

Preliminary Subdivision Application

***Healy Corner
195 Tahattawan Road
Littleton, MA***

October 2018

***Submitted to:
Littleton Planning Board
37 Shattuck Street
Littleton, MA 01460***

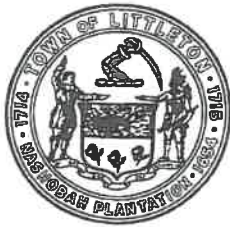
***Submitted by:
Glavey Family Trust
PO Box 381
Littleton MA, 01460***

***Prepared by:
Goldsmith, Prest & Ringwall, Inc.
39 Main Street, Suite 301
Ayer, MA 01432***

***Project No:
171088***



TOWN OF LITTLETON, MA



FORM B:

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN
OF A SUBDIVISION

RECEIVED

OCT 26 2018

Littleton Planning Board

received
10/26/18

12:10 pm

Date: October 26, 2018

File completed form with the Planning Board with 6 copies of the plans, plus original Mylar. File a copy of form and plan with the Town Clerk; and 1 copy with the Board of Health in accordance with the requirements of Chapter 249.

To the Planning Board:

The undersigned Applicant herewith submits the accompanying Preliminary Plan of property located in the Town of Littleton for approval as a Preliminary Subdivision as allowed under the Subdivision Control Law and the Rules and Regulations governing the Subdivision of Land of the Planning Board of the Town of Littleton.

1. Location of Property:

195 Tahattawan Road Littleton, MA

2. Name(s) and Address(es) of Applicant:

Glavey Family Trust (Paul Glavey Trustee)

PO Box 381

Littleton MA, 01460

3. Name(s) and Address(es) of Record Owner(s):

Glavey Family Irrevocable Trust (Paul Glavey Trustee)

PO Box 381

Littleton MA, 01460

4. Name and Address of Engineer or Surveyor:

Goldsmith, Prest & Ringwall Inc.

39 Main Street, Suite 301

Ayer, MA 01432

5. Title of Plan: Preliminary Subdivision Plan - Healy Corner Littleton, MA

6. Date of Plan: October 2018

7. Owner's Title Reference: Deed of Glavey Family Irrevocable Trust dated August 9, 2017,
[recorded at Middlesex South Registry of Deeds in Book 69747, Page 302], [filed
at the Middlesex South Registry District of the Land Court as Document No. _____]
and noted on Certificate of Title no. _____, in Registration Book _____,
Page _____.

TOWN OF LITTLETON, MA

8. Zoning District: Residential

9. Assessor's Map and Parcel Number: R07-1-0

10. Number of Lots on the Plan: 14 (Conventional) 17 (Open Space Development)

M. C. Larkin (GOLDSMITH, PREST, & RINGWALL INC. AS AGENT) 10/26/2018
Signature of Applicant Date

Signature of Applicant Date

M. C. Larkin (GOLDSMITH, PREST & RINGWALL INC. AS AGENT) 10/26/18
Signature of Record Owner Date
(if other than Applicant)

Signature of Record Owner Date
(if other than Applicant)

Filing Fee: (\$1,000 plus \$1.00 per linear foot of road.) \$1,456.00
(456± LF of Roadway)

Received by Town Clerk: Date/Time: _____

Form Updated October 2011

Preliminary Direct Impact Report

1) Environmental analysis:

The site, designated by the assessors as R07-1-0, is in the southern portion of the town of Littleton, MA. The site is composed of a variety of different soil types ranging from hydraulic soil group B to D. Located throughout the site are Bordering Vegetative Wetlands (BVW) and a stream flows outside the North Western property limit. Due to the various wetland fingers of BVW located on site, work is proposed to be done within the 100' Buffer, and one wetland crossing is proposed to reach an upland area of development. The work associated with this project will comply with the Wetlands Protection Act as well as the Town of Littleton Wetland Bylaw.

Vegetative coverage analysis

The site consists of a variety of landscapes including wetlands, mature trees, vegetative areas, and open fields. The existing house, 195 Tahattawan Road, will be retained. The intent is to maintain the existing house and associated out structures on a lot. The land to the south and east of the house is mostly meadow with the land sloping from the east to the west. Most of the property to the west and southwest of the house is wooded with a mixed of deciduous and evergreen trees. The property has several ridges that run north south from Harwood Ave to the rear of the property.

Surface water and groundwater quality and level

The proposed development of single-family homes is subject to the Massachusetts Stormwater Management Standards. Best management practices proposed will include a combination of closed and open drainage in a de-centralized manner. The project will use catch basins, swales, sediment forebays and infiltration basins. Recharge of roof runoff may be used with the aid of infiltration chambers. As outlined in the Stormwater best practices runoff will be treated to remove eighty percent of the Total Suspended Solids (TSS) prior to infiltration or discharge. Domestic waste water will be treated through on-site septic systems design in accordance with the Title 5 and the Littleton Board of Health regulations.

Effects and priority and estimated habitat for rare and endangered species, outstanding botanical features and scenic or historic environs

The subject property is not within any Estimated Habitat for Rare or Endangered Species. This is based upon the most recent mapping on the MASS GIS layer for NHESP. There is a potential vernal pool located just off the subject property to the northeast of the site.

The homestead at 195 Tahattawan Road is old of the older dwellings in Littleton and the surrounding community having been built in the early 1700's.

Capability of soils, vegetative cover and proposed erosion-control efforts to support proposed development

Based upon the Natural Resources Conservation Service Web Soil Survey, the project site has a wide variety of soil groups. The site includes Canton, Carlton-Hollis-Rock outcrop complex, Paxton, Woodbridge, Ridgebury, Whitman and Freetown Muck soils. These soils will help direct the design of the septic systems and stormwater management based on their hydrologic group ratings and percolation rates. The type and classification of the soils will also have an impact on the type of best management practices used for the development.

Erosion controls will be used throughout the development during the construction process until the project has been completed and stabilized. These will include Construction entrance(s), siltation barriers, check dams, silt sacks and erosion mats. Through the use of best management practices, the project will protect the resource areas from unintended impacts.

Relationship to the requirements of the Wetland Protection Act

The development of the project will require the filing of a Notice of Intent for a detailed approach to the work within the Wetland Protection and the Littleton Conservation Commission's jurisdiction. Stormwater management, the access to various dwellings and yard areas will require review and development in harmony with the State and local regulations.

2) Traffic Study (Moderate Project):

Tahattawan Road and Harwood Avenue are two lane roads with posted speed limits of 25 mph in the vicinity of the proposed site access. The proposed Dennis Circle is a short cul-de-sac of about 450± linear feet. The conventional development proposes 9 new lots of single-family development on Dennis Circle. Based on the Institute of Transportation Engineers estimated traffic volumes the peak am, and pm hour appear to generate just under 10 trips per hour.

Based on the Littleton Subdivision regulations the project would be considered a Minor Project. The stopping sight distance for a 25 mph speed limit is 155'. The stopping sight distance at the proposed Dennis Circle is greater than this in both directions.

3) Sanitary Sewer Study:

As mentioned previously the project will have on-site septic systems designed in accordance with the Massachusetts Title 5 and the Littleton Board of Health regulations.

4) Water Study:

Town water exists on both Tahattawan Road and Harwood Road. The project proposes to extend the use of the public water system into Dennis Circle. The applicant and their representatives will contact the Littleton Light and Water Department for their consultation prior to the submission of a definitive plan.

Goldsmith, Prest & Ringwall, Inc.

5) Public Works Cost:

Based upon the outcome of the preliminary subdivision process and the discussions with the Littleton Planning Board and the applicant will determine the direction of a definitive subdivision or other possible type of residential development. Upon that determination a more accurate estimate can be provided.

6) Municipal Service Costs:

Again, upon the determination of the residential development approach based on the preliminary subdivision and discussion a more accurate estimate can be provided.

Goldsmith, Prest & Ringwall, Inc.

39 Main Street, Suite 301, Ayer, MA 01432 • (978) 772-1590 • Fax (978) 772-1591 • info@gpr-inc.com • www.gpr-inc.com



**TOWN OF LITTLETON
BOARD OF ASSESSORS**
P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410 FAX: (978) 952-2321

Date: October 9, 2018

Re: **Certified List of Abutters for Planning Board (300 feet - public hearings, special permits)**

Applicant: Vicki Bilafer Name of Firm: Goldsmith, Prest & Ringwall Inc
Mailing Address 39 Main St, Suite 301, Ayer, MA 01432

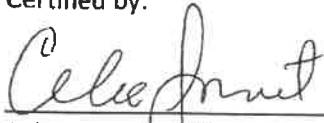
Subject Parcel Location 195 Tahattawan Rd
Subject Owner: Glavey Family Irrevocable Trust
Subject Parcel ID: R07-1-0

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. "Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred 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 or town, the planning board of the city or town, and the planning board of every abutting city or town. The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes. The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s) 36 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:


Celia Jornet, MAA
Assistant Assessor

R07-1-0 195 TAHATTAWAN RD
GLAVEY FAMILY IRREVOCABLE TR
GLAVEY PAUL J - TRUSTEE
PO BOX 381
LITTLETON, MA 01460

R06-1-0 65 GRIMES LN
PEEKE DOUGLAS E
PEEKE MARTHA JANE
65 GRIMES LN
LITTLETON, MA 01460

R07-1-2 307 HARWOOD AV
SEAL HARBOR LLC
ONE NAGOG PARK
ACTON, MA 01720

R07-2-1 273 HARWOOD AV
OSMOND ROGER
273 HARWOOD AV
LITTLETON, MA 01460

R07-3-0 HARWOOD AV
LITTLETON TOWN OF
TOWN FOREST
PO BOX 1305
LITTLETON, MA 01460

R07-9-0 OFF HARWOOD AV
LITTLETON TOWN OF
TOWN FOREST
PO BOX 1305
LITTLETON, MA 01460

U31-11-0 315 HARWOOD AV
WEITEKAMP AARON M
WEITEKAMP JULIE E
315 HARWOOD AVE
LITTLETON, MA 01460

R05-21-0 559B NEWTOWN RD
LITTLETON TOWN OF
CONSERVATION COMM
P.O. BOX 1305
LITTLETON, MA 01460

R07-1-1 269 HARWOOD AV
OBORSKI CHRISTINE E
OBORSKI JUSTIN A
269 HARWOOD AVE
LITTLETON, MA 01460

R07-2-0 275 HARWOOD AV
CHERNEFF GREGORY
LARRABEE MARTHA E
275 HARWOOD AV
LITTLETON, MA 01460

R07-2-2 271 HARWOOD AV
271 HARWOOD AV NOMINEE RT
BEAM BRIAN & MARIE TRUSTEES
271 HARWOOD AV
LITTLETON, MA 01460

R07-4-0 OFF HARWOOD AV
LITTLETON TOWN OF
TOWN FOREST
PO BOX 1305
LITTLETON, MA 01460

U31-10-0 TAHATTAWAN RD
LITTLETON CONSERVATION TRUST
P O BOX 594
LITTLETON, MA 01460

U31-7-0 237 TAHATTAWAN RD
FITZGERALD RICHARD
FITZGERALD COLLEEN
237 TAHATTAWAN RD
LITTLETON, MA 01460

U31-7-1 TAHATTAWAN RD
LITTLETON CONSERVATION TRUST
P O BOX 594
LITTLETON, MA 01460

U31-9-0 219 TAHATTAWAN RD
MUELLER FRANK E L/E
MUELLER LOIS A L/E
219 TAHATTAWAN RD
LITTLETON, MA 01460

U32-1-0 181 TAHATTAWAN RD
JOYCE STEVEN E
JOYCE DIANE W
181 TAHATTAWAN RD
LITTLETON, MA 01460

U32-17-0 184 TAHATTAWAN RD
COONEY JOHN P
COONEY LAURIE K
184 TAHATTAWAN ROAD
LITTLETON, MA 01460

U32-18-0 186 TAHATTAWAN RD
SHAW SUSAN E
SHAW DALE M
4 LAUREL LN
GROTON, MA 01450-2219

U32-19-0 192 TAHATTAWAN RD
ANDEXLER LEONARD E
ANDEXLER SANDRA L
192 TAHATTAWAN RD
LITTLETON, MA 01460

U32-2-0 177 TAHATTAWAN RD
BORGES RONALD J
LIU NINA S
177 TAHATTAWAN RD
LITTLETON, MA 01460

U32-20-0 300 HARWOOD AV
DONOVAN MARY LEE
300 HARWOOD AVENUE
LITTLETON, MA 01460

U32-21-0 304 HARWOOD AV
MARVIN CAROLINE W
304 HARWOOD AV
LITTLETON, MA 01460

U32-22-0 308 HARWOOD AV
LYNCH PETER
VANSLETTE ROXANNE
308 HARWOOD AVE
LITTLETON, MA 01460

U32-24-0 320 HARWOOD AV
VASCONCELOS POLIANA
LIN ALEX L
320 HARWOOD AV
LITTLETON, MA 01460

U32-26-0 20 CONCORD DR
KENNY CHRISTOPHER J
KENNY TARA J
20 CONCORD DRIVE
LITTLETON, MA 01460

U32-28-0 1 WORCESTER RD
KNOWLAND GRAHAM
CARLISLE SARA B
1 WORCESTER RD
LITTLETON, MA 01460

U32-28-1 LEXINGTON PL
LITTLETON TOWN OF
PO BOX 1305
LITTLETON, MA 01460

U32-2A-2 272 HARWOOD AV
RASSIAS MICHAEL
RASSIAS TIMALYN
272 HARWOOD AVE
LITTLETON, MA 01460

U32-3-0 173 TAHATTAWAN RD
SZYNDLAR JACOB
VIGEANT TARYN
173 TAHATTAWAN RD
LITTLETON, MA 01460

U32-5-0 TAHATTAWAN RD
ECKLEY SEAN T
ECKLEY KARI K
169 TAHATTAWAN RD
LITTLETON, MA 01460

U33-2-0 119 TAHATTAWAN RD
BROWN MARY
C/O STEPHEN BROWN
PO BOX 305
BANDON, OR 97411-0305

REQUESTED BY:
VICKI BILAFER
GOLDSMITH, PREST & RINGWALL INC
39 MAIN ST STE 301
AYER, MA 01432

U32-2-B 268 HARWOOD AV
BERGER KARL E
BERGER BERNADETTE DELOURDES
268 HARWOOD AVE
LITTLETON, MA 01460

U32-4-0 169 TAHATTAWAN RD
ECKLEY SEAN T
ECKLEY KARI K
169 TAHATTAWAN RD
LITTLETON, MA 01460

U32-6-0 165 TAHATTAWAN RD
REEVES NICHOLLE D
DAUPHINAIS BRIAN K
165 TAHATTAWAN RD
LITTLETON, MA 01460

U33-34-A 146 TAHATTAWAN RD
CATALANOTTO LOUIS
CATALANOTTO MARY
146 TAHATTAWAN RD
LITTLETON, MA 01460

PARCEL ID	LOCATION	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
R07-1-0	195 TAHATTAWAN RD	GLAVEY FAMILY IRREVOCABLE TR	GLAVEY PAUL J - TRUSTEE	PO BOX 381	LITTLETON	MA	01460
R05-21-0	559 NEWTOWN RD	LITTLETON TOWN OF	CONSERVATION COMM	P.O. BOX 1305	LITTLETON	MA	01460
R06-1-0	65 GRIMES LN	PEEKE DOUGLAS E	PEEKE MARTHA JANE	65 GRIMES LN	LITTLETON	MA	01460
R07-1-1	269 HARWOOD AV	OBORSKI CHRISTINE E	OBORSKI JUSTIN A	269 HARWOOD AVE	LITTLETON	MA	01460
R07-1-2	307 HARWOOD AV	SEAL HARBOR LLC		ONE NAGOG PARK	ACTON	MA	01720
R07-2-0	275 HARWOOD AV	CHERNEFF GREGORY	LARRABEE MARTHA E	275 HARWOOD AV	LITTLETON	MA	01460
R07-2-1	273 HARWOOD AV	OSMOND ROGER		273 HARWOOD AV	LITTLETON	MA	01460
R07-2-2	271 HARWOOD AV	271 HARWOOD AV NOMINEE RT	BEAM BRIAN & MARIE TRUSTEES	271 HARWOOD AV	LITTLETON	MA	01460
R07-3-0	HARWOOD AV	LITTLETON TOWN OF	TOWN FOREST	PO BOX 1305	LITTLETON	MA	01460
R07-4-0	OFF HARWOOD AV	LITTLETON TOWN OF	TOWN FOREST	PO BOX 1305	LITTLETON	MA	01460
R07-9-0	OFF HARWOOD AV	LITTLETON TOWN OF	TOWN FOREST	PO BOX 1305	LITTLETON	MA	01460
U31-10-0	TAHATTAWAN RD	LITTLETON CONSERVATION TRUST		P O BOX 594	LITTLETON	MA	01460
U31-11-0	315 HARWOOD AV	WEITEKAMP AARON M	WEITEKAMP JULIE E	315 HARWOOD AVE	LITTLETON	MA	01460
U31-7-0	237 TAHATTAWAN RD	FITZGERALD RICHARD	FITZGERALD COLLEEN	237 TAHATTAWAN RD	LITTLETON	MA	01460
U31-7-1	TAHATTAWAN RD	LITTLETON CONSERVATION TRUST		P O BOX 594	LITTLETON	MA	01460
U31-9-0	219 TAHATTAWAN RD	MUELLER FRANK E L/E	MUELLER LOIS A L/E	219 TAHATTAWAN RD	LITTLETON	MA	01460
U32-1-0	181 TAHATTAWAN RD	JOYCE STEVEN E	JOYCE DIANE W	181 TAHATTAWAN RD	LITTLETON	MA	01460
U32-17-0	184 TAHATTAWAN RD	COONEY JOHN P	COONEY LAURIE K	184 TAHATTAWAN ROAD	LITTLETON	MA	01460
U32-18-0	186 TAHATTAWAN RD	SHAW SUSAN E	SHAW DALE M	4 LAUREL LN	GROTON	MA	01450-2219

U32-19-0	192 TAHATTAWAN RD	ANDEXLER LEONARD E	ANDEXLER SANDRA L	192 TAHATTAWAN RD	LITTLETON MA	01460
U32-2-0	177 TAHATTAWAN RD	BORGES RONALD J	LIU NINA S	177 TAHATTAWAN RD	LITTLETON MA	01460
U32-20-0	300 HARWOOD AV	DONOVAN MARY LEE		300 HARWOOD AVENUE	LITTLETON MA	01460
U32-21-0	304 HARWOOD AV	MARVIN CAROLINE W		304 HARWOOD AV	LITTLETON MA	01460
U32-22-0	308 HARWOOD AV	LYNCH PETER	VANSLETTE ROXANNE	308 HARWOOD AVE	LITTLETON MA	01460
U32-24-0	320 HARWOOD AV	VASCONCELOS POLIANA	LIN ALEX L	320 HARWOOD AV	LITTLETON MA	01460
U32-26-0	20 CONCORD DR	KENNY CHRISTOPHER J	KENNY TARA J	20 CONCORD DRIVE	LITTLETON MA	01460
U32-28-0	1 WORCESTER RD	KNOWLAND GRAHAM	CARLISLE SARA B	1 WORCESTER RD	LITTLETON MA	01460
U32-28-1	LEXINGTON PL	LITTLETON TOWN OF		PO BOX 1305	LITTLETON MA	01460
U32-2A-2	272 HARWOOD AV	RASSIAS MICHAEL	RASSIAS TIMALYN	272 HARWOOD AVE	LITTLETON MA	01460
U32-2-B	268 HARWOOD AV	BERGER KARL E	BERGER BERNADETTE DELOURDES	268 HARWOOD AVE	LITTLETON MA	01460
U32-3-0	173 TAHATTAWAN RD	SZYNDLAR JACOB	VIGEANT TARYN	173 TAHATTAWAN RD	LITTLETON MA	01460
U32-4-0	169 TAHATTAWAN RD	ECKLEY SEAN T	ECKLEY KARI K	169 TAHATTAWAN RD	LITTLETON MA	01460
U32-5-0	TAHATTAWAN RD	ECKLEY SEAN T	ECKLEY KARI K	169 TAHATTAWAN RD	LITTLETON MA	01460
U32-6-0	165 TAHATTAWAN RD	REEVES NICHOLLE D	DAUPHINAIS BRIAN K	165 TAHATTAWAN RD	LITTLETON MA	01460
U33-2-0	119 TAHATTAWAN RD	BROWN MARY	C/O STEPHEN BROWN	PO BOX 305	BANDON OR	97411-0305
U33-34-A	146 TAHATTAWAN RD	CATALANOTTO LOUIS	CATALANOTTO MARY	146 TAHATTAWAN RD	LITTLETON MA	01460
REQUESTED BY: VICKI BILAFAER			GOLDSMITH, PREST & RINGWALL INC 39 MAIN ST STE 301			AYER MA 01432

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 127240
Document Type	: DEED
Recorded Date	: August 09, 2017
Recorded Time	: 12:12:49 PM
Recorded Book and Page	: 69747 / 302
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2115015
Recording Fee (including excise)	: \$125.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/09/2017 12:12 PM
Ctrl# Doc# 00127240
Fee: \$.00 Cons: \$100.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

I, **ALFRED F. GLAVEY**, surviving tenant, of Littleton, Middlesex County, Massachusetts,

for consideration paid and in full consideration of **LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS**

grant to **PAUL J. GLAVEY**, Trustee of the **GLAVEY FAMILY IRREVOCABLE TRUST**, under Declaration of Trust dated February 6, 2017, a Certificate of which is recorded herewith, with an address of 195 Tahattawan Road, Littleton, Middlesex County, Massachusetts 01460,

with Quitclaim Covenants

The land in said Littleton, being more particularly described in the following deeds, to wit:

Joseph Stevens of Chelmsford to Dennis A. Haley of Littleton, dated March 31, 1885 and recorded with Middlesex South District Deeds, Book 1703, Page 414; George A. Sanderson of Littleton to D. A. Haley of Littleton, dated April 19, 1889 and recorded with said Deeds, Book 1906, Page 582; Daniel Darling to Joseph Alfred Haley, dated December 16, 1873, and recorded with said Deeds, Book 1906, Page 579; Carrie W. Johnson to Dennis A. Haley, dated April 20, 1889, and recorded with said Deeds, Book 1906, Page 585; Charles F. Flagg to Dennis A. Haley, dated April 21, 1893, and recorded with said Deeds, Book 2923, Page 396; Timothy Sullivan to Dennis A. Haley, dated November 29, 1909, and recorded with said Deeds, Book 3486, Page 343; Walter H. Titcomb to Dennis A. Haley, dated September 5, 1916, and recorded with said Deeds, Book 4080, page 333; Alfred F. Conant et al to D. Alfred Haley, dated March 29, 1907 and recorded with said Deeds, Book 3294, Page 57; Excepting from the above a certain parcel of land conveyed by Ellen H. Glavey to Thomas W. McNiff et ux by a deed dated May 12, 1953, and recorded with said Deeds, Book 8075, Page 37.

Excepting therefrom, Lot 1 as described on Plan No. 545 of 2015 conveyed by Deed dated July 17, 2015 and recorded with the Middlesex South District Registry of Deeds in Book 65753, Page 375.

Meaning and intending to convey all of the "Remaining Land of Alfred F. and Estelle M. Glavey" so-called, on Tahattawan Road and Harwood Avenue as depicted on said plan.

Containing 43.500 acres of land more or less.

The undersigned hereby releases any and all Rights of Homestead which have been declared in the property or have been granted as a matter of law and further states under the pains and penalties of perjury that there are no other persons entitled to protection under the Homestead Act.

Being a portion of the premises conveyed to Alfred F. Glavey and Estelle M. Glavey, by Deed dated August 29, 1955 and recorded with the Middlesex South District Registry of Deeds in Book 8552, Page 386. See Death Certificate of Estelle M. Glavey recorded herewith.

Executed as a sealed instrument this 6th day of February, 2017.

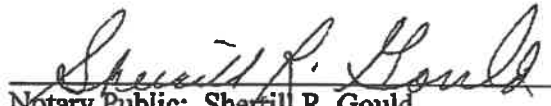

ALFRED F. GLAVEY

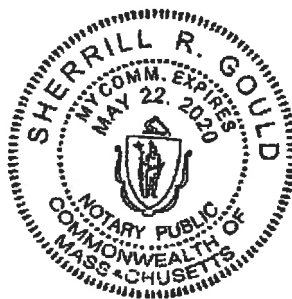
COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

February 6, 2017

On this day, before me, the undersigned Notary Public, personally appeared the above-named **ALFRED F. GLAVEY**, who proved to me through satisfactory evidence of identification, which was the presentation of a driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.


Notary Public: Sherrill R. Gould
My Commission Expires: 5/22/20



October 26, 2018

**Subject: 195 Tahattawan Road Littleton MA, 01460
Tax Map R07, Parcel 1**

To Whom It May Concern:

I hereby authorize Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA, 978.772.1590, to act as my agent in administrative and civil engineering matters pertaining to the proposed Subdivision Plans and Notice of Intent at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,

A handwritten signature in dark ink, appearing to read "Paul Glavey", written over a horizontal line.

Paul Glavey (Glavey Family Trust)
PO Box 381
Littleton MA, 01460

Copy: Goldsmith, Prest & Ringwall, Inc.
File-171088

