



OFFICE OF THE
BOARD OF SELECTMEN
TOWN OF MAYNARD

MUNICIPAL BUILDING
195 MAIN STREET
MAYNARD, MASSACHUSETTS 01754
Tel: 978-897-1301 Fax: 978-897-8457

Legal Notice

Notice is hereby given, in accordance with Massachusetts General Laws Chapter 138, as amended, that a Public Hearing will be held on Tuesday, August 18 at 7:15 p.m. in the Michael J. Gianotis Meeting Room (No. 201) at the Maynard Town Building on the application for a New License on premise for All Alcohol as a Common Victualler license for 5 Maynard LLC d/b/a Battle Road Brew Pub, 5 Clock Tower Place Maynard, MA. Copy of application is on file in the Office of the Selectmen.

Selectman David Gavin
Selectman Jason Kreil
Selectman Tim Egan
Selectman Terrence Donovan
Chairman Chris DiSilva



BOARD OF ASSESSORS

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

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

ADDRESS: 146 Main Street, Maynard

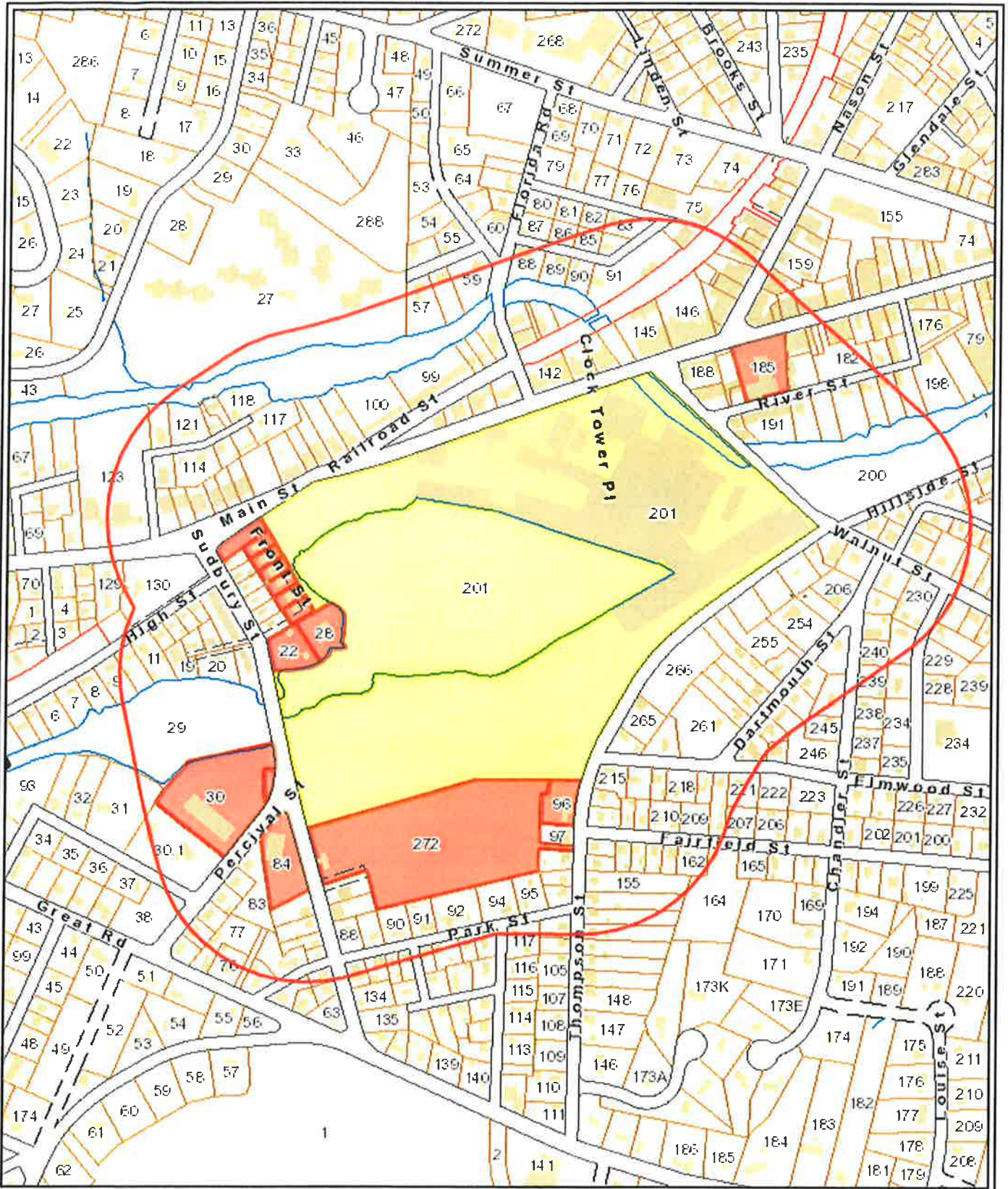
USE of LIST: Liquor License

DATE: JULY 27, 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.

Stephen J. Panfili

Ann Houghton
Board of Assessors



14-201 Liquor License
Maynard, MA
 1 Inch = 437 Feet
 July 27, 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.



TOTAL ASSESSED: 18,974,900
116761



PROPERTY LOCATION

No: 146 Alt No: Direction/Street/City: MAIN ST, MAYNARD

OWNERSHIP

Owner 1: AS CLOCK TOWER OWNER LLC
Owner 2: C/O SARACEN PROPERTIES
Owner 3:
Street 1: 41 SEYON ST STE 200
Street 2:
Town/City: WALTHAM
S/Prov: MA Entry: Own Occ: N Type:

PREVIOUS OWNER

Owner 1: AS CLOCK TOWER LLC -
Owner 2: C/O SARACEN PROPERTIES LLC -
Street 1: 41 SEYON ST STE 200
Town/City: WALTHAM
S/Prov: MA Entry:

NARRATIVE DESCRIPTION

This Parcel contains 35.99 AC of land mainly classified as RES-&DEV-FC with a(n) INDUSTRIAL BLD Building Built about 1978, Having Primarily BRICK Exterior and COMPOSITION Roof Cover, with 1 Units, 0 Baths, 4 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description/No	Amount	Com_Int

PROPERTY FACTORS

Item Code	Descap	%	Item Code	Descap
Z HI	HI	100	U PS	PUBLIC-SYS
O	t		SW	SEWER
T			J	Exmpt
	Census:			
	Flood Haz:			
D	MAYN	100	L	LEVEL
S			P	PAVED
t			H	HEAVY

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	SQ FEET	Primary
404	RES-&DEV-F		1567724			PRIMARY		

Total AC/Ha	35.98999	Total SF/Stat	1567724.00
Parcel LUC:	404	RES-&DEV-FC	Prime NE Desc: Comm/Ind

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
404	607,500		35.990	5,044,200	5,651,700	CLOCK TOWER PLAZE	3577
Total Card	607,500		35.990	5,044,200	5,651,700	Entered Lot Size	
Total Parcel	13,930,700		35.990	5,044,200	18,974,900	Total Land	35.99
Source:	Market Adj Cost			Total Value per SQ unit /Card:	529,177.88	Land Unit Types:	AC

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blg 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	19,423,800	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	07/27/15
2012	404	FV	19,015,600	0	35.99	1,332,800	20,348,400	20,348,400	Year End Roll	08:12:50
2011	404	AB1	19,015,600	0	35.99	1,332,800	20,348,400	20,348,400		2/15/2012
2011	404	FV	20,364,500	0	35.99	1,332,800	21,697,300	21,697,300	Year End	8/1/2011
2010	404	AB1	21,485,000	0	35.99	4,127,000	25,622,000	25,622,000		2/8/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Test	Verif	Assoc PCL Value	Notes
AS CLOCK TOWER	65287-358	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	27896-474	P	11/21/1987	NO-INTRACORP	1	No	No	D		
MILL POND LTD P	26977-508	P	11/10/1997	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 Visit	Fed Code	F. Descrip	Comment
3/24/2015	C-15-0058		53,300	O			RENOVATIONS	
3/24/2015	C-15-0057		17,500	O			REMOVE PARTITIONS	
12/4/2007	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			RECOVER AWNINGS	
6/30/2007	200700171		2,650	C			TENANT FIXUP	
2/12/2007	200700336		4,700	C			OCCUPANCY PERMIT	
1/18/2007	20070023			C				

ACTIVITY INFORMATION

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

APPROPRIATED VALUE

All	%	Spec	J	Fact	Use Value	Notes
5,044,152					5,044,200 RIVER	

SIGNATURE

Sign: _____

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

✓ ANDERSON ELIZABETH JO
6 FRONT ST
MAYNARD, MA 01754

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

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

✓ DEMEO JAMES PHILIP
4 FRONT ST
MAYNARD, MA 01754

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

✓ MOREAU DAWN
5 FRONT ST
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

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

TOWN OF MAYNARD
SELECTMEN
195 MAIN ST
MAYNARD, MA 01754

✓ UNION CONGREGATIONAL
CHURCH SOCIETY
PO BOX 211
MAYNARD, MA 01754

✓ AS CLOCK TOWER OWNER LLC
C/O SARACEN PROPERTIES
41 SEYON ST STE 200
WALTHAM MA 01754

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

✓ IMABO SCHOOL
1 PERCIVAL ST
MAYNARD MA 01754

✓ COMMUNITY SCHOOL
80 MAIN ST
MAYNARD MA 01754

✓ MAYNARD KNOWLEDGE BEGAINING
4 CLOCK TOWER PL STE 100
MAYNARD MA 01754