

THE RESIDENCES AT PINNACLE POINT
PINNACLE DRIVE – WALPOLE, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF WALPOLE
COMPREHENSIVE PERMIT REGULATIONS
APRIL 28, 2022

SECTION 3.2.18 – CERTIFIED LIST OF ABUTTERS

TOWN OF WALPOLE
FEB 23 10 19 AM
RECEIVED
TOWN OF WALPOLE

REQUEST FOR ABUTTERS LIST

ZONING BOARD OF APPEALS

DATE: Feb. 22, 2022

TO: Board of Assessors

I request abutters list (locus 300 feet) for the Zoning Board of Appeals.

NAME OF APPLICANT: Wall Street Development Corp

ADDRESS: P.O. Box 272, Westwood, MA 02090

TELEPHONE: 617-922-8700

LOCATION OF PROPERTY: Pinnacle Drive - Map 19, Parcel 183
Map 19, Parcel 182

I understand that I am to pay a fee of \$1.50 per abutter, to the Board of Assessors for this list.

The following items are included in this package: Abutters Request Form
Abutters List
2 Sets of Mailing Labels

The entire package must be submitted to the Zoning Board of Appeals when applying for a Hearing.



Board of Assessors
John R. Fisher, Chair
Robert L. Bushway, Clerk
Richard J. Zaccaro, Member

TOWN OF WALPOLE
Commonwealth of Massachusetts
Phone (508) 660-7315 Fax (508) 906-3598
E-mail: Assessors@walpole-ma.gov

Town Hall
135 School Street
Walpole, MA 02081

March 7, 2022

I, Dennis J. Flis, Director of Assessing for the Board of Assessors in the Town of Walpole, hereby certify that the following are the current owners as of January 1, 2021; for FY 22.

The land being shown on the Assessors Map for the Town of Walpole as the following:

Owner: Hasenjaeger, John T
Parcel: 19-182

Address: 15 Pinnacle Drive

Owner: Hasenjaeger, John T
Parcel: 19-183

Address: 9 Pinnacle Drive

Together with the attached lists of owners of all adjoining land of said abutters within 300 feet of the property lines.

Dennis J. Flis
Director of Assessing

Attachments

19/ 171/ / /
ANDREWS CHRISTOPHER M &
ASHLEY C
4 MISTY LN
E WALPOLE, MA 02032

19/ 164/ / /
FIDANOS ANTONIOS & ANASTASIA
36 PINNACLE DR
E WALPOLE, MA 02032

19/ 175/ / /
KNOTH BRIAN DAVID &
KAREN CHAOSHEN KNOTH
43 PINNACLE DR
E WALPOLE, MA 02032

19/ 173/ / /
BRADY KAREN A
12 MISTY LN
E WALPOLE, MA 02032

19/ 165/ / /
CORSI BRIAN & CAMERON
40 PINNACLE DR
E WALPOLE, MA 02032

19/ 176/ / /
DOWLING ROBERT L & CHRISTINE
M
39 PINNACLE DR
E WALPOLE, MA 02032

19/ 172/ / /
CONLON GLENN M & KERA J
8 MISTY LN
E WALPOLE, MA 02032

19/ 174/ / /
FARRELL KEVIN C & ELIZABETH J
7 MISTY LN
WALPOLE, MA 02081

19/ 155/ / /
WALPOLE TOWN OF
135 SCHOOL STREET
WALPOLE, MA 02081

19/ 179/ / /
PORTANOVA KENNETH A &
DRISCOLL D
27 PINNACLE DR
E WALPOLE, MA 02032

19/ 168/ / /
WALPOLE TOWN OF
135 SCHOOL STREET
WALPOLE, MA 02081

19/ 181/ / /
MORAN DENNIS V & LAUREN A
19 PINNACLE DR
E WALPOLE, MA 02032

19/ 177/ / /
SPIDI ELAINE P
35 PINNACLE DR
E WALPOLE, MA 02032

19/ 180/ / /
HASENJAEGER JOHN T & KATHRYN
C
23 PINNACLE DR
E WALPOLE, MA 02032

19/ 178/ / /
HARRISON JASON B & JENIFER L
31 PINNACLE DR
E WALPOLE, MA 02032

19/ 182/ / /
HASENJAEGER JOHN T
P O BOX 661
NORWOOD, MA 02062

19/ 160/ / /
HEE CORWIN A & JENNIFER A
20 PINNACLE DR
E WALPOLE, MA 02032

19/ 156/ / /
BRIGHAM NED J & MARY E
4 PINNACLE DR
E WALPOLE, MA 02032

19/ 162/ / /
LANIA ERIK R & DIANE M
28 PINNACLE DR
E WALPOLE, MA 02032

19/ 158/ / /
GUIDOBONI JOSEPH P & JENNIFER
L
12 PINNACLE DR
E WALPOLE, MA 02032

19/ 157/ / /
MARTIN SEAN WAYNE & JANINE
PAULA
8 PINNACLE DR
E WALPOLE, MA 02032

19/ 161/ / /
MEEHAN SCOTT A & CHRISTINA M
24 PINNACLE DR
E WALPOLE, MA 02032

19/ 159/ / /
PIASECKI JAMES E & PAMELA
OCHS
16 PINNACLE DR
E WALPOLE, MA 02032

19/ 183/ / /
HASENJAEGER JOHN T
P O BOX 661
NORWOOD, MA 02062

19/ 163/ / /
STROMBERG DANIEL
CHEUNG KIMMI
32 PINNACLE DR
E WALPOLE, MA 02032

19/ 153/ / /
THIAGO WESLEY G & ELAINE G
3 HEMLOCK ST
E WALPOLE, MA 02032

19/ 154/ / /
SINGLE CHARLES A JR & KAREN F
135 EAST STREET
E WALPOLE, MA 02032

19/ 184/ / /
PARISI DENISE L TR & L A TRUST
C/O MICHAEL LAMPERTI
599 SOUTH ST
WALPOLE, MA 02081

19/ 170/ / /
PARISI DENISE L TR & L A TRUST
C/O MICHAEL LAMPERTI
599 SOUTH ST
WALPOLE, MA 02081

19/ 169/ / /
WALPOLE TOWN OF-CC
135 SCHOOL ST
WALPOLE, MA 02081

19/ 186/ / /
TRUSTEES OF RESERVATIONS
ATTN IAN KANE
572 ESSEX ST
BEVERLY, MA 01915

20/ 6/ 1/ /
DUNN RICHARD W & RACHEL C TRS
DUNN FAMILY REALTY TRUST
4 RIVERWALK LN
WALPOLE, MA 02081

20/ 6/ 2/ /
GROSSMAN JASON G & PAULA
6 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 3/ /
FOLINO JAMES J TR
FOLINO FAMILY REALTY TRUST
8 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 4/ /
SCHULZE ROBERT P &
ROTHSCHILD ESTELLE K
10 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 5/ /
THORNTON CARMELA C TR
CARMELA C THORNTON TRUST
12 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 6/ /
HARFIELD JEFFREY C & KAREN S
14 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 7/ /
GONDELMAN INA A & STEVEN M
TRS
INAST REALTY TRUST
16 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 8/ /
SHERMAN PAUL C & GOLTSHALK
AMY I
SHERMAN FAMILY 2012
IRREVOCABLE
18 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 9/ /
DANIEL KATHLEEN A TR
KATHLEEN A DANIEL REVOCABLE
TRUS
20 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 10/ /
RISEMAN DAVID A & ARLENE A
22 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 11/ /
CREEGAN PAUL F JR & HELEN M
24 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 12/ /
LING STEVEN L &
YU SHERRI
26 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 13/ /
URBAN JEAN E
28 RIVERWALK LANE
E WALPOLE, MA 02032

20/ 6/ 14/ /
GOLDBERG HOWARD E &
CHARLOTTE
27 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 15/ /
BEAUDOIN JANET M
25 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 16/ /
DONOVAN ANTHONY S & JUDITH A
23 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 17/ /
NASSON RONALD V & IRIS M
21 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 18/ /
RUBIN RONALD L & SUZAN F
19 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 19/ /
MAZZOCCA RICHARD & JOAN
17 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 20/ /
GOLDBERG LESLIE G TR
15 ROSE COURT REALTY TRUST
15 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 21/ /
POLLACK BRENDA S TR
BRENDA S POLLACK TRUST
AGGREEMEN
11 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 22/ /
BARRETT THOMAS W III & LEA J
9 ROSE CT
E WALPOLE, MA 02032

20/ 6/ 23/ /
MOISE NICHOLAS K & JEAN E
4 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 24/ /
GRUPP ELLIOT S & BARBARA H
6 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 25/ /
GRIFFITHS RICHARD R JR &
THARRET
8 ROSE COURT WAY REALTY
TRUST
8 ROSE CT
E WALPOLE, MA 02032

20/ 6/ 26/ /
SUGAI GEORGE M &
FERNANDEZ ELIZABETH R TRS
SUGFER
10 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 27/ /
KECHES STEPHEN A & MARJORIE A
TR
KECHES STEPHEN A & MARJORIE A
R
12 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 28/ /
LAMBE TIMOTHY J TR
LAMBE REALTY TRUST
14 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 29/ /
SALVATORE ROCCO J JR & ELPIS S
16 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 30/ /
WAYLER BARRY P & DEBORAH S
18 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 31/ /
KOBAY DAVID & LYNN S
20 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 32/ /
BETRO PETER A JR
15 WASHINGTON GREEN
EAST WALPOLE, MA 02032

20/ 6/ 33/ /
SCALLY JOSEPH W & HELEN F TRS
SCALLY HELEN F REVOCABLE
TRUST
24 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 34/ /
STOREY WILLIAM D III & RYAN
MARY
WILLIAM D STOREY III REVOCABLE
T
26 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 35/ /
FLAHERTY ROBERT J & THERESA M
TR
FLAHERTY REVOCABLE TRUST
28 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 36/ /
PERRY CHRISTOPHER JAMES &
KOKERN
30 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 37/ /
CALLAHAN FREDERIC D & KATHY A
32 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 38/ /
ROWEAN ROBERT & ROWEAN-
FINLEY KI
ROWEAN IRREVOCABLE TRUST
34 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 39/ /
HARDCASTLE ROBERT TR
36 ROSE COURT REALTY TRUST
36 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 40/ /
BOWLER MICHAEL JOSEPH &
KATHLEEN
38 ROSE COURT WAY
E WALPOLE, MA 02032

20/ 6/ 41/ /
MARINI V JAMES & LESLIE C
17 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 42/ /
WALDMAN FREDERICK TR
FREDERICK WALDMAN REVOCABLE
TRUS
15 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 43/ /
SUTTON ANN R
11 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 44/ /
SIROIS JOSEPH L &
CRONIN KRISTIN A
9 RIVERWALK LN
E WALPOLE, MA 02032

20/ 6/ 45/ /
RUSSI WADIA &
FLAHERTY PATRICIA A
7 RIVERWALK LN
E WALPOLE, MA 02032

RIVERWALK COMMONS
E WALPOLE, MA 02032

19/ 183/ 1/ /
ALEX GARY & MARIA
11 PINNACLE DRIVE
E WALPOLE, MA 02032

19/ 183/ 2/ /
CORBETT DAVID R & HOLLY A
7 PINNACLE DRIVE
E WALPOLE, MA 02032

19/ 183/ 3/ /
THOMPSON PRESTON LEROY &
DANIELL
3 PINNACLE DR
E WALPOLE, MA 02032

19/ 183/ 4/ /
HASENJAEGER JOHN T
P O BOX 661
NORWOOD, MA 02062

19/ 183/ 5/ /
HASENJAEGER JOHN T
P O BOX 661
NORWOOD, MA 02062

19/ 183/ 6/ /
HASENJAEGER JOHN T
P O BOX 661
NORWOOD, MA 02062

19/ 183/ 7/ /
HASENJAEGER JOHN T
P O BOX 661
NORWOOD, MA 02062

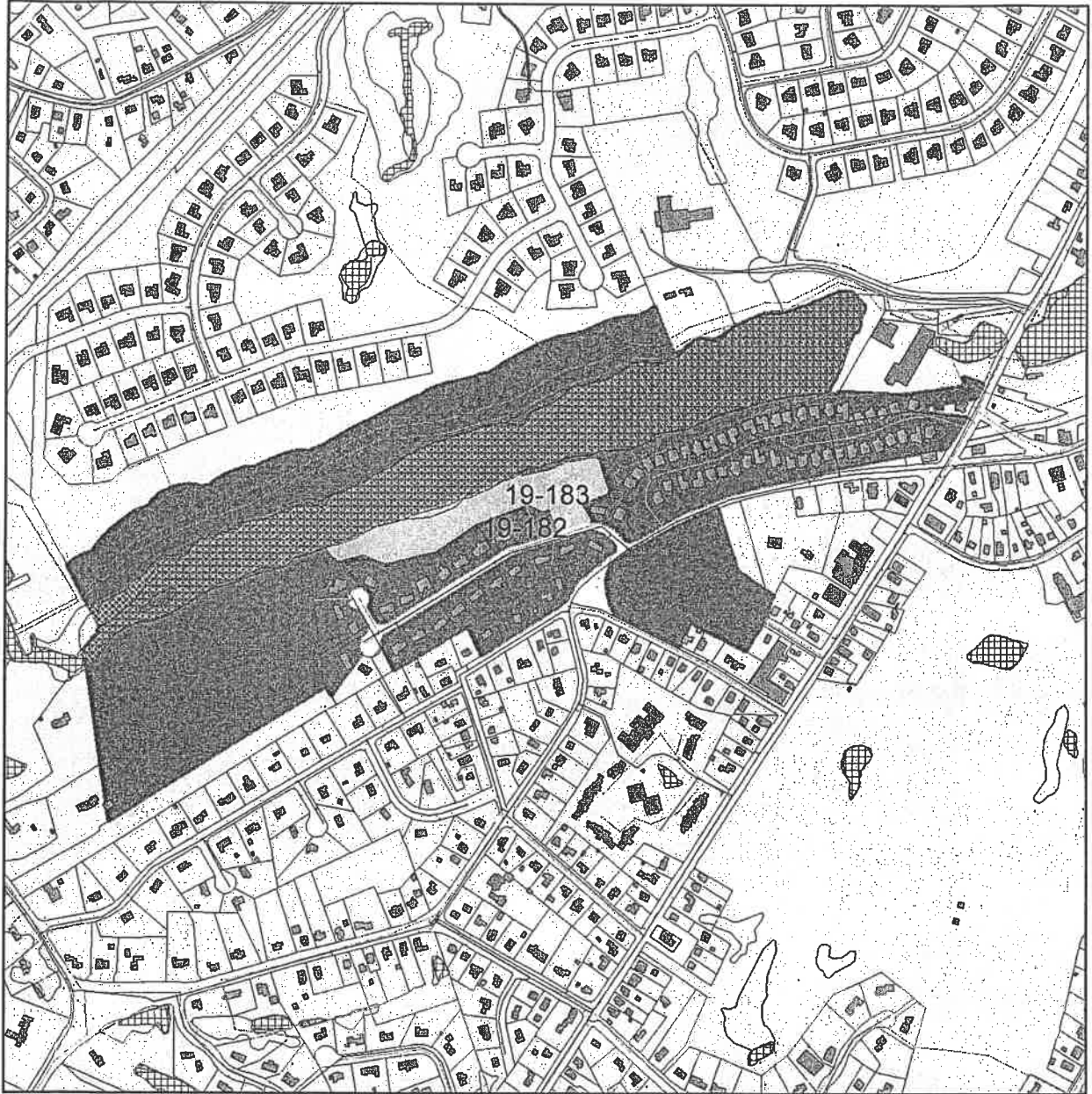
19/ 44/ 2/ /
WALPOLE TOWN OF-CC
135 SCHOOL ST
WALPOLE, MA 02081

19/ 167/ / /
KURKER ROBERT W & ANGELINA T
48 PINNACLE DR
E WALPOLE, MA 02032

19/ 152/ / /
POLIN GREGORY J &
NADINE M COUZA-POLIN
37 HEMLOCK ST
EAST WALPOLE, MA 02032

19/ 151/ / /
AHIGIAN RICHARD P &
REES MEGAN E
41 HEMLOCK ST
E WALPOLE, MA 02032

19-183,19-182



CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
HASENJAEGER JOHN T	1 Level	2 Public Water	1 Paved	2 Suburban	Code	Assessed	Assessed	Assessed	Assessed
P O BOX 661	4 Rolling	3 Public Sewer			1300	214,300	214,300	214,300	214,300
SUPPLEMENTAL DATA AIF Prcl ID 4112: Attached Document Census D279-A-26 Plans Old ID D279-A-26 Assoc Pid# Lot # LOT 24A Lot Size 20,025 SF. Photo GIS ID F_731109_2883683									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
HASENJAEGER JOHN T	33435	0170	08-27-2015	U	V	1	1F	Assessed Year	Assessed V Year
HASENJAEGER JOHN T TR	12432	0272	04-16-1998	U	V	1	1B	2022	2020
CARVALHO HELEN	11248	0173	03-04-1996	U	V	400,000	1G	2021	2020
FINANCIAL INVESTMENT CORP	08928	0254	05-22-1991			0		1300	1300
EXEMPTIONS		Amount	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor		
Year	Code						Total	Total	Total
							214,300	202,100	190,700
VACANT 7/2013		APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 214,300 Special Land Value 0 Total Appraised Parcel Value 214,300 Valuation Method C							
CHECK FY 15		BUILDING PERMIT RECORD Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp Comments Total Appraised Parcel Value 214,300							
LAND LINE VALUATION SECTION B Use Code Description Zone Land Type Land Units Unit Price Size Adj Site Index Cond. Nbhd. Nbhd. Adj 1 1300 Res Land GR 20,025 SF 11.42 1.00000 5 0.75 0080 1.250 RESTRI.									
Total Card Land Units		0.46 AC		Parcel Total Land Area		0.46		Total Land Value	
								214,300	

CURRENT OWNER		TOPO		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT	
HASENJAEGER JOHN T		1 Level		2 Public Water		1 Paved		2 Suburban		Code Assessed	
P O BOX 661		4 Rolling		3 Public Sewer						1310	
NORWOOD MA 02062		Alt Pict ID		4112:		Attached Document				Code Assessed	
Building Address:		Census Old ID		D279-A-2		Plans				329,800	
9 PINNACLE DR		Lot #		LOT 25C		Assoc Pld#				Year Assessed	
		Lot Size		3.63 AC.						2021	
		Photo								2020	
		GIS ID		F_731003_2883703						2022	
		Bk-Vol/Page		0170		U		1		Total	
		33435		08-27-2015		U		1		329,800	
		14000		02-11-2000		U		1		310,000	
		11248		03-04-1996		U		0		2020	
		08928		05-22-1991						Total	
										329,800	
										161,900	

PREVIOUS ASSESSMENTS (HISTORY)											
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	1310	329,800	2021	1310	310,000	2020	1310	161,900			
Total											329,800

OTHER ASSESSMENTS											
Year	Code	Description	Number	Amount	Comm Int						
Total						0.00					

ASSESSING NEIGHBORHOOD											
Nbhd	Nbhd Name	Tracing	Batch								
0080											

BUILDING PERMIT RECORD											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			
Total Appraised Parcel Value									329,800		

LAND-LINE VALUATION SECTION											
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
1	1310 Res Land	GR		43,560 SF	5.46	1.00000	5	1.00	0080	1.250	RESTR.
1	1310 Res Land	GR		2,630 AC	16,500.00	1.00000	5	0.75	EXAC	1.000	EASE/WETLANDS
Total Card Land Units											3.63 AC
Parcel Total Land Area											3.63
Total Land Value											329,800

This signature acknowledges a visit by a Data Collector or Assessor
APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 0
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 329,800
 Special Land Value 0
 Total Appraised Parcel Value 329,800
 Valuation Method C