2020

---

**Reference: The Delaney at the Vale – Stormwater Management Memo**

### Introduction

In conjunction with the redevelopment of the former Kraft Atlantic Gelatin Facility, LCS Development proposes to develop a 9.4-acre site located at the southern end of the property into a senior housing development.

The Delaney site is tributary to multiple design points which are being analyzed as part of the master plan development. In the existing condition, the project site is an undisturbed wooded area. In order to mitigate potential impacts to resource areas, stormwater management systems are proposed and have been designed in accordance with the City of Woburn's Stormwater Management Plan and the Massachusetts Department of Environmental Protection's *Stormwater Management Standards*.

As a part of the Vale master plan, the Delaney development will be required to confirm to peak-rate and recharge standards established as part of the Master Plan Notice of Intent filed with the Woburn Conservation Commission. The Delaney project is also expected to file a notice of intent with the Woburn Conservation Commission for review and approval of the stormwater management system.

The following memo summarizes how the project plans to comply with applicable standards.

### Stormwater Standards

#### **Standard 1 – Untreated Discharge**

Standard 1 states that “no new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.”

New stormwater outfalls are proposed to accommodate the proposed development. All runoff directed to these stormwater outfalls will be treated prior to discharging by a series of deep sump hooded catch basins, water quality units, and subsurface infiltration and/or detention systems. Each new outfall will be constructed with rip-rap energy dissipation aprons to control exiting velocities and prevent erosion to existing design points. Sizing calculations for the rip-rap energy dissipation aprons will be provided in the Stormwater Management Reports prepared for each specific lot or development area.

Therefore, the Project will comply with Standard 1.

#### **Standard 2 – Peak Rate Attenuation**

Standard 2 states that “stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.”

The proposed stormwater management systems are designed to attenuate the 2-, 10-, and 100-year 24-hour storm events. In doing so, the post-development peak discharge rates do not exceed the allowable peak

*Design with community in mind*

May 6, 2020

discharges rates established as part of the overall parcel (master plan) analysis. A table of peak flow rates as currently designed is included below for reference.

Design Point		2-Year Storm (3.30")	10-Year Storm (5.20")	50-Year Storm (7.46")	100-Year Storm (8.94")
DP1	Allowable Rate (cfs)	0	0	0	0
	Proposed Rate (cfs)*	0	0	0	0
DP2	Allowable Rate (cfs)	5.85	9.32	13.02	15.32
	Proposed Rate (cfs)	<b>5.21</b>	<b>8.48</b>	<b>12.10</b>	<b>14.35</b>
DP3	Allowable Rate (cfs)	1.11	2.27	3.70	4.65
	Proposed Rate (cfs)	<b>1.11</b>	<b>2.27</b>	<b>3.70</b>	<b>4.65</b>
DP4	Allowable Rate (cfs)	3.68	8.89	17.18	20.21
	Proposed Rate (cfs)	<b>3.68</b>	<b>8.89</b>	<b>17.18</b>	<b>20.21</b>

\*The on-site wetland adjacent to Interstate 93 (DP1) will be removed in the proposed condition

Therefore, the Project will comply with Standard 2.

### Standard 3

Standard 3 states that the "loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from the pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook."

The project site is located entirely within areas with shallow depth to ledge, and therefore recharge cannot be provided.

### Standard 4 – Water Quality

Standard 4 states that "Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids."

Standard 4 is met when a project complies with all of the following criteria:

1. Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan, and thereafter are implemented and maintained.
2. Structural stormwater best management practices are sized to capture the required water quality volume determined in accordance with the Massachusetts Stormwater Handbook; and
3. Pre-treatment is provided in accordance with the Massachusetts Stormwater Handbook

### Required Water Quality Volume

	Impervious Area (sf)	Required Water Quality Depth (in)	Required Water Quality Volume (cf)
Residential	89,717	0.5	3,738

The Project will provide a minimum of 80% TSS removal through water quality units and a biofiltration system. The final design will comply with minimum requirements.

#### **Standard 5 – Land Uses with Higher Potential Pollutant Loads (LUHPPL)**

Standard 5 states that “for land uses with higher potential pollutant loads [LUHPPL], source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.”

The Project does not exceed requirements and therefore is not considered a LUHPPL.

Therefore, the Project complies with Standard 5.

#### **Standard 6 – Critical Areas**

Standard 6 states that “Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.”

Critical areas include any one of the following, as defined by the Massachusetts Department of Environmental Protection:

- Outstanding Resource Waters
- Special Resource Waters
- Zone I Recharge Areas
- Zone II Recharge Areas
- Interim Wellhead Protection Areas
- Zone A Recharge Areas
- Bathing Beaches
- Cold-water Fisheries
- Shellfish Growing Areas

The proposed stormwater management system does not discharge near or to any of the above listed critical areas.

Therefore, the Project complies with Standard 6.

May 6, 2020

### **Standard 7 – Redevelopment Projects**

Standard 7 states that “a redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.”

The Project is not considered to be a redevelopment and therefore, the Project complies with Standard 7.

### **Standard 8 – Erosion and Sediment Control Plan**

Standard 8 states that “a plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.”

Sedimentation and erosion controls will be implemented during the construction of all phases of the Project. Land disturbance will be evaluated on a parcel by parcel basis and a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for each parcel that involves a land disturbance greater than one acre.

Therefore, the Project will comply with Standard 8.

### **Standard 9 – Operation and Maintenance Plan**

Standard 9 states that “a long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.”

An operation and maintenance plan for all Stormwater BMP's will be provided in the Stormwater Management Report submitted to the Conservation Commission.

Therefore the Project will comply with Standard 9.

### **Standard 10**

Standard 10 states that “all illicit discharges to the stormwater management system are prohibited.”

The Project will not allow illicit discharges to the stormwater management system. The final design will comply with the below Illicit Discharge Compliance Statement:

#### Illicit Discharge Compliance Statement

*Per the requirements of Standard 10 of the Massachusetts Stormwater Management Standards, it shall be stated that no illicit discharges are proposed as part of the Vale project located in Woburn, Massachusetts, as described herein this stormwater report.*

Therefore, the Project will comply with Standard 10.

Check Date: 05/06/2020 Payee: City of Woburn

Vendor Number: 0011067 Check Number: 070005173

Date	Invoice No.	Description	Amount of Invoice
05/06/2020	008950-0001_05/06/20		1,500.00
			1,500.00

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

**MURTHA CULLINA LLP**  
280 TRUMBULL ST, 12TH FLOOR  
HARTFORD, CT 06103

WEBSTER BANK  
Waterbury, CT 06702  
51-7010/2111

**070005173**

Date
05/06/2020

Amount
*****1,500.00

WEBSTER BANK HARTFORD OPERATING ACCOUNT

Pay: One Thousand Five Hundred and 00/100 Dollars

Pay  
To the  
Order of  
  
City of Woburn



Void After 90 Days

⑈070005173⑈ ⑆211170101⑆ 10 0010455319⑈

Check Date: 05/06/2020 Payee: City of Woburn

Vendor Number: 0011067 Check Number: 070005173

Date	Invoice No.	Description	Amount of Invoice
05/06/2020	008950-0001_05/06/20		1,500.00
			1,500.00

**CERTIFICATION OF TREASURER/COLLECTOR**  
(MGL c.40,§57; WMC 3-24)

Office Use Only: DEPARTMENT

**NOTE - ALL LINES MUST BE COMPLETED BY APPLICANT.**

1. Parcel which directly relates to the application filed. (This numeric Parcel I.D. can be found: on the tax bill, or in Street Listing Records at the Building or Assessor's office. Web: <http://data.visionappraisal.com/WoburnMA/>)

(Example I.D.: 12-34-56) Map 54 Block 05 Lot 04  
Map 54 Block 05 Lot 01  
Map 62 Block 01 Lot 29

2. Does Real Estate owner and/or tenant own or have a beneficial or financial interest in any other real estate properties within the city of Woburn?

Circle one: NO YES SEE ATTACHMENT A

A beneficial interest can be as an individual, partnership, trust, LLP, LLC etc. If YES, insert Map, Block, and Lot below for each property. Use back of form, if necessary.

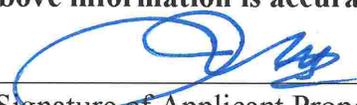
3. Property Address where permit is sought: 2 Hill Street  
Real Estate Owner Name(s): Montvale Land LLC  
Real Estate Owner(s) Legal Business Name (if any): Leggat McCall Properties LLC  
Real Estate Owner's Residential Address (if different): Ten Post Office Square, Boston, MA 02109  
Telephone Number:

Tenant/Lessee Name:  
Legal Business Name (if any):  
Tenant's Address: Telephone Number:

4. Check one:  Residential  Individual/Sole Proprietor  Corporation  
 Trust  LLC/LLP  Other

5. I certify under the penalties of perjury that I am the record owner or tenant of the within described property and the above information is accurate and complete.

May 7, 2020  
Date  
Attorney  
Title

  
Signature of Applicant Property Owner or Tenant (Not contractor)  
Joseph R. Tarby III, Esquire  
Print Name

(For Office Use Only) CERTIFICATION OF TREASURER/COLLECTOR  
The records of this office indicate that there are no unpaid real estate taxes, municipal fees, liens or other municipal charges outstanding, and unpaid, or for the payment of which the owner has entered into a payment agreement with this office, on the above described parcels as of:  
EXPIRES  
Certification Date  
Treasurer/Collector

**ATTACHMENT A**

Map 52	Block 01	Lot 17
Map 53	Block 03	Lot 05
Map 54	Block 05	Lot 19
Map 61	Block 04	Lot 01
Map 61	Block 05	Lot 01
Map 61	Block 07	Lot 05
Map 61	Block 09	Lot 04
Map 62	Block 01	Lot 05
Map 62	Block 01	Lot 19
Map 62	Block 01	Lot 21
Map 62	Block 01	Lot 23
Map 62	Block 01	Lot 25