

Project No. LYNF-0100

July 30, 2018

Trudy Reid, CMMC, Town Clerk  
Town of Lynnfield  
55 Summer Street  
Lynnfield, MA 01940



Subject: Preliminary Plan - Form B Application  
Road A - Assessors Map 34 Parcels 2015, 2027, & 2055  
333, 339, & 349 Summer Street  
Owners: Degiovanni Family Trust  
Stephen C. and Laura Singleton Wallace  
Jane W. Coonrod

TOWN CLERK'S OFFICE  
LYNNFIELD, MA

2018 JUL 30 P 4: 06

RECEIVED

Dear Ms. Reid,

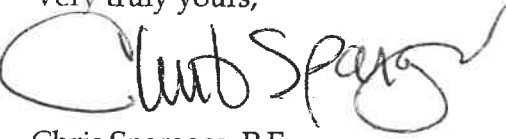
In accordance with the Lynnfield Planning Board Rules and Regulations, Sections 375-5.1 & 375-5.2, the office of Williams & Sparages LLC hereby submits a Preliminary Plan for property located at 333, 339, and 349 Summer Street, Assessor's Map 34 Parcels 2015, 2027, and 2055 respectively, on this day, July 30, 2018, to the Planning Board for consideration.

Accompanying this letter are ten (10) copies of the Preliminary Plan and one (1) copy of the completed "Form B" application.

Kindly acknowledge receipt of said Notice by signing a copy of this notice.

  
Trudy Reid  
Town Clerk

Very truly yours,

  
Chris Sparages, P.E.  
Principal

cc: Degiovanni Family Trust  
Stephen C. and Laura Singleton Wallace  
Jane W. Coonrod  
Law Offices of Regnante Sterio & Osborne

**FORM B**  
(2010)  
**APPLICATION FOR APPROVAL OF  
PRELIMINARY PLAN**

To the Planning Board of the Town of Lynnfield:

Date: \_\_\_\_\_

A. The undersigned, being the applicant(s) for a proposed subdivision shown on the accompanying plan, entitled PRELIMINARY LOTTING PLAN ROAD A LYNNFIELD, MA and dated JULY 24, 2018, hereby submits said plan for approval in accordance with the provisions of MGL Chapter 41.

The plan and application shall not be deemed to have been submitted until delivered to the Board at a regular or special meeting thereof or received by mail at the Board's Office and accepted in writing as complying with the requirements of the Rules and Regulations.


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

Grantor(s) SEE ATTACHED EXHIBITS A, B, & C  
Date of Deed \_\_\_\_\_  
Book \_\_\_\_\_, Page \_\_\_\_\_

Land Court:  
Book \_\_\_\_\_ Certificate \_\_\_\_\_  
Document No. \_\_\_\_\_

Lynnfield Assessors': SEE ATTACHED SHEETS  
Tax Map(s) \_\_\_\_\_, Parcel No.(s) \_\_\_\_\_

Applicant(s) Signature \_\_\_\_\_  
(All must sign)

  
HPI, LLC, BRIAN HANNON, MANAGER  
23 STILES ROAD SUITE 104 SALEM, NH 03079

Address \_\_\_\_\_

Applicant(s) Signature \_\_\_\_\_  
(All must sign)

Address \_\_\_\_\_

Owner(s) Signature \_\_\_\_\_  
(If not applicant)

SEE ATTACHED EXHIBITS A, B, & C

Address \_\_\_\_\_

**Exhibit A**

Property Address: 333 Summer Street, Lynnfield, MA

Lynnfield Assessors: Tax Map 34 Parcel 2015

Grantor: Angelo DeGiovanni and Anna C. DeGiovanni

Grantee: Janet M. Tobin and Annmarie Pendola,  
Trustees of the DeGiovanni Family Trust

Date of Deed: May 25, 2013

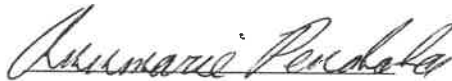
Book: 32543

Page: 434

Owner Signature:



Janet M. Tobin, Trustee  
DeGiovanni Family Trust  
333 Summer Street  
Lynnfield, MA 01940



Annmarie Pendola, Trustee  
The DeGiovanni Family Trust  
333 Summer Street  
Lynnfield, MA 01940

**Exhibit B**

Property Address: 339 Summer Street, Lynnfield, MA

Lynnfield Assessors: Tax Map 34 Parcel 2027

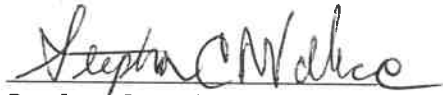
Grantor: Herbert M. Singleton and Mary Jean Singleton,  
Trustees of The Singleton Loving Trust

Grantee: Stephen C. Wallace and Laura Singleton Wallace

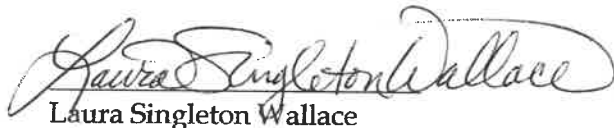
Date of Deed: September 17, 2013

Book: 32841          Page: 114

Owner Signature:



Stephen C. Wallace  
339 Summer Street  
Lynnfield, MA 01940



Laura Singleton Wallace  
339 Summer Street  
Lynnfield, MA 01940

**Exhibit C**

Property Address: 349 Summer Street, Lynnfield, MA

Lynnfield Assessors: Tax Map 34 Parcel 2055

Grantor: Elizabeth R. Caldwell

Grantee: Jane W. Coonrod

Date of Deed: May 3, 1978

Book: 6466

Page: 334

Owner Signature:

A handwritten signature in cursive script that reads "Jane W. Coonrod". The signature is written in dark ink and is positioned above a horizontal line.

Jane W. Coonrod  
349 Summer Street  
Lynnfield, MA 01940

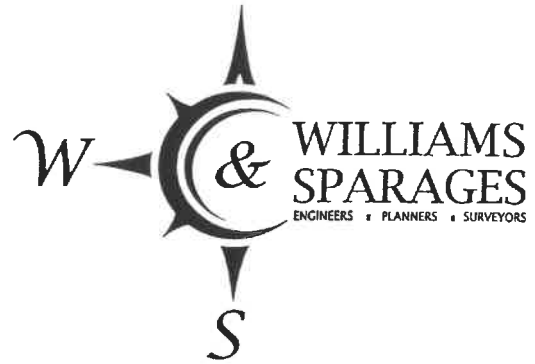
List of Subdivision Streets  
Granted a Waiver of the length of cul-de-sac  
in the Town of Lynnfield

- 1) Bridle Path - 960-feet
- 2) Ramsdell Way - >1,500-feet
- 3) Parsons Avenue Extension - >1,300-feet
- 4) Timberhill Lane - >900-feet
- 5) Magnolia Drive - >900-feet
- 6) Lantern Lane - >1,000-feet
- 7) Pocahontas Way - >800-feet
- 8) Mohawk Lane - >900-feet
- 9) Murphy Way - >800-feet
- 10) Kimberly Terrace - >1,100-feet
- 11) Sevinor Road - >850-feet
- 12) Perkins Lane - >900-feet
- 13) Tappan Way - >1,200-feet
- 14) Village Road - >1,200-feet
- 15) Alexandra Road - >2,200-feet
- 16) Winchester Drive - >900-feet

Project No. LYNF-0100

July 30, 2018

Kristin Esposito McRae, R.S.  
Health Director  
Lynnfield Board of Health  
55 Summer Street  
Lynnfield, MA



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Road A – Assessors Map 34 Parcels 2015, 2027, & 2055  
333, 339, & 349 Summer Street  
Owners: Degiovanni Family Trust  
Stephen C. and Laura Singleton Wallace  
Jane W. Coonrod

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Accompanying this letter, please find a copy of the Preliminary Plan and one (1) copy of the completed "Form B" application.

If you have any questions, please feel free to contact me directly.

Very truly yours,

Chris Sparages, P.E.  
Principal

cc: Lynnfield Planning Board  
Degiovanni Family Trust  
Stephen C. and Laura Singleton Wallace  
Jane W. Coonrod  
Law Offices of Regnante Sterio & Osborne