RECEIVED

15 AUG 28 AM 10: 21

AMESBURY CITY CLERK

PLANNING BOARD Town Hall

APPLICATION FOR SITE PLAN REVIEW

Date 8/27/15

Name Hat Factory Marina, LLC

Address 15 Evans Place, P.O. Box 151

Amesbury, MA 01913

Application is hereby made for a site plan review. Premises affected are situated at 60 Merrimac Street _____, Amesbury Massachusetts and on Map # 99, Lot #_____ of the Assessor's Map.

1. Owner of Property: Hatter's Point Condominium Association, Inc.
2. Zoning District: PUD
3. Lot size: 5.30 acres
4. Size of Building, Addition or Area of Proposed Work: 2,077 sq. ft.
5. Occupancy or Use - Existing: N/A New Construction

   Proposed: Marina office, bathroom facility and related services
6. Other Permits Required: Order of Conditions, Chapter 91 License
7. Submittal:
   * Site Plan - Scale 1" = 40' (Section XI, C-4a of Zoning Bylaw) Ten Copies _____
   * Water and Sewer Plan _____
   * Storm Drainage Plan _____
   * Erosion Control _____
   * Parking Spaces and Plan ____
   * Traffic Plan _____ (If required under C-5d of Zoning Bylaw)
8. Description of Work: The Applicant proposes to construct a new building as shown on

the attached plans to house the marina office, bathrooms and related services for use by the patrons of the marina.

Hat Factory Marina, LLC
By: _____
Paul J. Gagliardi
Its Attorney

Signature of Applicant

Owner (if not Applicant)

Filing Fee: $500.00 plus $0.15 per square foot of gross floor area.
Received:_____
Distributed:_____
Hearing:_____

This application must be accompanied by 10 copies of the site plan. Complete details concerning site plan review are in Section XI, Section C - Site Plan Review of the Amesbury Zoning Bylaw.

Authorization

The undersigned, Hatter's Point Condominium Association, Inc., being the owner of development rights at 60 Merrimac Street, Amesbury, Massachusetts, as described in a Master Deed creating the Hatter's Point Condominium, said Master Deed being dated April 29, 2002 and filed with the Southern Essex Registry District of the Land Court as Document #402235, as modified by Amended & Restated Master Deed dated July 15, 2002 and recorded in the Essex South District Registry of Deeds in Book 18960, Page 180, hereby authorizes Hat Factory Marina, LLC to file applications with the Amesbury Planning Board for a Wetlands & Flood Plain Special Permit and Site Plan Approval to enable the said Hat Factory Marina, LLC to relocate and construct a new Marina office and related services building in place of the existing Marina office in accordance with an Amendment to Marina Easement (revised thru 6/13/14) dated June 17, 2014.

Executed as a sealed instrument this 17TH day of August, 2015.

Hatter's Point Condominium Association, Inc.

By _____
Beth Miller, President
being duly authorized

san,F:\PJG\6689_15-0035Authorization.wpd

①

RECEIVED **Amesbury**

PLANNING BOARD

03 JAN 22 PM 1:51

AMESBURY TOWN CLERK

Town Hall, Amesbury, MA 01913

SPECIAL PERMIT APPROVAL

TO: Amesbury Hat Factory LLC/Dan Swift
5 Perry Way - Unit 1
Newburyport MA 01950

At a hearing held on December 17, 2002, the Amesbury Planning Board approved a special permit for **MARINA**

located at **60, 75 & 77 Merrimac Street**

Stipulations:

The applicant shall submit a recordable easement and plan to the Town of Amesbury for the property starting near the intersection of Beacon Street and Merrimac Street and continuing westerly, more or less, to Bailey's Pond and northerly along Bailey's Pond to property now or formerly owned by Dana and Barbara Hathaway. Said easement and plan shall be recorded at the Essex South Registry of Deeds.

OFFICE/COMFORT STATION:

1.) Down lighting will be installed in the ceiling of the breezeway (Hatter's Pointe); 2.) Landscaping around the building shall be installed (window boxes or in-ground); 3.) Color of the building will match the upper floor of Hatter's Pointe; (light grey walls with hunter green trim)

PARKING LOT:

1.) Parking lot lighting will be fixtures as submitted previously on 16 ft. poles with cut-off lenses along abutting residential properties; 2.) Lighting along Merrimac Street will match the proposed Colonial style fixtures along the Hatter's Pointe frontage; 3.) The proposed steps at the southerly corner of the parking lot should include handrails; 4.) Applicant shall submit a plan for proposed landscape maintenance, litter control, etc. in the parking lot area; 5.) No winter storage of boats shall be allowed on the site; 6.) In the event of a storm, boats shall be temporarily removed to the parking lot (Emergency Protocol)

A building permit is required for any construction remodeling. It is your responsibility to file this special permit with the Registry of Deeds; forms may be obtained from the Town Clerk's Office.

Any appeals shall be made pursuant to Section 17, Chapter 40A, M.G.L. and shall be filed within twenty (20) days after the date of filing of such notice in the office of Town Clerk.

Amesbury Planning Board

[signature] [signature]

[signature] [signature]

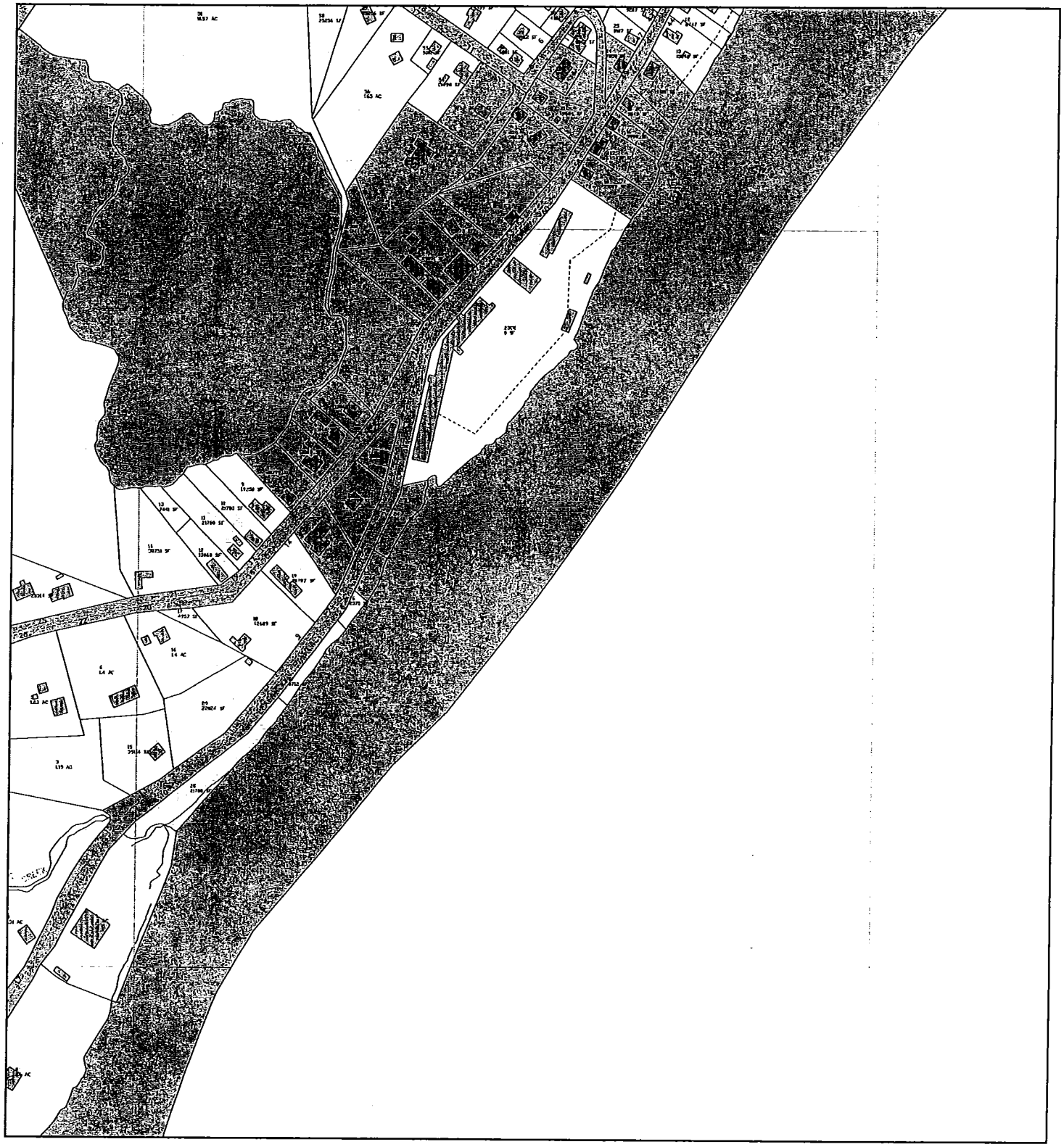
[signature] 1/21/03

23

24

25

60 MERRIMAC STREET 99/30



Information on this Map is Compiled and Maintained for Assessing Purposes Only

GEOGRAPHIC INFORMATION SYSTEM
VISION APPRAISAL TECHNOLOGY

N

Vision ID: 5023 | Account # | MAP ID: 99/ / 23/ / | Bldg Name: | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | State Use: 1320 | Print Date: 08/25/2015 11:46

CURRENT OWNER
HATTER POINT CONDOMINIUM
C/0 SERVICING OVERSIGHT SOLUTI
11 TALCOTT NOTCH ROAD

FARMINGTON, CT 06032
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
1 Level	1 All Public	1 Paved	1 Urban
		5 Curb & Gutter	7 Waterfront
		6 Sidewalk	9 View

SUPPLEMENTAL DATA

Other ID:	00052 00000 0037A
Sub-Div	
Spec.Cond.	
OWNER OCCU	YES
ABC	
NUMBER	
GIS ID:	5023
Use Change	
Original Lot	
NOTES	797
STYLE	
CHAPTER	L
ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1320	0	0
		Total	0	0

101
AMESBURY, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
HATTER POINT CONDOMINIUM	DOC402235	04/29/2002	U	I	1	1G
AMESBURY CORPORATION	DOC371450	07/27/2000	Q	I	2,600,000	00
AMESBURY HAT FACTORY CO LLC	259/6297	07/17/1997	U	I	1,000,000	1L
GARDINER RICHARD A TRE	DOC20/1526	04/29/1985	U	I	640,000	1N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	1320	0	2014	1320	0	2013	1320	0
		Total: 0			Total: 0			Total: 0

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	0
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	0

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
0001/A				

NOTES

FORMERLY MAP 37 LOT 22A
10/30/08 SPOKE TO RICH BOWEN K&P CHANGE
VALUE TO OUTBUILDING & REDUCE LAND TO 0
FOR COMMON AREA

FY12 REDUCTION DUE TO DEMO PT BLDG

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
2011-126	09/14/2010	DE	Demolish	180,000	04/21/2011	100	04/21/2011	DEMOLISH
2011-127	09/14/2010	RE	Remodel	20,000	04/21/2011	100	04/21/2011	BRACE WALLS
9	09/13/2007	DE	Demolish	0	05/20/2008	100	05/20/2008	DEMO SMOKE STACK
19	01/04/2006	DE	Demolish	0	06/12/2006	100	06/12/2006	DEMO CHIMNEY
04-350	01/24/2004	CM	Commercial	0	06/12/2006	0	06/12/2006	UNIT 608 - FIT OUT 2N
04-355	01/23/2004	CM	Commercial	0	06/12/2006	0	06/12/2006	UNIT 613 - FIT OUT 3R
04-356	01/23/2004	CM	Commercial	0	06/12/2006	0	06/12/2006	UNIT 614 - FIT OUT 3R

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
4/21/2011			JD	BP	Building Permit
5/20/2008			TZ	EI	Exterior Inspection
7/24/2003			HF	BP	Building Permit
7/31/2001			HF	BP	Building Permit
10/27/1998			MT	IR	Income Reconciliation

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1320	Vacant Land Und	PUD		800	150	0	SF	0.01	1.00	0	1.0000	1.00		0.00			0.01	0

Total Card Land Units: 0 SF | Parcel Total Land Area: 0 SF | Total Land Value: 0

Property Location: 60 MERRIMAC ST | MAP ID: 99/ / 23/ / | Bldg Name: | State Use: 1320
Vision ID: 5023 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 08/25/2015 11:46

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Model	00		Vacant

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1320	Vacant Land Und	100

COST/MARKET VALUATION

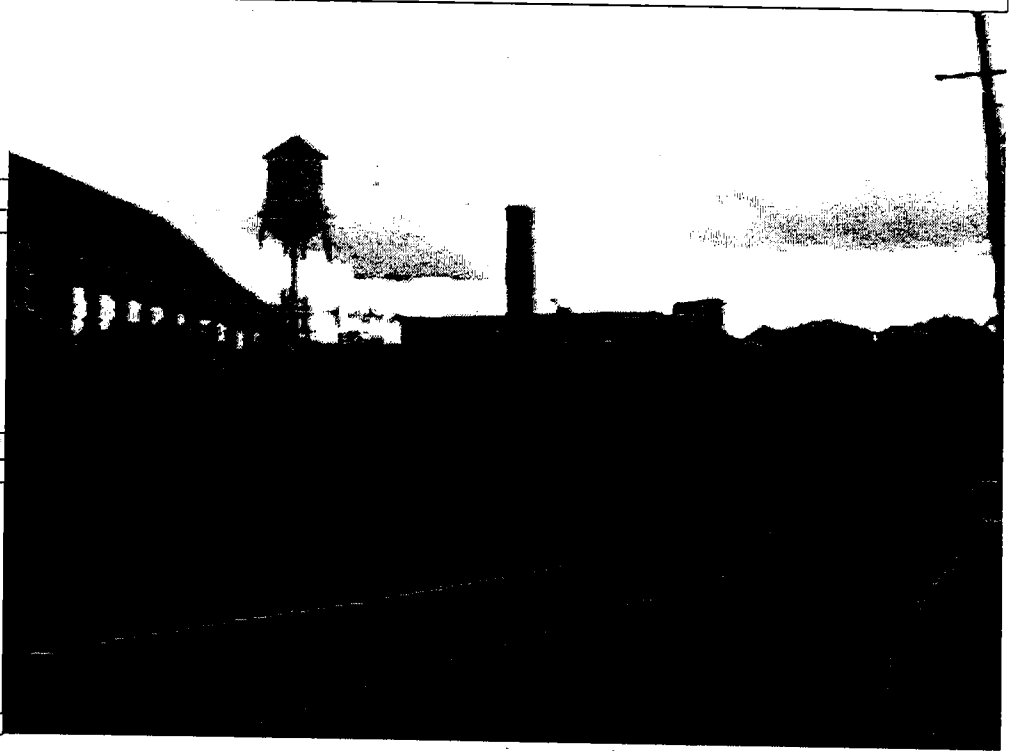
Adj. Base Rate:	0.00
Section. RCN:	0
Net Other Adj:	0.00
Replace Cost	0
AYB	
EYB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHP2	SHOP GOOD			L	25,02	18.00	1900		0		0	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
	Ttl. Gross Liv/Lease Area:	0	0	0		



ABUTTERS LISTING for 60 MERRIMAC STREET 99/30 300 FT
AMESBURY, MA

AV PID	Map	Lot	Unit	Location	Owner's Name	Co_Owner's Name	Address	City	ST	Zip	Book/Page
5013	99	21		10 BEACON ST	WATERMAN NICOLAS R	JUDITH M WATERMAN T/E	10 BEACON ST	AMESBURY	MA	01913	12273/ 216
4965	99	8		11 BEACON ST	HANSEN-RODIER LINDA RUTH		11 BEACON STREET	AMESBURY	MA	01913	29454/ 90
5011	99	20		12 BEACON ST	MULCAHY BRIAN S	REBECCA C MULCAHY T/E	12 BEACON ST	AMESBURY	MA	01913	08697/0554
4968	99	5		3 BEACON ST	CUSICK THOMAS D	LUCIMARA CORREA CUSICK T/E	3 BEACON ST	AMESBURY	MA	01913	22289/ 213
4967	99	6		5 BEACON ST	SHIELDS MICHAEL C	CYNTHIA V SHIELDS J/T	5 BEACON STREET	AMESBURY	MA	01913	09243/0427
4966	99	7		7 BEACON ST	CUSICK RACHEL A	TERRY L CUSICK T/E	7 BEACON ST	AMESBURY	MA	01913	18440/ 408
3227	88	14		46 MERRIMAC ST	PAOLINO SUSAN A		46 MERRIMAC ST	AMESBURY	MA	01913	33284/ 97
3254	88	24		49 MERRIMAC ST	WEIGEL DAVID R	JANET A WEIGEL T/E	49 MERRIMAC STREET	AMESBURY	MA	01913	11155/ 324
3228	88	15		50 MERRIMAC ST	BOUDROW RICHARD P	LORI BOUDROW	8 DONOVAN DR	WEST NEWBURY	MA	01985	33106/ 83
3230	88	16		52 MERRIMAC ST	TERRY CUSICK REVOCABLE TRUST	RUTH LEE CUSICK REVOCABLE TRUS	851 N.W. 115 AVE	PLANTATION	FL	33325	31768/ 606
3231	88	17		54 MERRIMAC ST	KNAPP JAY P	LAURIE H KNAPP T/E	54 MERRIMAC STREET	AMESBURY	MA	01913	08387/0276
3232	88	18		56 MERRIMAC ST	AMERO BRIAN D	KATHLEEN A MCWILLIAMS J/T	56 MERRIMAC ST	AMESBURY	MA	01913	26434/ 129
103548	99	65		60 MERRIMAC ST #605	DONAHUE CLARA M		12 WOODLAND PARK DRIVE	HAVERHILL	MA	01830	24307/ 128
103562	99	68		60 MERRIMAC ST #612	CARROLL NANCY W.		60 MERRIMAC ST U 612	AMESBURY	MA	01913	24226/ 538
103346	99	52		60 MERRIMAC ST #706	KAREN F SWENSRUD TRUSTEE	KAREN F SWENSRUD TRUST 1997	170 BELKNAP POINT RD #26	GILFORD	NH	03249-	22826/ 171
103545	99	62		60 MERRIMAC ST #613	MILLER MARC J	BETH A MILLER T/E	60 MERRIMACK ST U613	AMESBURY	MA	01913	23807/ 117
103546	99	63		60 MERRIMAC ST #611	CHILDS LESLIE A		60 MERRIMACK ST U611	AMESBURY	MA	01913	23786/ 494
101982	99	30		60 MERRIMAC ST #901	CORDNER JOHN	DIANA CORDNER	60 MERRIMAC ST U 901	AMESBURY	MA	01913	19678/ 418
101985	99	33		60 MERRIMAC ST #904	PINGREE CALVIN H	BARBARA E PINGREE T/E	60 MERRIMAC ST	AMESBURY	MA	01913	19434/ 411
101991	99	39		60 MERRIMAC ST #910	DOLAN ROBERT	NANCY DOLAN T/E	60 MERRIMAC ST	AMESBURY	MA	01913	19657/ 371
101995	99	42		60 MERRIMAC ST #801	LABUA AYLCE J		60 MERRIMAC ST U801	AMESBURY	MA	01913	19510/ 336
101997	99	44		60 MERRIMAC ST #803	MULLIS GEOFFREY	RITA MULLIS T/E	60 MERRIMAC ST U 803	AMESBURY	MA	01913	19431/ 331
103549	99	66		60 MERRIMAC ST #606	MORRISON DONALD M.	CAROLE A. MORRISON T/E	60 MERRIMAC ST #606	AMESBURY	MA	01913	24225/ 199
101990	99	38		60 MERRIMAC ST #909	LAPLANTE ROBERT W TRUSTEE	NANCY LAPLANTE TRUSTEE	60 MERRIMAC STREET #909	AMESBURY	MA	01913	23257/ 60
103989	99	73		60 MERRIMAC ST #618	BERGER CARL W	BERGER MARY J (TE)	60 MERRIMAC ST	AMESBURY	MA	01913	33529/ 456
103349	99	55		60 MERRIMAC ST #609	MULCAHY KATHRYN		60 MERRIMAC ST #609	AMESBURY	MA	01913	32957/ 9
103350	99	56		60 MERRIMAC ST #610	CHARLES WALLACE REALTY TRUST	WILLIAM & CAROLE COWIE (TRUSTE	60 MERRIMAC ST	AMESBURY	MA	01913	32906/ 78
101987	99	35		60 MERRIMAC ST #906	SCHWECHHEIMER WILLIAM J	STEPHANIE C SCHWECHHEIMER T/E	11 GARDNER ST	AMESBURY	MA	01913	27404/ 244
103882	99	71		60 MERRIMAC ST #614	PUGH ERIC D	NOLA M PUGH T/E	18271 N TIMBER RIDGE DRIV	SURPRISE	AZ	85374	25700/ 48
103544	99	61		60 MERRIMAC ST #603	RUTTERS BROOK LLC		46 DURANT AVE	MAYNARD	MA	01754	28758/ 390
103923	99	72		60 MERRIMAC ST #616	PITOCCHELLI RONALD L TRUSTEE	THE RONALD L PITOCCHELLI REVOC	60 MERRIMAC ST #616	AMESBURY	MA	01913	28939/ 8
103343	99	49		60 MERRIMAC ST #702	MELEEDY DAVID P	LORETTA A MELEEDY T/E	60 MERRIMAC ST	AMESBURY	MA	01913	31834/ 117
103348	99	54		60 MERRIMAC ST #608	HONEYHORNE REALTY TRUST	LOUISE KREINER (TRUSTEE)	60 MERRIMAC ST	AMESBURY	MA	01913	33019/ 164

THE BOARD OF ASSESSORS OF THE TOWN OF AMESBURY, MA HEREBY CERTIFIES THAT THIS LIST OF ABUTTERS IS THE MOST RECENT APPLICABLE TAX LIST AS REQUIRED BY CHAPTER 40A, SECTION 11 OF THE MASSACHUSETTS GENERAL LAWS AS AMENDED.

August 25, 2015

ABUTTERS LISTING for 60 MERRIMAC STREET 99/30 300 FT
AMESBURY, MA

AV PID	Map	Lot	Unit	Location	Owner's Name	Co_Owner's Name	Address	City	ST	Zip	Book/Page
103863	99	69		60 MERRIMAC ST #617	MILLER JEFFREY D	IRENE WEISS MILLER	229 MOUNTAIN ROAD	RIDGEFIELD	CT	06877	24933/ 587
101983	99	31		60 MERRIMAC ST #902	JASPERSON ROBERT P		60 MERRIMAC ST U 902	AMESBURY	MA	01913	22117/ 69
101984	99	32		60 MERRIMAC ST #903	LOMBARD-MCPHAIL SUSAN A		60 MERRIMAC ST U 903	AMESBURY	MA	01913	21482/ 565
103547	99	64		60 MERRIMAC ST #604	MARY M KENEALY REVOCABLE TRUST	MARY KENEALY (TRUSTEE)	60 MERRIMAC ST	AMESBURY	MA	01913	32249/ 139
103864	99	70		60 MERRIMAC ST #615	GROESSEL JOEL	SUSAN GROESSEL T/E	60 MERRIMAC ST #615	AMESBURY	MA	01913	25431/ 331
103345	99	51		60 MERRIMAC ST #705	POIROT WILLIAM K	LOIS V POIROT	60 MERRIMAC ST U 705	AMESBURY	MA	01913	21337/ 161
103550	99	67		60 MERRIMAC ST #607	COX ROGER D	KAREN J COX T/E	3 VIRGINIA CR	GRAFTON	MA	01519	26819/ 102
102000	99	47		60 MERRIMAC ST #806	CARLTON JOHN T	ANNE K CARLETON	60 MERRIMAC ST	AMESBURY	MA	01913	32564/ 101
103351	99	57		60 MERRIMAC ST #701	JACK L FLINT TRUST	FRANCES S FAY (TRUSTEE)	60 MERRIMAC ST	AMESBURY	MA	01913	32281/ 107
101988	99	36		60 MERRIMAC ST #907	KNOX LEONARD L & MARY P L/EST	MARY K FOURNIER	60 MERRIMAC ST U 907	AMESBURY	MA	01913	011204/ 238
101989	99	37		60 MERRIMAC ST #908	BARCHUS SAMUEL C & NAZARE F TR	THE BARCHUS FAMILY ROVOCABLE T	60 MERRIMAC ST #908	AMESBURY	MA	01913	21759/ 2
101996	99	43		60 MERRIMAC ST #802	ANDREWS OLGA		60 MERRIMAC ST U802	AMESBURY	MA	01913	20829/ 438
101998	99	45		60 MERRIMAC ST #804	MELEEDY DAVID	LORETTA MELEEDY T/E	60 MERRIMAC ST U 804	AMESBURY	MA	01913	22011/ 294
102001	99	48		60 MERRIMAC ST #807	PARKER JOAN C		60 MERRIMAC ST U 807	AMESBURY	MA	01913	19973/ 413
101993	99	41		60 MERRIMAC ST #912	DICENZO GUY F TRUSTEE	AMESBURY REALTY TRUST	1 MILLS POINT	MIDDLETON	MA	01949	24038/ 132
103347	99	53		60 MERRIMAC ST #707	TUSCHER STEPHEN F	SUSA M ADAM TUSCHER	558 EAST MERRIMACK ST U-5	LOWELL	MA	01852	22715/ 469
103352	99	58		60 MERRIMAC ST #703	BECKER ROBERT A	NANNETTE P BECKER	60 MERRIMAC ST	AMESBURY	MA	01913	23224/ 526
103344	99	50		60 MERRIMAC ST #704	BIRKHEAD RICHARD G	JEAN BIRKHEAD T/E	60 MERRIMAC ST	AMESBURY	MA	01913	31297/ 69
103542	99	59		60 MERRIMAC ST #601	PINE GLEN LC	C/O DEBRA HANIAN	60 MERRIMAC STREET #601	AMESBURY	MA	01913	28399/ 215
101986	99	34		60 MERRIMAC ST #905	CROSSLEY PETER	JANET ANDREWS	60 MERRIMAC ST	AMESBURY	MA	01913	33559/ 374
101999	99	46		60 MERRIMAC ST #805	MANJOURIDES ARTHUR C	GERALDINE J SCOTTI	60 MERRIMAC ST, #805	AMESBURY	MA	01913	33526/ 4
103543	99	60		60 MERRIMAC ST #602	JOAN H DENNING-PERRY TRUST-201	JOAN H DENNING-PERRY	60 MERRIMAC ST, #602	AMESBURY	MA	01913	33729/ 159
3234	88	19		63 MERRIMAC ST	GROVER BRENDA E	DAVID C GROVER T/E	63 MERRIMAC ST	AMESBURY	MA	01913	32129/ 593
3233	99	1		65 MERRIMAC ST	LEMIEUX RONALD J/CAPITOLA	BAGLEY/DOREEN BAGLEY J/T	65 MERRIMAC STREET	AMESBURY	MA	01913	DOC23/6584
3278	99	2		73 MERRIMAC ST	KIMBALL JOY TR	KIMBALL REALTY TRUST	73 MERRIMAC ST	AMESBURY	MA	01913	303/64688
4970	99	3		75 MERRIMAC ST	HATTERS POINT MARINA PARKING L		PO BOX 151	AMESBURY	MA	01913	28541/ 403
4969	99	4		77 MERRIMAC ST	HATTERS POINT MARINA PARKING L		PO BOX 151	AMESBURY	MA	01913	28541/ 403
5014	99	24		2 PLEASANT VALLEY RD	WATERMAN NICOLAS R	JUDITH M WATERMAN T/E	10 BEACON ST	AMESBURY	MA	01913	12273/ 216
5012	99	25		4 PLEASANT VALLEY RD	MULCAHY BRIAN S	REBECCA C MULCAHY T/E	14 BEACON ST	AMESBURY	MA	01913	08697/0554
3240	88	51		10 SWETTS HILL	HATHAWAY DANA B	BARBARA K HATHAWAY T/E	10 SWETTS HILL	AMESBURY	MA	01913	11663/ 237
100499	88	20	A	12 SWETTS HILL	LICARE ROBERT C.	NICOLE A. LICARE, T/E	12 SWETTS HILL	AMESBURY	MA	01913	24527/ 305
100500	88	20	B	14 SWETTS HILL	HATHAWAY DANA B	BARBARA K HATHAWAY T/E	14 SWETTS HILL	AMESBURY	MA	01913	11663/ 250
3238	88	22		3 SWETTS HILL	STOLWORTHY SUSAN M		3 SWETTS HILL	AMESBURY	MA	01913	24878/ 2

THE BOARD OF ASSESSORS OF THE TOWN OF AMESBURY, MA HEREBY CERTIFIES THAT THIS LIST OF ABUTTERS IS THE MOST RECENT APPLICABLE TAX LIST AS REQUIRED BY CHAPTER 40A, SECTION 11 OF THE MASSACHUSETTS GENERAL LAWS AS AMENDED

Mary E. Manville

August 25, 2015

ABUTTERS LISTING for 60 MERRIMAC STREET 99/30 300 FT AMESBURY, MA

AV PID	Map	Lot	Unit	Location	Owner's Name	Co_Owner's Name	Address	City	ST Zip	Book/Page
3236	88	21		5 SWETTS HILL	GLEASON ETHEL L LIFE ESTATE	GLEASON EDWARD, COLIN, AUDREY	5 SWETTS HILL	AMESBURY	MA 01913	27787/ 403
3235	88	20		9 SWETTS HILL	HATHAWAY DANA B	BARBARA K HATHAWAY T/E	9 SWETTS HILL	AMESBURY	MA 01913	11663/ 250

Parcel Count: 68

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Mary E. Munsell

August 25, 2015

5013
WATERMAN NICOLAS R
JUDITH M WATERMAN T/E
10 BEACON ST
AMESBURY, MA 01913

4965
HANSEN-RODIER LINDA RUTH
11 BEACON STREET
AMESBURY, MA 01913

5011
MULCAHY BRIAN S
REBECCA C MULCAHY T/E
12 BEACON ST
AMESBURY, MA 01913

4968
CUSICK THOMAS D
LUCIMARA CORREA CUSICK T/E
3 BEACON ST
AMESBURY, MA 01913

4967
SHIELDS MICHAEL C
CYNTHIA V SHIELDS J/T
5 BEACON STREET
AMESBURY, MA 01913

4966
CUSICK RACHEL A
TERRY L CUSICK T/E
7 BEACON ST
AMESBURY, MA 01913

3227
PAOLINO SUSAN A
46 MERRIMAC ST
AMESBURY, MA 01913

3254
WEIGEL DAVID R
JANET A WEIGEL T/E
49 MERRIMAC STREET
AMESBURY, MA 01913

3228
BOUDROW RICHARD P
LORI BOUDROW
8 DONOVAN DR
WEST NEWBURY, MA 01985

3230
TERRY CUSICK REVOCABLE TRUST
RUTH LEE CUSICK REVOCABLE TRUST
851 N.W. 115 AVE
PLANTATION, FL 33325

3231
KNAPP JAY P
LAURIE H KNAPP T/E
54 MERRIMAC STREET
AMESBURY, MA 01913

3232
AMERO BRIAN D
KATHLEEN A MCWILLIAMS J/T
56 MERRIMAC ST
AMESBURY, MA 01913

103548
DONAHUE CLARA M
12 WOODLAND PARK DRIVE
HAVERHILL, MA 01830

103562
CARROLL NANCY W.
60 MERRIMAC ST U 612
AMESBURY, MA 01913

103346
KAREN F SWENSRUD TRUSTEE
KAREN F SWENSRUD TRUST 1997
170 BELKNAP POINT RD #26
GILFORD, NH 03249-6215

103545
MILLER MARC J
BETH A MILLER T/E
60 MERRIMACK ST U613
AMESBURY, MA 01913

103546
CHILDS LESLIE A
60 MERRIMACK ST U611
AMESBURY, MA 01913

101982
CORDNER JOHN
DIANA CORDNER
60 MERRIMAC ST U 901
AMESBURY, MA 01913

101985
PINGREE CALVIN H
BARBARA E PINGREE T/E
60 MERRIMAC ST
AMESBURY, MA 01913

101991
DOLAN ROBERT
NANCY DOLAN T/E
60 MERRIMAC ST
AMESBURY, MA 01913

101995
LABUA AYLCE J
60 MERRIMAC ST U801
AMESBURY, MA 01913

101997
MULLIS GEOFFREY
RITA MULLIS T/E
60 MERRIMAC ST U 803
AMESBURY, MA 01913

103549
MORRISON DONALD M.
CAROLE A. MORRISON T/E
60 MERRIMAC ST #606
AMESBURY, MA 01913

101990
LAPLANTE ROBERT W TRUSTEE
NANCY LAPLANTE TRUSTEE
60 MERRIMAC STREET #909
AMESBURY, MA 01913

103989
BERGER CARL W
BERGER MARY J (TE)
60 MERRIMAC ST
UNIT 618
AMESBURY, MA 01913

103349
MULCAHY KATHRYN
60 MERRIMAC ST #609
UNIT #609
AMESBURY, MA 01913

103350
CHARLES WALLACE REALTY TRUST
WILLIAM & CAROLE COWIE (TRUSTEES)
60 MERRIMAC ST
AMESBURY, MA 01913

101987
SCHWECHHEIMER WILLIAM J
STEPHANIE C SCHWECHHEIMER T/E
11 GARDNER ST
AMESBURY, MA 01913

103882
PUGH ERIC D
NOLA M PUGH T/E
18271 N TIMBER RIDGE DRIVE
SURPRISE, AZ 85374

103544
RUTTERS BROOK LLC
46 DURANT AVE
MAYNARD, MA 01754

103923
PITOCCHELLI RONALD L TRUSTEE
THE RONALD L PITOCCHELLI
60 MERRIMAC ST #616
AMESBURY, MA 01913

103343
MELEEDY DAVID P
LORETTA A MELEEDY T/E
60 MERRIMAC ST
UNIT #804
AMESBURY, MA 01913

103348
HONEYHORNE REALTY TRUST
LOUISE KREINER (TRUSTEE)
60 MERRIMAC ST
AMESBURY, MA 01913

103863
MILLER JEFFREY D
IRENE WEISS MILLER
229 MOUNTAIN ROAD
RIDGEFIELD, CT 06877

101983
JASPERSON ROBERT P
60 MERRIMAC ST U 902
AMESBURY, MA 01913

101984
LOMBARD-MCPHAIL SUSAN A
60 MERRIMAC ST U 903
AMESBURY, MA 01913

103547
MARY M KENEALY REVOCABLE TRUST
MARY KENEALY (TRUSTEE)
60 MERRIMAC ST
UNIT #604
AMESBURY, MA 01913

103864
GROESSEL JOEL
SUSAN GROESSEL T/E
60 MERRIMAC ST #615
AMESBURY, MA 01913

103345
POIROT WILLIAM K
LOIS V POIROT
60 MERRIMAC ST U 705
AMESBURY, MA 01913

103550
COX ROGER D
KAREN J COX T/E
3 VIRGINIA CR
GRAFTON, MA 01519

102000
CARLTON JOHN T
ANNE K CARLETON
60 MERRIMAC ST
UNIT #806
AMESBURY, MA 01913

103351
JACK L FLINT TRUST
FRANCES S FAY (TRUSTEE)
60 MERRIMAC ST
UNIT #701
AMESBURY, MA 01913

101988
KNOX LEONARD L & MARY P L/EST
MARY K FOURNIER
60 MERRIMAC ST U 907
AMESBURY, MA 01913

101989
BARCHUS SAMUEL C & NAZARE F TRS
THE BARCHUS FAMILY ROVOCABLE
60 MERRIMAC ST #908
AMESBURY, MA 01913

101996
ANDREWS OLGA
60 MERRIMAC ST U802
AMESBURY, MA 01913

101998
MELEEDY DAVID
LORETTA MELEEDY T/E
60 MERRIMAC ST U 804
AMESBURY, MA 01913

102001
PARKER JOAN C
60 MERRIMAC ST U 807
AMESBURY, MA 01913

101993
DICENZO GUY F TRUSTEE
AMESBURY REALTY TRUST
1 MILLS POINT
MIDDLETON, MA 01949

103347
TUSCHER STEPHEN F
SUSA M ADAM TUSCHER
558 EAST MERRIMACK ST U-53
LOWELL, MA 01852

103352
BECKER ROBERT A
NANNETTE P BECKER
60 MERRIMAC ST
#703
AMESBURY, MA 01913

103344
BIRKHEAD RICHARD G
JEAN BIRKHEAD T/E
60 MERRIMAC ST
UNIT #704
AMESBURY, MA 01913

103542
PINE GLEN LC
C/O DEBRA HANIAN
60 MERRIMAC STREET #601
#601
AMESBURY, MA 01913

101986
CROSSLEY PETER
JANET ANDREWS
60 MERRIMAC ST
UNIT 905
AMESBURY, MA 01913

101999
MANJOURIDES ARTHUR C
GERALDINE J SCOTTI
60 MERRIMAC ST, #805
#805
AMESBURY, MA 01913

103543
JOAN H DENNING-PERRY TRUST-2014
JOAN H DENNING-PERRY
60 MERRIMAC ST, #602
#602
AMESBURY, MA 01913

3234
GROVER BRENDA E
DAVID C GROVER T/E
63 MERRIMAC ST
AMESBURY, MA 01913

3233
LEMIEUX RONALD J/CAPITOLA
BAGLEY/DOREEN BAGLEY J/T
65 MERRIMAC STREET
AMESBURY, MA 01913

3278
KIMBALL JOY TR
KIMBALL REALTY TRUST
73 MERRIMAC ST
AMESBURY, MA 01913

4970
HATTERS POINT MARINA PARKING LLC
PO BOX 151
AMESBURY, MA 01913

4969
HATTERS POINT MARINA PARKING LLC
PO BOX 151
AMESBURY, MA 01913

5014
WATERMAN NICOLAS R
JUDITH M WATERMAN T/E
10 BEACON ST
AMESBURY, MA 01913

5012
MULCAHY BRIAN S
REBECCA C MULCAHY T/E
14 BEACON ST
AMESBURY, MA 01913

3240
HATHAWAY DANA B
BARBARA K HATHAWAY T/E
10 SWETTS HILL
AMESBURY, MA 01913

100499
LICARE ROBERT C.
NICOLE A. LICARE, T/E
12 SWETTS HILL
AMESBURY, MA 01913

100500
HATHAWAY DANA B
BARBARA K HATHAWAY T/E
14 SWETTS HILL
AMESBURY, MA 01913

3238
STOLWORTHY SUSAN M
3 SWETTS HILL
AMESBURY, MA 01913

3236
GLEASON ETHEL L LIFE ESTATE
GLEASON EDWARD, COLIN, AUDREY
5 SWETTS HILL
AMESBURY, MA 01913

3235
HATHAWAY DANA B
BARBARA K HATHAWAY T/E
9 SWETTS HILL
AMESBURY, MA 01913

PLEASE RETURN TO:
HEALEY, DESHAIES, GAGLIARDI & WOELFEL, PC
BOX 54

2009043000536 Bk:28541 Pg:411
04/30/2009 03:09 DEED Pg 1/2

9/17

QU-✓

MASSACHUSETTS QUITCLAIM DEED LONG FORM

Marina at Hatter's Point, LLC, being a limited liability company duly organized and validly existing under the laws of the Commonwealth of Massachusetts and having a mailing address of

5 Perry Way, Newburyport, MA 01950

for consideration paid, and in full consideration of One Dollar ($1.00) and the assumption of the mortgages listed herein below,

grants to Hat Factory Marina, LLC, limited liability company duly organized and validly existing under the laws of the Commonwealth of Massachusetts and having a mailing address of

15 Evans Place, Amesbury, MA 01913 **with quitclaim covenants**

the land in Amesbury, Essex County, Massachusetts, being bounded and described as follows:

[Description and encumbrances, if any]

An easement described in a Marina Easement dated April 26, 2002, recorded in Essex South District Registry of Deeds in Book 8960, Page 177, assigned to the grantor, Marina At Hatter's Point, LLC, by assignment from Amesburyport Corporation dated December 11, 2003 and recorded in said Registry of Deeds in Book 22189, Page 46. Included as a part of the within transfer is all of the rights of Marina at Hatter's Point, LLC in an to the license granted to it by the Commonwealth of Massachusetts, pursuant to Chapter 91 of the General Laws, a copy of which is recorded in Essex South District Registry of Deeds in Book 22607, Page 566.

Property description: 60 Merrimack Street, Amesbury

The above-described premises are conveyed subject to the following, which the Grantee assumes and agrees to pay:

1. Mortgage and Conditional Assignment of Leases and Rents to The Provident Bank dated 6/14/2004, recorded with the Southern Essex Registry District of the Land Court as Document No. 441376 and with the Essex South District Registry of Deeds in Book 23009, Page 301.

2. Mortgage to Massachusetts Development Finance Agency dated 12/12/2003 recorded with the Essex South District Registry of Deeds in Book 22189, Page 465.

Witness my hand and seal this 30th day of April, 2009.

Marina at Hatter's Point, LLC

Richard J Kelleher By: _____
C. Daniel Swift, Manager

THE COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

On this 30th day of April, 2009, before me, the undersigned notary public, personally appeared C. Daniel Swift, Manager as aforesaid, and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Richard J Kelleher
Notary Public:
My commission expires: 1/2/15