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TOWN CLERKS OFFICE
LYNNFIELD, MA

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

Name of Petitioner Michael Touchette and Louise Touchette

Address Trustees of OAKRIDGE REALTY TRUST
7 RAMSDALE WAY, LYNNFIELD, MA 01940

Address of Property which is the subject of the
Petition 46 OAKRIDGE TERRACE, 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
§ 5-3 and § 5-5 of Zoning ORDINANCE

D. Other (specify)

2. Specify Zoning Bylaw Sections(s) from which you desire relief:

§ 5-3 and § 5-5

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 17,256 square feet, street frontage 90 feet

B. District Zone (see Bylaws) Single Residence C

C. Deed Record: Registry of Deeds Essex South

Book 38677 Page 60 (see tax bill)

Or Land Court _____

Book _____ Certificate _____

Map 35 Parcel 2116

4. Ownership

A. Name, Address of Owner(s)

Michael Torchette and Louise Torchette, as Trustees
of OAKRIDGE REALTY TRUST

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 [Signature] Street and Number 7 Ramsdell Way, Lynnfield, MA
Town/City Lynnfield State MA Phone No. 617-257-3973
Assessors Clerk _____ Date 9/11/20

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 _____



SO.ESSEX #400 Bk:38679 Pg:060
 07/02/2020 02:12 PM DEED Pg 1/2
 eRecorded

MASSACHUSETTS EXCISE TAX
 Southern Essex District ROD
 Date: 07/02/2020 02:12 PM
 ID: 1372477 Doc# 20200702004000
 Fee: \$2,166.00 Cons: \$475,000.00

LOCUS: 46 OAK RIDGE TERRACE, LYNNFIELD, ESSEX COUNTY, MASSACHUSETTS 01940

FIDUCIARY DEED

I, CARL PEZZELLA, of 33 Sanborn Road, Hampton Falls, Rockingham County, New Hampshire, Personal Representative of the Estate of Helen V. Pezzella, late of 46 Oak Ridge Terrace, Lynnfield, Essex County, Massachusetts,

Pursuant to the power of sale in the Will of Helen V. Pezzella and any other powers conferred therein (See Essex Probate Court, Docket No. ES19P3667EA),

For consideration of Four Hundred Seventy-Five Thousand and 00/100 (\$475,000.00) DOLLARS

grant to MICHAEL TOUCHETTE and LOUISE TOUCHETTE, Trustees of the Oakridge Realty Trust u/d/t dated July 1, 2020 and as described in the Certificate of Trust recorded herewith, now of 7 Ramsdell Way, Lynnfield, Essex County, Massachusetts,

the land together with the buildings thereon, situated on Oak Ridge Terrace, in said Lynnfield, formerly owned by Elbridge F. Gerry, Davis and Abbott, C.E., and recorded with Essex South District Deeds, Book of Plans 58, Plan 58, and said premises are shown as Lots 6 and 8 on said plan.

Said premises are further bounded and described as follows:

- NORTHERLY by a common right of way, as shown on said Plan, now known as Oak Ridge Terrace, ninety (90) feet;
- EASTERLY by a passageway ten (10) feet wide from said right of way to the Shore of Pillings Pond, as shown on said plan, one hundred and fifty-eight (158) feet, more or less;
- SOUTHERLY AND SOUTHEASTERLY by the high water mark of Pillings Pond, as shown on said Plan, and
- WESTERLY by Lots 5 and 9, as shown on said Plan, two hundred and nine and 96/100 (209.96) feet, more or less.

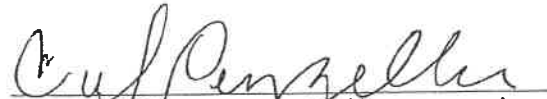
This conveyance is made subject to and with the benefit of rights of way, restrictions, and easements of record, if any, insofar as the same are now in force and applicable.

Please return to:
 Janice C. Nigro, Esq.
 One Inn Street, Suite 5
 Newburyport, MA 01950

I, Carl Pezzella, in my capacity as Personal Representative, do hereby submit that to the best of my knowledge, no other person, either individually or as personal representative, has the right to claim any homestead rights to the within premises.

Being the same premises conveyed to Carl A. Pezzella and Helen V. Pezzella by deed Robert L. Larson and Edna Mae Larson dated March 30, 1962, recorded with Essex County South District Registry of Deeds in Book 4898, Page 377. See Death Certificate of Carl A. Pezzella recorded in Essex South District Registry of Deeds at Book 28332, Page 125. See also Death Certificate of Helen Pezzella and Affidavit of No Federal or Massachusetts Estate Tax recorded herewith.

Witness my hand and seal this 30th day of June, 2020.

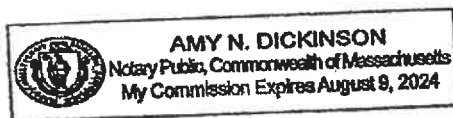

CARL PEZZELLA, Personal Representative
of the Estate of Helen V. Pezzella

COMMONWEALTH OF MASSACHUSETTS

ESSEX COUNTY, ss.

June 30, 2020

Then personally appeared the above named CARL PEZZELLA, Personal Representative, proved to me through satisfactory evidence of identity, that being a government issued photo identification, to be the person whose name is signed on the preceding or attached document in my presence, who swore or affirmed to me that the statements contained therein are truthful and accurate to the best of his knowledge and belief and acknowledged to me that he signed it voluntarily for its stated purpose.




Notary Public: AMY N. DICKINSON
My Commission Expires: 08/09/24