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September 26th, 2016

Town of Amesbury
Planning Board
David Frick, Chair
62 Friend Street
Amesbury, MA 01913

RE: Definitive Subdivision Plan, Cluster Residential Special Permit, Common Access Driveway Special Permit and Water Resources Protection District Special Permit – BC Realty Trust, Petitioner – Property: 47 ½ - 57 Kimball Road

Dear Mr. Frick:

Please accept the enclosed Form C Application for Definitive Plan Subdivision Approval, Application for Cluster Residential Special Permit, Application for Common Access Driveway Special Permit, and Application for Water Resources Protection District Special Permit. The accompanying plans, owner's consent, copies, narratives and filing fee check relative to the above referenced have been previously filed.

The affected property is known as 47 ½, 49, 51, 53, 55 and 57 Kimball Road, and is shown on Assessor's Map 60 as Lots 6, 6A, 6B, 6C, 6D, and 6E. The premises is owned by Yvon Cormier Construction Corp.

I will provide the Town Clerk notices in proper form stating the date of Definitive Plan Submission to the Planning Board and a copy of the completed application Form C along with copies of the Special Permit Applications.

Please schedule these matters for a hearing with the Planning Board at its next available meeting.

Thank you for your consideration.

Yours very truly,

Philip A. Parry
Attachments
cc: John Cormier

RECEIVED

16 SEP 27 AM 10:07

AMESBURY CITY CLERK



Amesbury

Town Hall, Amesbury, MA 01913

PLANNING BOARD

FORM C - Application for DEFINITIVE SUBDIVISION Approval

Date July 26, 2016

The undersigned, being the applicant as defined under Chapter 41 §81-O, for approval of a proposed subdivision plan, hereby submits a DEFINITIVE plan and makes application for approval to the Amesbury Planning Board:

1. Name of Plan Definitive Subdivision of Land At 47.5 - 57 Kimball Road In Amesbury, Massachusetts
Date 1-20-15 Drawn by Atlantic Engineering & Survey Phone 978-352-7870
2. Name of Applicant BC Realty Trust, John Cormier and Robert O. Cormier, Trs.
Address 64 School Street Merrimac, MA 01860 508996201354
No. Street City/Town State Phone
3. Deed Reference: Book 5697, Page 435, Certificate of Title N.A.
4. Easements & Restrictions See attached list.

Signature of Owner: *Yvon Cormier*
Yvon Cormier Construction Corp., by Yvon Cormier, Pres. & treas.
 Address: 3 Crenshaw Lane
Andover, MA 01810

OFFICE USE ONLY

Received by Town Clerk:
 Date _____ Time _____
 Signature _____

FORM C (con't)

This information is to be filled in by the Planning Board, however, the applicant may find the checklist useful for plan preparation

OFFICE USE ONLY

Definitive Plans (Ch. 41 §81U)

Submission Requirements:

- ___ 10 prints of plan
- ___ Copy of Form C to Town Clerk
- ___ locus plan 1" = 1000'
- ___ street plans & Profiles
- ___ cross sections
- ___ closures/ownership info
- ___ drainage calcs / sewage calcs
- ___ environmental & community analysis
- ___ erosion & sedimentation plan
- ___ landscaping plan
- ___ soil survey/test pits
- ___ fee paid (see filing fees)

Plan Contents:

- ___ title/owners/applicant/surveyor
- ___ boundary/area/reference/monuments
- ___ abutters
- ___ zoning classification/boundaries
- ___ FEMA information
- ___ street locations
- ___ detention calculations
- ___ stamp & signature of Land Surveyor
- ___ certification by plan preparer
- ___ major site features/utilities
- ___ Clerk & Planning Board signature area

Referred to	sent	rec'd back	comment?
Board of Appeals	___	___	___
Conservation Commission	___	___	___
Board of Health	___	___	___
Public Works Dept.	___	___	___
Police Dept.	___	___	___
Fire Dept.	___	___	___
Other _____	___	___	___
Other _____	___	___	___

___ PLAN ACCEPTED

___ PLAN REJECTED (Circle missing items)

Date Plan Filed: _____

+90 Days: _____

Hearing Date: _____

Decision:

___ PLAN APPROVED

___ PLAN DENIED (State reasons)

___ Date of decision

___ Preliminary Plan Approved

___ Definitive Plan Submitted

___ Approval Deadline Date

___ Hearing Date

___ Hearing Date

___ Date of letters to abutters

___ Newspaper notices (H-14)

___ Approval or Disapproval

___ Appeal Deadline (A+20)

___ Recording date

___ Book ___ Page

COMMENTS: _____

Easements and Restrictions
Form C – Application for DEFINITIVE SUBDIVISION Approval
Definitive Subdivision of Land At 47.5 – 57 Kimball Road In Amesbury, Massachusetts
BC Realty Trust, Applicant

The premises is subject to the following easements and restrictions, as follows:

1. Easement to the New England Power Company recorded in the Essex South Registry of Deeds at Book 4512 Page 40.
2. Rights of Hawley Patten, his heirs, successors and assigns, to pass and re-pass over a “30’ Right of Way to Kimball Rd.” as shown on a Plan recorded in the Essex South Registry of Deeds at Plan Book 90, Plan 64, as described in a deed of Laura P. Warner recorded in the Essex South Registry of Deeds at Book 4444 Page 219.
3. Easement to New England Telephone and Telegraph Company recorded in the Essex South Registry of Deeds at Book 6022 Page 310.
4. Easement for septic system purposes described in a deed from Yvon Cormier Construction Corp. to the Trustees of Acadia Condominium Trust recorded in the Essex South Registry of Deeds at Book 6720 Page 445.
5. Orders of Taking in favor of the Town of Amesbury for sewer easements recorded in the Essex South Registry of Deeds at Book 7697 Page 531 and Book 7697 Page 555.
6. Encroachment onto the subject premises by the railroad tie flower bed, gravel driveway, and fence appurtenant to the property abutting to the north belonging to the Acadia Condominium as shown on a Plan recorded in the Essex South Registry of Deeds at Plan Book 426, Plan 90.
7. The subject premises has the benefit of an appurtenant easement over a “30’ Right of Way to Kimball Rd.” as shown on a Plan recorded in the Essex South Registry of Deeds at Plan Book 90, Plan 64, as reserved in the deed of Laura P. Warner to Hawley Patten recorded in the Essex South Registry of Deeds at Book 4444 Page 219.