

RECEIVED

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

2019 AUG 14 P 3:07

TOWN ENGINEERING OFFICE
LYNNFIELD, MA

Name of Petitioner Pierce Road LLC

Address 7 Ramsdell Way, Lynnfield, MA

Address of Property which is the subject of the
Petition 30 Stillman Road, Lynnfield, MA

1. Indicate and describe relief being sought by this petition:
(check appropriate box)

Date

A. Appeal Decision made by _____
Bldg. Inspector, Planning Board, etc.

B. Apply for a Variance

C. Apply for a Special Permit
Section 5-5, 5-3, and 10.5

D. Other (specify)

2. Specify Zoning Bylaw Sections(s) from which you desire relief:
Section 4.1.2 - Required Lot Area
Relief cannot be granted at this hearing for any condition or bylaw not stated above

3. With respect to Land under consideration:

A. Its Area 28,371 square feet, street frontage 150 feet

B. District Zone (see Bylaws) Single Residence B

C. Deed Record: Registry of Deeds _____

Book _____ Page _____ (see tax bill)

Or Land Court _____

Book 559 Certificate 92555

Map 24 Parcel 2835

4. Ownership

A. Name, Address of Owner(s)

Pierce Road LLC, 7 Ramsdell Way, Lynnfield, MA

B. If applicant is not owner, check the interest in the premises, and attach evidence of such interest.

Prospective Buyer: _____

Lessee: _____

Other (explain) _____

5. The undersigned petitioner affirms the foregoing statements are true statements of fact:

Signed M. Schuchter Street and Number 7 Ramsdell Way, Lynnfield, MA
Town/City Lynnfield State MA Phone No. 617-257-3973
Assessors Clerk _____ Date 8/13/19

6. A check payable to the Town of Lynnfield shall be delivered to the Board of Appeals, Town Hall, Lynnfield, MA 01940 for the proper amount indicated in the above fee schedule.

7. The Application and fee shall be submitted to the Town Clerk at least four (4) weeks prior to date of the hearing.

8. Public Hearings are normally scheduled for the 1st Tuesday of each month

Petitioner not to write below

.....
Petition reviewed by Building Inspector for completeness _____
Received and Stamped by Town Clerk _____
Entered with the Board of Appeal _____
Fees actually paid \$ _____
Advertised in _____
Parties of interest mailed notices _____
Hearing Date _____

3/14

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 6/03/2019 11:54 AM
ID: 540618 Doc# 602401
Fee: \$2,261.76 Cons: \$496,000.00

QUITCLAIM DEED

I, David S. MacIntyre, as Trustee of the 30 Stillman Road Realty Trust u/d/t dated May 19, 1997 and filed at the Essex South Registry District of the Land Court as Document No. 582990, of Clinton, Massachusetts, for consideration paid, and in full consideration of **Four Hundred Ninety Six Thousand Dollars and 00/100 (\$496,000.00)**, grants to Pierce Road, LLC, a Massachusetts Limited Liability Company, with an address at 7 Ramsdell Way, Lynnfield, Massachusetts,

with QUITCLAIM COVENANTS:

The land with all buildings thereon located at 30 Stillman Road, in Lynnfield, Essex County, Massachusetts, bounded and described as follows:

- NORTHWESTERLY by Stillman Road one hundred fifty (150) feet;
- NORTHEASTERLY by land now or formerly of William B. Nelson two hundred sixty and 47/100 (260.47) feet;
- SOUTHEASTERLY by lot 18-B, as shown on plan hereinafter mentioned, seventy six and 89/100 (76.89) feet; and
- SOUTHWESTERLY by lot 19-A, as shown on said plan, two hundred fifty (250) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 14300-B, drawn by Davis & Abbott, Civil Engineers, dated November 1931, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title #9347 in said Registry, and the above described land is shown as lot #18-A, on last mentioned plan.

For title reference, see Certificate of Title No. 68027, in Document No. 330065 filed at the Essex South Registry District of the Land Court.

The Grantors hereby waive any and all rights of homestead in the premises and does hereby certify under the pains and penalties of perjury that there is no one else entitled to claim a homestead in the premises.

Locus: 30 Stillman Road, Lynnfield, Massachusetts

WITNESS my hands and seal this 31 day of May, 2019.

30 Stillman Road Realty Trust

By: David S. MacIntyre
David S. MacIntyre, as Successor Trustee

Commonwealth of Massachusetts

Essex ss.

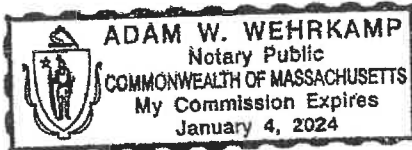
May 31, 2019

On this 31 day of May, 2019, before me, the undersigned notary public, personally appeared **David S. MacIntyre, as Successor Trustee of the 30 Stillman Road Realty Trust** and proved to me through satisfactory evidence of identification, which was 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.

Adam W. Wehrkamp

Notary Public:

My Commission Expires: 1/4/2024



Document: 602401

DEED

ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS

RECEIVED FOR REGISTRATION

On: 6/3/2019 11:54 AM

CREATED CERT: 92555 BOOK: 559
CANCELLED CERT: 68027 BOOK: 336

