

August 2, 2022

Ms. Lisa Pearson
Planning Director
Salisbury Planning Department
5 Beach Road
Salisbury, MA 01952

CDCI File #: 21-10254
Site Plan Review
Residential Development
159 Beach Road
Salisbury, MA 01952

Dear Ms. Pearson,

Civil Design Consultants, Inc. (CDCI), is pleased to submit this request for Site Plan Review of the proposed residential development located at 159 Beach Road (Tax Map 28 Lot 1) on behalf of the Applicant, Larkin Real Estate Group, Inc. The plan set and application have been delivered to the Town departments as required in the attached checklist.

Project Narrative:

The existing parcel is approximately 30,311-SF in area and is located within the Beach Commercial (BC) Zoning District. The parcel contains an ice cream stand, with associated paved parking, utilities, and a wooded area to the east. The site is situated between Old County Road and Beach Road, with frontage on both roads.

The proposed project consists of the demolition of the existing building and parking in order to construct a 14-lot residential development containing 10 duplex dwellings and 3 single-family dwellings, with associated bituminous concrete driveways, utilities, landscaping, and associated site work. In addition, a reconfiguration of the intersection of Old County Road and Beach Road is proposed to provide a safer intersection. The existing intersection has Old County Road intersecting with Beach Road in a y configuration, the proposal is to reconstruct this to be as close to a 90-degree intersection as possible. The Applicant has subdivided the lot through the Approval Not Required (ANR) process, a copy of the signed and recorded plan is included as part of the plan set. As shown on the plan, Lots 2 through 9 will front on Old County Road, while Lots 1 & 10 through 13 will front on Beach Road. Lot 14 is intended to be developed as open space, and is not to be built on. Water will be provided through individual connections to the existing main in Old County Road and Beach Road, and sewer will be connected to the existing sewer main in Old County Road with a new main being run on-site behind the proposed units.

Stormwater runoff from the site has been analyzed, and is attached. The site is mapped as containing Wareham loamy Sand and Windsor loamy sand, both with a hydrologic soil rating of A. Test pits were performed to confirm soil conditions and seasonal high groundwater elevations. The logs from the observations are attached with the drainage calculations. In addition, a drainage system has been designed to capture runoff from the proposed roofs and the runoff from the driveways of Lots 2 through 8. Detailed drainage calculations are attached demonstrating that post development runoff rates will not exceed pre-development rates to any design point.

Detailed site development plans, architectural plans, landscape plans, and supporting information are attached for your review and consideration.

We appreciate your consideration of this matter. If you have any questions or comments, or require additional information, please do not hesitate to contact this office.

Very Truly Yours,

CIVIL DESIGN CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read 'William Hall', is positioned below the company name.

William Hall, P.E.
Project Manager

cc: Larkin Real Estate Group, Inc. – Applicant
CDCI File#: 21-10254

August 2, 2022

Ms. Lisa Pearson
Planning Director
Salisbury Planning Department
5 Beach Road
Salisbury, MA 01952

CDCI File #: 21-10254
Site Plan Review
Single-Family and Duplex Development
159 Beach Road
Salisbury, MA 01952

Dear Ms. Pearson,

Civil Design Consultants, Inc. (CDCI), has prepared this letter in response to a review letter issued by Lisa DeMeo, P.E., Department of Public Works Director, dated July 27, 2022, and a review letter issued by Daniel Ruiz, Assistant Planner, dated July 25, 2022. The plans have been revised as follows, in accordance with the review:

Department of Public Works

General

- The Contractor will apply for all required construction permits.
- As-builts will be prepared and electronically submitted within 90 days of the issuance of occupancy permits.
- Street Opening and Trench permits will be applied for from the Town. A MassDOT Access Permit Application is currently under review.
- The plan does not currently specify the setting of bounds. Bounds can be set if requested.
- It is anticipated that a single owner will own and rent the units. This owner will be responsible for the maintenance of the sewer and drainage on the site.
- A pre-construction meeting will be held as requested with all applicable departments in attendance.
- A Traffic Management Plan will be submitted for review and approval.
- General Construction Note 12 on Sheet D-1 indicates the site work hours.
- All street markings and signage will conform to the latest MUTCD requirements.
- The garage of each unit provides 2 parking spaces, as required by the Town of Salisbury Zoning Bylaw.
- The existing condition is pavement through the site from Old County Road to Beach Road. The intent of the design is to provide parking while improving the existing condition and maintain spaces that are easily plowed in the winter.
- The appropriate notes have been revised to indicate repavement of Old County Road.
- No response required.
- As indicated in the provided architectural plans, the dwellings are to be constructed with slabs on grade, no pilings are proposed.
- No conflicts are anticipated, however, the note has been provided to illustrate what should be done if field conditions vary from what is shown on the plan.
- The Applicant will need to acquire permits from National Grid to start construction on their anticipated timeline.
- Note 9 on Sheet C-3 has been removed.
- Note 10 on Sheet C-3 has been removed.
- Fire suppression is not proposed, this note has been removed from the plan set.
- Note 12 on Sheet C-3 has been revised to indicate repavement.

- The Applicant will need to acquire permits from National Grid to start construction on their anticipated timeline.
- Note 9 on Sheet C-4 has been removed.
- Note 10 on Sheet C-4 has been removed.
- Fire suppression is not proposed, this note has been removed from the plan set.
- Note 12 on Sheet C-4 has been revised to indicate repavement.
- Sheet C-5 has been revised to provide a construction entrance consistent with the detail provided on Sheet D-1 and entirely on the parcel.
- Note 3 on Sheet C-5 has been revised.
- Sheet C-5 has been revised to provide a construction entrance consistent with the detail provided on Sheet D-1 and entirely on the parcel.
- Note 10 on Sheet C-5 has been revised as requested.
- Note 11 on Sheet C-5 has been removed.
- Note 12, now Note 11, on Sheet C-5 has been revised.
- The intent of this comment is not clear. Clarification on what is requested would be appreciated.
- Sheet C-5 has been revised to provide a construction entrance consistent with the detail provided on Sheet D-1 and entirely on the parcel.
- The Typical Water Service Connection detail on Sheet D-1 has been revised to specify a 45-degree connection at the main.
- The Sanitary Sewer Service at Main detail on Sheet D-1 has been revised to match the plan view and indicate a 6" service.
- The Vertical Granite Curb detail on Sheet D-2 has been revised to specify Type VB curbing. The limits of curbing installation are identified on Sheet C-4.

Sidewalks

- The Vertical Granite Curb detail on Sheet D-2 has been revised to specify Type VB curbing.
- The installation of sidewalks on Old County Road will be discussed with the Planning Board.
- The plan set indicates the installation of sidewalk along Beach Road.
- Bituminous concrete sidewalks are proposed, in keeping with the materials used at adjacent sites.
- The accessible ramps have been revised to be facing each other at the intersection of Old County Road and Beach Road.
- A radius large enough to provide emergency vehicle access has been provided, with turning templates run to ensure appropriate access. If the radius at the intersection of Old County Road and Beach Road was shrunk, conflicts would exist between lanes with emergency vehicles entering and exiting Old County Road, especially on the right turn in from Beach Road.
- Note 10 has been added to the ADA Compliant Accessible Curb Ramp Detail on Sheet D-2 specifying that detectable panels must be installed in accordance with manufacturer instructions.
- The requested note has been added to Sheet D-1 as General Construction Note 13.

Sewer

- The owner shall be responsible for the sewer connection all the way to the main.
- The Applicant will pay all sewer access fees, as required.
- The Applicant will apply for sewer connection permits, as required.
- General Utility Note 7 on Sheet D-1 indicates the contractor's responsibility to coordinate and schedule all applicable inspections.
- The Applicant will apply for a Sewer Extension Permit prior to the start of construction.
- A revised landscape plan is attached illustrating smaller species near the sewer main.
- A sewer profile is now provided on Sheet D-2.

Water

- The existing water main is shown on Sheet C-2A of the provided plan set. The main runs adjacent to the proposed sidewalk on Sheet C-3 and C-4.
- The Applicant will pay any fees associated with water access.
- Final locations and sizes of water meters will be coordinated prior to the start of construction.

- The proposed buildings are to be constructed with slabs on grade, no utility chase is proposed.
- The Typical Water Service Connection detail on Sheet D-1 has been revised to specify a 45-degree connection at the main.
- Prior to construction the Applicant will submit a cross connection survey to both the Plumbing Inspector and the Department of Public Works.
- Prior to the start of construction, the Applicant will determine the final size of all water connections to determine connection fees.
- The plan set has been revised to specify polyethylene water services.

Stormwater

- A stormwater report is now attached for review.
- A stormwater operation and maintenance plan has been submitted for review, annual reports will be submitted to the Department of Public Works.
- It is anticipated that a single owner of the units will be responsible for operation and maintenance of the stormwater system. Contact information will be provided when available.
- Sheet C-5 has been revised to provide a construction entrance consistent with the detail provided on Sheet D-1 and entirely on the parcel.
- The proposed treatment ponds have been removed at the request of the Planning Department.
- Sheet C-5 has been revised to indicate a location for proposed dewatering. It is anticipated that dewatering will only be necessary for the installation of the sewer main.
- A plan detailing catchment areas is now provided with the stormwater report.
- Sheet C-5 specifies erosion controls to be installed along the eastern property line.
- General Erosion Control Note 2 on Sheet C-5 specifies that erosion controls shall be checked after every storm event with repairs occurring within 24 hours.

Snow and Ice

- Snow will be stored on site and should the storage area on site be filled, snow must be removed from the site in accordance with all local, state, and federal regulations.

Department of Public Works

1. No response needed.
2. An access permit has been applied for through MassDOT and is currently under review.
3. We do not believe a NPDES SWPPP is required due to the site being less than one acre.
4. The Applicant will seek approval for the sewer main connection from the Board of Selectmen.
5. Sheet C-6 has been added to the plan set as a Phasing Plan.

Application

6. An abutters list is attached to this response.
7. A copy of the current deed is attached to this response.

Existing Conditions Plan (C2-A)

8. This sheet is now stamped by a Professional Land Surveyor.

Grading & Utilities Plan (C-3)

9. The dimension listed was a typographical error, the table has been revised to reflect the proper setback.
10. The land use table has been revised as requested.
11. We have confirmed that the buildings will meet the 35' maximum height based on mean average grade, if constructed in accordance with the plan set.
12. A note has been added to the land use table to specify guest parking is to be available in the proposed driveways.
13. The decks are 8' x 11' as illustrated on the architectural plans, and the stairs are provided for second means of egress.
14. Note 10 has been removed at the request of the Department of Public Works.
15. Privacy fencing is not proposed at this time.

16. The referenced line has been removed from the plan set, it was included on those sheets in error. It is a time of concentration line, meant to be seen on the provided watershed plans only.
17. Notes have been provided specifying the repavement of Old County Road for its full width at the completion of construction.
18. The proposed treatment ponds have been removed from the plan set.
19. Existing stormwater currently flows offsite to the east, as well as to Beach Road. These design points have been analyzed to ensure that post-development runoff matches or is less than pre-development runoff.
20. Locations for snow storage are now shown on Sheet C-5.

Erosion Control Plan (C-5)

21. Erosion control barriers are shown and labeled along the eastern property line.
22. The erosion control barrier is shown and labeled along the eastern property line.
23. The construction entrance location has been revised to an area located entirely on the property.
24. The material stockpile location has been revised to be located entirely on the property.
25. The stockpile location has been revised as requested.

Site Lighting Layout Plan

26. A revised lighting plan is attached.
27. The Applicant will consider options to reduce spillage of light onto abutting properties.
28. The lighting consultant has offered the following response: "According to the spec sheet, the type D fixtures produce 823 lumens, about the same as a 60w incandescent bulb. These fixtures are also dark sky compliant. If needed, the fixtures are dimmable and can be dimmed from a remote location in each apartment/building."
29. The lighting consultant has offered the following response: "The type S fixtures are intended to have motion sensors so they only go on when someone is walking up the stairs. According to the spec sheet, the type S fixtures produce 1225 lumens, much less than a 100w incandescent bulb. Also, these fixtures can be ordered with field adjustable outputs."

Landscape Plan

30. The landscape plan has been revised at the request of the DPW.

Stormwater Report

31. A stormwater report is provided for formal review.

Traffic Impact Analysis

32. A traffic study is now provided for review.

Revised Drawings and Deliverables for the Planning Board Hearing

33. Complete packets will be delivered as requested.
34. 8 packets plus an electronic filing will be provided to the Planning Board.

We appreciate your consideration of this matter. If you have any questions or comments, or require additional information, please do not hesitate to contact this office.

Very Truly Yours,

CIVIL DESIGN CONSULTANTS, INC.



William Hall, P.E.
Project Manager

cc: Larkin Real Estate Group, Inc. – Applicant
CDCI File#: 21-10254

August 3, 2022

Patrick & Brenden Larkin

159 Beach Road - Salisbury MA

Re: Comments from the Salisbury Public Works & Planning departments per June 14, 2022 submission

Dear Patrick & Brendan,

I've reviewed the comments from the DPW submitted on 7-27-22 & The Planning Department submitted 7-25-22. These are the comments that are addressed to the Architectural Design.

DPW – General Questions

- Size of garage: The clear dimensions of the garage is 11'-3" wide by 39'-0" long. We propose to fit two cars in tandem. A typical parking space is 9'x18' which will fit most cars. We've accommodated for 9'-0" wide overhead doors which is standard and two 18'-0" long spaces for tandem parking which will be sufficient.
- Foundation. The project does not occur in the flood zone or within the coastal dune and therefore does not need to be on pilings. We are proposing a concrete frost wall foundation, not piles
- The Buildings are two-family structures and do not require sprinkler systems.

DPW – Water

- Utilities chase: The utilities will be housed in the garage. We're currently not showing a room, because the systems have not been selected yet. We do show a chase for a potential radon system, which was sized for the Radon pipe only.

Planning Department – Grading & Utility plans number 13

- The deck dimensions are 8'-0" off the house & 11'-6" long. The stairs are being considered a second means of egress.

Hopefully this addresses the architectural questions.

Sincerely,



APPLICATION FOR MAJOR SITE PLAN APPROVAL

APPLICANT & PROPERTY OWNER INFORMATION:

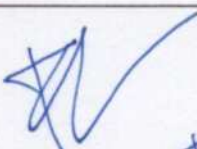

APPLICANT'S NAME: Larkin Real Estate Group, Inc.
APPLICANT'S ADDRESS: 383 Main Street, Medfield, MA
TELEPHONE #: (978) 837-6677 E-MAIL ADDRESS: turnpikere@yahoo.com
OWNER'S NAME (if different from applicant): Edward Foote Jr. & Joanne F. Blais
OWNER'S ADDRESS (if different from applicant): 123 Central Ave, Salisbury, MA
TELEPHONE #: _____ E-MAIL ADDRESS: _____

SITE INFORMATION:

PROJECT ADDRESS: 159 Beach Road
MAP: 28 LOT: 1
ZONING DISTRICT(S): Beach Commercial
LOT SIZE: 30,311-SF
CURRENT USE: Ice cream stand

PROJECT/PLAN INFORMATION:

PLAN TITLE: Site Development Plans for 159 Beach Road
DATE OF REVISION: June 14, 2022
PREPARED BY (name/address of preparer): Civil Design Consultants, Inc.
TELEPHONE #: (978) 416-0920 E-MAIL ADDRESS: whall@civildci.com
Briefly state proposed work: The proposed work consists of a subdivision containing 14 lots with 10 duplex dwellings and 3 single family dwellings, for a total of 23 units.

Applicant's Signature:  Date: 7-1-22
Owner's Signature (if not applicant):  Date: 7-1-22

Property Owner Authorization Form

Property: 159 BEACH ROAD, SALISBURY, MA 01952
Parcel Id: 28-1
Property Owner's: EDWARD FOOTE, JR. AND JOANNE F. BLAIS
Applicant's Name: PATRICK LARKIN, LARKIN REAL ESTATE GROUP, INC. AND
MICHAEL LARKIN

WE, **EDWARD FOOTE, JR. AND JOANNE F. BLAIS**, owners of 159 BEACH STREET, SALISBURY, MA 01952 authorize LARKIN REAL ESTATE GROUP, INC., its affiliates, PATRICK LARKIN and MICHAEL LARKIN to file all applications before the Town of Salisbury including but not limited to Salisbury Board of Health, Salisbury Zoning Board of Appeals, Salisbury Conservation Commission, Salisbury Planning Board and the agencies of the Commonwealth of Massachusetts on my behalf for permitting of new construction residential dwellings and to take all actions required to the requested applications on my property as required by the Town of Salisbury and the agencies of the Commonwealth of Massachusetts as we might or could do if personally present.

Signed this ____ of January, 2021

Edward Foote, Jr. Jan 5, 2021 12:24 PM
EDWARD FOOTE, JR.

Joanne F. Blais Jan 5, 2021 1:11 PM
JOANNE F. BLAIS

ABUTTERS LIST REQUEST

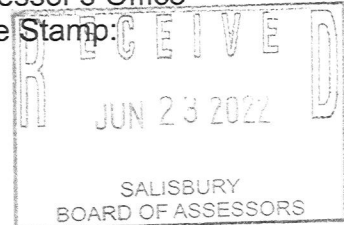
TO BE SUBMITTED DIRECTLY TO ASSESSORS OFFICE

Abutters Lists will be processed within 10 days of Receipt by Assessors Office

PROPERTY ADDRESS: 159 Beach road
NAME OF APPLICANT: LARKIN R.E. Group Inc
NAME OF PROPERTY OWNER: JOANNE BLAIS & EDWARD FOOTE
CONTACT PHONE: 978-837-6677
MAP: 28 LOT: 1

Assessor's Office

Date Stamp:



FEE: \$25 One Board
\$15 each additional Board
\$15 Recertification per Board

BOARD/APPLICATION TYPE:

AMOUNT DUE:

ZONING BOARD:	300 FEET	VARIANCE	_____
	300 FEET	SPECIAL PERMIT	_____
	300 FEET	40B PROJECT	_____
PLANNING BOARD:	DIRECT	SITE PLAN REVIEW (MINOR)	_____
	300 FEET	SITE PLAN REVIEW (MAJOR)	\$25 _____
	DIRECT	DEFINITIVE SUBDIVISION	_____
	300 FEET	SPECIAL PERMIT	_____

CONSERVATION COMMISSION:

*Please see conservation requirements adopted by Wetlands Protection Act 12-2014 on reverse.

**Please supply description of work and a scaled plan

BOARD OF

SELECTMEN: 100 FEET OR ABUTTER TO ABUTTER _____

LIQUOR

COMMISSION: DIRECT _____

OTHER:

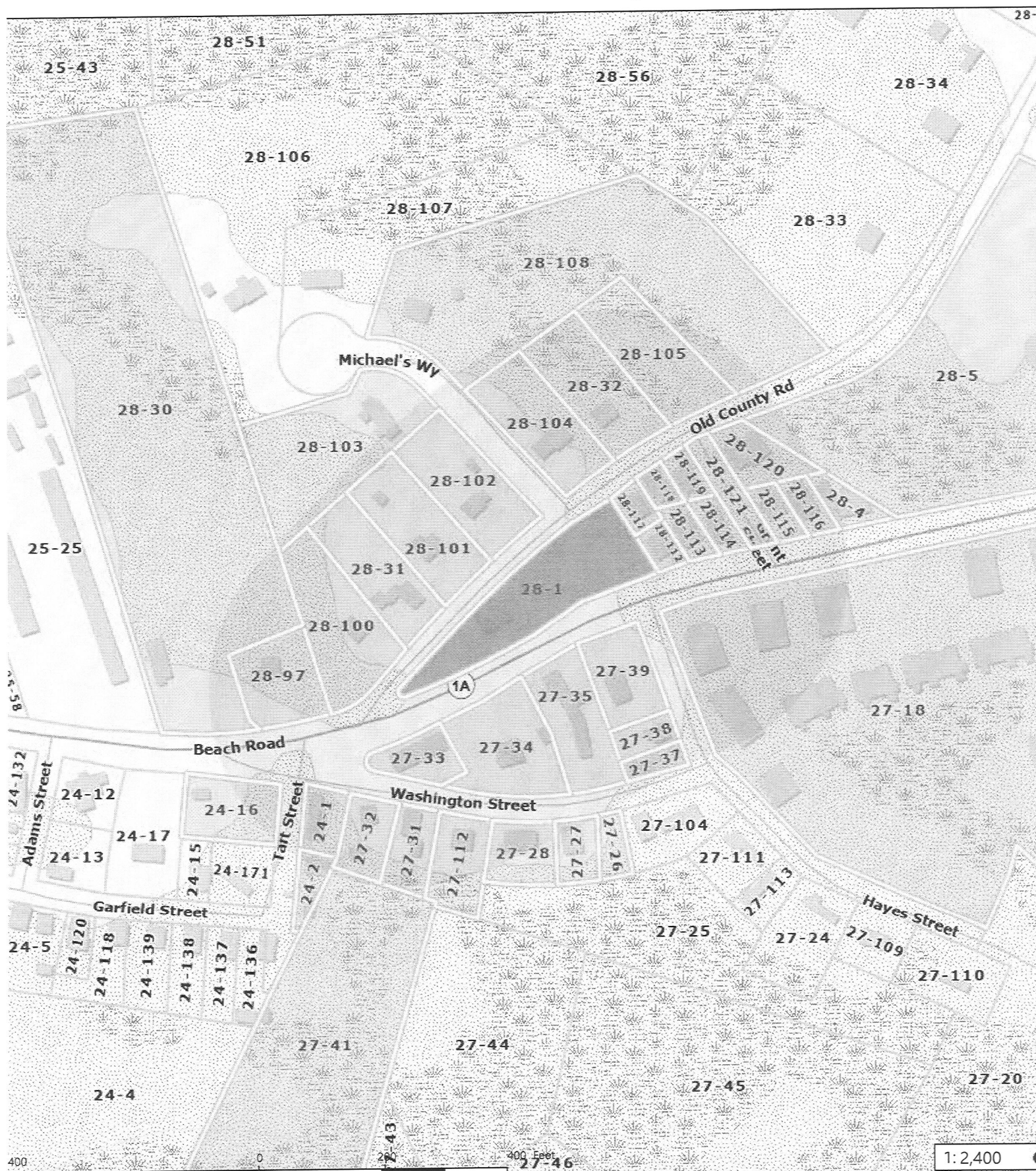
TOTAL PAID: \$25- CHECK # 103

ABUTTERS LIST AND LABELS RECEIVED BY: Brendan Larkin DATE: 8/2/22

THIS LIST WILL REQUIRE RECERTIFICATION AFTER 60 DAYS.

O:\Assessor Office\FORMS\Abutters List Forms, Templates, Letters, etc\NEW ABUTTERS LIST REQUEST.doc

Town of Salisbury



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Salisbury & MassGIS/MassGIS.

MVPC AND THE TOWN OF SALISBURY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF SALISBURY AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



Municipal Boundary
 Major Road
 Floodplain

Parcel Labels
 Local Road
 100 Year Floodplain

Legend
 Parcels
 500 Year Floodplain

Roads
 Hydrographic Features
 Wetlands

Interstate
 Streams

Date: 06/27/2022
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 1

Parcel ID	Location	Owner Name/Address
28-001	159 BEACH RD	BLAIS JOANNE F FOOTE JR EDWARD 123 CENTRAL AVE SALISBURY, MA 01952

A B U T T E R S

24-001	1 TAFT ST	KAMPAS KIMBERLY TR TAFT ONE REALTY TRUST 1 TAFT ST SALISBURY, MA 01952
24-002	3 TAFT ST	L'HEUREUX ROBERT J MARCHAND ADRIANE F TR 1 HIGHBACK RD SALISBURY, MA 01952
24-016	156 BEACH RD	STANLEY DICK STANLEY DEBERA 3 GREEN ST APT 8 ROCHESTER, NH 03868-5853
27-018	170 BEACH RD CLUB HSE	ATLANTIC BREEZE II CONDO C/O GREAT NORTH PROPERTY MNGMN P.O. BOX 4579 DEPT 125 HOUSTON, TX 77210
27-026	14 WASHINGTON ST	SALISBURY TOWN OF TAX TITLE TAKING LAND OF LOW V 5 BEACH RD SALISBURY, MA 01952
27-027	12 WASHINGTON ST	CHRISTIAN JACK E CHRISTIAN ANNETTE M 12 WASHINGTON ST SALISBURY, MA 01952
27-028	10 WASHINGTON ST	CIARAMETARO SALVATORE P DIORIO DORIS 10 WASHINGTON STREET SALISBURY, MA 01952
27-031	6 WASHINGTON ST	SHARKEY PETER SHARKEY ANNE MARIE 6 WASHINGTON ST SALISBURY, MA 01952

Date: 06/27/2022
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Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 2

Parcel ID	Location	Owner Name/Address
28-001	159 BEACH RD	BLAIS JOANNE F FOOTE JR EDWARD 123 CENTRAL AVE SALISBURY, MA 01952

A B U T T E R S		
=====		
27-032	4 WASHINGTON ST	BOMBARDIER ANDREW BOUCHARD SASHA ANN & BOMBARDI 4 WASHINGTON STREET SALISBURY, MA 01952
	Subsequent owner:	BOMBARDIER ANDREW BOUCHARD SASHA ANN & BOMBARDIE 4 WASHINGTON STREET SALISBURY, MA 01952
27-033	1 WASHINGTON ST	COAST LANE LLC 91 BELMONT ST NO ANDOVER, MA 01845
27-034	160 BEACH RD	BRAMHALL THOMAS K TR BRAMHALL KAREN J TR 5 MASYS WY HAVERHILL, MA 01832-1070
27-035	162 BEACH RD	HILTON, JR JOHN A HILTON THERESA M 64 WOODCREST RD BOXFORD, MA 01921
27-037	15 WASHINGTON ST	GIRARD PAULA A 15 WASHINGTON ST SALISBURY, MA 01952
27-038	4 HAYES ST	4 HAYES DEVELOPMENT, LLC 85 BROWN AVE UNIT 11 HAMPTON, NH 03842
27-039	2 HAYES ST	MOKAL-MCDERMOTT KAROLEE S 2 HAYES ST SALISBURY, MA 01952
27-041	BROWNS POINT	BISHOP FRED 51 DOCK LN SALISBURY, MA 01952
27-112	8 WASHINGTON ST	MEDEIROS LAWRENCE M MEDEIROS MARY T 8 WASHINGTON ST SALISBURY, MA 01952

Date: 06/27/2022
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 3

Parcel ID	Location	Owner Name/Address
28-001	159 BEACH RD	BLAIS JOANNE F FOOTE JR EDWARD 123 CENTRAL AVE SALISBURY, MA 01952

A B U T T E R S		
=====		
27-18A56	170 BEACH RD 56	RANDALL CHRISTINE 170 BEACH RD UNIT A56 SALISBURY, MA 01952
27-18A57	170 BEACH RD 57	HUNT PAUL F & HUNT MICHELE A TR THE HUNT REALTY TRUST 170 BEACH ROAD, Unit 57 SALISBURY, MA 01952
27-18A58	170 BEACH RD 58	FOLEY ALICE L 170 BEACH RD UNIT A58 SALISBURY, MA 01952
27-18B59	170 BEACH RD 59	TEIXEIRA BRUNO F LIPPI GIOVANA S 170 BEACH RD UNIT B59 SALISBURY, MA 01952
27-18B60	170 BEACH RD 60	DION ANN TR ANN DION LIVING TRUST 170 BEACH RD UNIT B60 SALISBURY, MA 01952
27-18B61	170 BEACH RD 61	ALDRICH SHEILA 170 BEACH RD UNIT B61 SALISBURY, MA 01952
27-18C62	170 BEACH RD 62	FAZIO ROBERT T TR THE ROBERT T FAZIO REVOCABLE T 170 BEACH RD, Unit 62 SALISBURY, MA 01952
27-18C63	170 BEACH RD 63	MATTE CAROLE A 170 BEACH RD UNIT 63 SALISBURY, MA 01952
27-18D53	170 BEACH RD 53	FANEUF RAYMOND A LE 170 BEACH RD UNIT 53 SALISBURY, MA 01952
27-18D54	170 BEACH RD 54	GANDELMAN BETH I 170 BEACH RD UNIT 54 SALISBURY, MA 01952

Date: 06/27/2022
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Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 4

Parcel ID	Location	Owner Name/Address
28-001	159 BEACH RD	BLAIS JOANNE F FOOTE JR EDWARD 123 CENTRAL AVE SALISBURY, MA 01952

A B U T T E R S

27-18D55	170 BEACH RD 55	SABA ANN M 170 BEACH RD UNIT 55 SALISBURY, MA 01952
27-18E50	170 BEACH RD 50	BOWLES, PRISCILLA J LABELLA, C VALDES ROBERT J 170 BEACH RD UNIT 50 SALISBURY, MA 01952
27-18E51	170 BEACH RD 51	WILDER CONSTANCE B 170 BEACH RD UNIT 51 SALISBURY, MA 01952
27-18E52	170 BEACH RD 52	MCCUSKER ELIZABETH A M 170 BEACH RD UNIT 52 SALISBURY, MA 01952
27-18F39	170 BEACH RD 39	ARNONE KAREN 170 BEACH RD UNIT 39 SALISBURY, MA 01952
27-18F40	170 BEACH RD 40	CHILINGIRIAN JOANN E CHILINGIRIAN KIM M 170 BEACH RD UNIT 40 SALISBURY, MA 01952
27-18F41	170 BEACH RD 41	MCCARTHY JOHN MCCARTHY ELIZABETH 170 BEACH RD UNIT 41 SALISBURY, MA 01952
27-18G31	170 BEACH RD 31	ROBICHAUD JR RICHARD A ROBICHAUD KAZIA 170 BEACH RD UNIT 31 SALISBURY, MA 01952
27-18G32	170 BEACH RD 32	HARASIM DEBORAH 170 BEACH RD UNIT 32 SALISBURY, MA 01952
27-18G33	170 BEACH RD 33	MCQUADE JOANNE 170 BEACH RD UNIT 33 SALISBURY, MA 01952

Date: 06/27/2022
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Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 5

Parcel ID	Location	Owner Name/Address
28-001	159 BEACH RD	BLAIS JOANNE F FOOTE JR EDWARD 123 CENTRAL AVE SALISBURY, MA 01952

A B U T T E R S		
=====		
27-18H27	170 BEACH RD 27	PIERMARINI ROBERT 170 BEACH RD UNIT 27 SALISBURY, MA 01952
27-18H28	170 BEACH RD 28	FOLEY BRENDA TR B.E. FOLEY FAMILY REALTY TRUST 170 BEACH RD UNIT 28 SALISBURY, MA 01952
27-18H29	170 BEACH RD 29	WORTH WARREN LE 170 BEACH RD, Unit 29 SALISBURY, MA 01952
27-18H30	170 BEACH RD 30	FRASER EVELYN L TR EVELYN L FRASER REVOCABLE TRUS 170 BEACH RD, Unit 30 SALISBURY, MA 01952
27-18I17	170 BEACH RD 17	SEGAL JOHN A SEGAL JENNIFER C 170 BEACH RD UNIT 17 SALISBURY, MA 01952
27-18I18	170 BEACH RD 18	ADRIEN WILLIAM ADRIEN JOANNA 170 BEACH RD UNIT 18 SALISBURY, MA 01952
27-18I19	170 BEACH RD 19	LAMBERT MARK F LAMBERT DEBORAH T M & D LAMBERT TRUST PO BOX 278 SEBAGO, ME 04029-0278
27-18J20	170 BEACH RD 20	UMBAUGH VIRGINIA J 3934 PASEO ZUNIGA LA MESA, CA 91941
27-18J21	170 BEACH RD 21	HOUGHTON ANN-MARIE HOUGHTON MARIA PO BOX 1805 SEABROOK, NH 03874-1805

Date: 06/27/2022
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Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 6

Parcel ID	Location	Owner Name/Address
28-001	159 BEACH RD	BLAIS JOANNE F FOOTE JR EDWARD 123 CENTRAL AVE SALISBURY, MA 01952

A B U T T E R S

27-18J22	170 BEACH RD 22	WALSH MICHAEL TR 170 BEACH RD UNIT 22 SALISBURY, MA 01952
27-18K34	170 BEACH RD 34	LINNEKIN JR ROBERT L LINNEKIN MARY E 170 BEACH RD UNIT 34 SALISBURY, MA 01952
27-18K35	170 BEACH RD 35	SHOREY JR JOHN W SHOREY LINDA M 170 BEACH RD UNIT 35 SALISBURY, MA 01952
27-18L36	170 BEACH RD 36	MASSE GAIL 170 BEACH RD, Unit 36 SALISBURY, MA 01952
27-18L37	170 BEACH RD 37	SHEEHAN AILEEN B TR SHEEHAN REALTY TRUST 170 BEACH RD UNIT 37 SALISBURY, MA 01952
27-18L38	170 BEACH RD 38	MALONE BERNARD P MALONE JOAN M 170 BEACH RD UNIT 38 SALISBURY, MA 01952
27-18M42	170 BEACH RD 42	GRIFFIN JR FRANCIS I GRIFFIN EMLYN D 170 BEACH RD UNIT 42 SALISBURY, MA 01952
27-18M43	170 BEACH RD 43	COTTONE PHILIP COTTONE MARY P 170 BEACH RD UNIT 43 SALISBURY, MA 01952-2263
27-18M44	170 BEACH RD 44	KIGGINS MATTHEW E TR KIGGINS MICHAEL L TR 170 BEACH RD UNIT 44 SALISBURY, MA 01952

Date: 06/27/2022
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 7

Parcel ID	Location	Owner Name/Address
28-001	159 BEACH RD	BLAIS JOANNE F FOOTE JR EDWARD 123 CENTRAL AVE SALISBURY, MA 01952

A B U T T E R S

27-18N45	170 BEACH RD 45	HAYDEN MARK D HAYDEN COLLEEN M 170 BEACH RD UNIT 45 SALISBURY, MA 01952
27-18N46	170 BEACH RD 46	DINN JOHN BERNHEISEL CHERYL L 170 BEACH RD UNIT 46 SALISBURY, MA 01952
27-18O47	170 BEACH RD 47	GREILICH WILLIAM J TR GREILICH MONIQUE B TR 170 BEACH RD UNIT 47 SALISBURY, MA 01952
27-18O48	170 BEACH RD 48	YARVITZ KENNETH YARVITZ BETSY 170 BEACH RD UNIT 48 SALISBURY, MA 01952
27-18O49	170 BEACH RD 49	FRIEDRICH JR JOHN R BENSON ROBERTA E 170 BEACH RD UNIT 49 SALISBURY, MA 01952
27-18P23	170 BEACH RD 23	JONES NANCY 170 BEACH RD UNIT 23 SALISBURY, MA 01952
27-18P24	170 BEACH RD 24	JOPLING PAUL D JOPLING DIANNE M 170 BEACH RD UNIT 24 SALISBURY, MA 01952
27-18Q25	170 BEACH RD 25	TRAVIS CLARENCE TRAVIS JOAN WALENTUK 170 BEACH RD UNIT 25 SALISBURY, MA 01952
27-18Q26	170 BEACH RD 26	MOAK JOHN F MOAK JEAN M 170 BEACH RD UNIT 26 SALISBURY, MA 01952

Date: 06/27/2022
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 8

Parcel ID	Location	Owner Name/Address
28-001	159 BEACH RD	BLAIS JOANNE F FOOTE JR EDWARD 123 CENTRAL AVE SALISBURY, MA 01952

A B U T T E R S

27-33A	1 WASHINGTON ST 1	SULLIVAN LINDA 1 WASHINGTON ST UNIT 1 SALISBURY, MA 01952
27-33B	1 WASHINGTON ST 2	SAYRS YOLANDA 1 WASHINGTON ST, Unit 2 SALISBURY, MA 01952
27-33C	1 WASHINGTON ST 3	MULDOON KEVIN J TR MULDOON ROBERT 1 WASHINGTON ST, Unit 3 SALEM, MA 01970
27-33D	1 WASHINGTON ST 4	NAYIGA EMMA 1 WASHINGTON ST, Unit 4 SALISBURY, MA 01952
28-004	177 BEACH RD	SHEARY ROBIN SHEARY KEVIN M 177 BEACH RD SALISBURY, MA 01952
28-005	181 BEACH RD	SALISBURY TOWN OF WATER COMPANY 5 BEACH RD SALISBURY, MA 01952
28-030	147 BEACH RD	GILES JOHN TR GILES MELISSA TR 5 MUIRFIELD LANE METHUEN, MA 01844
28-031	3 OLD COUNTY RD	RICHARD MICHAEL F 3 OLD COUNTY RD SALISBURY, MA 01952
28-032	13 OLD COUNTY RD	SORRENTINO JAYNE P SHAW CHARLES E 13 OLD COUNTY RD SALISBURY, MA 01952

Date: 06/27/2022
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 9

Parcel ID	Location	Owner Name/Address
28-001	159 BEACH RD	BLAIS JOANNE F FOOTE JR EDWARD 123 CENTRAL AVE SALISBURY, MA 01952

A B U T T E R S		
=====		
28-097	151 BEACH RD	CHAMPAGNE RAYMOND H CHAMPAGNE DONNA M 28 COMMONWEALTH AVE SALISBURY, MA 01952-0686
28-100	1 OLD COUNTY RD	HOLSCHER DAVID M HOLSCHER DEBRALYN 1 OLD COUNTY RD SALISBURY, MA 01952
28-101	5 OLD COUNTY RD	BARSALOU JR VINCENT BARSALOU JENNIFER L 5 OLD COUNTY RD SALISBURY, MA 01952
28-102	7 OLD COUNTY RD	CIPOLLA GLENN A CIPOLLA KIMBERLY W 7 OLD COUNTY RD SALISBURY, MA 01952
28-103	1 MICHAEL'S WAY	APRIL RONALD 1 MICHAEL'S WY SALISBURY, MA 01952
28-104	11 OLD COUNTY RD	NICKOLA THEODORE X BERTRAND BRIDGET G 11 OLD COUNTY RD SALISBURY, MA 01952
28-105	15 OLD COUNTY RD	STEVENS JUSTIN CIMAN MICHAEL 367 REA STREET NORTH ANDOVER, MA 01845
28-108	2 MICHAEL'S WAY	WHITE MICHAEL WHITE TIFFINI 2 MICHAEL'S WY SALISBURY, MA 01952
28-112	165 BEACH RD	MARSHALL SHERRI 165 BEACH RD SALISBURY, MA 01952

Date: 06/27/2022
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 10

Parcel ID	Location	Owner Name/Address
28-001	159 BEACH RD	BLAIS JOANNE F FOOTE JR EDWARD 123 CENTRAL AVE SALISBURY, MA 01952

A B U T T E R S		
=====		
28-113	167 BEACH RD	MCKAY MEREDITH F 167 BEACH RD SALISBURY, MA 01952
28-114	169 BEACH RD	COGAN LAURA A 169 BEACH RD SALISBURY, MA 01952
28-115	173 BEACH RD	BURNS THOMAS B BURNS MARLENE R 8 REDWOOD CIR LIMERICK, ME 04048
28-116	175 BEACH RD	HICKEY MICHAEL D KEEGAN LISA M 175 BEACH RD SALISBURY, MA 01952
28-117	10 OLD COUNTY RD	SCHENA ROBERT & CHRISTINE J TR THE SCHENA FAMILY TRUST 10 OLD COUNTY RD SALISBURY, MA 01952
28-118	12 OLD COUNTY RD	GEMELLARO RONALD PETITON FELIPA 12 OLD COUNTY RD SALISBURY, MA 01952
28-119	14 OLD COUNTY RD	SCALI JAMES P 14 OLD COUNTY RD SALISBURY, MA 01952
28-120	18 OLD COUNTY RD	18 OLD COUNTY ROAD CONDOMINIUM 18 OLD COUNTY RD SALISBURY, MA 01952
28-120A	18 OLD COUNTY RD A	WELDON DEREK P 18 OLD COUNTY RD, UNIT A SALISBURY, MA 01952
28-120B	18 OLD COUNTY RD B	LILAKOS-CUSHING KATHY TR KATHY LILAKOS-CUSHING REVOCABL 18 OLD COUNTY RD, UNIT B SALISBURY, MA 01952

Date: 06/27/2022
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 11

Parcel ID	Location	Owner Name/Address
28-001	159 BEACH RD	BLAIS JOANNE F FOOTE JR EDWARD 123 CENTRAL AVE SALISBURY, MA 01952

A B U T T E R S
=====

28-121	GRANT ST	DECM, LLC 9 MERRIMAC ST SEABROOK, NH 03874
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94 parcels listed

ATTACHMENT 2

PLANNING BOARD

REQUIREMENTS AND WAIVER REQUEST FORM

APPLICANT: _____

PROPERTY OWNER: _____

PROJECT ADDRESS: _____

MAP: _____ LOT: _____

PLAN REQUIREMENTS	INCLUDED IN APP	REQUESTING WAIVER
1. PLANS DRAWN/STAMPED BY REGISTERED PROFESSIONAL		
2. EXISTING SITE CONDITIONS:		
a. ALL WATERBODIES		
b. WETLAND AND BOUNDARIES		
c. TOPOGRAPHY		
d. VEGETATION TYPES		
e. OTHER NATURAL FEATURES		
3. LOCATION OF:		
a. PROPOSED LANDSCAPING		
b. EXISTING LANDSCAPING AND OPENSOURCE		
4. USE PLAN INDICATING LOCATIONS OF:		
a. PROPOSED BUILDING AND ADDITIONS		
b. PARKING		
c. SERVICE AND LOADING AREAS		
d. CURBING AND DRIVEWAY LOCATIONS		
e. TRASH AND RECEPTACLES OR DUMPSTERS		
f. LIGHTING		
g. OTHER SITE ALTERATIONS		

5. ARCHITECTURAL PLANS OF ALL PROPOSED BUILDINGS		
a. FLOOR PLANS	X	
b. ELEVATION PLANS	X	
6. UTILITY PLANS SHOWING:		
a. WATER AND SEWER CONNECTIONS	X	
b. ELECTRIC/TELECOMS	X	
c. STORMWATER DRAINAGE PLAN	X	
7. LUMINAIRE PLAN SHOWING:		
a. FOOT CANDLES	X	
b. LIGHT FIXTURE SPECS	X	

Attachment 3

SITE PLAN APPLICATION
TAX AND BETTERMENT PAYMENT CERTIFICATION

Date _____

Map _____ **Parcel** _____

Owner's Name: _____

Property Address: _____, Salisbury, MA

I, _____, certify that all taxes and applicable betterment's have been paid in full for the property located at **Map** _____ **Parcel** _____. The next billing date is _____.

Signature: _____
Treasurer or Treasurer's Clerk

Date: _____

SITE PLAN REVIEW SUBMITTAL CHECKLIST

Before any Site Plan Review application can be filed at the town clerk's office, the following departments must receive the specified information and sign below that the information has been received. Departments have 14 days within which they may approve, disapprove, or comment on the proposed plan.

Board of Health

(1 Set of Plans & application) Received By: T. Mahoney Date: 7/14/22

Fire Department

(1 Set of Plans & application) Received By: J. [Signature] Date: 7/14/22

Department of Public Works

(3 Sets of Plans & application) Received By: Seige - Anna Dufon Date: 7/14/22

Building Department

(1 Set of Plans & application) Received By: T. Mahoney Date: 7/14/22

Conservation Commission

(1 Set of Plans & application) Received By: [Signature] Date: 7/14/22

Police Department

(1 Set of Plans & application) Received By: OK Date: 7/14/22

Assessor's Department

(1 Set of Plans & application) Received By: Kate White Date: 7.14.22

Planning Department

(1 Set of Plans & application) Received By: D. [Signature] Date: 7/14/22

Design Review Committee (if Beach Overlay District Applies)

(3 Sets of Plans & application to Planning Department)

Received By: _____ Date: _____

Housing Partnership Committee (if Inclusionary Zoning Applies)

(1 Set of Plans & application to Town Clerk)

Received By: _____ Date: _____



Federal Emergency Management Agency

Washington, D.C. 20472

November 03, 2021

MR. THOMAS SCHOMBURG
CIVIL DESIGN CONSULTANTS, INC.
344 NORTH MAIN STREET
ANDOVER, MA 01810

CASE NO.: 22-01-0049A
COMMUNITY: TOWN OF SALISBURY, ESSEX
COUNTY, MASSACHUSETTS
COMMUNITY NO.: 250103

DEAR MR. SCHOMBURG:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF SALISBURY, ESSEX COUNTY, MASSACHUSETTS	A parcel of land, as described in the Deed recorded in Book 8710, Pages 74 through 77, in the Office of the Register of Deeds, Essex County, Massachusetts
	COMMUNITY NO.: 250103	
AFFECTED MAP PANEL	NUMBER: 25009C0129F	
	DATE: 7/3/2012	
FLOODING SOURCE: ATLANTIC OCEAN		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:42.840460, -70.833482 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	159 Beach Road	Property	X (unshaded)	--	--	9.3 feet


Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

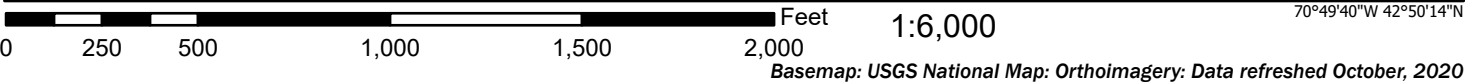
A handwritten signature in black ink, appearing to read "Rick Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

National Flood Hazard Layer FIRMMette



70°50'17"W 42°50'40"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/12/2021 at 1:16 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

REG. AS DOC. NO. 219752

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 682

BOOK 8710 PAGE 072

I, Ida P. Foote

of Salisbury,

Essex County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$90,000.00

grant to Edward Foote, Jr., and JoAnne F. Blais as tenants in common

of 7 Lynnwood Avenue, Amesbury, MA 01913

with quitclaim covenants

Three certain parcels of registered and recorded land situated in Salisbury in the County of Essex, Commonwealth of Massachusetts, bounded and described as follows:

FIRST PARCEL:

NORTHWESTERLY by County Road one hundred fifty one and 65/100 (151.65) feet;
NORTHERLY by lot 282 as shown on plan hereinafter mentioned, one hundred eleven and 83/100 (111.83) feet.
SOUTHEASTERLY by the State Highway two hundred fifty four and 64/100 (254.64) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 6250-A, drawn by John P. Titcomb, Civil Engineer, dated November 1, 1915, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with original Certificate of Title #3421 in said Registry, and the above described land is shown as lot 281, sheet 2, thereon.

SECOND PARCEL

WESTERLY by County Road thirty three (33) feet
NORTHERLY by land now or formerly of Samuel F. Beckman two hundred eighty six and 84/100 (286.84) feet;
SOUTHEASTERLY by the State Highway, on two lines measuring one hundred forty five and 36/100 (145.36) feet and thirty three and 05/100 (33.05) feet respectively; and
SOUTHERLY by lot 281, as shown on said plan, one hundred eleven and 83/100 (111.83) feet.

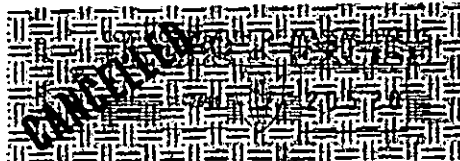
Being shown as lot #282, sheet 2, on said plan.

So much of the above described land as is included within said State Highway, Jackson Street and County Road is subject to the rights of all persons lawfully entitled thereto in and over the same, and there is appurtenant to said above described land the right to use all the streets and ways shown on said plan in common with others entitled thereto.

PARCEL THREE

Land situated on the South side of County Road in said Salisbury bounded now or formerly on the East by Lots 274 and 279, Ocean Park; West, Old County Road; North, Old County Road; South, State Highway and Lot 282, Ocean Park, and recorded in said Registry of Deeds, Book 1702, Page 511, and supposed to contain one-quarter (1/4) acre, more or less.

Conveying hereby the same premises conveyed to Charles D. Foote, Jr., by Charles D. Foote and Ida P. Foote by deed dated



1975 DEC 26 AM 9:27

000011

BOOK 87101073

Witness hand and seal this twenty-second day of December, 1986

Ida P. Foote
IDA P. FOOTE

City of Commonwealth of Massachusetts

Essex

December 22, 1986

Then personally appeared the above named Ida P. Foote

and acknowledged the foregoing instrument to be

her free act and deed, before me

John P. Healey
Notary Public — American Notary Public

My Commission Expires September 5, 1991