



TOWN OF BOXFORD

ZONING BOARD OF APPEALS

7 A Spofford Road
Boxford, MA 01921
Tel 978-887-6401 - Fax 978-887-1236

INSTRUCTIONS FOR FILING SPECIAL PERMIT-VARIANCE-APPEAL

Fill out forms completely and submit to Town Clerk by **12:00 noon** on the deadline date.

December 8, 2020. The meeting date for this deadline is January , 2020
(deadline date) (meeting date)

The following must be submitted:

FOUR (4) SETS PLUS THE ORIGINAL. PLANS SHALL BE 11x17 AND ONE FULL SIZE SET OF PLANS, 24x36. DO NOT STAPLE ORIGINAL. APPLICANT MUST ALSO SUBMIT AN ELECTRONIC PDF VERSION OF THE APPLICATION (PLEASE DO NOT INCLUDE COPIES OF THE PAYMENT WITH ELECTRONIC VERSION).
COPIES OF ALL NECESSARY FORMS LISTED BELOW MUST BE SUBMITTED IN COMPLETE SETS.

- ☒ - Public Hearing Application forms. The applicable zoning by-law **must be provided by the applicant**
- ☒ - Certified list of abutters (**300'**) (from Assessor's Office) **978-887-6000 (504)**
- ☒ - Postage Fee Form (showing the # of abutters and surrounding towns)
- ☒ - Authorization form for public notice for hearing in Tri-Town Transcript
- ☒ - Copy of title or deed
- ☒ - Plan of land (**please see above for size of plans required for filing**)
- ☒ - Full plan of proposed project (see ZBA regulations for more details)
(**please see above for size of plans required for filing**)
- ☒ - Check for application fee in the amount of \$ 600.00
- ☒ - Check for the mailing of abutter notification \$ 499.50
- N/A - Denial form from Inspector of Buildings (if required)
- ☒ - Maintenance agreement and safety sign-off clearance form
(**if filing for special permit for shared driveway**)

After filing application, your legal ad will be done and a copy mailed to you. Your public hearing will be located at the Boxford Town Hall- Meeting Rm #1.

Office staff will advise the applicant regarding filing with the Boxford Planning Board, for their recommendation to the Zoning Board of Appeals.

After all evidence is received and the hearing is closed the decision will be issued and filed with the Town Clerk. You will be notified by mail with a stamped copy. There will be an appeal period for twenty (20) days and then you may get the decision from Town Clerk's Office and bring to the Essex South Registry of Deeds to be recorded. **Copies of the recording from the Registry must be submitted to the Zoning Board of Appeals/Inspector of Buildings offices.**

APPLICATION REVIEWED BY ZBA SECRETARY: _____

(signature with date)

PLEASE NOTE: TOWN CLERK WILL NOT STAMP UNLESS FIRST REVIEWED BY ZBA OFFICE FOR FULL COMPLETION.



**Boxford Zoning Board of Appeals
Public Hearing Application**

(ZONING BOARD USE ONLY)

ZBA CASE # _____

PUBLIC HEARING DATE _____

(TOWN CLERK STAMP ONLY)

1. Information of Project Applicant and Property Owner

Applicant Name Toll Bros., Inc.

Street Address 116 Flanders Road, Suite 1200

Town/City Westborough State MA

Telephone Number 508-616-8113

Property Owner Name Price Family LLC

Address 54 Waltham Avenue

Town/City Springfield State MA

Telephone Number _____

FILING FEE

☒ \$200.00 special permit x 3 = **\$600**

☐ \$250.00 variance

40b COMPREHENSIVE

☐ \$500.00 plus \$50.00 per individual unit

☐ \$250.00 plus \$25.00 per individual unit
for Local Initiative Program

2. Property Location of this Application

Street Address Willow Road

Map 6 Block 2 Lot 2.2

Deed to the Property Book 32071 Page 540 Date 12/27/2012 (or registered in Land Registry District)

Certificate No. Book _____ Page _____ Date _____

Land Court Plan No. Book _____ Page _____ Date _____

3. Purpose of Applicant and Description of Project

Purpose of Application: ☒ Special Permit ☐ Variance ☐ Appeal of Building Inspector ☐ Comprehensive

Applicable Section(s) of Boxford Zoning Bylaw Section 196-20 & 196-30; Section 196-13.B(11)(I); Section 196-33

Reason for Request and Description of Project Elderly housing project under Section 196-20, Site Plan Special Permit;
Shared Driveway Special Permit; Special Permit for Soil Stripping

SEE OTHER SIDE

**Boxford Zoning Board of Appeals
Public Hearing Application**

4. Zoning District

Zoning Districts in which the property lies: ☐ R-A ☐ B-1 ☐ B-2 ☐ M ☐ C ☐ O ☐ Historic ☒ Elderly Housing
☐ Pond Watershed Overlay ☐ Wireless Communication Services

5. Conformity of Site and Use

Date lot was created 1927-1941

Date structure was built N/A

Does the property, structure and/or use conform to the current Boxford Zoning Bylaw? Yes

If not, describe the non-conformity (ie; lot size, setbacks, use, etc.) _____

Additional Submittal Requirements

All applications shall include the applications requirements identified in §382-3 (B)(2) Plans and Specifications, of the Boxford Zoning Board of Appeals Rules and Regulations.

Applications for a Comprehensive Permit shall also include the application requirements identified in §382-4 of the Boxford Zoning Board of Appeals Rules and Regulations.

In addition, specify submittal requirements are identified in the Zoning Bylaw for the following applications:

Section 196-22 - Wireless Communications Services District

Section 196-30 - Site Plans

Section 196-33 - Soil Stripping

I hereby request a hearing before the Boxford Zoning Board of Appeals:

Applicant's Signature Scott P. Murre, TOLL Date 11/30/20

The following signature is needed if the property owner is not the applicant.

I am aware of the submittal of the application (not required if an appeal of a Building Inspector's decision):

Property Owner's Signature [Signature] Date 11/30/20

**TOWN OF BOXFORD
ABUTTER LIST**

PARCEL # 06-02-02-2 - WASHINGTON and WILLOW STREETS - ZONING BOARD OF APPEALS 300'

PARCEL ID	PARCEL ADDRESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP CODE
06-01-03	41A WASHINGTON ST	DUBLE CHRISTOPHER HASKELL	DUBLE KATHLEEN BENNER TRS	41A WASHINGTON ST	BOXFORD	MA	01921
06-01-05	63 WASHINGTON ST	MODA ANTONIO TR	78-81 WOBURN ST TRUS	PO BOX 132	W BOXFORD	MA	01885
06-01-06	WASHINGTON ST	MODA ANTHONY		PO BOX 132	W BOXFORD	MA	01885
06-01-07	68 SILVERMINE RD	FENNO LLC		21 WOLCOTT ST	WEYMOUTH	MA	02191
06-01-24	51 WASHINGTON ST	HAARMANN TIMOTHY E JR	IACOBUCCI CARA M	51 WASHINGTON ST	BOXFORD	MA	01921
06-01-25	55 WASHINGTON ST	DESOUSA JOSE		55 WASHINGTON ST	BOXFORD	MA	01921
06-01-26	41B WASHINGTON ST	MERINO MICHELLE		41B WASHINGTON ST	BOXFORD	MA	01921
06-01-27	43 WASHINGTON ST	CASELLA WILLIAM J		43 WASHINGTON ST	BOXFORD	MA	01921
06-01-28	39 WASHINGTON ST	MAYO JOSEPH M	MAYO TAMRA B	39 WASHINGTON ST	BOXFORD	MA	01921
06-02-01	38 WASHINGTON ST	PRICE THOMAS M		19A CHADWICK FARM RD	BOXFORD	MA	01921
06-02-02-2	WASHINGTON & WILLOW	PRICE FAMILY LLC		54 WALTHAM AVE	SPRINGFIELD	MA	01109-3335
06-02-02-A	WASHINGTON ST	PRICE FAMILY, LLC		54 WALTHAM AVE	SPRINGFIELD	MA	01109-3335
06-02-02-B	WASHINGTON ST	PRICE FAMILY, LLC		54 WALTHAM AVE	SPRINGFIELD	MA	01109-3335
06-02-03	WASHINGTON ST	ESSEX COUNTY GREENBELT ASSOC INC		82 EASTERN AVE	ESSEX	MA	01929
06-02-04-1	WASHINGTON ST	NEW ENGLAND POWER CO	PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM	MA	02451
06-02-06	WASHINGTON ST	NEW ENGLAND POWER CO	PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM	MA	02451
06-02-13	19B CHADWICK FARM RD	CATTAN MICHAEL F TE	CATTAN REGINA F	19 B CHADWICK FARM RD	BOXFORD	MA	01921
06-02-14	19A CHADWICK FARM RD	PRICE THOMAS M TE	PRICE SHEILA R	19A CHADWICK FARM RD	BOXFORD	MA	01921
07-01-01	44 PINE PLAIN RD	REGAN JOHN F	REGAN MICHAELA A	44 PINE PLAIN RD	BOXFORD	MA	01921
07-01-02	REAR PINE PLAIN RD	COUNTY OF ESSEX		36 FEDERAL ST	SALEM	MA	01970
07-01-03	GROVELAND LINE	PRICE FAMILY, LLC		54 WALTHAM AVE	SPRINGFIELD	MA	01109-3335
07-01-04	42 PINE PLAIN RD	BARNES JASON M TRUSTEE	JET FAMILY REALTY TRUST	PO BOX 3476	PEABODY	MA	01961
07-01-05	38 PINE PLAIN RD	GRAY TIMOTHY J TE	GRAY LAUREN R	38 PINE PLAIN RD	BOXFORD	MA	01921
10-01-12	67 SILVERMINE RD	LINNANE DERRICK	LINNANE KRISTIN	67 SILVERMINE RD	BOXFORD	MA	01921
10-01-13	71 SILVERMINE RD	STEWART RAYMOND D		71 SILVERMINE RD	BOXFORD	MA	01921
10-01-14	85 WASHINGTON ST	THIBEAULT AMY		85 WASHINGTON ST	BOXFORD	MA	01921
10-01-15	87 WASHINGTON ST	STOLER DIANE R TR		87 WASHINGTON ST	BOXFORD	MA	01921

CERTIFIED COPY

Jan Silva

SEPTEMBER 28, 2020 ~ Page 1 of 3

**TOWN OF BOXFORD
ABUTTER LIST**

PARCEL # 06-02-02-2 - WASHINGTON and WILLOW STREETS - ZONING BOARD OF APPEALS 300'

10-02-02-1	WILLOW RD	ESSEX COUNTY GREENBELT ASSOC	ORCIONE JUSTIN A	82 EASTERN AVE	ESSEX	MA	01929
10-02-21	94 WASHINGTON ST	ORCIONE JILLIAN D	SORPOL VUTY W	94 WASHINGTON ST	BOXFORD	MA	01921
10-02-22	26 WILLOW RD	SOR RADY		26 WILLOW RD	BOXFORD	MA	01921
10-02-26	WILLOW RD	ESSEX COUNTY GREENBELT ASSOC		82 EASTERN AVE	ESSEX	MA	01929
10-02-27	WILLOW RD	BUSBY SR PHILIP A JT	MARIE W BUSBY	9 POND LANE	ATKINSON	NH	03811
10-02-31	57 WILLOW RD	GATEWOOD MICHAEL	REED KATHERINE R	57 WILLOW RD	BOXFORD	MA	01921
10-02-32	3 WHITTIER TER	REED EDWARD SCOTT	BURNHAM GABRIELLE A	3 WHITTIER TER	BOXFORD	MA	01921
10-02-33	8 WHITTIER TER	BURNHAM DAVID TE	WORTH PAUL E	8 WHITTIER TER	BOXFORD	MA	01921
10-02-34	2 WHITTIER TER	WORTH CLAUDIA J TE	D'AVOLIO FLORENCE P	2 WHITTIER TER	BOXFORD	MA	01885
10-02-35	56 WILLOW RD	D'AVOLIO CHARLES A JT	CORDEIRO KIM A	56 WILLOW RD	BOXFORD	MA	01921
10-02-36	60 WILLOW RD	CORDEIRO EDWARD TE	ANASTOS LISA J	60 WILLOW RD	BOXFORD	MA	01921
10-02-37	92 WASHINGTON ST	ANASTOS CHRISTY F TE		92 WASHINGTON ST	ESSEX	MA	01929
10-02-38	WILLOW RD	ESSEX COUNTY GREENBELT ASSOC	BUTLER ABIGAIL	82 EASTERN AVE	BOXFORD	MA	01921
10-02-40	20 WILLOW RD	BUTLER STEPHEN	JOHN E CULLINANE	20 WILLOW RD	BOXFORD	MA	01885
10-02-41	18 WILLOW RD	KEELY RONALD B JT		P O BOX 26	W BOXFORD	MA	01885
11-01-03-1	12 DEER RUN RD	THE WINSLOW DRIVE RLTY GRP LLC		24 WINSLOW DRIVE	ATKINSON	NH	03811
11-01-03	24 DEER RUN RD	CRETE SANDRA L TR/209 REALTY TR	CRETE REYNALD P TR/PALOMINO RANCH TR	P O BOX 203	W BOXFORD	MA	01885
11-01-06	81 WILLOW RD	LINNEHAN JOSEPH R JR		81 WILLOW RD	BOXFORD	MA	01921
11-01-07	87 WILLOW RD	ROSE MICHELLE C		87 WILLOW RD	BOXFORD	MA	01921
11-01-08	89 WILLOW RD	REERA JOHN S	DOTSON CYNTHIA JT	89 WILLOW RD	BOXFORD	MA	01921
11-01-09	97 WILLOW RD	AGREN MICHAEL	KOKORDA GREGORY	97 WILLOW RD	BOXFORD	MA	01921
11-01-11-3	110 VALLEY RD	THE MAY INSTITUTE INC	C/O ALLEN LAURENT	14 PACELLA PARK DRIVE	RANDOLPH	MA	02368
11-01-11-4	114 VALLEY RD	WASSUNG DENNIS C JR	ANDERSON BRITTA J	114 VALLEY RD	BOXFORD	MA	01921
11-01-11-5	116 VALLEY RD	CASEY STEPHEN M TE	CASEY LAURIE A	116 VALLEY RD	BOXFORD	MA	01921
11-02-07-1	162 SPOFFORD RD	CONSTAN ALEXANDER A	SULTZBACH MARY	162 SPOFFORD RD	BOXFORD	MA	01921
11-02-15	161 SPOFFORD RD	CHU ROBIN M TR	CHU ANDY TR	161 SPOFFORD RD	BOXFORD	MA	01921
11-02-16	3 PINE PLAIN RD	EISENBERG DANIEL J JT	SMITH COURTNEY J	3 PINE PLAIN RD	BOXFORD	MA	01921
11-02-17	120 WILLOW RD	DAWKINS ROGER V TE	ELLEN D DAWKINS	P O BOX 258	W BOXFORD	MA	01885
11-02-18	7 PINE PLAIN RD	ALDRIDGE PAUL K & DENISE M - TRUSTEES	7 PINE PLAIN REALTY TRUST	7 PINE PLAIN RD	BOXFORD	MA	01921

CERTIFIED COPY

Jan Delia

SEPTEMBER 28, 2020 ~ Page 2 of 3

TOWN OF BOXFORD
ABUTTER LIST

PARCEL # 06-02-02-2 - WASHINGTON and WILLOW STREETS - ZONING BOARD OF APPEALS 300'

11-02-19	11 PINE PLAIN RD	QUINN H RAMINI	LAUREN M DAIGLE	11 PINE PLAIN RD	BOXFORD	MA	01921
11-02-20	17 PINE PLAIN RD	REGNETTA LEIZA TE	REGNETTA ROBERT	17 PINE PLAIN RD	BOXFORD	MA	01921
11-02-23	28 PINE PLAIN RD	NARASIMHAN SUNDAR TE	LAMB MARIE	28 PINE PLAIN RD	BOXFORD	MA	01921
11-02-26	26 PINE PLAIN RD	MORTON DAVID A TR	MORTON MARY L TR	26 PINE PLAIN RD	BOXFORD	MA	01921
11-02-27	22 PINE PLAIN RD	WINSHIP JOHN SCOTT TE	WINSHIP DIANE E	22 PINE PLAIN RD	BOXFORD	MA	01921
11-02-30	PINE PLAIN RD	MC NUTT ET AL ARNOLD C	VISCONTI CHERYL M	PO BOX 990795	BOSTON	MA	02199
11-02-31	21 PINE PLAIN RD	HARRAH JODY H	HARRAH CHRISTOPHER	21 PINE PLAIN RD	BOXFORD	MA	01921
11-02-32	62 WILLOW RD	WOODBURY STEPHEN T J	CYNTHIA A WOODBURY	62 WILLOW RD PO BOX 312	W BOXFORD	MA	01885
11-02-33	14 PINE PLAIN RD	FITZGERALD THOMAS JOHN	FITZGERALD VIVIANE CARVALHO	14 PINE PLAIN RD	BOXFORD	MA	01921
11-02-35	18 PINE PLAIN RD	LOJKO STEPHEN	SMITH KERRY	18 PINE PLAIN RD	BOXFORD	MA	01921
11-02-36	10 PINE PLAIN RD	MANZI DAVID M TR	MANZI NADINE M TR	10 PINE PLAIN RD	BOXFORD	MA	01921
11-02-38	151 SPOFFORD RD	DIVENUTI SCOTT A		151 SPOFFORD RD	BOXFORD	MA	01921

CERTIFIED COPY

Janet Diller



ZONING BOARD OF APPEALS

APPLICANT'S INFORMATION

Name: Toll Bros., Inc.

Address: 116 Flanders Road, Suite 1200

Westborough, MA 01581

POSTAGE FEE

In accordance with Article X, Section 196-49 of the Zoning by-law of the Town of Boxford, you are required to pay the postage costs for the abutter notification of your application and decision.

The following is the formula used for determining the postage costs for each application:

Number of Certified Abutters

(including applicant & representative)

Notice of Hearing

*Includes The Morin-Cameron Group, Inc. &
Toll Bros., Inc.

$$\underline{61^*} \times 6.70 = \underline{\$408.70}$$

Number of Surrounding Towns & MVPC

$$9 \times \$6.70 = \$60.30$$

Number of Certified Abutters

(including applicant & representative)

Notice of Decision

$$\underline{61} \times .50 = \underline{\$30.50}$$

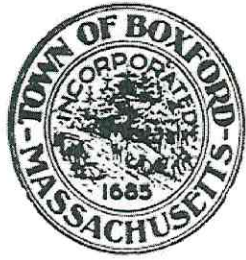
TOTAL AMOUNT OWED FOR POSTAGE FEE

\$ 499.50

Please remit a check payable to the Town of Boxford, for the total amount owed for postage. Also, please be advised that your postage fee must be paid for, prior to a meeting date being scheduled. Thank you.

Sincerely,

Paula Lia Fitzsimmons,
Chair



Zoning Board of Appeals

Effective July 1, 1997, applicants of the Zoning Board of Appeals will be billed directly by the Community Newspaper Company for the publication of their legal notice. In order for the newspaper to bill you, please provide the following information:

PLEASE PRINT

Name Toll Bros., Inc.

Mailing Address 116 Flanders Road, Suite 1200

City/Town Westborough State MA Zip Code 01581

Daytime phone number 508-616-8113

Evening phone number _____

AUTHORIZATION FOR PUBLICATION

I hereby authorize the Community Newspaper Company to bill me directly for the publication of my legal notice in the Tri Town Transcript.

Kathleen Molina, The Moran-Cameron Group 11-30-2020
Signature as authorized by Toll Bros. Date

10

Return Box 11
R. HARB

PCS

2012122800981 Bk:32071 Pg:540
12/28/2012 03:48 DEED Pg 1/10

QUITCLAIM DEED

We, Alexander Gordon Price, aka Alexander Price, aka A. Gordon Price, aka Gordon Price, and Susan M. Price, husband and wife, both of Boxford, Essex County, Massachusetts

For consideration of One (\$1.00) Dollar paid

Grant to Price Family, LLC, a Massachusetts Limited Liability Company with a usual place of business at 54 Waltham Ave., Springfield, MA 01190

With Quitclaim Covenants

All our right, title and interest in and to the following parcels of land with the buildings thereon located in Boxford, Essex County, Massachusetts, bounded and described as follows:

The land in one of three parcels of land in West Parish of Boxford Essex County, Mass.
Described as follows:

A lot on Washington Street beginning at a stonewall, dividing it from the land of Walter Renton Ingalls, about 2400 ft. S.S W. from where the town line between Groveland and Boxford crosses said street; thence about 1130 ft. southerly along said street to a stone wall dividing from the Turtle Pond pasture of Walter Renton Ingalls; thence southeasterly along the Turtle Pond pasture and northeasterly and northerly along the Sanders pastures and the Cole pasture, all of

AGP

1

SMP

these being lands of Walter Renton Ingalls, and so back to the point of beginning on Washington Street; the lot thus described being bounded on the west by Washington Street and on all other sides by land of Walter Renton Ingalls, comprising about seven acres and being land conveyed to the grantor by the estate of the late George Doherty.

This parcel of land was conveyed to Walter Renton Ingalls by of F. Russell Spofford, Apr. 3, 1942, recorded with the Essex South District Registry of Deeds in Book 3289, page 310.

See also Essex Probate Docket No. 250827 of said Walter R. Ingalls.

And another certain parcel of land in the West Parish of the Town of Boxford situated on the easterly side of Washington Street, containing fifteen acres more or less, known as the Turtle Pond Pasture, and bounded beginning at the southwest corner at a corner of wall in the easterly line of Washington Street and at land of Fannie Budnick, thence running easterly by stone wall and land of said Budnick about forty three rods to a corner; thence southerly by wall and land of said Budnick about five and a half rods to a corner of land of Charles B. Carleton; thence easterly and northeasterly by stone wall and land of said Carlton to a corner at land of Walter R. Ingalls about nineteen and one half rods; thence northerly by wall and land of said Ingalls about sixty eight rods to land of George Doherty; thence southerly by wall and fence in the easterly line of the old road and the present highway about seventy seven rods to the bound begun at.

This premise was conveyed to Walter R. Ingalls by deed of Harold E. Mooers dated December. 23, 1925, recorded with the Essex South District Registry of Deeds in Book 2667 Page 44.

See also Essex Probate Docket No. 250827 of said Walter R. Ingalls

And another parcel of pasture land situated in the Town of Boxford, in said Country of Essex just easterly of the road leading from south Groveland to West Boxford Meeting House, and bounded as follows, viz:

Beginning at a stake and stones by said road and by land of Doherty; thence southeasterly by said land of Doherty about eighteen (18) rods to a stake and stones; thence southeasterly by said Doherty land about twenty-two (22) rods to a stake and stones by land formerly of the heirs of John Tyler; thence southeasterly by said heirs land about fifty-four (54) sods to a stake and stones by land formerly of the heirs of said Tyler; thence Easterly by said heirs land and formerly of Clement (lot called the controversy) about ninety-three (93) rods to a stake and stones by land of Spofford; thence northeasterly by said Spofford land about ninety-two (92) rods to a stake and stones by another land of the grantee; thence Westerly by said other land of the grantee by land of Doherty and by said road about fifty-six (56) rods to the first bound named.

Containing about forty-one (41) acres and one hundred forty-one (141) rods more or less. The whole as the fence now stands, reserving to the heirs and assign of said clement the right to pass and re-pass through the premises to the lot called the "Controversy", formerly owned by Simeon Cole.

AGP 2 SMP

This parcel of land was conveyed to Walter Renton Ingalls by deed of Charles W. Arnold, Jan. 8, 1912, recorded with the Essex South District Registry of Deeds in Book 2434, Page 237.

See also Essex Probate Docket No. 250827 of said Walter R. Ingalls

And another parcel of land in West Boxford, Mass, known as the Controversy. It consists of about 14 acres except for land to be deeded to the Essex County Greenbelt, known as Greenbelt Lot "A" on the north bank of the Parker River, Containing 1.3 acres more or less, being part of a larger parcel acquired by my said father, Walter Renton Ingalls, from the heirs of George B. Austin by deed dated Sept, 10, 1952, recorded in said Deeds. Book 3932, Page 189, and being premises shown as Greenbelt lot "A" on plan by John A. Goodwin, Registered survivor dated July 30, 1974 entitled "Plan of Land located in Boxford Mass. Owned by Rosmand Ingalls Gowen, Recorded in said Deeds Plan book No. 132, page No. 44.

The controversy is one of the two contiguous' parcels in West Boxford, Mass. The other of about seven acres known as the "Clement Meadow" the whole comprising about twenty one acres and being described as follows;

Beginning at ruin of old dam in the Parker River (also known as the Great Brook) northerly along said Parker River and land of said Ingalls. Thence southwesterly along land of said Ingalls about 1500 ft. Thence, southerly along land known as Clement Pasture, recently of Richard S. Russell. Thence easterly along the Parker River to the point of departure at the old dam. A right of way, northerly from Willow road through Clement pasture, and into the land herein conveyed, is reserved to said Ingalls.

See also Essex Probate Docket no. 250827 of the said Walter Renton Ingalls.

And another parcel of land in said town of Boxford in the part known as West Boxford, Mass. on the Northerly side of Willow Rd. and bounded as follows, Viz. First lot containing 13.87 Acres more or less and bounded beginning at a stake and stones on said road and land of Joseph Burgson, then Thomas Bonvie, then Walter A. Littlefield, Jr., thence northerly in a straight line by land of said Burgson to a stake and stones at the upper side of an ancient dam at Parker River, thence down stream to the Haseltine Meadow named by grantee, Walter Renton Ingalls, and by said meadow to the end of a wall: thence southerly by said wall to the end of said wall and on same course to a stake and stones: thence easterly by grantees land to a wall at W. B. Carleton: thence southerly by wall and said Carleton land to stake and stones; Thence westerly to grantees land to a stake and stone: thence southerly by grantees land and a wall to said Willow Rd., thence westerly by said road to a point began at. Reference may be had by deed of Edward E. Pearl to G. W. Busby of said premises at Registry of Deeds, Salem, Mass.

This parcel was conveyed to Walter Renton Ingalls by G. W. Busby, Jan. 5, 1929. Recorded Essex South Registry of Deeds, Book 2813, Page 179.

On death of Walter Renton Ingalls it was conveyed to Rosmand A. Price. Probate docket 250827. Feb. 1956.

On June 26, 1961, Rosemond Ingalls Price conveyed to Walter A. Littlefield, Jr. a certain portion of the westerly part of the land of G. W. Busby consisting of 2.9 acres. Recorded Essex South registry of Deeds, book 4784, page 462

A. G. P. 3 SMP

Aug. 12, 1974 about one acre of this parcel was surveyed out along Parker River to be given to husband wife of said grantor, to the Essex Co. Greenbelt. Recorded in plan book 2813, page 179

And other parcels bounded and described as follows viz: First lot situated on the northerly side of the highway leading from West Boxford to Georgetown and bounded southerly by said highway; easterly by land of Walter B. Carlton and northerly and westerly by land of George W. Busby and contains six and eighty one hundredths acres more or less.

Second lot. Bounded southerly by land of George W. Busby, easterly by land of Walter B. Carlton, northerly by land of John T. Chadwick, and westerly by land of George W. Busby. Said lot is known as the lower woods and contains one acre more or less. I derive my title to said land under the will of Lucy S. Kimball late of said Boxford, reference to which will may be had in the Registry of Probate of Essex County at Salem, Mass.

See also Essex Probate Docket No. 250827 of said Walter R. Ingalls.

Walter R. Ingalls received this land from John G. Chandler, book 2726, Page 493.

And another parcel of land in Boxford in a part of town called West Boxford:

Fox Hill so called being parcel of woodland bounded as follows viz: beginning at the southeasterly corner by a wall at land now or formerly of Edward E. Pearl; thence northerly by the fence and land of said pearl to a stake and stones at the end of the wall; thence northwesterly and northerly by land now or formerly of said pearl by the line of an old ditch and southwesterly as the fence stands; thence southerly and southwesterly as the fence stands to the end of the wall by the swamp; thence easterly as the fence now stands to land by Charles B. Carlton; thence southerly, westerly and southerly by land of said Carlton as the fence now stands to a corner near a small brook at land of said Carlton; thence southerly as the fence now stands by land of Harold D. Foster and said Carlton to the road leading from West Boxford to Georgetown; thence easterly by the said road to the first named bounds containing eighteen acres more or less. Being of the same of the same premise conveyed to me by Abigail T. Pearl and Lucy S. Kimball dated February 3, 1881 and recorded with the Essex Southern District Deeds Book 1100 and leaf 98.

See also Essex Probate Docket No. 250827 of said Walter R. Ingalls

Walter Renton Ingalls received this piece of land from John M. Pearl Book 2726, Page 490.

And another parcel of land in Boxford in the part of Town called West Boxford:

Said land being bounded and described as follows, Viz; Beginning at a stake and stones at land of John G. Chandler, thence easterly by land of said Chandler to a stake and stones at land

AGP 4 SMP

of Carlton; thence northeasterly by land of Charles B. Carlton. To a stake and stones at land of grantee; thence northwesterly by land of grantee to a stake; thence northerly, north westerly and southwesterly by grantee's land, a cart path and meadow to land of George W. Busby; thence southerly by said Busby's land and a stone wall to the first mentioned bound containing eight and one quarter acres more or less. Being in the same premises conveyed by deed from Stephen Kimball to Moses Dole Spofford dated November 8, 1803 recorded with Essex South District deeds. Lib 175 Fol. 165 and a deed from George S. Weston et al heirs of Marietta M. Spofford to James Warren Chadwick dated December 27, 1893 and recorded in said registry book 1407 page 191.

See also Essex Probate Docket No. 250827 of said Walter R. Ingalls.

Walter Renton Ingalls received this piece of land from John T. Chadwick, book 2726, page 492.

And another parcel of land in Boxford:

A certain lot of woodland situated in Boxford aforesaid known as Barker Lot and lying north of the close known as the Spofford Lot formerly owned by Caroline, wife of Charles B. Carleton. Said lot is bounded and described as follows:

Beginning at the Northwest corner thereof at a stake by an old ditch, and land formerly of said Carlton; thence Easterly by the line of said ditch to a wall at land of John M. Pearl known as Fox Hill; thence Southerly by said Pearl's land as the wall stands to a corner by said Carlton's close; thence Westerly by said Carlton's close as the wall stand to a stake and stones at the northwest corner of said close, at land of Woodbury; thence north seven and one-half to eight and one-half degrees East by land of said Woodbury about sixty-one rods to the bound first mentioned, the last course being marked by frequent stone bounds. The said lot contains eight and one-half acres be the same more or less.

Being the same premises conveyed to Albert D. Forster by Catherine S. Pearl by deed dated the twenty-seventh day of February, A.D 1905 and recorded in the South Essex Registry of Deeds, Book 1875, Page 43.

The Premises are hereby conveyed subject to any and all existing rights of way over said premises and to taxes for the year 1927, which taxes are to be paid by the grantee.

See also Essex Probate Docket No. 250827 of said Walter R. Ingalls.

Walter Renton Ingalls received this piece of land from Harold D. Foster, book 2726, page 495.

And other parcels of land in Boxford:

Three parcels of land, altogether comprising about seventeen (17) acres, in the West Parish of Boxford, Massachusetts, all of these parcels being situated north of Willow Road and being described severally as follows:

(1). A lot of about 6.5 acres of irregular periphery, described as follows: Beginning at a place where the lands of Susan Gentleman, the lands of the heirs of Alexander Hayman, the Pine Plain land of Walter Renton Ingalls, and the land of the grantor corner together. From that corner south-easterly along the land of Walter Renton Ingalls (a part of Pine Plain): thence southerly along the land of Walter Renton Ingalls known as Fox Hill Woods; and westerly along the land of Walter Renton Ingalls and the land

AGP 5 SMP

known as the Woodbury lot, recently owned by Walter B. Carleton and later by grantor; thence northeasterly at first and turning northwesterly all the way along the land of Walter Renton Ingalls; thence northeasterly along the land of Susan Gentleman; and so to the common corner whence the traverse began.

(2) A lot of about 1.3 acres bounded on the north and east by land of Walter Renton Ingalls; on the south by Willow Road; on the west by land of the grantor (formerly owned by Walter B. Carlton and known as Woodbury lot).

(3) A lot of about 8.9 acres. Formerly known as the Woodbury lot and recently owned by Walter B. Carlton. Bounded on the north by land of the grantor; on the east by land of Walter Renton Ingalls and the grantor; on the south by Willow Road; and on the west by land of Walter Renton Ingalls.

See also Essex Probate Docket No. 250827 of said Walter Renton Ingalls.

Walter Renton Ingalls received this piece of land from Bertha Carlton Chapman. Book 3267, page 481.

And another parcel of land in that part of Boxford known as West Boxford at a locality called Pine Plain, consisting of sixty-two acres more or less of woodland:

Bounded as follows, viz., Beginning in the northerly line of the highway from Georgetown to West Boxford, thence northerly by land of John M Pearl by walls and ditches. 2773 feet more or less to land of Charles B. Carlton; thence northerly by wall and land of Carlton across Parker River 727 feet more or less to land of Alexander Hayman, thence easterly by walls and land of Hayman 1062 feet more or less to land of Spofford; thence southerly by land of Spofford crossing Parker River and by meadow of Charles B. Carlton to a stake and stones at the upland being 395 feet more or less on Spofford and 46 feet more or less on Carlton, thence easterly by the edge of Carlton's meadow 335 feet, more or less to swamp of Howard Webster; thence southerly by said Carleton swamp of Webster 348 feet more or less to a stake; thence easterly by ditch and land of Webster 460 feet more or less to stake at land of Hattie R. Abbot, thence by land of Abbot 226 feet more or less to land of Howard Webster; thence westerly bounded on the edge of the upland of said Webster 736 feet more or less to a stake at a large stump; thence southerly by said Webster on a straight line. 600 feet more or less to a stake and stones; thence northeast by said Webster 306 feet more or less to an iron pipe and stones at the Uptack road; thence southerly by Uptack Road 1536 feet, more or less to Georgetown and West Boxford Road; thence westerly by last reared road 764 feet more or less to point began at, I derive my title to above land under deed of Daniel F Pratt, Oct 18, 1697, Book 1529, Page 15. Julia A. Blanchard, November 11, 1898, Book 1566, Page 576, George A. Hall, December 9, 1598, Book 1566, Page 577, John H. Nason, September 10, 1698, Book 1556, Page 256, John Murphy, April 7, 1924, Book 2593, Page 589. See plan of said land made by John Desmond, C. E. January 1899 corrected to January 1926.

This parcel was conveyed to W. R. Ingalls by Edward E. Pearl. Recorded in Essex South Registry of Deeds. BK. 2726 P. 491

See also Essex Probate Docket No. 250827 of said Walter Renton Ingalls. August 12, 1974 about 9.24 acres of this land was surveyed out on either side of the Parker River to be given to

AGP

SMP

the Essex Co. Greenbelt. It is recorded in Deeds Plan Book no. 132, Plan No. 45. Walter Renton Ingalls received this land from Edward E. Pearl book 2726 page 491.

And other parcels of land in the town of Boxford in Essex County and Commonwealth of Massachusetts bounded and described as follows, Viz 1 st lot, a certain lot in Boxford in said county on the westerly side of the road from Salem to Haverhill, bounded as follows: Beginning at the southerly corner of the land formerly of Thomas Spofford, thence southerly by said road to land formerly of James Smith, thence westerly by said Smith land to stake and stones by land formerly James Carlton, then northerly by said Carlton land to stake and stones at southerly end of Rollins Swamp so called; then by the easterly side of said swamp to land formerly of Thomas Spofford, then easterly by stone wall and land formerly of said Spofford to first bound named, containing ten acres more or less.

Second lot, a certain lot of swamp land in said Boxford bounded as follows: beginning at a point where two ditches meet then southerly by a ditch and land formerly of Doctor Moses D. Spofford to a corner: thence westerly by a swamp formerly of Isaac Adams to land formerly of Daniel Wood; thence westerly by said wood land formerly of Samuel B. Carlton; then easterly by a ditch and said Carlton land to first named bound containing two acres more or less. Reference may be had to a deed of Charlotte N.S. Horner to Rebecca P. Spofford recorded in Essex South Registry, Book 1690, Page 448, and deed from Rebecca P. Spofford to Howard B. Webster, Dated June 7, 1920 and recorded in said registry of deeds, book 2512 page 212, and a deed from Howard B. Webster to Katherine L. Pearl dated April 25, 1927 to be recorded herewith.

See also Essex probate Docket No. 250827 of said Walter R. Ingalls

Walter Renton Ingalls received this piece of land from Katherine L. Pearl, book 2726, Page 494.

All the above parcels being the same premises conveyed to Alexander Gordon price by deed of Rosemond Ingalls Gowen by deed dated April 3, 1975 and recorded with said Registry of Deeds in Book 6146 Page 702.

And another certain parcel of land with the buildings thereon situated in Boxford in said County, bounded as follows, to wit:-- Beginning at the northeasterly corner thereof on the road leading from South Groveland to Boxford and by land of Goodrich, thence running southerly by said land of Goodrich to a wall; thence in a general Southwesterly direction by said land of Goodrich along various courses as the wall stands to land formerly of grantor; thence in a general northerly direction by said land formerly of Isaac C. Day along various courses in part along the line of an old wall and in part along a line of stakes to a stake at said road and thence northeasterly by said road 231.3 feet to the point begun at. Meaning and intending to convey Parcel C with all the privileges and appurtenances thereto belonging which were conveyed by Isaac C. Day to Mabel Decoteau and Alexina M. Bibeau by deed dated November 25, 1910. and recorded with Essex South District Deeds. book 2058. page 150. to which deed reference may be had.

AGP

7

SMP

And another certain parcel of land situated in Boxford in said County of Essex, Easterly of the road leading from West Boxford Meeting House to Groveland, bounded as follows:

Beginning at the Northwest corner by land now or formerly of Ingalls and of Gardner Harriman and running with the wall Southeasterly by land of said Harriman to a corner of land now or formerly of George N. Foster; thence Southwesterly with the wall by land of said Foster and by land now or formerly of George B. Austin to a corner by land now or formerly of William E. Kimball; thence with the wall Westerly or Northwesterly by land of said Kimball to a corner of other land of said (Ingalls; thence Northwesterly by land of said Ingalls with the wall to the point first mentioned; containing twenty-nine and three-fourths acres, more or less, and being the "Merrill Pasture."

And another certain parcel of land situated in Boxford in said County of Essex, on the road leading from Groveland to Andover, and bounded as follows, viz: Beginning at the Northwestern corner thereof by said road on land now or formerly of Isaac Day; thence running Southerly by said road to land now or formerly of Daniel Witham, thence Easterly by said Witham's land, thence Southerly by said Witham's land, thence Westerly by said Witham's land to said road, thence Southerly by said road to land now or formerly of George Doherty, thence Southeasterly by said Doherty's land to land now or formerly of Eustis Kimball, thence Northerly by said Kimball's land and land now or formerly of Henry Spofford to land of said Isaac Day; thence Westerly by said Day's land to said road and point begun at, containing forty acres more or less.

And another certain parcel of land with the buildings thereon situated on the Southeasterly side of Washington Street (formerly West Boxford Road) in Boxford in said Commonwealth and bounded and described as follows; viz:

Easterly in various courses by land now or formerly of Mabel Decoteau and Alexina R. Bibeau about thirteen hundred sixty five and two tenths (1365.2) feet; Southeasterly in various courses by land now or formerly of Goodrich and land now or formerly of Henry H. Spofford about three hundred eighty one (381) feet; Southwesterly, by land now or formerly of Murphy about eleven hundred fifty three (1153) feet, and Northwesterly by said Washington Street about five hundred two and seven tenths (502.7) feet

Said Parcel contains about eleven and forty two hundredths (11.42) acres and being parcel "D" on plan recorded South Essex Registry Deeds, Book 20, Plan 43 go which Plan reference is made for a more detailed description. There is specifically excluded from this parcel that portion of land and buildings deeded to Frank L. Stanton containing 3.0001 acres, more or less and recorded in South Essex District Deeds. Book 6406 Page 713. Subject to and with the benefits of any and all easements, rights of way, water rights or other rights, now in force and effect if any. For Grantor's title see Essex Probate Docket # 250827 on the probate of Estate of Walter R. Ingalls, also known as Walter Renton Ingalls.

Being the same premises conveyed to Alexander Gordon Brown by deed of Rosemond Ingalls Gowen, formerly Rosemond Ingalls Price, dated December 12, 1978 and recorded with said Registry in Book 6550 Page 260.

And another certain parcel of pasture land situated in the Town of Boxford, in said county of Essex just Easterly of the road leading from South Groveland to West Boxford Meeting House, and bounded as follows, viz:

AGD

SMP

Beginning at a stake and stones by said road and by land of Doherty; thence Southeasterly by said land of Doherty about eighteen (18) rods to a stake and stones; thence Southwesterly by said Doherty land about twenty-two (22) rods to a stake and stones by land formerly of the heirs of John Tyler; thence Southeasterly by said heirs land about fifty-four (54) rods to a stake and stones by land formerly of the heirs of said Tyler; thence Easterly by said heirs land and land formerly of Clement (lot called the controversy) about ninety-three (93) rods to a stake and stones by land of Spofford; thence Northwesterly by said Spofford land about ninety-two (92) rods to a stake and stones by other land of the grantor; thence Westerly by said other land of the grantor by land of Doherty and by said road about fifty-six (56) rods to the first bound named.

Containing about forty-one (41) acres and one hundred forty-one (141) rods more or less. The whole as the fence now stands, reserving to the heirs and assigns of said Clement the right to pass and re-pass through the premises to their lot called "Controversy," formerly owned by Simeon Cole.

And another parcel of land in West Boxford, Massachusetts, known as the "Controversy." It consists of approximately 14 acres. Excluded therefrom will be land to be deeded to the Essex County Greenbelt and known as Greenbelt Lot "A" on the North Band of the Parker River containing 1.3 acres more or less, and also that portion of Greenbelt Lot "B" located on the North band of the Parker River containing approximately one acre more or less, being part of a larger parcel acquired by said Walter Renton Ingalls, from the heirs of George B. Austin by deed dated September 10, 1952, recorded in said Deeds, Book 3932, Page 189, and being premises shown as Greenbelt Lot "A" & part of a plan by John A. Goodwin, Registered Surveyor dated July 30, 1974, entitled "Plan of Land located in Boxford, Mass., owned by Rosamond Ingalls Gowen, recorded in said Deeds Plan Book No. 132, Page No. 44.

And another certain parcel of land situated in said Boxford, shown on a plan entitled "NEW ENGLAND POWER SERVICE COMPANY PART OF NEW ENGLAND ELECTRIC SYSTEM, BOSTON, MASS. PLAN SHOWING LAND IN BOXFORD, MASSACHUSETTS, AND CONVEYED TO ROSAMOND I. PRICE BY NEW ENGLAND POWER COMPANY SCALE 1" = 200' DATE MAY 4, 1962, L-7467." Said Plan is recorded South Essex Registry of Deeds, Book 5003, Page 295.

Said parcel is shown on said Plan as "Area = 13.1 Acres" and reference is made to said Plans for a more detailed description.

Grantor also conveys to Grantee a right of way in common with others over existing New England Power Service Company easement, for purposes of egress to above granted land.

Being the same premises conveyed to Alexander Gordon Price by deed of Rosemond Ingalls Gowen dated June 24, 1982 and recorded with said Registry in Book 6963 Page 109.

AGP

9

SMP

We, grantors herein, being husband and wife, release to said Grantee all rights of homestead in the above described premises.

No title search requested or performed.

Subject to all easements, covenants, conditions, restrictions and encumbrances of record, if any.

Executed as a sealed instrument this 27th day of December, 2012.

Robert D. Harb
in witness to both

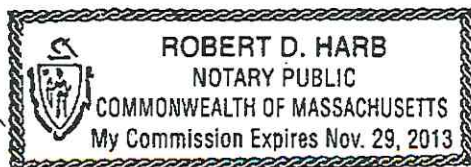
Alexander Gordon Price
Alexander Gordon Price

Susan M. Price
Susan M. Price

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 27th day of December 2012, before me, the undersigned notary public, personally appeared Alexander Gordon Price and Susan M. Price, proved to me through satisfactory evidence of identification, which were Massachusetts Drivers Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose



Robert D. Harb

Robert D. Harb- Notary Public
My Commission Expires: 11/29/13