



**Nitsch Engineering**

October 1, 2015

**SITE PLAN REVIEW**

Under the Town of Maynard  
Protective Zoning Bylaw and its Rules and Regulations and  
Planning Board Regulations

For

**MILL & MAIN RENOVATION**

Maynard, Massachusetts

Prepared for:

**MARGULIES PERUZZI ARCHITECTS**

308 Congress Street  
Boston, MA 02210

Prepared by:

**NITSCH ENGINEERING, INC.**

2 Center Plaza, Suite 430  
Boston, MA 02108

Nitsch Project #10836

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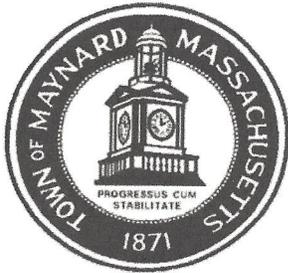
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**SECTION 1**  
**APPLICATION FORMS**

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Case No: \_\_\_\_\_  
Fees Paid: \_\_\_\_\_

**Town of Maynard  
PLANNING BOARD**

**APPLICATION FOR HEARING**

This Application must be completed, signed and submitted with the filing fee by the Applicant or his representative in accordance with the Board's Rules and the procedures as set forth on the attachments to this application.

Address of Property 146 Main Street, Maynard, MA

Characteristics of Property: Lot Area \_\_\_\_\_ Present Use commercial/industrial

Assessor's Map # 14 Parcel # 0201.0 Zoning District HCI

Name of Applicant AS ClockTower Owner, LLC  
c/o Saracen Properties, LLC Phone # 617-933-8705

Mailing Address 41 Seyon Street, Suite 200, Waltham, MA 02453

Name of Owner \_\_\_\_\_ Phone # \_\_\_\_\_

(If not Applicant)

Mailing Address \_\_\_\_\_

Application is for  An Appeal from the Decision of the Building Commissioner  
 A Variance  
(Check One)  A Special Permit  
 Other Specify \_\_\_\_\_

Applicable Section of the Zoning By-Laws: Section 9.6.3

Summarize nature and justification of request (Please attach full explanation):

Request for Special Permit for Mill & Main Renovation Project, refer to narrative

I hereby request a hearing before the Planning Board with reference to the above Application.

Signature of Applicant (or representative) 

Address (if not Applicant) \_\_\_\_\_

Telephone Number \_\_\_\_\_

Owner's permission, if other than Applicant \_\_\_\_\_



978-897-1029

TOWN OF MAYNARD  
**PLANNING BOARD**

Town Building  
MAYNARD, MASSACHUSETTS 01754

**APPLICATION FOR SITE PLAN APPROVAL**

This is an application for Site Plan Approval as provided for in Section 14 of the Protective Zoning By-Laws of the Town of Maynard, as amended.

Name of Applicant: AS Clocktower Owner, c/o Saracen Properties

Address: 41 Seyon Street, Suite 200 City: Waltham State: MA Zip: 02453

Telephone Number: 617-933-8705 Fax: \_\_\_\_\_

Name of Land Owner: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

Name of Engineer / Architect: Nitsch Engineering, Inc.

Address: 2 Center Plaza, Suite 430 City: Boston State: MA Zip: 02108

Telephone Number: 617-338-0063 Fax: 617-338-6472

Location of Site: 146 Main Street, Maynard, MA

Assessors' Plan(s): Lot No(s): Sheet 14 (14/201) Parcel 014.0-0000-0201.0

Zoning District in which Site is Located: Health Care Industrial District

State Present use of site: commercial/industrial

Give size of existing buildings, if applicable: approx. 1.1 million square foot mill complex

Give extent of proposed applications, if applicable: \_\_\_\_\_

Land recorded by deed in Middlesex County Registry of Deeds:

Book : 27896 Page: 474

  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner



978-897-1029

TOWN OF MAYNARD  
**PLANNING BOARD**

Town Building  
MAYNARD, MASSACHUSETTS 01754

**SITE PLAN REVIEW PROCEDURE**

The following procedures for Site Plan Review are set forth pursuant to Section 14—Site Plan Approval and Appendix E—Site Plan Regulations of the Maynard Protective Zoning By-Laws.

1. Applicant applies to the Conservation Commission as appropriate under paragraph 3 Section 14 of the Maynard Protective Zoning By-Laws.
2. Applicant shall provide 15 copies of all Site Plan materials to the Planning Board office to be subsequently distributed by the Planning Board as follows:
  - Six (6) copies to the Planning Board
  - Two (2) copies to the Conservation Commission
  - One (1) copy to the department of Public Works
  - One (1) copy to the department of Board of Health
  - One (1) copy to the department of Chief of the Fire Department
  - One (1) copy to the department of Board of Selectmen
  - One (1) copy to the department of Building Commissioner
  - One (1) copy to the department of Chief of Police Department
  - One (1) copy to the department of Town Clerk
3. Applicant contacts the Planning Board Administrative Assistant during office hours to schedule a public hearing on the Site Plan. At that time, the applicant shall provide the following documents (without said documents, the application shall be considered incomplete):
  - Completed application for Site Plan Review
  - Public Notice Sample
  - Record of Site Plan distribution
  - A certified list of Abutters and/or Owners of land directly opposite on any public street or way and abutters to the abutters within 300 feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such Owner is located in another City of Town. Said list may be acquired at the Assessor's Office(s) of all applicable Cities and Towns.
  - Other documents as appropriate (See Section Section 14 and Appendix E—Site Plan Regulations)

Follow submittal of a complete Site Plan Review Application, the following steps will be taken:

1. Conservation Commission reviews plan relative to Wetland Protection Act - Chapter 131 - Section 40 and submits recommendations to Planning Board within thirty-five (35) days of receipt of plan.
2. All other municipal boards to which Site Plan is sent also review plan and submit recommendations within thirty-five (35) days of receipt of plan. Failure of any Board to comment within thirty-five (35) days shall be deemed to indicate approval of such plan.
3. Planning Board takes final action within ninety (90) days of the close of the Public Hearing. Period for final action can be extended for an additional sixty (60) day period by mutual consent of the Planning Board and applicant.
4. Municipal boards and departments are notified of revisions to Site Plan as determined by Planning Board in each such case.
5. Planning Board makes findings required by Zoning By-Law and approves, denies or approves with conditions.
6. Site Plan and written documents supporting Site Plan are endorsed as approved by the Planning Board.



978-897-1029

TOWN OF MAYNARD  
**PLANNING BOARD**

Town Building  
MAYNARD, MASSACHUSETTS 01754

**RECORD OF SITE PLAN DISTRIBUTION**

Received from: \_\_\_\_\_  
Applicant

Copies of a Site Plan entitled: \_\_\_\_\_

Name of Owner/Applicant: \_\_\_\_\_

Plan prepared by: \_\_\_\_\_

Dated: \_\_\_\_\_

Department	Received By	Date
Planning Board	_____	_____
Department of Public Works	_____	_____
Board of Health	_____	_____
Chief of the Fire Department	_____	_____
Conservation Commission (2 copies)	_____	_____
Board of Selectmen	_____	_____
Town Clerk	_____	_____
Building Commissioner	_____	_____
Chief of the Police Department	_____	_____



978-897-1029

TOWN OF MAYNARD  
**PLANNING BOARD**

Town Building  
MAYNARD, MASSACHUSETTS 01754

**SITE PLAN REVIEW CHECKLIST AND RELEASE**

Applicant: \_\_\_\_\_ Site: \_\_\_\_\_

1. Newspaper issues with publication received by Planning Board.
2. Receipt sheet for distribution of plan copies pursuant to Section 14 of the Zoning by-law received by the Planning Board.
3. Fee Paid
4. Notification by Fire Chief pursuant to I.C. of standard Site Plan Approval document received by Planning Board.
5. All expenses paid.
6. Evidence of recording of the Site Plan Approval received by the Planning Board.
7. "Clean" Lien Certificate from the Treasurer/Collector.

TO THE BUILDING INSPECTOR

The Maynard Planning Board hereby notifies you that by a vote of the Board on \_\_\_\_\_, the subject site has been released for building purposes.

Maynard Planning Board

By: \_\_\_\_\_, Chair      Date \_\_\_\_\_

TO THE BUILDING INSPECTOR

The Maynard Planning Board hereby notifies you that by a vote of the Board on \_\_\_\_\_, it released the subject site for occupancy purposes subject to your review of satisfactory compliance with the Plan and the Site Plan Approval pursuant to the Site Plan Approval Section II.A. and sections III.A. and III.C.

Maynard Planning Board

By: \_\_\_\_\_, Chair      Date \_\_\_\_\_

8. As built plans with written approval of same by the Department of Public Works received by the Planning Board.

**SECTION 2**  
**APPLICATION NARRATIVE**

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## **APPLICATION NARRATIVE**

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On behalf of the Applicant, Saracen Properties, LLC, Nitsch Engineering, Inc. is filing the enclosed Application for Approval of a Site Plan Approval and Special Permit with the Maynard Planning Board for the proposed Mill & Main Renovation Project. The purpose of this Application for Site Plan Approval and Special Permit is to receive Approval from the Maynard Planning Board approving the proposed Project under the Protective Zoning By-law and its Rules and Regulations and the Planning Board Regulations. This Application is being submitted concurrently with the Notice of Intent to the Conservation Commission.

To support the Application, the submitted materials include:

- Civil Site Plans;
- Landscape Plans; and the
- Stormwater Report.

Architectural plans will be submitted on October 19, 2015.

The 40-acre Project site is located at 146 Main Street in Maynard, Massachusetts (Figure 1 – USGS Locus Map and Figure 2 – Aerial Locus Map). Clock Tower Place is a 1.1 million square foot mill complex in downtown Maynard. The Mill factory was originally built on the Assabet River in 1847 and primarily manufactured yarn and carpets. The mill complex changed ownership in 1899, and manufacturing at the mill turned to wool. Wool manufacturing at the site continued until 1950, when the mill closed and manufacturing ceased. In 1953, the mill complex was rented out as industrial and office space, and although ownership and tenants have changed over time, the use of the mill complex remains the same. The Site is made up of multiple buildings and parking areas, and includes office space, a power plant, and medical offices. Mill Pond, a manmade pond, is located in the center of the Site.

The Project consists of improvements to several of the existing buildings in Clock Tower Place, including the demolition of several buildings to create a new entryway and pedestrian plaza. The Project also includes various site improvements, including a parking lot improvements, revised vehicular and pedestrian access within the site, and minor utility relocations.

The Project is broken up into two phases: Phase 1 and Phase 1A. Phase 1 generally includes improvements to the northern and eastern portions of the site, and Phase 1A generally includes improvements to the southern portion of the site.

Phase 1 includes the removal of Building #2A in order to construct a new entryway into the existing buildings to remain. Building #10 will also be demolished, and a pedestrian plaza will be constructed in its place. Parking areas and driveway access will also be modified, including vehicular access under the parking garage. Plaza areas, ramps, and stairs are proposed to provide better circulation throughout the site. As part of Phase 1, some utility work is required. Minor relocation of utilities, including post indicator valves (PIVs) and hydrants, is required for the reconfiguration of the site. Closed drainage is also proposed to improve the water quality of stormwater runoff. Water quality inserts and pervious pavers are proposed.

Phase 1A includes improvements to the area near Building #5. A plaza area near the entrance to the building will be constructed, new curbing will be installed, and the parking in front of the building will be modified. Improvements will also be made to the parking area. Parking islands will be installed, creating a more distinct path for vehicle traffic and a new stone dust foot path will extend from Building #5 along the pond and connect to the existing path at the edge of the Sudbury parking lot. Phase 1A

also includes the construction of a boardwalk over Mill Pond, providing direct access from the southern portion of the site to the northern portion.

A Special Permit is required under Section 9.6.3 of the Protective Zoning By-law for development in the Health Care Industrial District, where the site is located. The proposed project will help revitalize the Clock Tower Place site and will allow for new business to open. The traffic flow and safety of the site will be improved, as parking islands and driving lane will be installed in the large parking lot in the southern portion of the site. The parking islands and driving lanes will create a clear path of travel and help prevent travel through the middle of the large parking lot. Impervious area onsite will be reduced, and stormwater utilities will also be enhanced. Water quality treatment will be incorporated, and the quality of runoff will be improved, benefitting the natural environment. For more information on stormwater BMPs, refer to the Stormwater Report.

The Applicant seeks an approval of the Project as proposed. The project team looks forward to meeting with the Planning Board on November 10, 2015 to further discuss the project.

## **SECTION 3**

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### **ABUTTER INFORMATION**

Certified Abutters List  
Abutter Notification  
Legal Notice Mailing List



## BOARD OF ASSESSORS

195 MAIN STREET  
MAYNARD, MA 01754  
978-897-1304 ~ FAX 978-897-1013

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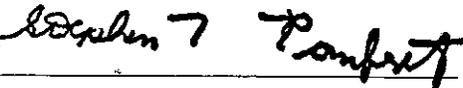
TO: Permit Granting Authority  
FROM: Board of Assessors  
RE: Parties in Interest to:  
Parcel IDs:  
014.0-0000-0201.0  
019.0-0000-0272.0

ADDRESS: 146 Main Street, Maynard  
Thompson Street (Parking Lot), Maynard

USE of LIST: Planning Board – Special Permit – Site Plan Approval

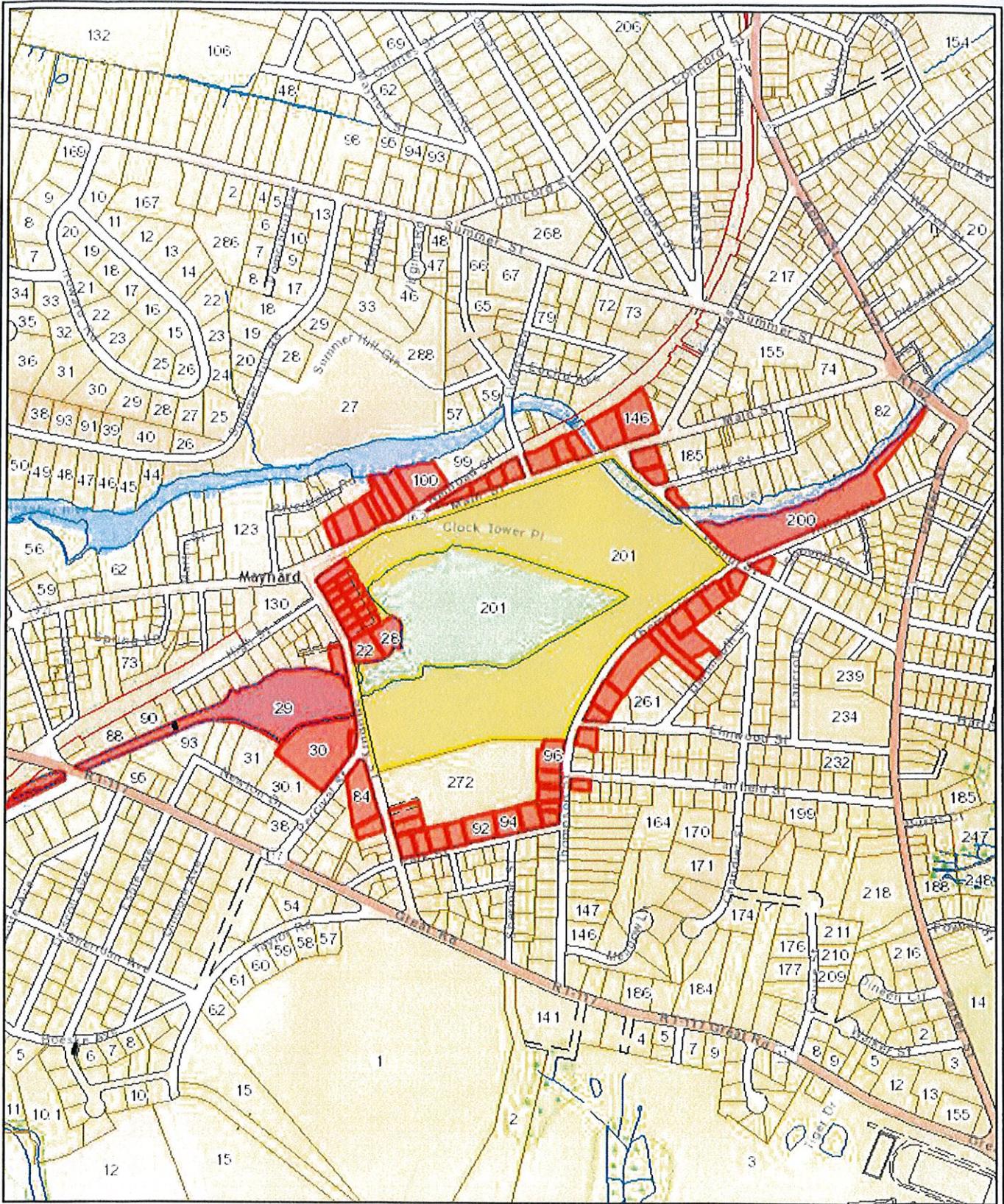
DATE: SEPTEMBER 23, 2015

We hereby certify that the attached list, taken from our Real Estate Property Lists, includes the names and addresses of all parties in interest under Massachusetts General Laws Chapter 40A, Section 11, as amended in 1979, to the best of our knowledge and belief.

  
\_\_\_\_\_

  
\_\_\_\_\_

Board of Assessors



Maynard, MA  
 1 Inch = 643 Feet  
 September 23, 2015



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

[www.cai-tech.com](http://www.cai-tech.com)

CAI Technologies



# 300' Abutters List Report

Maynard, MA  
September 23, 2015

## Subject Property:

Parcel Number: 014.0-0000-0201.0  
CAMA Number: 014.0-0000-0201.0  
Property Address: 146 MAIN ST  
AND 019.0-0000-0272.0  
THOMPSON ST - PARKING LOT

Mailing Address: AS CLOCK TOWER OWNER LLC C/O  
SARACEN PROPERTIES  
41 SEYON ST STE 200  
WALTHAM, MA 02453

## Abutters:

Parcel Number: 014.0-0000-0100.0  
CAMA Number: 014.0-0000-0100.0  
Property Address: 3 RAILROAD ST

Mailing Address: MAYNARD PROS LLC  
71 DONIZETTI ST  
WELLESLEY, MA 02482-4840

Parcel Number: 014.0-0000-0101.0  
CAMA Number: 014.0-0000-0101.0  
Property Address: 1 RAILROAD ST

Mailing Address: WILLIAMS RANDOLPH T III  
18 HILLSIDE AV  
WINCHESTER, MA 01890

Parcel Number: 014.0-0000-0102.0  
CAMA Number: 014.0-0000-0102.0  
Property Address: 155 MAIN ST

Mailing Address: SUKDEEP LLC  
183 FOREST ST  
ARLINGTON, MA 02474

Parcel Number: 014.0-0000-0103.0  
CAMA Number: 014.0-0000-0103.0  
Property Address: 159 MAIN ST

Mailing Address: FOLEY CHARLES C  
65 WALTHAM ST  
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0105.0  
CAMA Number: 014.0-0000-0105.0  
Property Address: 163 MAIN ST

Mailing Address: 163 MAIN ST NOM RLTY TR  
CARBONELL PABLO  
133 OLD MILL RD  
HARVARD, MA 01451

Parcel Number: 014.0-0000-0106.0  
CAMA Number: 014.0-0000-0106.0  
Property Address: 165 MAIN ST

Mailing Address: DINH VINCENT  
54 SALEM ST  
WINCHESTER, MA 01890

Parcel Number: 014.0-0000-0107.0  
CAMA Number: 014.0-0000-0107.0  
Property Address: 173 MAIN ST

Mailing Address: 7 DOUGLAS AV LLC  
5 CHADWICK RD  
HUDSON, MA 01749

Parcel Number: 014.0-0000-0130.C  
CAMA Number: 014.0-0000-0130.C  
Property Address: MAIN ST

Mailing Address: TOWN OF MAYNARD SELECTMEN  
195 MAIN ST  
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0131.0  
CAMA Number: 014.0-0000-0131.0  
Property Address: 2 SUDBURY ST

Mailing Address: BELANGER RICHARD & PATRICIA  
2 SUDBURY ST  
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0132.0  
CAMA Number: 014.0-0000-0132.0  
Property Address: 4 SUDBURY ST

Mailing Address: WARZEWSKA MARZENA B  
4 SUDBURY ST  
MAYNARD, MA 01754

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# 300' Abutters List Report

Maynard, MA  
September 23, 2015

Parcel Number: 014.0-0000-0133.0 CAMA Number: 014.0-0000-0133.0 Property Address: 6 SUDBURY ST	Mailing Address: WEEKS JASON & HEALY KERRY 6 SUDBURY ST MAYNARD, MA 01754
Parcel Number: 014.0-0000-0134.0 CAMA Number: 014.0-0000-0134.0 Property Address: 4 FRONT ST	Mailing Address: DEMEO JAMES PHILIP 4 FRONT ST MAYNARD, MA 01754
Parcel Number: 014.0-0000-0135.0 CAMA Number: 014.0-0000-0135.0 Property Address: 3 FRONT ST	Mailing Address: GOODWIN DREW & CURLEY JOANNE 3 FRONT ST MAYNARD, MA 01754
Parcel Number: 014.0-0000-0136.0 CAMA Number: 014.0-0000-0136.0 Property Address: 2 FRONT ST	Mailing Address: BAZHOD RACHID & BAZHOD SUSAN GOULD 2 FRONT ST MAYNARD, MA 01754
Parcel Number: 014.0-0000-0137.0 CAMA Number: 014.0-0000-0137.0 Property Address: 1 FRONT ST	Mailing Address: BUSCEMI MARGARET 114 THE FENWAY APT 16 BOSTON, MA 02115-3714
Parcel Number: 014.0-0000-0138.0 CAMA Number: 014.0-0000-0138.0 Property Address: 151 MAIN ST	Mailing Address: 151 MAIN ST PARKING LLC 3 CLOCK TWR PL STE 250 MAYNARD, MA 01754
Parcel Number: 014.0-0000-0139.0 CAMA Number: 014.0-0000-0139.0 Property Address: 149 MAIN ST	Mailing Address: SUNNY SIDE PROPERTIES LLC 14 LOTHROP RD ACTON, MA 01720
Parcel Number: 014.0-0000-0140.0 CAMA Number: 014.0-0000-0140.0 Property Address: 147 MAIN ST	Mailing Address: NYRAK REALTY LLC 147 MAIN ST MAYNARD, MA 01754
Parcel Number: 014.0-0000-0141.0 CAMA Number: 014.0-0000-0141.0 Property Address: 145 MAIN ST	Mailing Address: DURANGO REALTY TR JAMES G MACDONALD 10 MAIN ST MAYNARD, MA 01754
Parcel Number: 014.0-0000-0142.0 CAMA Number: 014.0-0000-0142.0 Property Address: 143 MAIN ST	Mailing Address: MASS POSTAL HOLDINGS LLC 123 GROVE AV STE 222 CEDARHURST, NY 11516
Parcel Number: 014.0-0000-0143.0 CAMA Number: 014.0-0000-0143.0 Property Address: 131 MAIN ST	Mailing Address: G & D SAVIANO REALTY TRUST 137 MAIN ST MAYNARD, MA 01754
Parcel Number: 014.0-0000-0144.0 CAMA Number: 014.0-0000-0144.0 Property Address: 125 MAIN ST	Mailing Address: GORAL FIA LLC 33 WOOD LN MAYNARD, MA 01754

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# 300' Abutters List Report

Maynard, MA  
September 23, 2015

Parcel Number: 014.0-0000-0145.0  
CAMA Number: 014.0-0000-0145.0  
Property Address: 115 MAIN ST

Mailing Address: GRUBER BROTHERS COMPANY  
P O BOX 156  
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0146.0  
CAMA Number: 014.0-0000-0146.0  
Property Address: 105 MAIN ST

Mailing Address: COLE CV MAYNARD MA LLC C/O CVS  
CORP #973-02 OCPY EXP  
1 CVS DRIVE  
WOONSOCKET, RI 02895

Parcel Number: 014.0-0000-0188.0  
CAMA Number: 014.0-0000-0188.0  
Property Address: 100 MAIN ST

Mailing Address: RAINBOW LLC  
100 MAIN ST  
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0189.0  
CAMA Number: 014.0-0000-0189.0  
Property Address: 4 WALNUT ST

Mailing Address: NEW ENGLAND TELEPHONE COMPANY  
C/O DUFF AND PHELPS  
PO BOX 2749  
ADDISON, TX 75001

Parcel Number: 014.0-0000-0190.0  
CAMA Number: 014.0-0000-0190.0  
Property Address: 12 WALNUT ST

Mailing Address: G & R REALTY TR BOURQUE  
GEOFFREY & LALLI R  
12 WALNUT ST  
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0200.0  
CAMA Number: 014.0-0000-0200.0  
Property Address: WALNUT ST

Mailing Address: WALNUT LAND LLC  
12 CLOCK TWR PL STE 200  
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0202.0  
CAMA Number: 014.0-0000-0202.0  
Property Address: 7 THOMPSON ST

Mailing Address: HARDING STEPHEN & KATHRYN A  
7 THOMPSON ST  
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0203.0  
CAMA Number: 014.0-0000-0203.0  
Property Address: 3 THOMPSON ST

Mailing Address: FOX KEVIN I & SCOTT-FOX ELIZABETH  
A  
3 THOMPSON ST  
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0204.0  
CAMA Number: 014.0-0000-0204.0  
Property Address: 19 WALNUT ST

Mailing Address: MISSION EVANG CONG CHURCH  
19 WALNUT ST  
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0215.0  
CAMA Number: 014.0-0000-0215.0  
Property Address: 22 WALNUT ST

Mailing Address: MCKENNEY KYLE S & THORNE GRACE  
C  
22 WALNUT ST  
MAYNARD, MA 01754

Parcel Number: 014.0-0000-0287.0  
CAMA Number: 014.0-0000-0287.0  
Property Address: 175 MAIN ST

Mailing Address: SEAWITCH INC  
13 ST JOHN LN  
HARVARD, MA 01451

Parcel Number: 019.0-0000-0021.0  
CAMA Number: 019.0-0000-0021.0  
Property Address: 21 SUDBURY ST

Mailing Address: PUGSLEY FRANCIS L & DONALD W  
6F AUTUMN DR  
HUDSON, MA 01749

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# 300' Abutters List Report

Maynard, MA  
September 23, 2015

Parcel Number: 019.0-0000-0022.0 CAMA Number: 019.0-0000-0022.0 Property Address: 8 FRONT ST	Mailing Address: PIECEWICZ MARGUERITE & JANE MA C/O MARCIA MISHLEY 419 GREAT RD STOW, MA 01775
Parcel Number: 019.0-0000-0023.0 CAMA Number: 019.0-0000-0023.0 Property Address: 12 SUDBURY ST	Mailing Address: SEXAUER KATHRYN P & MATTHEW P 12 SUDBURY ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0024.0 CAMA Number: 019.0-0000-0024.0 Property Address: 10 SUDBURY ST	Mailing Address: BEGIN JACOB E 10 SUDBURY ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0025.0 CAMA Number: 019.0-0000-0025.0 Property Address: 8 SUDBURY ST	Mailing Address: RUSSELL THOMAS 8 SUDBURY ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0026.0 CAMA Number: 019.0-0000-0026.0 Property Address: 5 FRONT ST	Mailing Address: MOREAU DAWN 5 FRONT ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0027.0 CAMA Number: 019.0-0000-0027.0 Property Address: 6 FRONT ST	Mailing Address: ANDERSON ELIZABETH JO 6 FRONT ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0028.0 CAMA Number: 019.0-0000-0028.0 Property Address: 7 FRONT ST	Mailing Address: PELLETIER DANY M & MACH INGRID J 7 FRONT ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0029.0 CAMA Number: 019.0-0000-0029.0 Property Address: ASSABET RIVER	Mailing Address: AS CLOCK TOWER OWNER LLC C/O SARACEN PROPERTIES 41 SEYON ST STE 200 WALTHAM, MA 02453
Parcel Number: 019.0-0000-0030.0 CAMA Number: 019.0-0000-0030.0 Property Address: 1 PERCIVAL ST	Mailing Address: R C ARCHDIOCES OF BOSTON ST BRIDGETTS 1 PERCIVAL ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0071.0 CAMA Number: 019.0-0000-0071.0 Property Address: 33 SUDBURY ST	Mailing Address: LEE JOHN J & HEIDI L 33 SUDBURY ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0084.0 CAMA Number: 019.0-0000-0084.0 Property Address: 1 PERCIVAL ST	Mailing Address: R C ARCHDIOCES OF BOSTON ST BRIDGETTS 1 PERCIVAL ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0086.0 CAMA Number: 019.0-0000-0086.0 Property Address: 1 CHURCH CT	Mailing Address: PIECEWICZ REALTY TR MISHLEY MARCIA P & KOLENDA JAN 419 GREAT RD STOW, MA 01776

CAI Technologies

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# 300' Abutters List Report

Maynard, MA  
September 23, 2015

Parcel Number: 019.0-0000-0087.0 CAMA Number: 019.0-0000-0087.0 Property Address: 34 SUDBURY ST	Mailing Address: PIECEWICZ REALTY TR MISHLEY MARCIA P & KOLENDA JAN 419 GREAT RD STOW, MA 01776
Parcel Number: 019.0-0000-0088.0 CAMA Number: 019.0-0000-0088.0 Property Address: 38 SUDBURY ST	Mailing Address: CORMIER TERENCE P & YVONNE P 7 PATTI LN MAYNARD, MA 01754
Parcel Number: 019.0-0000-0089.0 CAMA Number: 019.0-0000-0089.0 Property Address: 10 PARK ST	Mailing Address: ARSENEAU RAYMOND & DEANNA 10 PARK ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0090.0 CAMA Number: 019.0-0000-0090.0 Property Address: 12 PARK ST	Mailing Address: WALSH WILLIAM P SR & WALSH WILLIAM PATRIC JR & KATH 12 PARK ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0091.0 CAMA Number: 019.0-0000-0091.0 Property Address: 14 PARK ST	Mailing Address: MANGANARO MICHAEL E & JOANNE E 10 HILLSIDE ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0092.0 CAMA Number: 019.0-0000-0092.0 Property Address: 18 PARK ST	Mailing Address: PRENDERGAST JILLIAN M 18-20 PARK ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0094.0 CAMA Number: 019.0-0000-0094.0 Property Address: 26 PARK ST	Mailing Address: POWELL CHRISTOPHER J CLARKE MEREDITH A 26 PARK ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0095.0 CAMA Number: 019.0-0000-0095.0 Property Address: 28 PARK ST	Mailing Address: P&K BOOTHROYD REALTY TRUST BOOTHROYD, PAUL V & KATHLEEN E 66 SUMMER HILL RD MAYNARD, MA 01754
Parcel Number: 019.0-0000-0096.0 CAMA Number: 019.0-0000-0096.1 Property Address: 30 THOMPSON ST	Mailing Address: ALAMUDDIN TAMER M & WARD PATRICIA A 30 THOMPSON ST MAYNARD, MA 01754
Parcel Number: 019.0-0000-0096.0 CAMA Number: 019.0-0000-0096.2 Property Address: 32 THOMPSON ST	Mailing Address: YOUNG STEPHEN & HOLLY A 10755 S HOLMES RD COLORADO SPRINGS, CO 80908
Parcel Number: 019.0-0000-0097.0 CAMA Number: 019.0-0000-0097.0 Property Address: 34 THOMPSON ST	Mailing Address: HICKEY KENNETH M & HOLMES KIRSTEN L 428 SARGENT RD BOXBOROUGH, MA 01719
Parcel Number: 019.0-0000-0100.0 CAMA Number: 019.0-0000-0100.0 Property Address: 36 THOMPSON ST	Mailing Address: WESLEY GARY J 36 THOMPSON ST MAYNARD, MA 01754

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# 300' Abutters List Report

Maynard, MA  
September 23, 2015

Parcel Number: 019.0-0000-0101.0  
CAMA Number: 019.0-0000-0101.0  
Property Address: 38 THOMPSON ST

Mailing Address: CADIEUX PETER J & GARRISON ERIN E  
38 THOMPSON ST  
MAYNARD, MA 01754

Parcel Number: 019.0-0000-0102.0  
CAMA Number: 019.0-0000-0102.0  
Property Address: 40 THOMPSON ST

Mailing Address: DEPASQUALE CHRISTINE A  
40 THOMPSON ST  
MAYNARD, MA 01754

Parcel Number: 019.0-0000-0157.0  
CAMA Number: 019.0-0000-0157.0  
Property Address: 33 THOMPSON ST

Mailing Address: GREENE ELIZA & EDWARD  
33 THOMPSON ST  
MAYNARD, MA 01754

Parcel Number: 019.0-0000-0215.0  
CAMA Number: 019.0-0000-0215.0  
Property Address: 27 THOMPSON ST

Mailing Address: FROST LYNNE MARIE & PORRAZZO  
ALEXANDER G  
27 THOMPSON ST  
MAYNARD, MA 01754

Parcel Number: 019.0-0000-0255.0  
CAMA Number: 019.0-0000-0255.0  
Property Address: 9 DARTMOUTH ST

Mailing Address: GLOVER CATHARINA T  
69 OLD ORCHARD LN  
BOXBOROUGH, MA 01719

Parcel Number: 019.0-0000-0257.0  
CAMA Number: 019.0-0000-0257.A  
Property Address: 1 DARTMOUTH CT

Mailing Address: KIRKPATRICK ELIZABETH & MOSIER  
JONATHAN  
1-4 DARTMOUTH CT UNIT 1  
MAYNARD, MA 01754

Parcel Number: 019.0-0000-0257.0  
CAMA Number: 019.0-0000-0257.B  
Property Address: 1 DARTMOUTH CT

Mailing Address: HALLACY MICHAEL J  
1-4 DARTMOUTH CT UNIT 2  
MAYNARD, MA 01754

Parcel Number: 019.0-0000-0257.0  
CAMA Number: 019.0-0000-0257.C  
Property Address: 1 DARTMOUTH CT

Mailing Address: DIRICO DONALD  
1-4 DARTMOUTH CT UNIT 3  
MAYNARD, MA 01754

Parcel Number: 019.0-0000-0257.0  
CAMA Number: 019.0-0000-0257.D  
Property Address: 1 DARTMOUTH CT

Mailing Address: CHARLES N DAVIS TR CHARLES N  
DAVIS  
94 DOVER ST  
CONCORD, MA 01742

Parcel Number: 019.0-0000-0264.0  
CAMA Number: 019.0-0000-0264.0  
Property Address: 25 THOMPSON ST

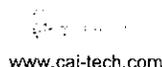
Mailing Address: BINGLE JOHN H III & ANNIE J  
25 THOMPSON ST  
MAYNARD, MA 01754

Parcel Number: 019.0-0000-0265.0  
CAMA Number: 019.0-0000-0265.0  
Property Address: 23 THOMPSON ST

Mailing Address: ARSENAULT DAVID P & LAURA J  
12 HASTINGS ST  
STOW, MA 01775

Parcel Number: 019.0-0000-0266.0  
CAMA Number: 019.0-0000-0266.0  
Property Address: THOMPSON ST

Mailing Address: AS CLOCK TOWER OWNER LLC C/O  
SARACEN PROPERTIES  
41 SEYON ST STE 200  
WALTHAM, MA 02453



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# 300' Abutters List Report

Maynard, MA  
September 23, 2015

Parcel Number: 019.0-0000-0268.A  
CAMA Number: 019.0-0000-0268.A  
Property Address: THOMPSON ST

Mailing Address: THOMPSON LAND LLC  
12 CLOCK TOWER PLACE SUITE 200  
MAYNARD, MA 01754

Parcel Number: 019.0-0000-0268.B  
CAMA Number: 019.0-0000-0268.B  
Property Address: THOMPSON ST

Mailing Address: THOMPSON LAND LLC  
12 CLOCK TOWER PLACE SUITE 200  
MAYNARD, MA 01754

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151 MAIN ST PARKING LLC  
3 CLOCK TWR PL STE 250  
MAYNARD, MA 01754

163 MAIN ST NOM RLTY TR  
CARBONELL PABLO  
133 OLD MILL RD  
HARVARD, MA 01451

7 DOUGLAS AV LLC  
5 CHADWICK RD  
HUDSON, MA 01749

ALAMUDDIN TAMER M &  
WARD PATRICIA A  
30 THOMPSON ST  
MAYNARD, MA 01754

ANDERSON ELIZABETH JO  
6 FRONT ST  
MAYNARD, MA 01754

ARSENAULT DAVID P & LAURA  
12 HASTINGS ST  
STOW, MA 01775

ARSENEAU RAYMOND & DEANNA  
10 PARK ST  
MAYNARD, MA 01754

AS CLOCK TOWER OWNER LLC  
C/O SARACEN PROPERTIES  
41 SEYON ST STE 200  
WALTHAM, MA 02453

BAZHOD RACHID &  
BAZHOD SUSAN GOULD  
2 FRONT ST  
MAYNARD, MA 01754

BEGIN JACOB E  
10 SUDBURY ST  
MAYNARD, MA 01754

BELANGER RICHARD & PATRIC  
2 SUDBURY ST  
MAYNARD, MA 01754

BINGLE JOHN H III & ANNIE  
25 THOMPSON ST  
MAYNARD, MA 01754

BUSCEMI MARGARET  
114 THE FENWAY APT 16  
BOSTON, MA 02115-3714

CADIEUX PETER J &  
GARRISON ERIN E  
38 THOMPSON ST  
MAYNARD, MA 01754

CHARLES N DAVIS TR  
CHARLES N DAVIS  
94 DOVER ST  
CONCORD, MA 01742

COLE CV MAYNARD MA LLC  
C/O CVS CORP #973-02 OCPY  
1 CVS DRIVE  
WOONSOCKET, RI 02895

CORMIER TERENCE P & YVONN  
7 PATTI LN  
MAYNARD, MA 01754

DEMEO JAMES PHILIP  
4 FRONT ST  
MAYNARD, MA 01754

DEPASQUALE CHRISTINE A  
40 THOMPSON ST  
MAYNARD, MA 01754

DINH VINCENT  
54 SALEM ST  
WINCHESTER, MA 01890

DIRICO DONALD  
1-4 DARTMOUTH CT UNIT3  
MAYNARD, MA 01754

DURANGO REALTY TR  
JAMES G MACDONALD  
10 MAIN ST  
MAYNARD, MA 01754

FOLEY CHARLES C  
65 WALTHAM ST  
MAYNARD, MA 01754

FOX KEVIN I &  
SCOTT-FOX ELIZABETH A  
3 THOMPSON ST  
MAYNARD, MA 01754

FROST LYNNE MARIE &  
PORRAZZO ALEXANDER G  
27 THOMPSON ST  
MAYNARD, MA 01754

G & D SAVIANO REALTY TRUS  
137 MAIN ST  
MAYNARD, MA 01754

G & R REALTY TR  
BOURQUE GEOFFREY & LALLI  
12 WALNUT ST  
MAYNARD, MA 01754

GLOVER CATHARINA T  
69 OLD ORCHARD LN  
BOXBOROUGH, MA 01719

GOODWIN DREW &  
CURLEY JOANNE  
3 FRONT ST  
MAYNARD, MA 01754

GORAL FIA LLC  
33 WOOD LN  
MAYNARD, MA 01754

GREENE ELIZA & EDWARD  
33 THOMPSON ST  
MAYNARD, MA 01754

GRUBER BROTHERS COMPANY  
P O BOX 156  
MAYNARD, MA 01754

HALLACY MICHAEL J  
1-4 DARTMOUTH CT UNIT 2  
MAYNARD, MA 01754

HARDING STEPHEN & KATHRYN  
7 THOMPSON ST  
MAYNARD, MA 01754

HICKEY KENNETH M &  
HOLMES KIRSTEN L  
428 SARGENT RD  
BOXBOROUGH, MA 01719

KIRKPATRICK ELIZABETH &  
MOSIER JONATHAN  
1-4 DARTMOUTH CT UNIT1  
MAYNARD, MA 01754

LEE JOHN J & HEIDI L  
33 SUDBURY ST  
MAYNARD, MA 01754

MANGANARO MICHAEL E & JOA  
10 HILLSIDE ST  
MAYNARD, MA 01754

MASS POSTAL HOLDINGS LLC  
123 GROVE AV STE 222  
CEDARHURST, NY 11516

MAYNARD PROS LLC  
71 DONIZETTI ST  
WELLESLEY, MA 02482-4840

MCKENNEY KYLE S &  
THORNE GRACE C  
22 WALNUT ST  
MAYNARD, MA 01754

MISSION EVANG CONG CHURCH  
19 WALNUT ST  
MAYNARD, MA 01754

MOREAU DAWN  
5 FRONT ST  
MAYNARD, MA 01754

NEW ENGLAND TELEPHONE COM  
C/O DUFF AND PHELPS  
PO BOX 2749  
ADDISON, TX 75001

NYRAK REALTY LLC  
147 MAIN ST  
MAYNARD, MA 01754

P&K BOOTHROYD REALTY TRUS  
BOOTHROYD, PAUL V & KATHL  
66 SUMMER HILL RD  
MAYNARD, MA 01754

PELLETIER DANY M &  
MACH INGRID J  
7 FRONT ST  
MAYNARD, MA 01754

PIECEWICZ MARGUERITE & JA  
C/O MARCIA MISHLEY  
419 GREAT RD  
STOW, MA 01775

PIECEWICZ REALTY TR  
MISHLEY MARCIA P & KOLEND  
419 GREAT RD  
STOW, MA 01776

POWELL CHRISTOPHER J  
CLARKE MEREDITH A  
26 PARK ST  
MAYNARD, MA 01754

PRENDERGAST JILLIAN M  
18-20 PARK ST  
MAYNARD, MA 01754

PUGSLEY FRANCIS L & DONAL  
6F AUTUMN DR  
HUDSON, MA 01749

R C ARCHDIOCES OF BOSTON  
ST BRIDGETTS  
1 PERCIVAL ST  
MAYNARD, MA 01754

RAINBOW LLC  
100 MAIN ST  
MAYNARD, MA 01754

RUSSELL THOMAS  
8 SUDBURY ST  
MAYNARD, MA 01754

SEAWITCH INC  
13 ST JOHN LN  
HARVARD, MA 01451

SEXAUER KATHRYN P & MATTH  
12 SUDBURY ST  
MAYNARD, MA 01754

SUKDEEP LLC  
183 FOREST ST  
ARLINGTON, MA 02474

SUNNY SIDE PROPERTIES LLC  
14 LOTHROP RD  
ACTON, MA 01720

THOMPSON LAND LLC  
12 CLOCK TOWER PLACE  
SUITE 200  
MAYNARD, MA 01754

TOWN OF MAYNARD  
SELECTMEN  
195 MAIN ST  
MAYNARD, MA 01754

WALNUT LAND LLC  
12 CLOCK TWR PL STE 200  
MAYNARD, MA 01754

WALSH WILLIAM P SR &  
WALSH WILLIAM PATRIC JR &  
12 PARK ST  
MAYNARD, MA 01754

WARZEWSKA MARZENA B  
4 SUDBURY ST  
MAYNARD, MA 01754

WEEKS JASON &  
HEALY KERRY  
6 SUDBURY ST  
MAYNARD, MA 01754

WESLEY GARY J  
36 THOMPSON ST  
MAYNARD, MA 01754

WILLIAMS RANDOLPH T III  
18 HILLSIDE AV  
WINCHESTER, MA 01890

YOUNG STEPHEN & HOLLY A  
10755 S HOLMES RD  
COLORADO SPRINGS, CO 80908



**Patriot**  
 Properties Inc.

USER DEFINED

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
404	634,700		35,990	5,044,200	5,678,900	ENTERED LOT SIZE	3577
Total Parcel	14,760,400		35,990	5,044,200	19,804,600	Total Land: 35.99	GIS Ref
Source: Market Adj Cost				Total Value per SQ Unit /Card: 94.65	/Parcel: 18.66	Land Unit Type: AC	GIS Ref
PREVIOUS ASSESSMENT							Insp Date
PARCEL ID: 014.0-0000-0201.0							08/14/13

**PROPERTY LOCATION**  
 No: All No Direction/Street/City  
 1461 MAIN ST, MAYNARD  
**WNEERSHIP**  
 Owner 1: AS CLOCK TOWER OWNER LLC  
 Owner 2: C/O SARACEN PROPERTIES  
 Owner 3:  
 Street 1: 41 SEYON ST STE 200  
 Street 2:  
 Wn/City: WALTHAM  
 SPr/Prov: MA Chtry  
 Postal: 02453

**ARRATIVE DESCRIPTION**  
 This Parcel contains 35.99 AC of land mainly classified as E-3-DEV-F/C with an (n) INDUSTRIAL BLD Building Built about 118. Having Primarily BRICK Exterior and COMPOSITION Roof Cover, with 1 Units, 0 Baths, 4 Halfbaths, 0 3/4 Baths, 0 30ms Total, and 0 Bdrms.  
**THER ASSESSMENTS**  
 Code Description Amount Com. Int

**ROBERTY FACTORS**

em Code	Descrp	%	Item	Code	Descrp
Z HI	HI	100	U	PS	PUB-C-SYS
0			t	SW	SEWER
1					
Census:					
Flood Haz:					
D	MAYN	100	Topo	L	LEVEL
S			Street	P	PAVED
t			Traffic	H	HEAVY

**LAND SECTION (First 7 lines only)**  
 Job Description LUC No of Units Depth / Price/Units Unit Type Land Type Land Factor Value Base Unit Price Adj Neigh Infl Mod % Int 1 % Int 2 % Int 3 % Appraised Value Class Alt % Spec Land Code Fact Use Value Notes  
 104 RES-&DEV-F 1567724 SQ FEET PRIMARY 1.01 0 6.5 0.495 C1 TOPOGR -45 5,044,152 5,044,200 RIVER

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	PAT ACCT.
AS CLOCK TOWER	65267-358	P	4/27/2015	NO-MULTI-PAR	13000000	No	No	D		
WELLESLEY ROSEW	64952-539	P	2/24/2015	NO-REPROCESS	0	No	No	D		
WELLESLEY ROSEW	27886-474	P	11/21/1997	NO-INTRACORP	1	No	No	D		
MILL POND LTD P	26977-508	P	1/10/1997	NO-OTHER	1525000	No	No	D		
DIGITAL EQUIP C	25005-302	P	11/21/1994	NO-PARTIAL	1200000	No	No	D		

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Vst	Fed Code	F. Descrp	Comment
3/24/2015	C-15-0058		53,300	O				RENOVATIONS
3/24/2015	C-15-0057		17,500	O				REMOVE PARTITIONS
1/24/2007	200700337		26,000	C				ADDING EGRESS
10/24/2007	200700300		20,000	C				CELL TOWER ANTENNA
8/29/2007	200700240			C				NEW SIGN (BANNER)
8/23/2007	200700234			C				TEMPORARY TENT
7/17/2007	200700201			C				TEMP TENT
6/30/2007	200700171		2,650	C				RECOVER AWNINGS
2/12/2007	20070036		4,700	C				TENANT FIXUP
1/18/2007	20070023			C				OCCUPANCY PERMIT

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/14/2013	COMPLETE	AMM	AMM
7/10/2000	COMP AGENT	JEL	JEL

**PREVIOUS ASSESSMENT**  
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date  
 2015 404 FV 13,379,600 0 35.99 5,044,200 18,423,800 18,423,800 Year End Roll 12/22/2014  
 2014 404 FV 13,379,600 0 1,567,724 5,044,200 18,423,800 18,423,800 Year End Roll 1/10/2014  
 2013 404 AB1 11,279,000 0 35.99 8,254,100 19,533,100 19,533,100 4/8/2013  
 2013 404 FV 12,188,600 0 35.99 8,254,100 20,442,700 20,442,700 Year End 09/23/15 15:47:11  
 2012 404 FV 19,015,600 0 35.99 1,332,800 20,348,400 20,348,400 Year End Roll 2/15/2012  
 2011 404 AB1 19,015,600 0 35.99 1,332,800 20,348,400 20,348,400 8/12/2011  
 2011 404 FV 20,364,500 0 35.99 1,332,800 21,697,300 21,697,300 Year End 2/8/2011  
 2010 404 AB1 21,495,000 0 35.99 4,127,000 25,622,000 25,622,000 4/28/2010  
 apro 1876

019.0 0000 0272.0  
 Map Block Lot

1 of 1  
 CARD

Maynard

TOTAL ASSESSED: 488,700  
 130291



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		THOMPSON ST. MAYNARD
<b>WNERSHIP</b>		
Owner 1:	AS CLOCK TOWER OWNER LLC	
Owner 2:	C/O SARACEN PROPERTIES	
Owner 3:		
Street 1:	41 SEYON ST STE 200	
Street 2:		
Wn/City:	WALTHAM	
S/P/Prov:	MA	Chtry
Postal:	02453	

**ARRATIVE DESCRIPTION**

This Parcel contains 5.11 AC of land mainly classified as PARKING-LOT

**THER ASSESSMENTS**

Code	Description/No	Amount	Com. Int

**PROPERTY FACTORS**

em Code	Descrp	%	Item	Code	Descrp
Z	GR	100	U	PS	PUBLIC SYS
0			+	SW	SEWER
1					
Census:					
Exempt					
Flood Haz:					
D	MAYN	MAYN	100	Topo	LEVEL
S				Street P	PAVED
T				Traffic M	MEDIUM

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
337	82,300		5.110	406,400	488,700	
Total Parcel	82,300		5.110	406,400	488,700	Entered Lot Size
Source:	Market Adj. Cost		Total Value per SQ unit /Card	N/A	/Parcel: N/A	Land Unit Type: AC

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2015	337	FV	78000		5.11	406,400	484,400	484,400	12/22/2014
2014	337	FV	78000		5.11	406,400	484,400	484,400	1/10/2014
2013	337	FV	79200		5.11	406,400	485,600	485,600	12/20/2012
2012	337	FV	80500		5.11	406,400	486,900	486,900	2/15/2012
2011	337	FV	83000		5.11	406,400	488,400	488,400	2/8/2011
2010	337	AB1	84400		5.11	406,400	490,800	490,800	4/28/2010
2010	337	FV	93600		5.11	603,000	696,600	696,600	1/25/2010
2009	337	FV	48200		5.11	641,200	689,400	689,400	12/16/2008

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
AS CLOCK TOWER	65267-358	L	4/27/2015	NO-MULTI-PAR	13000000	No	No	D		
WELLESLEY/ROSEW	64952-539	L	2/24/2015	NO-REPROCESS	0	No	No	D		
WELLESLEY/ROSEW	27975-493	L	12/15/1997	NO-INTRACORP	1	No	No	D		
WELLESLEY/ROSEW	27896-513	L	1/12/1997	NO-INTRACORP	1	No	No	D		
LEDGARD KENNETH	27243-177	L	4/28/1997	NO-REPROCESS	155000	No	No	D		

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
11/13/2005	200500168			1 C				STEEL CONTAINER BO

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/19/2009	MEAS & INSP	201	S MCCATHERN
6/5/2000	X	JEL	JEL
3/10/1993	INTR TENANT	NONE	NONE

**AND SECTION (First 7 lines only)**

Job	Description	LU	No of Units	Depth / Price/Units	Unit Type	Land Type	LT	Factor	Base Value	Unit Price	Adj	Neigh	Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt	Class	%	Spec Land Code	Fact	Use Value	Notes
337	PARKING-LO		43560		SO FEET	PRIMARY	1.0	0	0	6.5	1,000	C1									283,140						283,100	
337	PARKING-LO		411		ACRES	RESIDUAL	1.0	0	30,000	1,000	C1										123,300						123,300	

Parcel AC/HA: 5.11000	Total SF/SM: 222591.61	Parcel LUC: 337	PARKING-LOT	Prime NB Desc: Comm/Ind
-----------------------	------------------------	-----------------	-------------	-------------------------

Total: 406,440	Spl Credit:	Total: 406,400
mdae		

Disclaimer: This information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

#2



# ASSESSING DEPARTMENT

195 MAIN STREET  
MAYNARD, MA 01754  
978-897-1304 ~ FAX 978-897-1013

RECEIVED

SEP 21 2015

Town of Maynard  
ASSESSOR'S OFFICE

## ABUTTER'S LIST REQUEST

PROPERTY ADDRESS & PARCEL ID:

146 MAIN ST  
MAP 14 / LOT 201  
Map 19 / Lot 272

per PB  
ADD  
19-272

USE OF LIST:

SITE PLAN APPROVAL / SPECIAL PERMIT  
PLANNING BOARD

REQUESTED BY:

MATTHEW BRASSARD  
NITSCH ENGINEERING

PHONE #: 508-365-1035

[Signature] 9/21/15  
SIGNATURE DATE

LIST WILL BE COMPLETED IN UP TO 10 DAYS FROM REQUEST.

FEE: \$25.00 - Payable to Town of Maynard Assessor's Office



978-897-1029

TOWN OF MAYNARD  
**PLANNING BOARD**

Town Building  
MAYNARD, MASSACHUSETTS 01754

**LEGAL NOTICE FORM**

146 Main Street  
Maynard, MA

**LEGAL NOTICE  
TOWN OF MAYNARD  
MASSACHUSETTS  
PLANNING BOARD**

A public hearing will be held on *November 10, 2015* at 7:00pm at the Maynard Town Hall to hear all persons in a Site Plan Approval request by *AS Clocktower Owner c/o Saracen Properties* for the *Mill & Main Renovation Project on 146 Main Street*, Assessors Map Sheet *14*, Parcel *014.0-0000-0201.0*. This is subject to Section 14 of The Protective Zoning By-Laws of the Town of Maynard, Massachusetts. A copy of the Site Plan is on file with the Town Clerk for inspection.



TOWN OF MAYNARD  
**PLANNING BOARD**

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### LEGAL NOTICE MAILING LIST

The Planning Board shall be responsible for the following:

- Arranging for publication of the Notice of Public Hearing in a newspaper in general circulation in the Town of Maynard (Beacon Villager or Middlesex News) during two successive weeks, with the first publication to be **not less than 14 days** before the date of Public Hearing.
- Posting of the Notice of Public Hearing in the Town Building 14 days before the date of the Public Hearing (by submitting two copies to the Town Clerk, one for her file and one for posting on the bulletin board outside her office).
- Distribution of the legal notice to the following entities:

Abutters and/or Owners of land directly opposite on any public street or way and abutters to the abutters within 300 feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such Owner is located in another City of Town. Said list(s) shall be obtained at all applicable Assessor's office by the applicant and should accompany the application.

Metropolitan Area Planning Council  
60 Temple Place  
Boston, MA 02114

Massachusetts Housing and Community Development  
100 Congress Street  
10th Floor  
Boston, MA 02114

Stow Planning Board  
380 Great Road  
P.O. Box 261  
Stow, Ma 01775

Acton Planning Board  
472 Main Street  
Acton, MA 01720

Concord Planning Board  
141 Keys Road  
Concord, MA 01742

Sudbury Planning Board  
Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776

**SECTION 4**

**STORMWATER REPORT (UNDER SEPARATE COVER)**

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## **FIGURES**

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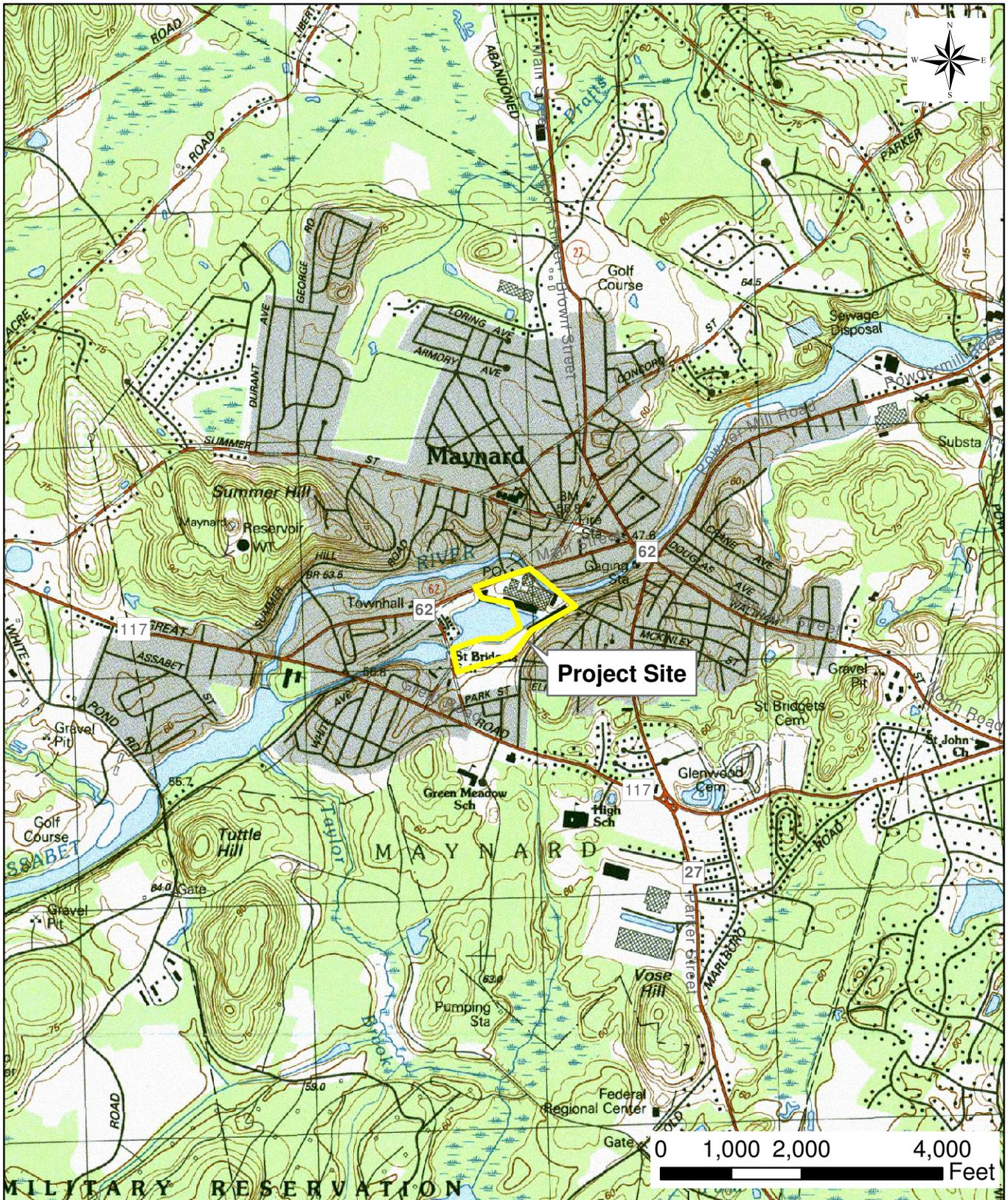
Figure 1 – USGS Locus Map

Figure 2 – Aerial Locus Map

Figure 3 – FEMA Floodplain Map

Figure 4 – Natural Heritage and Endangered Species Program Map

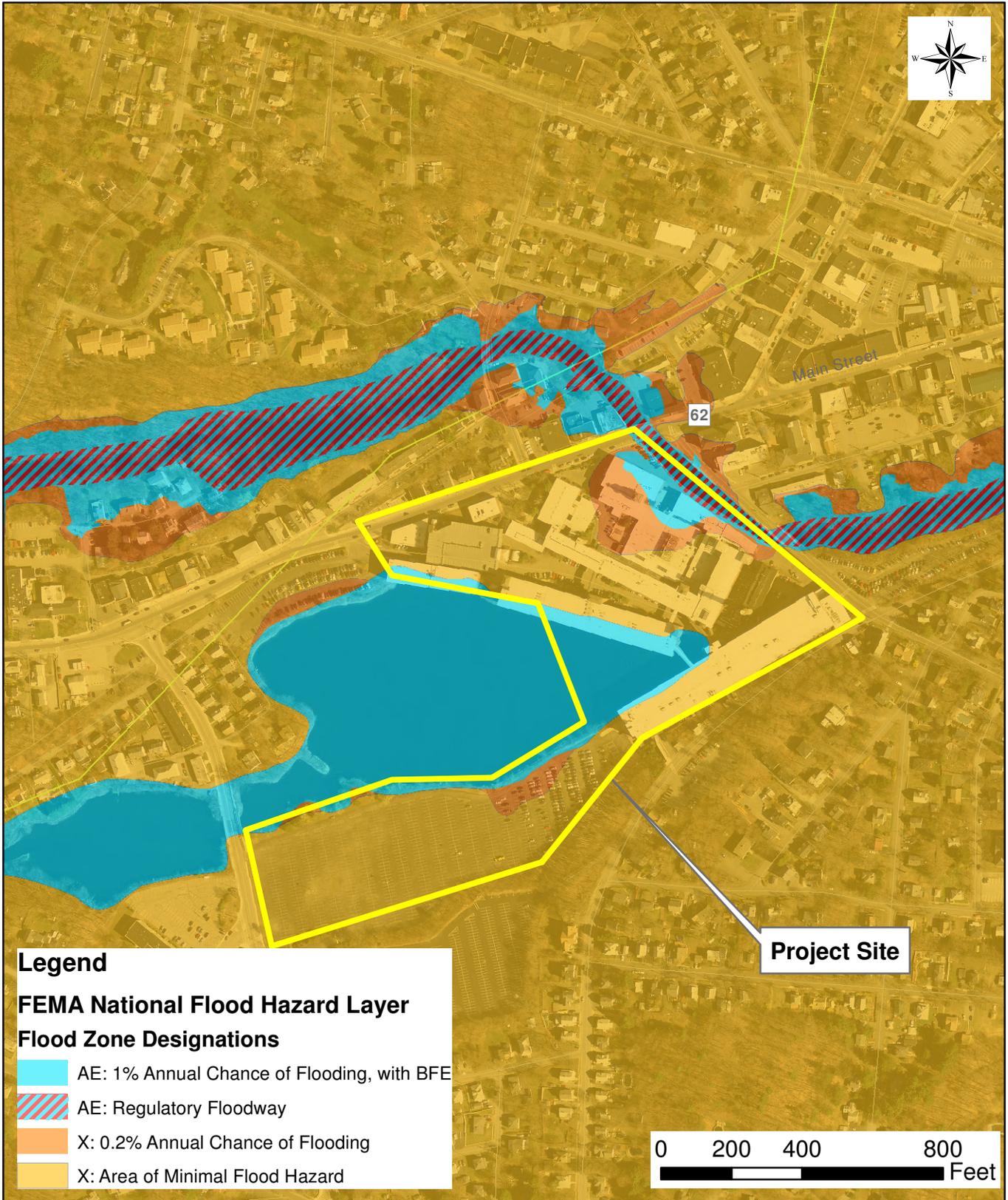
Figure 5 – DEP Wetlands Map



**Figure 1: USGS Map**  
 Maynard & Mill Renovation  
 Maynard, MA



**Figure 2: Aerial Locus Map**  
Maynard & Mill Renovation  
Maynard, MA



**Legend**

**FEMA National Flood Hazard Layer**

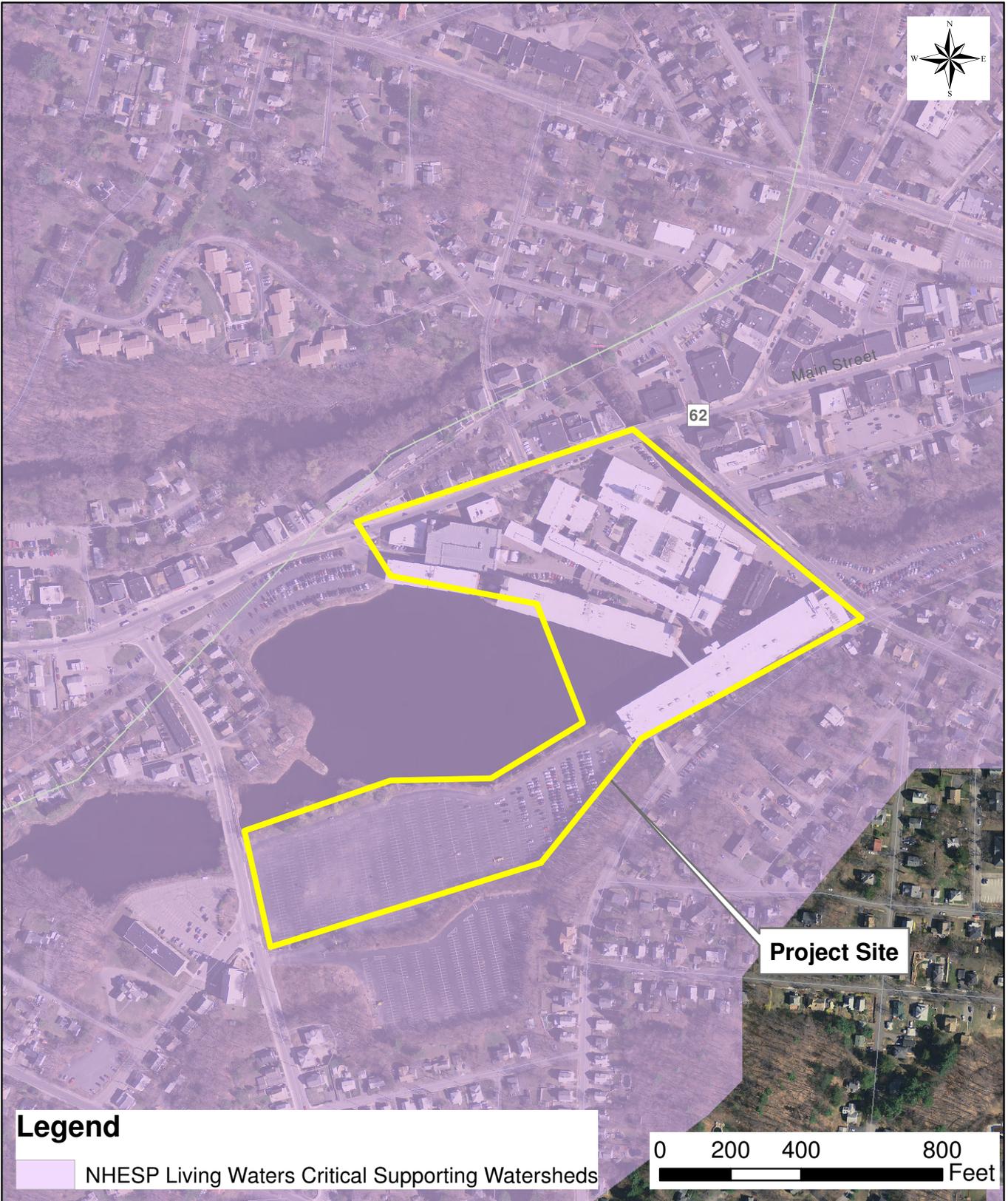
**Flood Zone Designations**

-  AE: 1% Annual Chance of Flooding, with BFE
-  AE: Regulatory Floodway
-  X: 0.2% Annual Chance of Flooding
-  X: Area of Minimal Flood Hazard

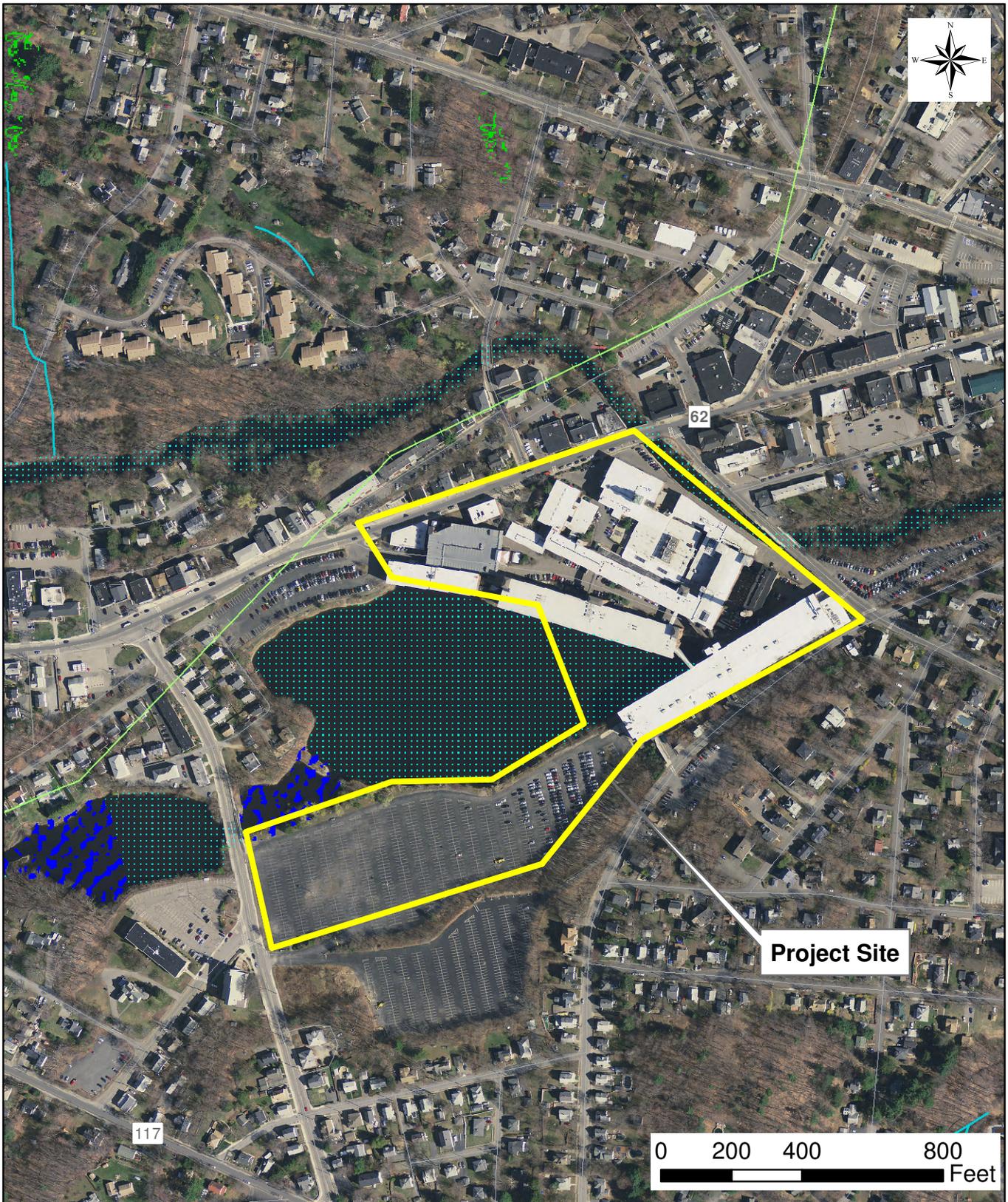
**Project Site**



**Figure 3: FEMA Flood Plain Map**  
Maynard & Mill Renovation  
Maynard, MA



**Figure 4: Natural Heritage and Endangered Species Map**  
Maynard & Mill Renovation  
Maynard, MA



**Figure 5: DEP Wetlands Map**  
 Maynard & Mill Renovation  
 Maynard, MA

Data Source: MassGIS  
 Nitsch Project #10836

**Legend**

-  Hydrologic Connections
-  DEEP MARSH
-  OPEN WATER
-  WOODED SWAMP DECIDUOUS

