July 5, 2016

Town of Bedford Planning Board
Shawn Hanegan, Chair
10 Mudge Way
Bedford, MA 01730

Regarding: *Planned Residential Development*
614 Springs Road / 616 Springs Road / 10 Green Street

Dear Mr. Hanegan & Members of the Board,

On behalf of the applicant David Bernstein of Bernstein Development LLC, as manager of Springs Road Development LLC, I am pleased to submit to the Board this Planned Residential Development encompassing land located at 614 and 616 Springs Road and 10 Green Street.

As you may recall, we appeared before you on April 26th with a conceptual plan outlining the development and rough calculations. Since that initial meeting, we have worked to refine the plans – both site and architectural – to take into account comments made by the board and neighbors; as well as met with the Bedford Housing Partnership earlier this month on June 13th to discuss their participation in the affordable portion of the development, (Section *9.2.2.3 Low and Moderate Income Housing*). It is with this feedback and insight that we now make this formal application.

Specific to the requirements under Section *9.3.1.1 Development Statement*, I offer you the following:

Section 9.3.1.1 Development Statement

A Development Statement shall consist of a petition, a list of the parties in interest with respect to the PRD tract and any parcel pro-posed to be used pursuant to Subsection 9.2.2.2,

Owner(s):	10 Green Street Mr. Frank Pino	616 Springs Road Ms. Barbara Hagan	614 Springs Road Springs Road Development LLC
Applicant:	Springs Road Development LLC, c/o Bernstein Development LLC, Manager		

a list of the development team

Developer:	Springs Road Development LLC, Bernstein Development LLC, Manager 21 Alaska Avenue Bedford, MA 01730 781 254.9027	**Land Planner / Landscape Architect:**	DeVellis Consulting Group Mr. Brian DeVellis, LA 41 North Road – Suite 203 Bedford, MA 01730 617 855.9210
Surveyor / Engineer:	BSC Group Mr. Taylor Dowdy, PE 803 Summer Street Boston, MA 02127 617 896.4334	**Counsel:**	Lombardo DeVellis & Smith LLP Philip C. Lombardo, Jr. Esq. 41 North Road – Suite 203 Bedford, MA 01730 781 538.6821

and a written statement meeting the requirements of a site evaluation statement under the Subdivision Rules and Regulations of the Planning Board and setting forth the development concept, including in tabular form, the number of units, type, size (number of bedrooms, floor area), ground coverage and summary showing the Area of Residential Development and Common Open Space as percentages of the total area of the PRD tract and a development schedule for all site improvements.

9.1 PURPOSE

Planned Residential Development allows by Special Permit from the Planning Board an alternative pattern of land development to the pattern permitted in the Residential Districts. It is intended to encourage the conservation of more significant open space...

The Applicant is proposing an alternative pattern of land development to: 1.) preserve significant tracts of open space to be utilized for passive recreation abutting the Narrow Gauge Trail, 2.) provide passive recreational access to and from both areas of development, 3.) maximize buffering and preservation of same to abutters of each neighborhood, 4.) provide smaller senior-oriented homes which minimize maintenance costs to the homeowner while maintain privacy, and 5.) providing the opportunity to repurpose existing homes that might otherwise be razed under conventional development and at the same time providing much needed affordable housing stock to the town of Bedford.

9.2 STANDARDS

9.2.1 Minimum Tract Size

The tract size for the PRD is 13.72 ± Acres.

9.2.2.1 PRD Tract

The number of dwelling units obtained by dividing the area of the tract, exclusive of land situated within the Flood Plain/Wetland District, by the minimum standard lot size permitted in the zoning district(s) within which the tract is located, provided that no land shall be included which at the time of the submission of an application under this Section is subject to a perpetual restriction of the type described in M.G.L. c. 184 Sec. 31 or any restriction similar thereto.

The following table details the dwelling unit calculation summarized as:

- 9 Units Allowable under PRD Calculations x 2 = 18 Potential Units
- 13 Units Proposed *less* 9 units by right = 4 Bonus Units
- 50% of Bonus Units to be affordable = **2 units affordable**

ZONING TABLE LEGEND

ZONING TABLE – BEDFORD			
ZONE: "RESIDENTIAL A" PROPOSED USE: RESIDENTIAL – PLANNED RESIDENTIAL DEVELOPMENT (PRD)			
TOTAL PRD LAND TRACT:	ALLOWED/REQUIRED	EXISTING	PROPOSED
MINIMUM TRACT SIZE FOR PRD	200,000 SF	--	597,643 ± SF
MINIMUM LOT SIZE – CLUSTER DEVELOPMENT	30,000 SF	597,643± SF	
MAXIMUM ALLOWABLE DENSITY	1 UNITS/30,000 SF OF UPLAND	--	9.4 = 9 UNITS
LAND WITHIN FLOOD PLAIN/WETLAND DISTRICT	--	312,761 ± SF	312,761 ± SF
TOTAL UPLAND AREA		284,285 ± SF	284,285 ± SF
UPLAND COMMON OPEN SPACE		--	120,661 ± SF
AREA OF RESIDENTIAL DEVELOPMENT	30% MAX. = 179,293 SF		40,820 ± SF
EXCLUSIVE USE AREA (PRIVATE YARDS)	--	--	357,714 ± SF
MINIMUM COMMON OPEN SPACE (C.O.S)	40% = 239,057 ± SF	--	239,929 ± SF
MAXIMUM WETLAND COMMON OPEN SPACE	50% OF MIN. C.O.S.=119,529 ± SF	--	119,354 ± SF

9.2.2.2 Not Applicable

9.2.2.3 Low and Moderate Income Housing

The number of dwelling units may, with Planning Board approval, be increased by up to twice the number obtained through application of subsection 9.2.2.1, if 50% of these additional units, but no less than 10% of the total number of units in the Planned Residential Development, meet the requirements of the Executive Office of Communities and Development, Office of Private Housing for low and moderate income housing under the Local Initiative Program…These low and moderate income units are subject to the following general requirements:

a) The units must be serving house-holds at or below 80 percent of median household income.
b) The units must be subject to Use Restrictions to ensure that the units remain in perpetuity available exclusively to persons with qualifying incomes.
c) *The units must be sold or rented on a fair and open basis. The owners of the units must adopt an affirmative fair marketing plan.*

The Applicant met with the Bedford Housing Partnership to introduce the project and the opportunity to provide two (2) for sale units *(15% total number of units)* priced to serve house-holds at or below 80 percent of median household income.

9.2.3 Not Applicable

9.2.4 Permitted Uses

9.2.4.1 Single Family Units

The Applicant proposes varied homes including 9 new senior oriented homes (two attached) via a new public roadway intersection Fox Run Road, in addition to the existing renovated cottage at 614 Spring Road – all situated in and serviced by the Town of Bedford. Applicant will also be providing 3 single family homes accessing Buehler Road via a common drive and sprinklered for fire protection. (See following Floor Plans and Elevations.)

9.2.4.2 Accessory Uses *allowed by the Zoning Bylaw will not be otherwise prohibited.*

9.2.4.2 Miscellaneous Uses

Miscellaneous uses allowed by the Zoning Bylaw will not be otherwise prohibited.

9.2.5 Lot Area, Frontage and Yard Requirements and Landscape Buffer

See Site Plans for individual lot areas and frontage dimensions. The 50 foot Setback / Landscape Buffer to remain undisturbed unless otherwise shown on plans.

9.2.6 Height

All structures will comply with the maximum height of 37ft.

9.2.7 Area of Residential Development

The "Residential Use" shall not exceed 30% of the Total Area. The area developed for residential use which consists of the dwelling, roadway and driveways is approximately 40,510 s.f.

9.2.8 Common Open Space

9.2.8.1 Minimum Use and Limitations

Open Space must equal at least forty percent (40%) of the Total PRD Area:

The provided open space is 240,015 s.f. (40.2%).

At least fifty space (50%) of the common open space shall be upland:

The provided upland open space is 120,661 s.f. (50.3%).

9.2.8.2 Ownership

A perpetual restriction will be provided of the type described in G.L. c.184 sec. 31 which will run with the land. Such recordable restriction shall provide that the common open space easement be retained in perpetuity for one or more of the following uses: conservation, agriculture, recreation, or park. Such restriction shall be in such form and substance as the Planning Board shall prescribe and may contain such additional restrictions on development and use of the Common Open Space as the Planning Board may deem appropriate.

9.2.8.3 Ownership Requirements

An instrument shall be recorded at the Middlesex South District Registry of Deeds which shall, as a minimum, provide the information outlined in Section 9.2.8.3 (a) through (b).

9.2.9 Limitation of Subdivision

A note prohibiting further subdivision of this Tract of land shown as required by the section has been provided on the Record Plan.

Site Evaluation

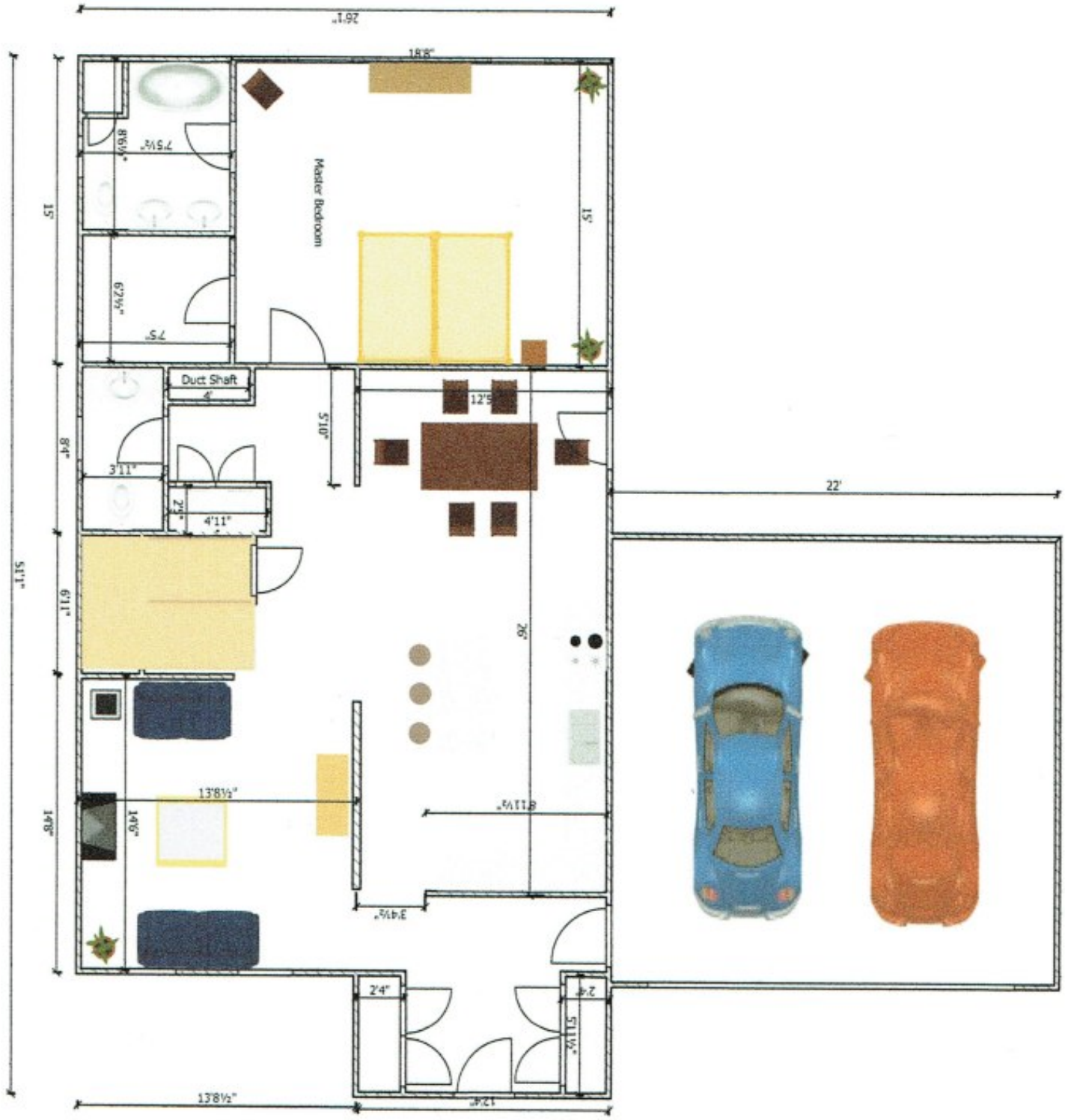
Table 1

	No. of Units	No. of Bedrooms	Gross Floor Area	Ground Coverage
Duplex	2	3	1,970 x 2	1,481 x 2
Senior Oriented Homes	7	3	1,970	1,481
Existing Cottage	1	3	1,728	1,445 (survey)
Beuhler Homes	3	**4**	**4,100 x 2** **3,100 x 1**	**1,831 x 2** **2,195 x 1**

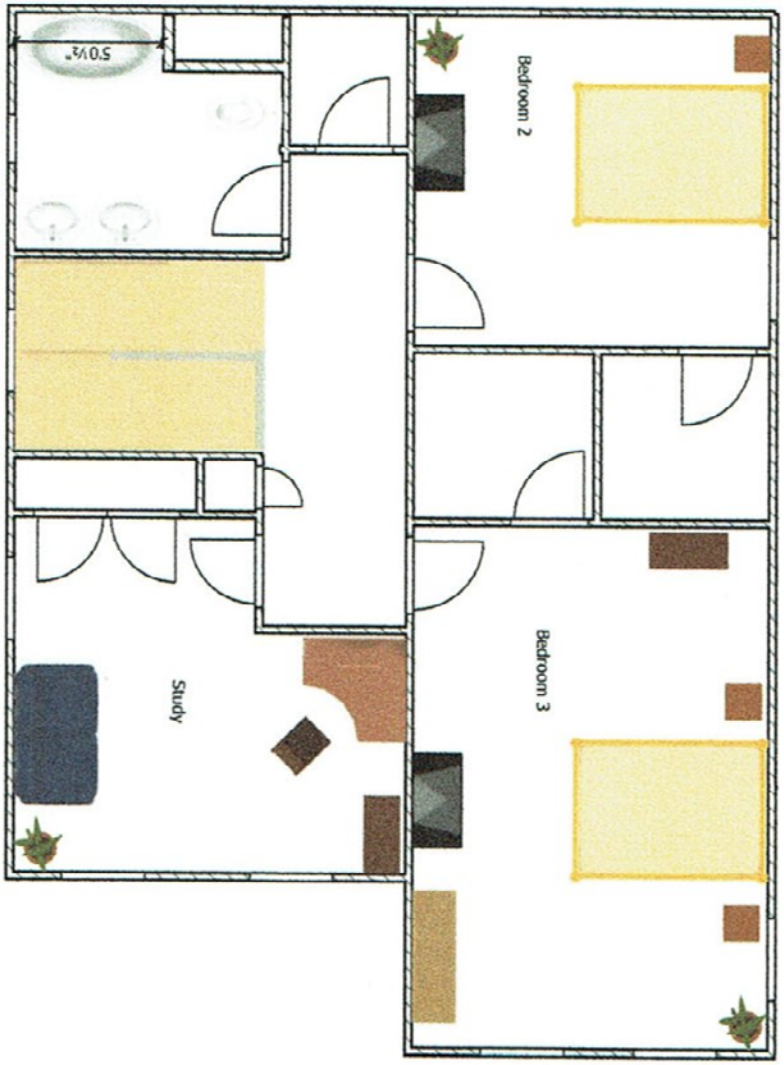
Table 2

AREA	Square Feet	% of Total PRD Tract
Residential Development	40,820	14.64 %
Private Yard Area	357,714	59.85 %
Common Open Space	239,929	40.15 %
Total PRD Tract	597,643	100 %

Architectural Floor Plans – Fox Run First Floor (1,170SF)



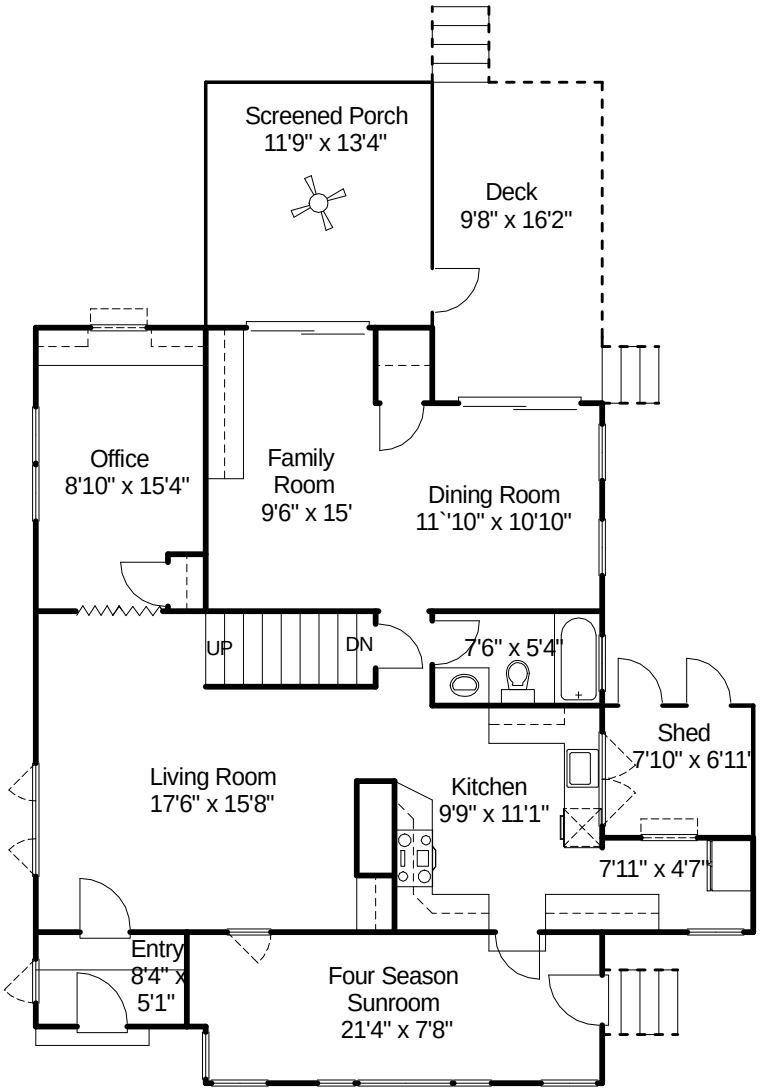
Architectural Floor Plans – Fox Run First Floor (790SF)



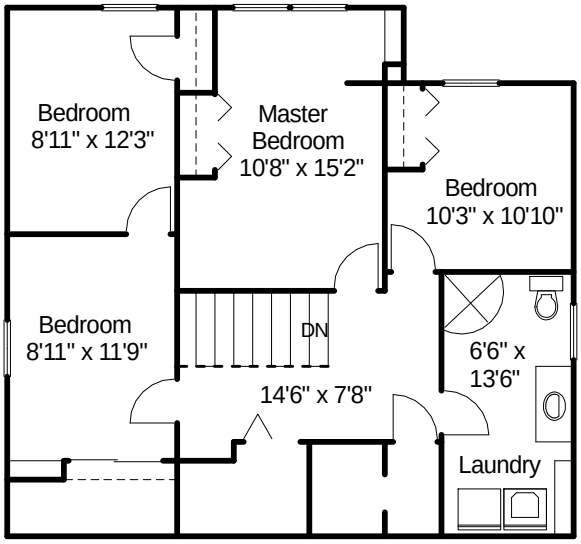
Architectural Elevations

Architectural Elevations

614 Springs Road, Bedford, Massachusetts



First Floot



Second Floor

Renderings
Kathleen Murillo
(978) 392-1100
approximate measurements
©2016

BEDFORD PLANNING BOARD
SITE PLAN APPLICATION & CHECKLIST

General Information

Developer's Name: Springs Road Development, LLC
Address: 10 Alaska Avenue, Bedford, MA 01730
Phone: 781-254-9027 Email:

Owner's Name (if different from developer): 614 Springs Road - Springs Road Devt LLC
10 Green St - Mr. Frank Pino
Owner's Address: 616 Springs Road - Ms. Barbara Hagan
Owner's Phone: Owner's Email: david@bernsteindevelopment.com

Address of Development: 10 Green St/616 Springs Rd/614 Springs Rd
Assessors Map, Lot #: 003-0001 Zoning Destination PRD (Planned Residential Devt)
002-0023 & 002-0027

Filing Fee attached: check #_110 - $5,650_____

Overview

The following checklist is intended to help you prepare your submission to the Planning Board. The board developed the checklist to make the application and site-plan review process as efficient as possible, for both you and the board.

Each section includes requests for information, items to note on your site plan, and requests for supporting information to submit with your application. If you have any questions about the applicability of any item, please feel free to contact the Planning Office at (781) 275-1548.

Please note that the planning staff cannot schedule your appearance before the board until the application is complete (see the attached **Agenda Policy**). Applicants should review the Bedford Zoning Bylaws for a description of all requirements. An official version can be found on the Town of Bedford's website http://www.bedfordma.gov/index.php/component/docman/cat_view/189-bylaws. An official edition of the Zoning Bylaws can be obtained at Town Hall.

Site Plan Attributes

Please provide the following information for your site and proposed development:

1. Floor Area Ratio (FAR) **per Section 6.2.13:** See table at end of application for FA.
2. Does the developed area abut land zoned for residential use? ☒Y ☐N

Please include the following on submitted plans:

- ☒ Locus map with parcel delineated in relationship to identifiable streets and town landmarks
- ☒ Neighborhood GIS map, including all buildings, sidewalks, trails and easements within 300 feet of property
- ☒ Scale
- ☒ True North arrow
- ☒ Topography in at least 2-foot contours /NAVD88 and NAD83 datum
- ☒ All contiguous land owned by the developer or owner
- ☒ All exterior lighting labeled as full cutoff
- ☒ Reference to **Mass Highway Department's Project Development & Design Guide latest edition, Chapter 13 Landscape & Aesthetics**, specifically for root zone protection of existing trees to remain

Circulation and Parking

Please provide the following information:

n/a ☐ Total number of parking spaces proposed **per Section 7.4** (include separate sheet with calculation): No shared parking; driveways and garages

Please include the following on submitted plans:

n/a ☐ Complete internal sidewalk system (include sidewalk material detail)
n/a ☐ Location of outdoor seating and other pedestrian amenities (include detail drawings or specs)
n/a ☐ Location of crosswalks within the site
n/a ☐ Location and type of bicycle parking facilities **per Section 7.4.4**, usually inverted U frame racks with pad space (include detail drawings or specs)
n/a
n/a ☐ Designated loading areas (*check here if not applicable* ☒)
n/a ☐ Parking stall dimensions and maneuvering aisles that meet the requirements of **Section 7.4.2**
n/a ☐ A note indicating the number of accessible parking spaces
n/a ☐ Circulation arrows for parking area
☐ All applicable accessible routes to the building entrance(s) in compliance with **521 CMR/Architectural Access Board Regulation**

Please include the following with your submission:

n/a ☐ Traffic impact analysis and mitigation measures

Please explain any items marked "not applicable" here:
The project is a 13 home residential project. Parking facilities and bicycle storage is up to each homeowner. Driveways & garages serve each home.

Groundwater

Please provide the following information:

- ☒ Maximum groundwater elevation (December 1 – April 30): See Test Pit data
- ☒ Classification as delineated on the Bedford Planning Board's Groundwater Supply Favorability Map: Class 7 - Other/Till

Please indicate the following on submitted plans:

- ☒ Location of water and sewerage lines
- ❑ Location of private or public wells (*check here if not applicable* ☒)

Please include the following with your submission:

- ☒ Site analysis and evaluation of development impacts – **required per Section 7.5.2.1(e) where the site is located in Classes 1-4 of the Groundwater Supply Favorability Map, or you are adding more than 5,000 square feet of gross floor area or more than 20 parking spaces**

Please explain any items marked "not applicable" here:

Stormwater

Please indicate the following on submitted plans:

- ☒ Wetlands (*check here if not applicable* ❒)
- ❑ Floodplains (*check here if not applicable* ☒) No floodplain
- ☒ Surface and subsurface stormwater drainage system, employing Low Impact Development: (LID) design

Please include the following with your submission:

- ☒ Stormwater management report with drainage calculations

Landscaping

Please provide the following information:

- ❑ Percentage of lot landscaping **per Section 6.2.12** 50 foot greenbelt provided

Please include the following on submitted plans:

- n/a ❑ Landscaped areas in parking facilities, with minimum width of 10 feet, curbing, and shade trees **per Section 7.4.2.5**
- ☒ Planting list, including the size and type of stock (non-invasive/native) and a few alternative species for each location
- ☒ Greenbelt—**required per Section 6.2.12 if the developed area adjoins land zoned for residential use** (*check here if not applicable* ❒)
- ☒ Erosion control measures

Please explain any items marked "not applicable" here:

Business Uses

Please indicate the following on submitted plans:

n/a ❑ Location of dumpsters (*check here if not applicable* ❒), including fencing and/or vegetation for screening

n/a

n/a ❑ Location and type of greenbelt screening for abutting properties, including detail drawing of any proposed fencing—**required if the developed area in a Business or Industrial District is within 100 feet of any Residential District per Section 7.4.2.5** (*check here if not applicable* ❒) **or if it abuts a residential property per Section 6.2.12** (*check here if not applicable* ❒)

❑ Location and type of deciduous tree for each 35 linear feet of frontage—**required per Section 7.4.2.5 for frontage lots in the Limited Business and Commercial districts** (*check here if not applicable* ❒)

Is the site located in **the Limited or General Business districts**? ❒Y ☒N

If **Yes**, please provide the following:

n/a ❑ Parking located behind or beside buildings

n/a ❑ Architectural elevations and floor plans that conform to the Design Guidelines **as described in section 7.5.2.2**

n/a

❑ Description of LEED criteria you will meet

Please explain any items marked "not applicable" here:
The project is a 13 lot residential project and will be providing the required 50 foot greenbelt.

Name of person preparing this document:

Please indicate: ❒**Owner** ❒**Developer** ❒**Attorney** other: Engineer

Preferred phone number: 617-896-4334 **email:** tdowdy@bscgroup.com

Digitally signed by tdowdy@bscgroup.com
DN: cn=tdowdy@bscgroup.com
Date: 2016.07.05 06:38:22 -04'00'

7/5/2016

Signature **Date**

AGENDA POLICY

To obtain a place on a Planning Board agenda, applicants must submit a complete set of materials for their project 7 business days before the date of a meeting. Because the Planning Board usually meets on Tuesday evenings, applicants' materials are typically due by the close of business on a Friday—a week and a half before the next meeting.

Please note that the board cannot place an applicant on an upcoming agenda until it receives *all* the materials it needs to understand the project. Those materials typically include drainage plans and calculations, a traffic analysis, a list of LEED criteria that the project will fulfill, and a landscaping plan, among other information. If an applicant is following up with more information after a Planning Board meeting, the board must receive those materials, too, **7 business days before the next meeting**—again, typically a Friday.

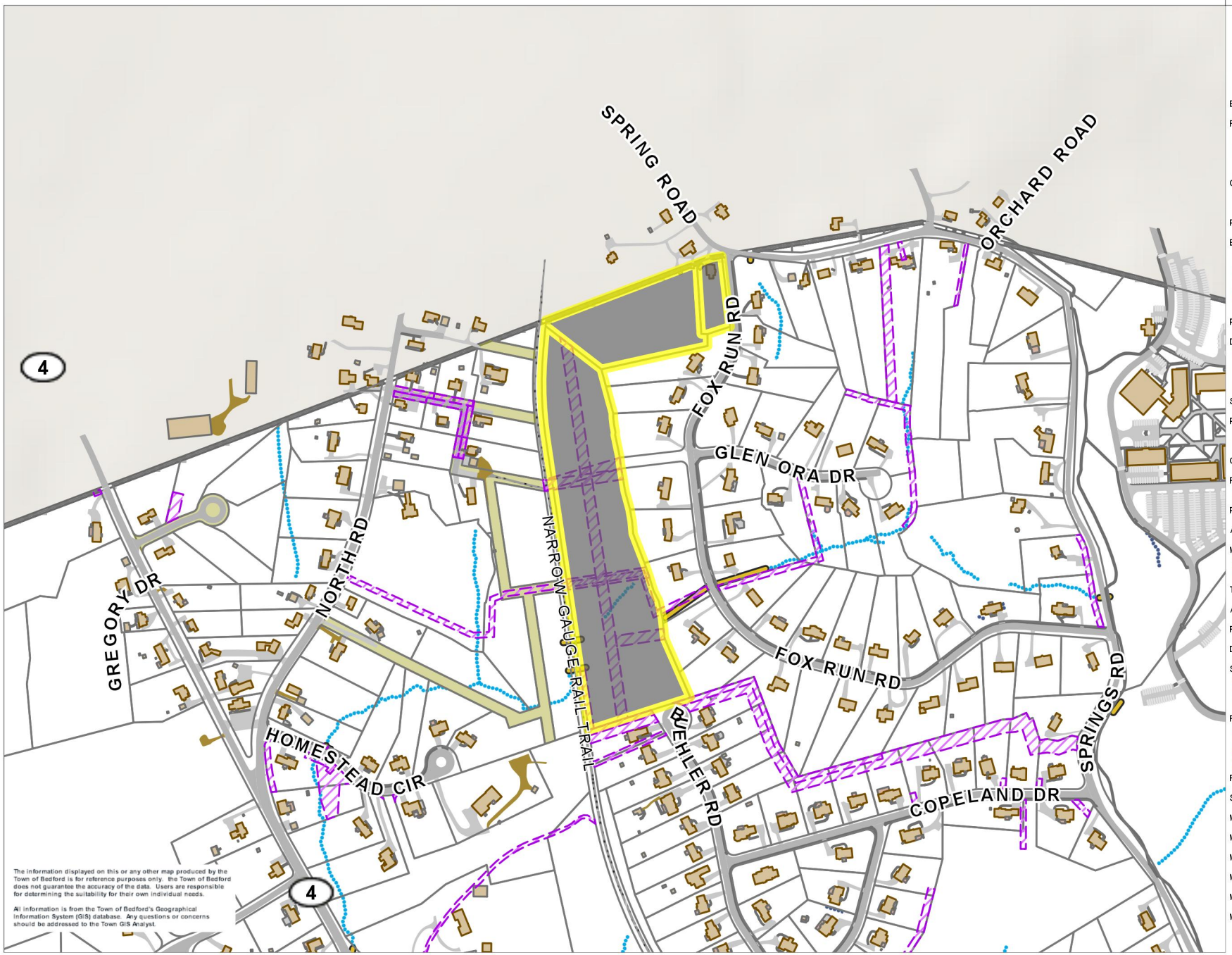
If the next agenda is full, the board will schedule the application for a future meeting. Projects that require a public hearing take four weeks to advertise so typically take longer to obtain time on an agenda.

Original and revised submittals shall include 14 sets of plans and other materials. At least two sets of engineering plans shall have a scale between one inch equals ten feet and one inch equals forty feet. At least two sets of architectural plans shall have a scale of 1/8 inch equals one foot. The rest of the plans may have a reduced size of 11 by 17 inches.

After receiving an applicant's materials, the Planning Department circulates copies to several other town departments for their review, including the Department of Public Works, Fire Department, Board of Health, Conservation Commission, Code Enforcement Department and other departments as appropriate. Each of these departments provides written comments on the proposal, as does the Planning Director. Then, before the meeting, Planning Board members carefully review all the applicant's materials and all the comments from town departments.

Revisions to applications shall always include an itemized list of the specific changes that have been made.

The Planning Board and town departments thank applicants for respecting their need to give each application the time and care it deserves. **In order to do this all materials must be submitted at least 7 business days before a Planning Board meeting for both the initial application submittal and revisions to the application.** Please contact administrative assistant Cathy Silvestrone at the Planning Department (781-275-1548) with any questions about this process.



Easements
Fences & Walls
Stone Wall
Guardrail
Hedge
Retaining Wall
Other
Curbs
Granite Curb
Berm Curb
Concrete Curb
Parcels
Buildings
Building
Canopy
Construction
Deck
Foundation
Patio
Steps
Paint Stripes
Driveways & Parking Lots
Unpaved Dirt Parking/D
Unpaved Gravel Parkin
Asphalt Parking/Drivew
Concrete Parking/Drive
Reinforced Turf Parkin
Sidewalks
Paths
Paved
Stone Dust
Dirt
Overpass
Roads
Paved Road
Unpaved Road
Private ROW
Abutting Town Names
MA Highways
Interstate
US Highway
Numbered Routes
Town Boundary
Abutting Towns
Road Centerlines
Drainage Culverts
Streams and Ditches
Perennial Stream
Intermittent Stream
Ditch
Headwall
Rivers Streams And Ponds
River
Perennial Stream
Intermittent Stream
Pond
Detention Basin
Runway
Surrounding Town Boundaries
MassGIS Neighboring Town P
MassGIS Building Structures
MassGIS DOT Roads
MassGIS Impervious Surface
MassGIS Hydrography Arc
MassGIS Hydrography Poly

0 660 1320 ft

Printed on 07/05/2016 at 06:32 AM

MapsOnline by PeopleGIS

FORM C

APPLICATION FOR APPROVAL
OF DEFINITIVE PLAN

File one completed form with the Planning Board and the Board of Health and notice of filing with the Town Clerk.

Bedford, MA July 5 ,20 16 .

To the Planning Board and to the Board of Health:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Bedford for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Bedford.

1. Owner Springs Road Development LLC, manager Bernstein Development LLC
2. Subdivider same
3. Engineer or Surveyor BSC Group, Inc.
   Address 803 Summer Street, Boston, MA 02127
4. Deed of Property recorded in Middlesex South Registry, (19703/583
   Book See attached survey/ , Page multiple lots . 66918/480 38715/212)
5. Location and description of property, including the names and addresses of all abutters:
   10 Green Street, 616 Springs Road, 614 Springs Road
   See attached abutters lists.

Signature of Subdivider [signature]
Address 21 Alaska Ave, Bedford MA 01730

Signature of Owner [signature]
Address

Accepted this _____ day of _____, 20_____ as duly submitted under the Rules and Regulations of the Planning Board.

Bedford Planning Board

By _____

Board of Assessors
Town Hall
365 Boston Road
Billerica, Massachusetts 01821

RECEIVED
JUN 22 2016
BOARD OF ASSESSORS
BILLERICA, MA

RICHARD J. SCANLON, *Chairman*
KATHRYN M. MATOS, *Associate*
JOHN B. SPEIDEL, *Associate*

Tele: (978) 671-0971
Fax: (978) 663-5621

ABUTTERS LIST REQUEST

Name Taylor Dowdy Date 6/22/16

Address of Property 616 Springs Rd / 614 Springs Rd to Green St Bedford

Plate 95 / 95 95

Parcel 22-0 / 128-0 141

Telephone Number 617-896-4334

I request one copy of the following abutters list and three copies of the labels for the above listed property. The cost of this service shall be $2.00 per name. The list shall be available five to ten (5-10) working days from the requested date or earlier.

17 Springs Rd.

Signature of applicant

Types of Abutters Lists

There are four types of abutters lists which may be required in the Town of Billerica. The board or commission you are seeking approval from and the particular request you are making determines the type of list. You will need to contact the applicable board or commission to determine which of the following will be required in your case.

(Circle one – If no letter is circled a "D" list will be prepared.)

A. **Direct Abutters - Direct Abutters to Parcel and Roadway Being Improved**

This list contains direct abutters only. Properties across public right-of-ways or paper streets, which have not been discontinued, are not included. **(This list should include direct abutters to the roadway being improved if road construction is involved.)**

B. **Abutters Within 100 Feet**

This list contains all abutters within 100 feet of the parcel, notwithstanding public or private streets or ways, municipal borders or bodies of water.

C. **Abutter to Abutter Within 300 Feet**

This list contains abutters to direct abutters within 300 feet of the parcel. If there is more than one abutter between the subject parcel and the abutting property within 300 feet the owner will not be notified.

x2 D. **All Property Owners Within 300 Feet** (Cell Towers – All Property Within 500 Feet)

13 parcels
- 3 applicants
10 total

This list contains all properties within 300 feet of the subject parcel. Abutters to abutter restrictions do not apply.

Assessor's Signature Date APPROVED JUN 27 2016 Amount $20.00

rev. 4/30/07

PERONI JODY PAUL
388 CONCORD RD
BILLERICA, MA 01821

WILLIAMS DANIEL
6 SPRINGS RD
BILLERICA, MA 01821

PARKES ANTHONY
PARKES ELIZABETH B.
13 SPRINGS RD
BILLERICA, MA 01821

WILLIAMS DANIEL R
14 SPRINGS RD
BILLERICA, MA 01821

BONANNI NICOLE
DONOHOE SETH
10 SPRINGS ROAD
BILLERICA, MA 01821-6501

LUCIANO FRANK J., III
11 SPRINGS RD
BILLERICA, MA 01821

GEFFKEN MIRKO
GEFFKEN RESHMA
12 SPRINGS RD
BILLERICA, MA 01821

DWORKIN CARL
7 SPRINGS RD
BILLERICA, MA 01821

EVENERS THOMAS G
STABLER PATRICIA J
194 PEARL ST
READING, MA 01867

ACONE LEA M.
ACONE CHRISTOPHER T.
15 SPRINGS RD
BILLERICA, MA 01821

DWORKIN CARL
7 SPRINGS RD
BILLERICA, MA 01821

EVENERS THOMAS G
STABLER PATRICIA J
194 PEARL ST
READING, MA 01867

ACONE LEA M.
ACONE CHRISTOPHER T.
15 SPRINGS RD
BILLERICA, MA 01821

PERONI JODY PAUL
388 CONCORD RD
BILLERICA, MA 01821

WILLIAMS DANIEL
6 SPRINGS RD
BILLERICA, MA 01821

PARKES ANTHONY
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BILLERICA, MA 01821

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PARKES ANTHONY
PARKES ELIZABETH B.
13 SPRINGS RD
BILLERICA, MA 01821

WILLIAMS DANIEL R
14 SPRINGS RD
BILLERICA, MA 01821

Abutters list for Parcel 95/22, 95/128 and 95/141 using a distance of 300 feet.

Parcel ID	Location	Owner 1	Owner 2	Address	Address 2	City	State	Zip Code
94-19-2	388 CONCORD RD	PERONI JODY PAUL		388 CONCORD RD		BILLERICA	MA	01821
95-117-0	7 SPRINGS RD	DWORKIN CARL		7 SPRINGS RD		BILLERICA	MA	01821
95-128-0	SPRINGS RD	SPRING ROAD DEVELOPMENT LLC		21 ALASKA AVE		BEDFORD	MA	01730
95-138-0	10 SPRINGS RD	BONANNI NICOLE	DONOHOE SETH	10 SPRINGS ROAD		BILLERICA	MA	01821-6501
95-141-0	REAR SPRINGS RD	UNKNOWN OWNER		SPRINGS RD		BILLERICA	MA	01821
95-15-1	6 SPRINGS RD	WILLIAMS DANIEL		6 SPRINGS RD		BILLERICA	MA	01821
95-16-1	14 SPRINGS RD	EVENERS THOMAS G	STABLER PATRICIA J	194 PEARL ST		READING	MA	01867
95-19-0	11 SPRINGS RD	LUCIANO FRANK J., III		11 SPRINGS RD		BILLERICA	MA	01821
95-20-2	13 SPRINGS RD	PARKES ANTHONY	PARKES ELIZABETH B.	13 SPRINGS RD		BILLERICA	MA	01821
95-21-0	15 SPRINGS RD	ACONE LEA M.	ACONE CHRISTOPHER T.	15 SPRINGS RD		BILLERICA	MA	01821
95-22-0	17 SPRINGS RD	HAGAN BARBARA A.		616 SPRINGS RD		BEDFORD	MA	01730
95-15-2	12 SPRINGS RD	GEFFKEN MIRKO	GEFFKEN RESHMA	12 SPRINGS RD		BILLERICA	MA	01821
95-16-2	14-B SPRINGS RD	WILLIAMS DANIEL R		14 SPRINGS RD		BILLERICA	MA	01821

DISCLAIMER: This list is certified based upon records held is this department as of the date on the abutter's list. It was completed to the best of our ability based upon the information we have available. We do not certify the accuracy of this list per se, only the names and addresses listed on it. In most cases, public disclosure of the hearing pertaining to this list is required and published in the local newspaper. Every effort has been taken to insure proper notification.

The Board of Assessors certifies the accuracy of the names and addresses on this list based upon our current records.

Richard J. Scanlon
Principal Assessor
June 27, 2016

Abutters Map for Parcel 95/22, 95/128 and 95/141 using a distance of 300 feet.

Printed on 06/27/2016 at 09:19 AM

Legend

- Parcel Boundary Selection
- Parcel Boundary

TOWN OF BILLERICA INCORPORATED 1655 MASSACHUSETTS

0 500 1000 ft

he data shown on this site are rovided for informational and lanning purposes only. The own and its consultants are not esponsible for the misuse or

Board of Assessors

Town Hall
365 Boston Road
Billerica, Massachusetts 01821

RECEIVED JUN 22 2016 BOARD OF ASSESSORS BILLERICA, MA

RICHARD J. SCANLON, *Chairman*
KATHRYN M. MATOS, *Associate*
JOHN B. SPEIDEL, *Associate*

Tele: (978) 671-0971
Fax: (978) 663-5621

ABUTTERS LIST REQUEST

Name Taylor Dowdy Date 6/22/16

Address of Property 616 Springs Rd / 614 Springs Rd + 10 Green St Bedford

Plate 95 / 95 95

Telephone Number 617-896-4334 Parcel 22-0 / 128-0 141

I request one copy of the following abutters list and three copies of the labels for the above listed property. The cost of this service shall be $2.00 per name. The list shall be available five to ten (5-10) working days from the requested date or earlier.

17 Springs Rd.

Signature of applicant

Types of Abutters Lists

There are four types of abutters lists which may be required in the Town of Billerica. The board or commission you are seeking approval from and the particular request you are making determines the type of list. You will need to contact the applicable board or commission to determine which of the following will be required in your case.

(Circle one – If no letter is circled a "D" list will be prepared.)

A. Direct Abutters - Direct Abutters to Parcel and Roadway Being Improved

This list contains direct abutters only. Properties across public right-of-ways or paper streets, which have not been discontinued, are not included. **(This list should include direct abutters to the roadway being improved if road construction is involved.)**

B. Abutters Within 100 Feet

This list contains all abutters within 100 feet of the parcel, notwithstanding public or private streets or ways, municipal borders or bodies of water.

C. Abutter to Abutter Within 300 Feet

This list contains abutters to direct abutters within 300 feet of the parcel. If there is more than one abutter between the subject parcel and the abutting property within 300 feet the owner will not be notified.

x2

D. All Property Owners Within 300 Feet (Cell Towers – All Property Within 500 Feet)

13 parcels
- 3 applicants
10 total

This list contains all properties within 300 feet of the subject parcel. Abutters to abutter restrictions do not apply.

Assessor's Signature Date APPROVED JUN 27 2016 Amount $20.00

rev. 4/30/07

BOARD OF ASSESSORS

TOWN OF BEDFORD
Incorporated September 23, 1729

RECEIVED
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TEL. 781-275-0046
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Abutters List Request

For Submission to the Planning Board (Board/Committee/Commission) for Special Permit (Special Permit/Sign/License etc.)

Date 6/22/16

Applicant Name Taylor Dowdy / BSC Group

Address 803 Summer St. Boston MA 01730

Daytime Phone No. 617-896-4334

Property Location 616 Springs Rd.

Property Owner Hagan

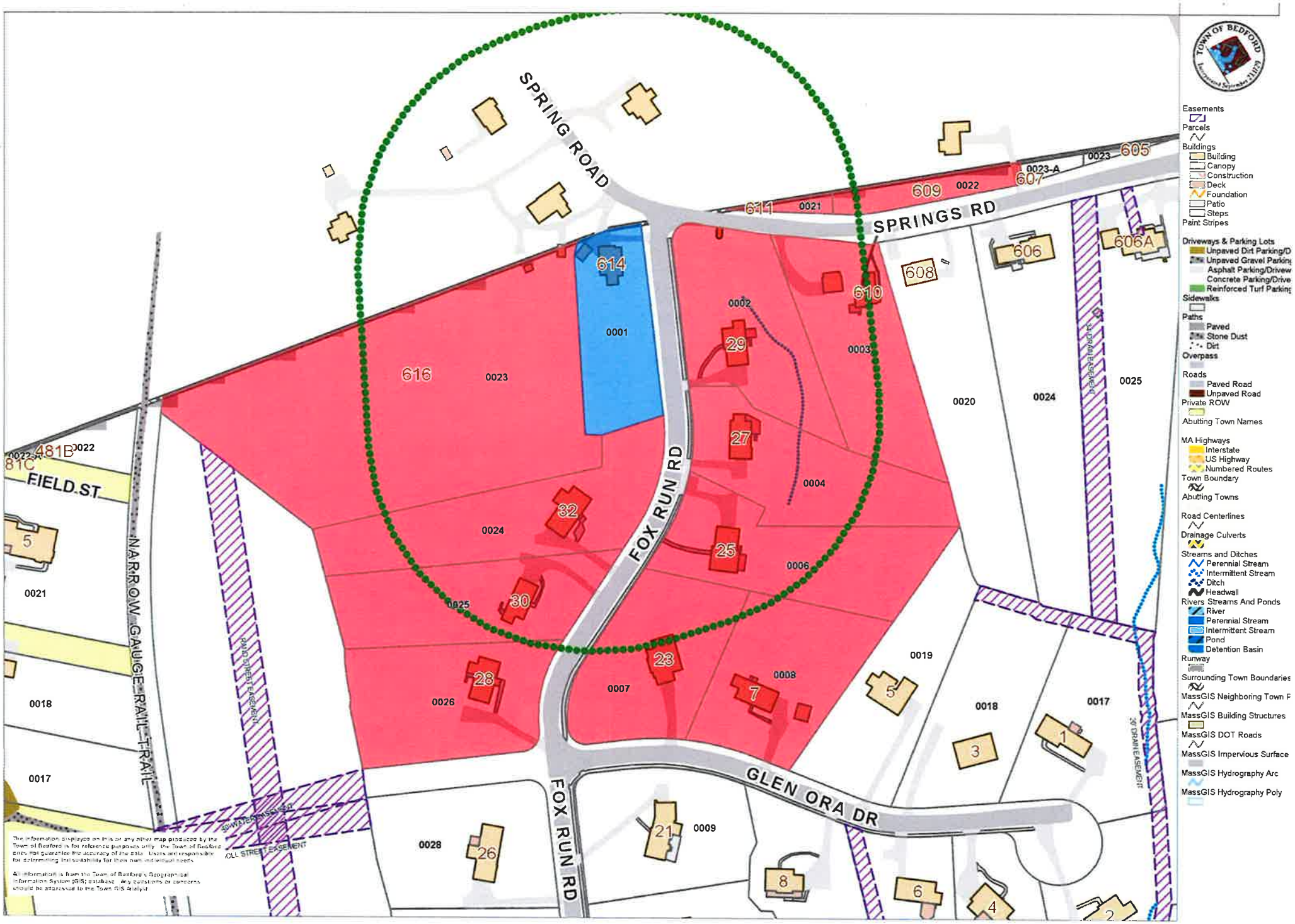
Parcel I D: Map 003 Parcel 0001
002 0023
002 0027

Special Instructions:

Pursuant to Massachusetts General Law, I hereby certify that the names and addresses of the attached list of parcels are as they appear on the most recent applicable tax list.

Certified by: [signature]
For the Board of Assessors

Fee : $15
Paid 6/27/16
Date
M.M.



0 230 460 ft

Printed on 06/24/2016 at 09:43 AM

MapsOnline

Parcel ID: 003-0001
REYNOLDS, FRANKLIN &
WOLFSFELD, LYNN
614 SPRINGS RD
BEDFORD, MA 01730

Parcel ID: 002-0023
HAGAN, BARBARA A
616 SPRINGS ROAD
BEDFORD, MA 01730

Parcel ID: 002-0024
HOLTZMAN, MARGOT TRUSTEE
MARGOT HOLTZMAN TRUST
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BEDFORD, MA 01730

Parcel ID: 002-0025
FREDERICK W & CAROL S
KLATT REALTY TRUST
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BEDFORD, MA 01730

Parcel ID: 002-0026
MCWALTER, ROBERT E JR
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BEDFORD, MA 01730

Parcel ID: 003-0002
MADISON, RICHARD W &
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Parcel ID: 003-0003
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HENRY N SCHOWALTER REV
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ALEXANDRA DEEMYS
7 GLEN ORA DRIVE
BEDFORD, MA 01730

Parcel ID: 003-0021
WILLIAMS, DANIEL
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BILLERICA, MA 01821

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STEVENS, DOROTHY
605 SPRINGS ROAD
BEDFORD, MA 01730

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Daytime Phone No. 617-896-4334

Property Location 616 Springs Rd.

Property Owner Hagan

Parcel I D: Map 003 Parcel 0001
002 0023
002 0027

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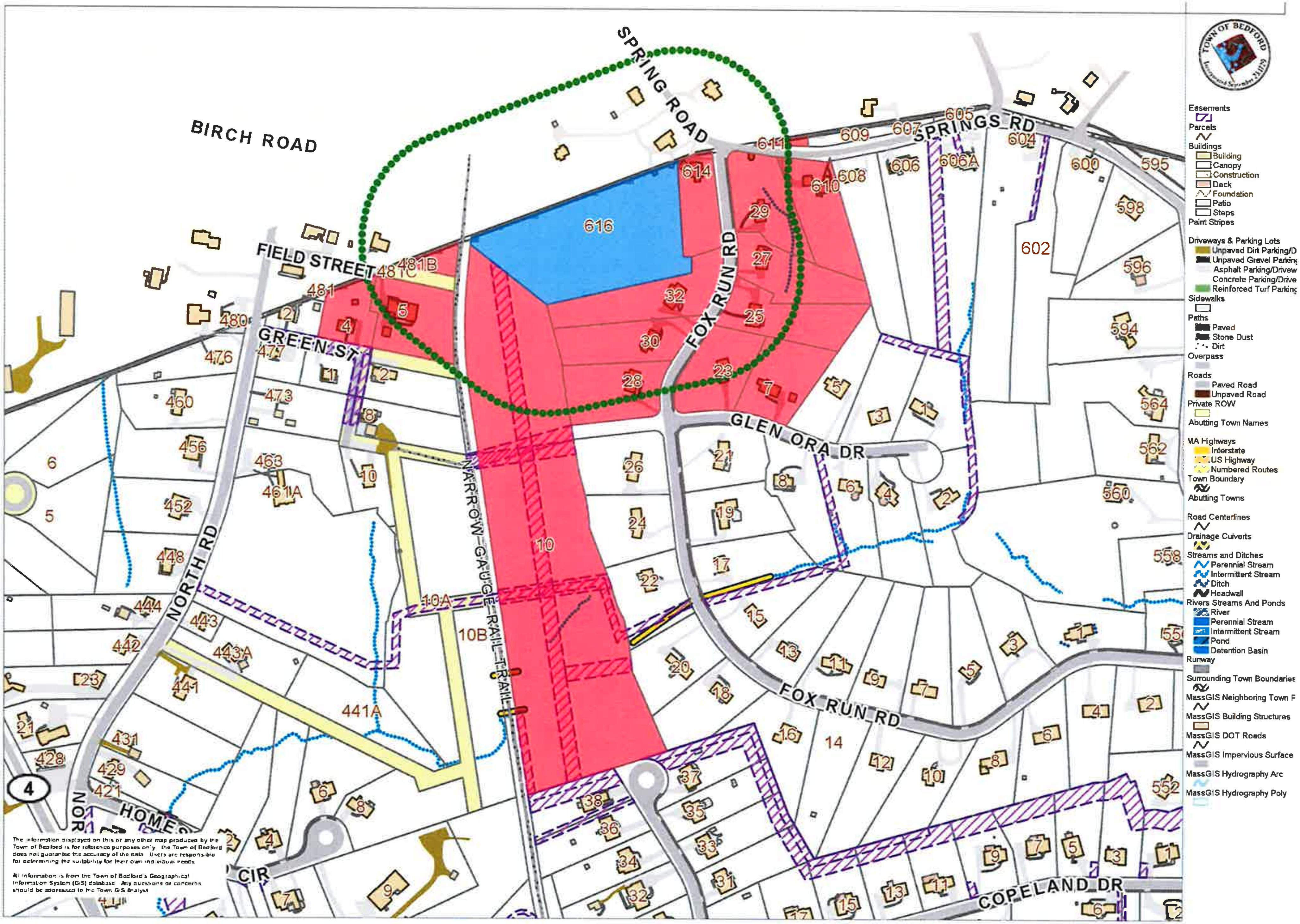
Certified by: Cheryll Dias
For the Board of Assessors

Fee : $15
Paid 6/27/16
Date
M.M



The information displayed on this or any other map produced by the Town of Bedford is for reference purposes only. The Town of Bedford does not guarantee the accuracy of the data. Users are responsible for determining the suitability for their own individual needs.

All information is from the Town of Bedford's Geographical Information System (GIS) database. Any questions or concerns should be addressed to the Town GIS Analyst.

Printed on 06/24/2016 at 09:46 AM

Parcel ID: 002-0023
HAGAN, BARBARA A
616 SPRINGS ROAD
BEDFORD, MA 01730

Parcel ID: 002-0019
DALY, MARK D
DALY, HILARY M
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HOLLOWAY, ROBERT B &
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CARON, LEONARD F &
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PINO, FRANK
14 TAYLOR STREET
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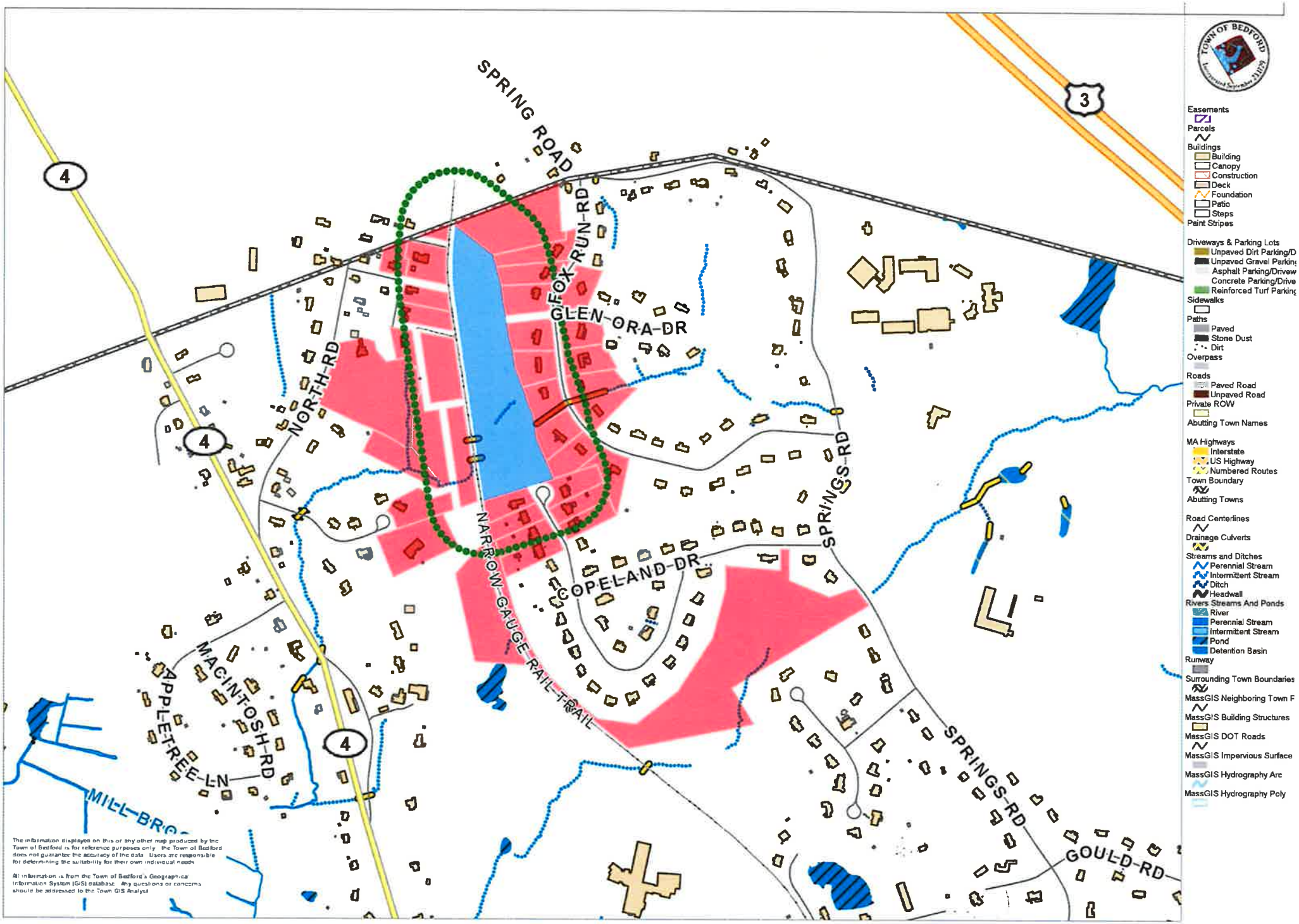

0 940 1880 ft

Printed on 06/24/2016 at 09:52 AM

MapsOnline

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BAILEY, SCOTT R TRUSTEE
BAILEY FARM REALTY TRUST
10 HIGH STREET
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Parcel ID: 002-0017
BOSCO, JAMES H & CYNTHIA
8 HIGH STREET
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Parcel ID: 009-0038
RED FEATHER, LLC
53 WABAN PARK
NEWTON, MA 02458

Parcel ID: 009-0041
JENKINS, ROBERT T &
443A NORTH ROAD
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Parcel ID: 009-0043
ROBINSON, DONNA MARIE
19 OXFORD ROAD
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CARBONE, JOHN F JR &
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