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Wakefield, MA 01880
(781) 246-2525
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October 23, 2023

VIA CERTIFIED MAIL AND HAND DELIVERY

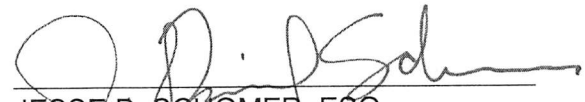
Town Clerk
Town of Salisbury
5 Beach Road
Salisbury, MA 01952

Re: Application for Approval Not Required (ANR) Endorsement
Grant Street, Salisbury, MA (Parcel ID 28-121)

Dear Madame Clerk:

I am legal counsel to DECM, LLC, the owner of the above-referenced property, which is designated as Tax Parcel 28-121 by the Salisbury Assessor's Office. Enclosed for filing in accordance with M.G.L. c. 41, §§ 81P & 81T please find an application for Approval Not Required (ANR) endorsement of the enclosed plan.

Respectfully Submitted,


JESSE D. SCHOMER, ESQ.

Encls.

cc. Salisbury Planning Board
Salisbury Assessor's Office

Form A
Application for Endorsement of Plan Believed Not to Require Approval

October 23, 2023
Date

Map 28 **Lot** 121

Street Address Grant Street

Applicant's Name: D.E.C.M., LLC

Applicant's Address: c/o Jesse D. Schomer, Esq., 401 Edgewater Pl, Ste. 630, Wakefield, MA 01880

Telephone #: 781-246-2525

Owner of Property: D.E.C.M., LLC

Owner's Address: c/o Jesse D. Schomer, Esq., 401 Edgewater Pl, Ste. 630, Wakefield, MA 01880

Plan Entitled: Approval Not Required Plan of Grant Street, Salisbury, MA **Dated** October 23, 2023

Zoning District: BC

Lot Size: 0.18ac

Amount of Frontage: 42.83'

Other Permits Required and Status of Applications: N/A

Waivers Requested: None

Does this ANR result in a change of address number for you or your neighbors? No

If you are applying under 81L, please be aware that this may result in a change of addresses for everyone on your street, which will cause them to incur a cost.

To the Salisbury Planning Board:

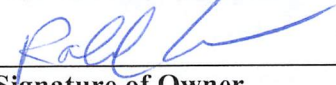
The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

1. The Division of Land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Salisbury ZBA ordinance and is on a public way, namely, Old County Road/Beach Road or a Private way, namely N/A.

2. The division of land shown on the accompanying plan is not a subdivision for the following reasons:
The BC zoning district does not have a minimum frontage requirement. All parcels shown on the accompanying plan have at least 20' of frontage on a public way.

3. The owner's title to the land is derived under ~~two deeds~~ two deeds Janet Cugini, as P.R. of Estate of D.E. Brunault ~~from~~ from 6/29/2616, and recorded in Essex South Registry of Deeds Book Page or Land Court certificate of Title No. 89560 & 89562, registered in District Book 529 Page 573269 & 573279.

Jesse D. Schomer, Esq.
Signature of Applicant


Signature of Owner

Received: _____
Town Clerk

DIGITAL DATE SUBMISSION SIGN-OFF

Note to applicant: Please allow 10 days for MVPC review and response.

Applicant: D. E. C. M., LLC Phone #: (978) 479-1718

Plan Engineer: MILLENNIUM ENGINEERING INC Phone#: (978) 463-8980

Engineer Project Number: M162809

- 1) Date submitted to MVPC? 10/24/23
- 2) Street address of submitted plan? GRANT STREET
- 3) Map and lot of submitted plan if available? MAP 28 - LOT 121
- 4) Type of lot adjustment (new lot, subdivision, lot line correction, lot combination, easement, other - describe): ANR LAND COURT SUBDIVISION
- 5) Projection used by engineering firm (state plane 1927, state plane 1983, or WGS 84)? N.A.D. 1983
- 6) File name, file format and version of software (if applicable)? EMAIL M162809-2 (10-23-23).DWG
- 7) Additional comments or instructions (if necessary)? N/A (ALAD)

To be filled out by Merrimack Valley Planning Commission:

- 8) Presence of latitude/longitude feature on paper plan? N
- 9) Adjusted for true north or declination depicted on paper plan? Y
- 10) Arcs closed to create parcel polygons? Y
- 11) Are all features independent? Y
- 12) Is there documentation of each layer? Partial
- 13) Has the accuracy been estimated? NO

MVPC has reviewed the digital data submitted and finds it acceptable and complete:

[Signature] (signature) 10/25/2023 (date)

573269 (89560+) Btch:375139
Southern Essex District Registry
7/07/2016 01:33 PM DEED Pg: 1/4

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 7/07/2016 01:33 PM
ID: 375139 Doc# 573269
Fee: \$1,368.00 Cons: \$300,000.00

MASSACHUSETTS FIDUCIARY'S DEED

Property Address: 167 Beach Road, Salisbury, MA 01952

I, Janet Cugini, of Amesbury, Massachusetts, as Personal Representative of the Estate of Dora Evelyn Brunault, late of Salisbury, Massachusetts, Essex County Probate Docket No. ES16P0120EA; by power conferred by the Will of said Dora Evelyn Brunault and every other power, for consideration paid, of Three Hundred Thousand and 00/100 (\$300,000.00) Dollars grant to D.E.C.M., LLC, a New Hampshire limited liability company, duly registered in Massachusetts, with a principal place of business at 9 Merrimac Street, Seabrook, NH 03874

with fiduciary covenants

Four certain parcels of land situate in Salisbury, in the County of Essex and said Commonwealth, bounded and described as follows:

FIRST:

Southerly by the State Highway fifty (50) feet;

Southwesterly by Grant Street one hundred (100) feet;

Northerly by Lot 28, as shown on plan hereinafter mentioned; fifty (50) feet; and

Northeasterly by Lot 277, as shown on said plan one hundred (100) 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 #276, sheet 3, thereon.

SECOND:

Southerly by the State Highway fifty (50) feet;

Southwesterly by Lot 276, as shown on above mentioned plan, one hundred (100) feet;

Northerly by Lot 280, as shown on said plan, fifty (50) feet; and

Northeasterly by Lot 278, as shown on said plan, one hundred (100) feet.

Being shown as Lot #277, sheet 3, on said plan.

THIRD:

Southerly by the State Highway ninety two and 81/100 (92.81) feet;

Southwesterly by Lot 277, as shown on said plan, one hundred (100) feet;

Northerly by Lot 280, as shown on said plan, thirty one and 40/100 (31.40) feet; and

Northeasterly by lands now or formerly of C. N. Taylor and of H. C. Mulligan, Inc. one hundred thirty four and 76/100 (134.76) feet.

Being shown as Lot #278, sheet 3, on said plan.

FOURTH:

Southwesterly by Grant Street one hundred five and 89/100 (105.89) feet;

Northerly by County Road fifty seven and 98/100 (57.98) feet;

Northeasterly by lands now or formerly of C. N. Taylor and of H. C. Mulligan, Inc. one hundred fifty five and 30/100 (155.30) feet; and

Southerly by Lots 278, 277 and 276, as shown on said plan, one hundred thirty one and 40/100 (131.40) feet.

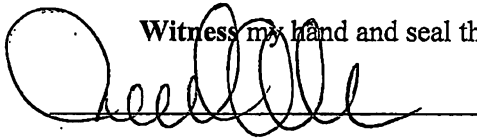
Being shown as Lot #280, sheet 3, on said plan.

So much of the above described land as is included within said State Highway, Grant 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 the above described land the right to use all the streets and ways shown on said plan in common with others entitled thereto.

Being the same premises conveyed to the Decedent by deed of Maurice R. Brunault and Dora E. Brunault dated June 17, 1993, and recorded with the Southern Essex Registry District of the Land Court as Document No. 286271 on Certificate of Title No. 63366.

Witness my hand and seal this 24th day of June, 2016.

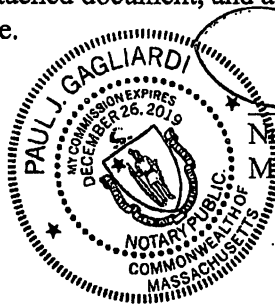


Janet Cugini
Janet Cugini, Personal Representative

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

On this 24th day of June, 2016, before me, the undersigned notary public, personally appeared Janet Cugini, Personal Representative as aforesaid, and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Paul J. Gagliardi
Notary Public: Paul J. Gagliardi
My commission expires: 12/26/19

F:\PJG\7101_15-0861Deed_Fiduciary.wpd

6/30/2016
APPROVED FOR REGISTRATION
BY THE COURT

James P. Belknap
TITLE EXAMINER

as the fiduciary authority
register herewith Death CTF
and Affidavit of No Divorce
re Maurice R. Brunault

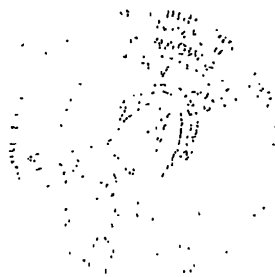
Document: 573269

DEED

ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS
RECEIVED FOR REGISTRATION

On: 7/7/2016 01:33 PM

CREATED CERT: 89560 BOOK: 529
CANCELLED CERT: 63366 BOOK: 295



Handwritten notes or signatures, possibly indicating a date or reference number, located in the upper right area of the document.

mlw
2003
R

SO. ESSEX #388 Bk:35068 Pg:387
07/07/2016 02:39 DEED Pg 1/2

573279 (89562+) Bloch:375145
Southern Essex District Registry
7/07/2016 02:31 PM DEED Pg: 1/3

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 7/07/2016 02:31 PM
ID: 375145 Doc# 573279
Fee: \$1,368.00 Cons: \$300,000.00

MASSACHUSETTS QUITCLAIM DEED

Property Address: 167 Beach Road, Salisbury, MA 01952

Janet Cugini, Trustee of the 167 Beach Road Real Estate Nominee Trust under Declaration of Trust dated May 30, 2001, and recorded with the Essex South District Registry of Deeds in Book 17310, Page 40, and filed with the Southern Essex Registry District of the Land Court as Document No. 393507 on Certificate of Title No. 74013, of Amesbury, Massachusetts, for consideration paid, of Three Hundred Thousand and 00/100 (\$300,000.00) Dollars grant to D.E.C.M., LLC, a New Hampshire limited liability company, duly registered in Massachusetts, with a principal place of business at 9 Merrimac Street, Seabrook, NH 03874

with Quitclaim covenants

The land with the buildings thereon in Salisbury, County of Essex, Commonwealth of Massachusetts, and having a street address of 167 Beach Road, Salisbury, Massachusetts 01952, being more particularly bounded and described as follows:

Northeasterly by Grant Street, one hundred ninety-four and 36/100 (194.36) feet; thence Southerly by the State Highway, one hundred (100) feet; thence Southwesterly by land now or formerly of Samuel F. Beckman, one hundred fifty-seven and 13/100 (157.13) feet; thence Northwesterly by County Road, ninety-three and 39/100 (93.39) feet.

All of said boundaries are determined by the Court to be located as shown upon Plan No. 6250A drawn by John P. Titcomb, C.E.; dated November 1, 1915, as modified and approved by the Court filed in land Registration office, a copy of a portion of which is filed with original

Certificate of Title No. 3421 in said Registry and the above described land is shown as Lots No. 274, 275, and 279, Sheet No. 3, thereon.

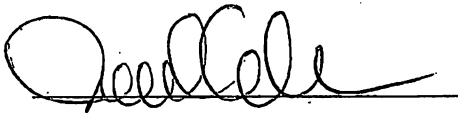
So much of the above described land as is included within said County Road, Grant Street and State Highway is subject to the rights of all persons lawfully entitled thereto in and over the same, and there is appurtenant to the above-described land the right to use all of said streets and ways in common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

Also land in said Salisbury, bounded and described as follows:

Southerly by Beach Road, fifty and 81/100 (50.81) feet; thence Westerly by land now or formerly of Charles D. Foote and wife; thence Northerly by County Road fifty and 81/100 (50.81) feet; thence Easterly by Registered Land described as parcel one and two above, one hundred fifty-seven and 13/100 (157.13) feet.

Being the same premises conveyed to the Grantor by deed of Dora E. Brunault dated May 30, 2001, and recorded with the Essex South District Registry of Deeds in Book 17310, Page 46 and with the Southern Essex Registry District of the Land Court as Document No. 393508 on Certificate of Title No. 74013.

Witness my hand and seal this 29th day of June, 2016.



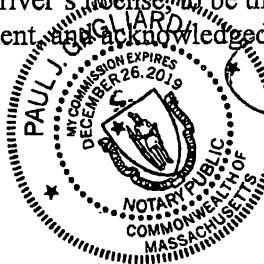
167 Beach Road Real Estate Nominee Trust

By Janet Cugini, Trustee
Janet Cugini, Trustee

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

On this 29th day of June, 2016, before me, the undersigned notary public, personally appeared Janet Cugini, Trustee as aforesaid, and proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Paul J. Gagliardi
Notary Public: Paul J. Gagliardi

My commission expires: 12/26/19

Document: 573279

DEED

ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS
RECEIVED FOR REGISTRATION

On: 7/7/2016 02:31 PM

CREATED CERT: 89562 BOOK: 529
CANCELLED CERT: 74013 BOOK: 394

RECEIVED