



LAW OFFICE OF COLONNA, DOYLE & SIMEOLA

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Thomas F. Colonna • William P. Doyle, III • Timothy J. Doyle • Mark J. Simeola • Mary E. King

Via Hand Delivery

August 30, 2022

Lynnfield Planning Board
c/o Brian Charville, Chairman
55 Summer Street
Lynnfield, MA 01940

**Re: Linda C. Vallis
Approval Not Required
109 Lowell Street
Lynnfield, MA 01940**

Dear Chairman Charville:

I have filed herewith on behalf of my client Linda C. Vallis Form A “Application for Endorsement of Plan Believed Not to Require Approval” and a Plan entitled “Plan of Land #109 Lowell Street, Lynnfield, Mass.” (the “Plan”). As disclosed at the June 29, 2022 Planning Board meeting regarding the proposed Vallis Way Subdivision, my client desires to convey a portion of land at 109 Lowell Street to her abutters, Michael P. and Jennifer R. Clifford who reside at 4 Mohawk Lane. My client has agreed to transfer the land designated as Parcel A on the Plan. Parcel A does not create a new building lot. It will be added to, incorporated with and made part of the Clifford’s lot. The conveyance of Parcel A will not materially alter or otherwise compromise the pending Vallis Way Subdivision Application.

I will be attending the August 31, 2022 meeting should the Board have any additional questions.

Very truly yours,

A handwritten signature in blue ink, appearing to be 'T. Doyle', written in a cursive style.

Timothy J. Doyle, Esquire

Encl.

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

To the Planning Board of the Town of Lynnfield:

Date: 08/29/22

A. The undersigned wishes to record the accompanying plan, identified as
PLAN OF LAND #109 LOWELL STREET, _____ and requests a determination by said Board that
~~LYNNFIELD, MASS~~ approval by it under the Subdivision Control Law is not required. The undersigned believes that such
approval is not required for the following reasons: (Strike non applicable alternative)

Either: The division of land shown on the accompanying plan is not a subdivision because every lot
shown thereon qualifies for endorsement by reason of frontage on a way pursuant to M.G.L. Chapter
41 section 81L. CONVEYING PARCEL OF LAND TO ABUTTER. NOT CREATING A NEW BUILDABLE
LOT.

~~OR: The division of land shown on the accompanying plan is not a subdivision for the following
reason(s):~~

B. The owner's title is recorded in the Essex South Registry of Deeds as follows:
(If multiple titles attach supplement.)

Grantor(s) LEND A C. VALLIS
Date of Deed 09/15/14
Book 33561, Page 119

Land Court:
Book _____ Certificate _____
Document No. _____

Lynnfield's Assessors':
Tax Map(s) No. 0017, Parcel No. (s) 0921

AFFIDAVIT OF OWNERSHIP

The undersigned hereby certifies under the pains and penalties of perjury that I/we am/are all the
owner(s) of the record title of the land shown on the plan which is the subject matter of this
application for an "Approval Not Required" endorsement.

Signature *Linda C Vallis*
Print Name LINDA C. VALLIS
Signature _____
Print Name _____

Address 109 LOWELL STREET
LYNNFIELD, MA 01940
Address _____

Applicant's Signature _____
Applicant's Address _____

Received by Town Clerk
Date 8/30/2022
Time 10:09 am
Signature: Linda A. Emerson