

THE RESIDENCES AT DARWIN COMMONS
DARWIN LANE – 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

TOWNS OF WALPOLE
2009 FEB 23 10:10 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: DARWIN LANE - ASSESSOR MAP 42

PARCELS: 42-240
42-227-13

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
Parcel: 42-240

Address: Darwin Lane

Owner: Hasenjaeger, John
Parcel: 42-227-13

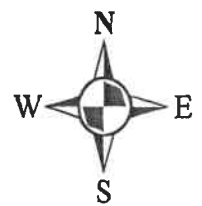
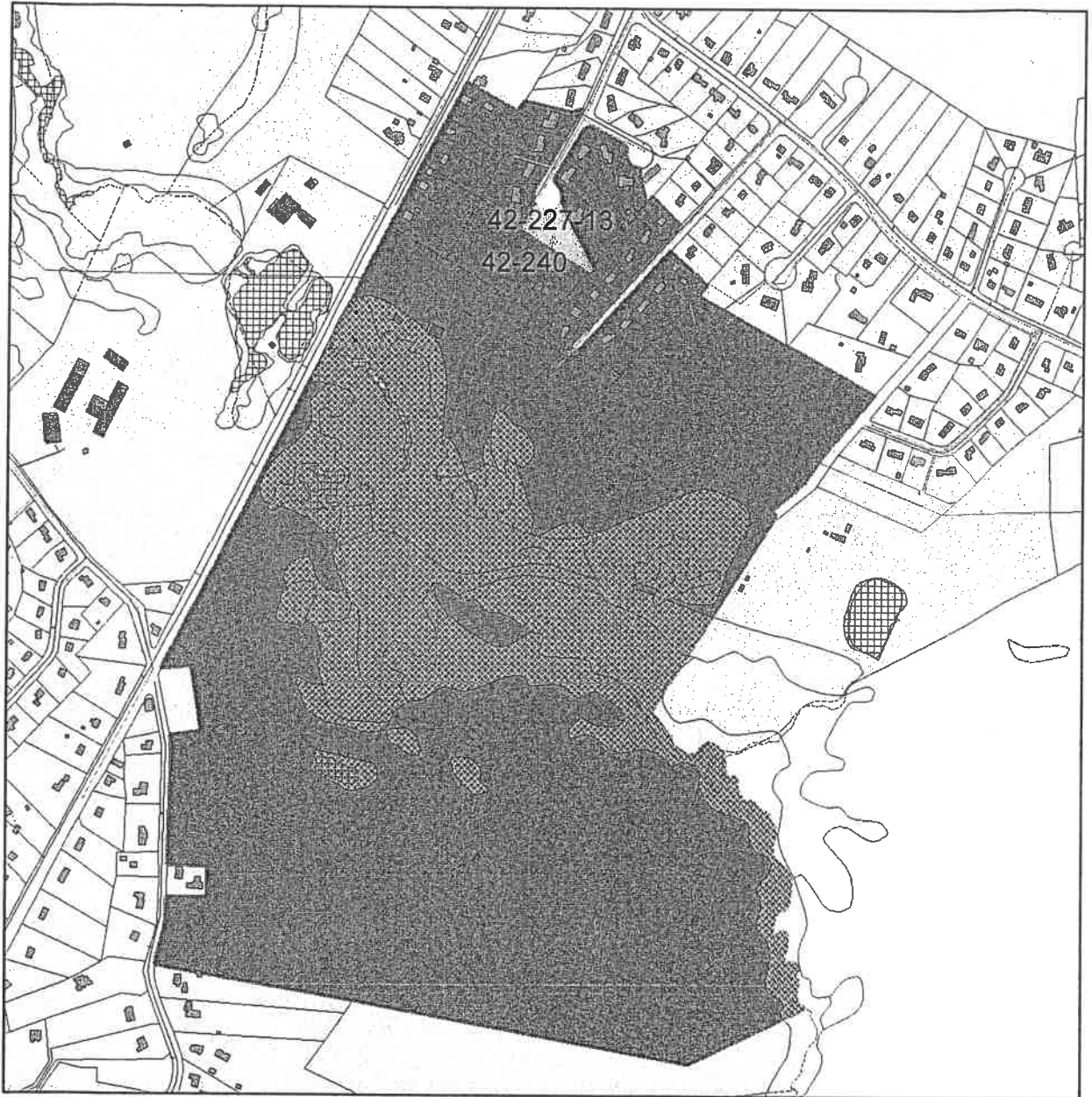
Address: 32 Darwin Lane

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

42-240,42-227-13



42/ 238/ / /
LAHAM RICHARD F & LORRAINE E
1296 WASHINGTON ST
WALPOLE, MA 02081

42/ 239/ / /
STAZINSKI SHARON M TR
1300 WASHINGTON STREET REALTY
TR
1300 WASHINGTON ST
WALPOLE, MA 02081

42/ 203/ / /
DUGDALE DANIEL J
11 ELEANOR RD
WALPOLE, MA 02081

42/ 214/ / /
REGAN CHRISTA M &
TOMMY KURT B
12 ELEANOR RD
WALPOLE, MA 02081

42/ 213/ / /
MELLO GREGORY &
LE TRANG
14 ELEANOR RD
WALPOLE, MA 02081

42/ 204/ / /
OBRIEN SHAWN & SARAH CLARK
13 ELEANOR RD
WALPOLE, MA 02081

42/ 208/ / /
BOSTON EDISON CO
C/O NSTAR SERVICES CO
P.O. BOX 270
HARTFORD, CT 06141-0270

42/ 212/ / /
ODENIGBO CHINEDU
16 ELEANOR RD
WALPOLE, MA 02081

42/ 205/ / /
FELDMAN DEBORAH A
15 ELEANOR RD
WALPOLE, MA 02081

42/ 206/ / /
PRICE STEPHEN & JENNY
17 ELEANOR RD
WALPOLE, MA 02081

42/ 211/ / /
STRICKLAND KATHLEEN M
18 ELEANOR RD
WALPOLE, MA 02081

42/ 207/ / /
GALLANT PHILIP H
19 ELEANOR RD
WALPOLE, MA 02081

42/ 210/ / /
GRIFFIN CYNTHIA H
20 ELEANOR RD
WALPOLE, MA 02081

42/ 215/ / /
GRADY EDWARD J & DONNA M
10 ELEANOR RD
WALPOLE, MA 02081

42/ 209/ / /
PARLON PAUL JR TR
PARLON FAMILY TRUST
22 ELEANOR RD
WALPOLE, MA 02081

42/ 236/ / /
MCGRATH DENNIS M & SANDRA L
1280 WASHINGTON STREET
WALPOLE, MA 02081

42/ 237/ / /
CANAVAN BRIAN E & LINDA T
1288 WASHINGTON ST
WALPOLE, MA 02081

42/ 240/ / /
HASENJAEGER JOHN
19 PINNACLE DR
E WALPOLE, MA 02032

42/ 235/ / /
GRANT JOSEPH M & ANGEL
1272 WASHINGTON ST
WALPOLE, MA 02081

42/ 241/ / /
WALPOLE TOWN OF
135 SCHOOL ST
WALPOLE, MA 02081

42/ 226/ 1/ /
MORIARTY JOSEPH B &
BERNADETTE
28 DARWIN LN
WALPOLE, MA 02081

42/ 226/ 2/ /
KEAVENEY JANE M
7 QUEENS CT
WALPOLE, MA 02081

42/ 226/ 3/ /
BARRY JANINE R &
SMEDILE MICHAEL D
11 QUEENS CT
WALPOLE, MA 02081

42/ 227/ 5/ /
STANTON MICHAEL J & MARIANNE
19 DARWIN LANE
WALPOLE, MA 02081

42/ 227/ 6/ /
HORNE DEENA M & HOWLEY JAMES
C T
HORNE & HOWLEY INVESTMENT
TRUST
23 DARWIN LN
WALPOLE, MA 02081

42/ 227/ 7/ /
GREENBURG COREY A & FISHER
KATHR
27 DARWIN LN
WALPOLE, MA 02081

42/ 227/ 8/ /
VLACICH DAVID P & JOANNE
31 DARWIN LN
WALPOLE, MA 02081

42/ 227/ 11/ /

WHITE THOMAS C
20 DARWIN LN
WALPOLE, MA 02081

42/ 227/ 12/ /

CORSO MARIO V & SUSAN H
24 DARWIN LN
WALPOLE, MA 02081

42/ 227/ 13/ /

HASENJAEGER JOHN
P O BOX 661
NORWOOD, MA 02062

48/ 10/ / /

WALPOLE TOWN OF
135 SCHOOL ST
WALPOLE, MA 02081

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DARWIN LANE – WALPOLE, MA
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APRIL 28, 2022

Property Related to this Application:

There are two parcels of land that make up the application for Comprehensive Permit:

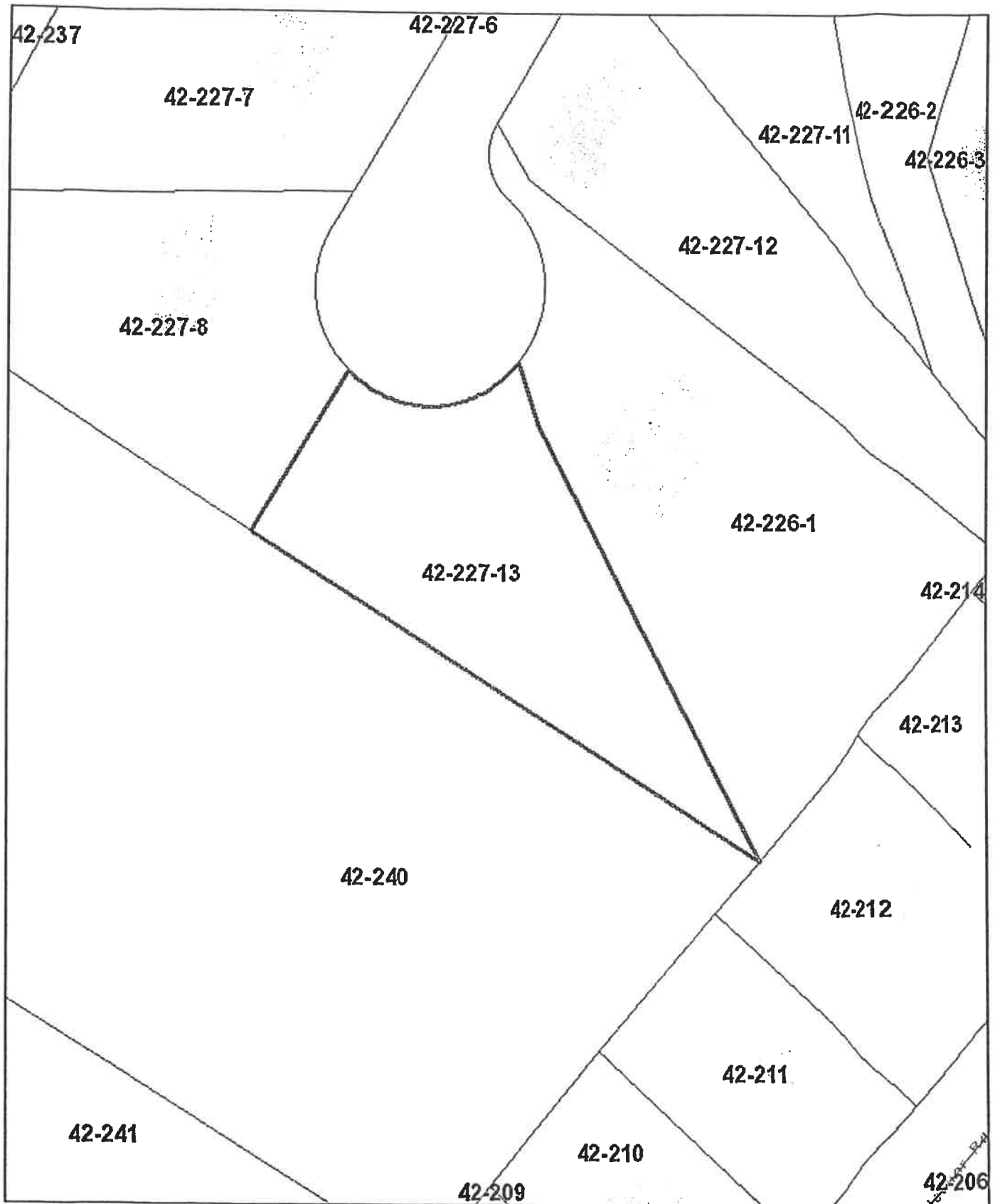
Parcel I:

Walpole Assessors Map 42, Lot 227-13, containing approximately 24,926 sq. ft.
Owner: John T Hasenjaeger

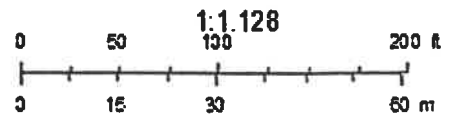
Parcel II:

Walpole Assessors Map 42, Lot 240 containing approximately 125,017 sq. ft.
Owner: John T. Hasenjaeger (Proof of Ownership attached).

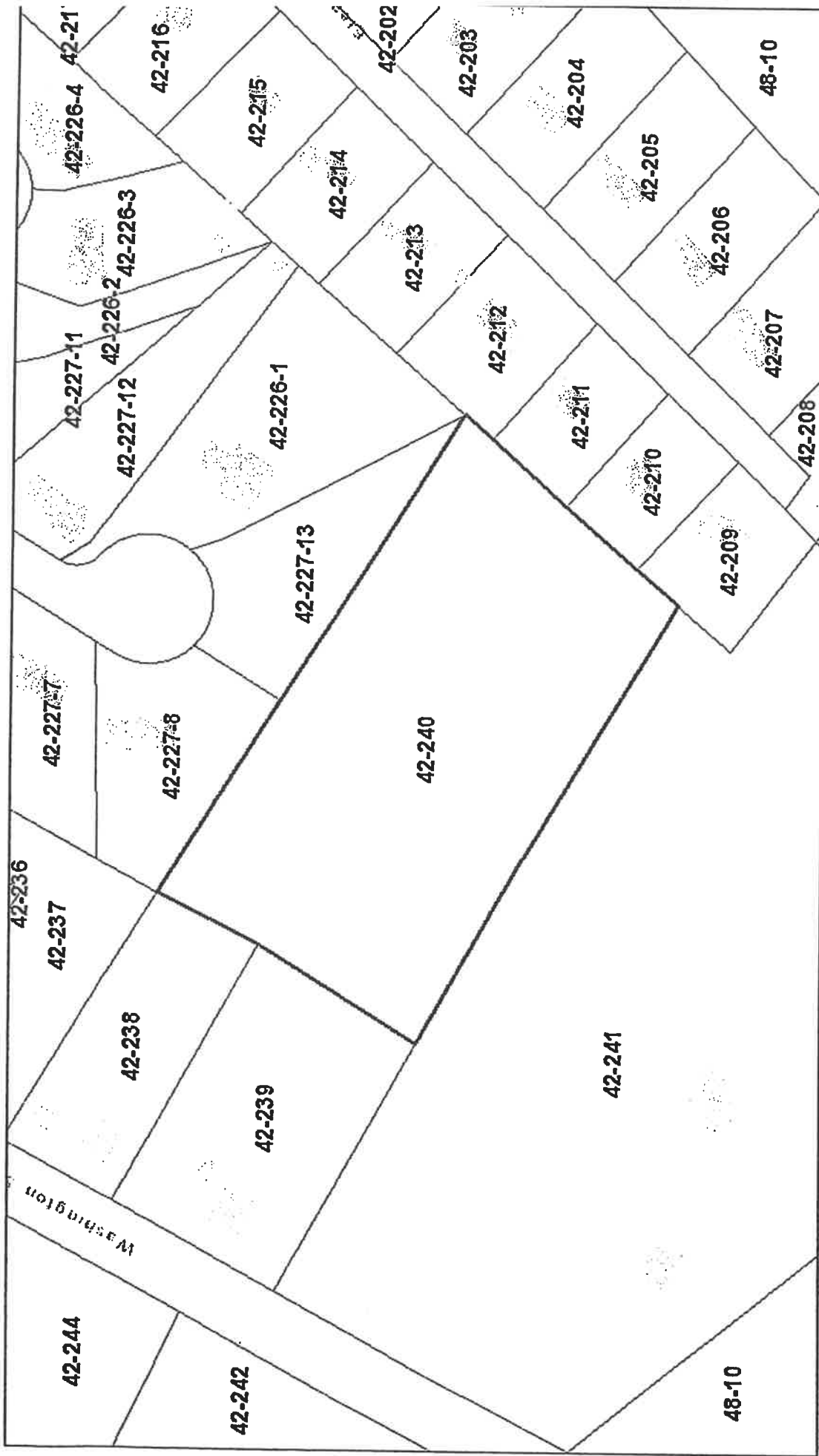
32 DARWIN LN



December 6, 2020



Darwin Lane WALPOLE, MA



November 7, 2020

1:1,991



SOURCES: ESRI, HERE, Garmin, USGS, NAVTEQ, AeroGRID, IGN, SDA, Swire, Swire, Japan, IGN, Esri, China (Hong Kong), Esri, Korea, Esri (Taiwan), Esri (Thailand), NAVTEQ, Esri, OpenStreetMap contributors, and the GIS User Community

DATA AND SCALE SHOWN ON THIS MAP ARE PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. WALPOLE, MA AND WALTON GOVERNMENT SOLUTIONS ARE NOT RESPONSIBLE FOR ANY USE FOR OTHER PURPOSES OR RESULTS OF THIS INFORMATION FROM ANY SOURCE. WALPOLE, MA AND WALTON GOVERNMENT SOLUTIONS ARE NOT RESPONSIBLE FOR ANY USE FOR OTHER PURPOSES OR RESULTS OF THIS INFORMATION FROM ANY SOURCE. WALPOLE, MA AND WALTON GOVERNMENT SOLUTIONS ARE NOT RESPONSIBLE FOR ANY USE FOR OTHER PURPOSES OR RESULTS OF THIS INFORMATION FROM ANY SOURCE.

N O T
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C O P Y

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C O P Y

QUITCLAIM DEED

I, Darren Hasenjaeger of 31 Frontier Drive, Walpole, Norfolk County, Massachusetts 02081, for nominal consideration paid, and in full consideration in the amount of ONE DOLLAR (\$1.00) grant to John Hasenjaeger of 19 Pinnacle Drive, East Walpole, Norfolk County, Massachusetts 02032 with Quitclaim Covenants

That certain parcel of land situated in Walpole in the County of Norfolk and Commonwealth of Massachusetts, described as follows:

Said parcel is shown as lot numbered 2 on a plan drawn by John R. Anderson & Associates, Surveyors, dated July 18, 1986, as approved by the Land Court, filed in the Land Registration Office as No. 45311, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 128808, Book 645.

There is appurtenant to the above-described land an easement as set forth in Document No. 546871, so far as applicable

Property Address: 0 Darwin Lane, Walpole, Massachusetts 02081

Hereby meaning and intending to convey the premises conveyed to this Grantor by deed registered at the Norfolk County Registry of Deeds Land Court Department as Document No. 1378451 on Certificate of Title No. 195700.

MASSACHUSETTS STATE EXCISE TAX
Norfolk County Land Court
Date: 08-03-2021 @ 02:59pm
Ct1#: 1007
Fee: \$.00 Cons: \$1.00

WILLIAM P. O'DONNELL ASSISTANT RECORDER
NORFOLK COUNTY LAND COURT
RECEIVED & RECORDED ELECTRONICALLY

Witness my hand and seal this ^{N O T} ~~A N~~ 15 day of ^{N O T} ~~A P R I L~~ April, 2021.

O F F I C I A L O F F I C I A L
C O P Y C O P Y

[Handwritten Signature]
Darren Hasenjaeger

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this 15th day of April, 2021, before me, the undersigned notary public, personally appeared Darren Hasenjaeger, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his own free act and deed.

Notary Public: *[Handwritten Signature]*
Printed Name: THOMAS F BRADY
My Commission Expires: 3/23/23



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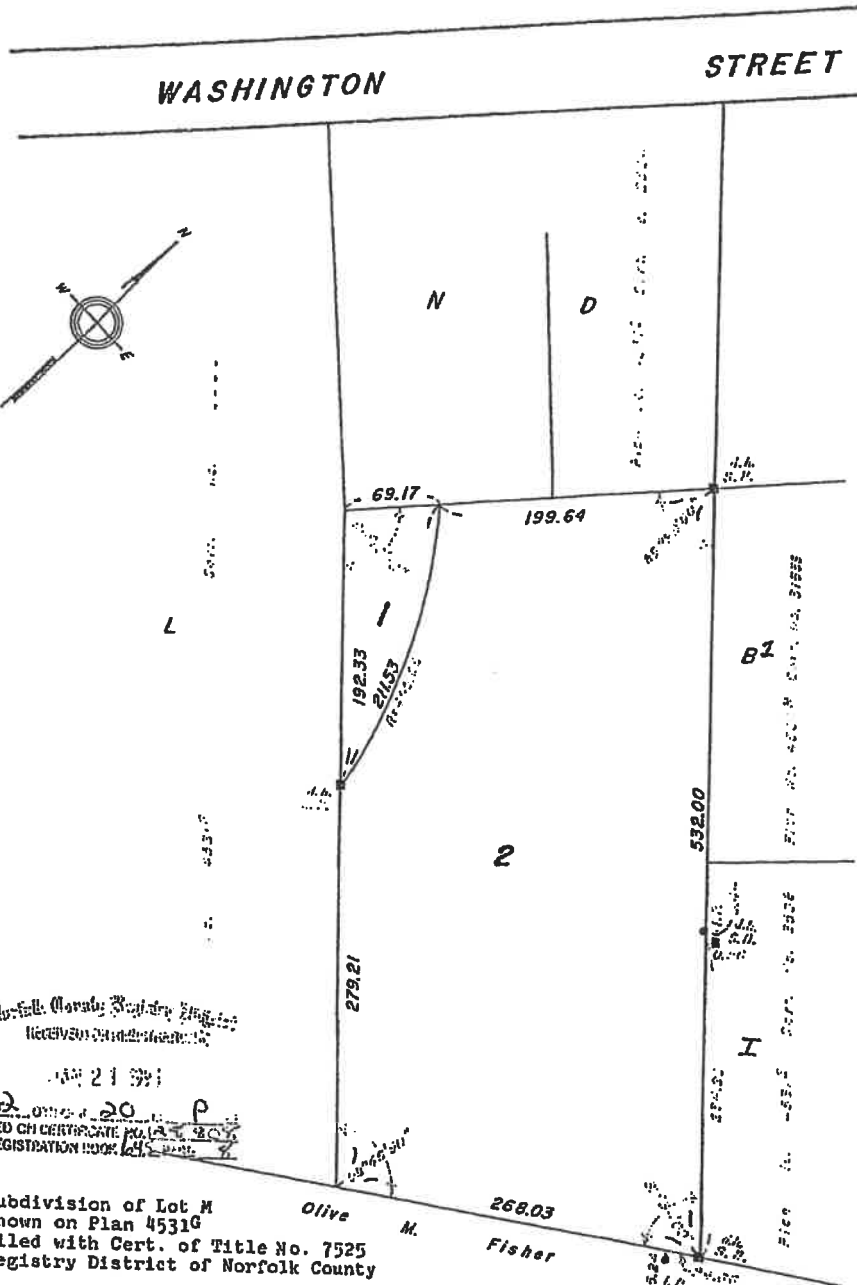
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AN
OFFICIAL
COPY

SUBDIVISION PLAN OF LAND IN HALPOLE

John R. Anderson & Associates, Surveyors

July 18, 1986

4531-I



Norfolk County Registry District
NOTED ON CERTIFICATE FILED IN
REGISTRATION BOOK 145 PAGE 2

Subdivision of Lot M
Shown on Plan 4531G
Filed with Cert. of Title No. 7525
Registry District of Norfolk County

Separate certificates of title may be issued for land
shown hereon as Lots 1 and 2.
By the Court.

Richard E. Smith
Recorder

JUNE 29, 1987

VJF

Form LRS-3, 3rd-4-86

Abutters are shown as
on original decree plan.

Copy of part of plan
Filed in
LAND REGISTRATION OFFICE
JUNE 29, 1987
Scale of this plan 80 feet to an inch
Louis A. Moore, Engineer for Court