

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
AUGUST 30, 2021

SECTION 3.2.18 – CERTIFIED LIST OF ABUTTERS

MASSACHUSETTS
2021 JUL 12 AM 11:11
RECEIVED

REQUEST FOR ABUTTERS LIST

ZONING BOARD OF APPEALS

DATE: July 12, 2021

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 - ASSESSORS MAP 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

July 14, 2021

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, Darren
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.

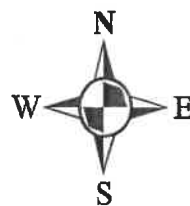
Dennis J. Flis
Director of Assessing

Attachments

42-240 & 42-227-13



Department 1



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/ / /
BAKER MATTHEW & BRITTNEY
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 E & HELEN M
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 DARREN
27 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
CT
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

CURRENT OWNER: HASENJAEGER JOHN
TOPO: RES LAND
UTILITIES:
LOCATION:
TOPO:
Supplemental Data:
 Alt Prcl ID
 Census 4111:
 Old ID 42-227
 Lot # LOT 16
 Lot Size 0.57
 Photo
 GIS ID F_726028_2871282
 Assoc Pld#
WALPOLE, MA
Board of Assessors
 135 School St
 Walpole, MA 02081
 (508) 660-7315
VISION GOVERNMENT SOLUTIONS

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC
LCC 154084	0000		02-02-1999	U	V	750	1F
LCC 143265	0000		10-03-1994	U	V	0	

EXEMPTIONS		Amount	Description	Number	Amount
Year	Code				
		0.00			
Total		0.00			
ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	Tracing			
0080		Batch			

OTHER ASSESSMENTS		Amount	Description	Number	Amount
Year	Code				
Total		203,900			

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					

LAND LINE VALUATION SECTION														
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1300 Res Land	RB		24,926 SF	8.72	1.00000	5	0.75	0080	1.250	EASEMENT/TOPO	1.0000	8.18	203,900

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed V	Year	Code	Assessed
		2021	1300	203,900	2020	1300	192,400
		2019	1300	184,900			
Total		203,900		203,900			
Total		203,900		192,400			184,900

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) 203,900

Special Land Value 0

Total Appraised Parcel Value 203,900

Valuation Method C

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		04-04-2017	17			40	No Change in Value
		04-17-2012	12			40	No Change in Value
		03-24-2009	09			45	Value Change
		07-07-2003	DF			41	Value Change Info Error
		05-13-1999	PS			60	Subdivided Lot

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		WALPOLE, MA	
HASENJAEGER DARREN	27 PINNACLE DR	1 Level	2 Public Water	1 Paved	2 Suburban	Code	Assessed	Code	Assessed	Board of Assessors	
		4 Rolling	3 Public Sewer			1320	32,300	1320	32,300	135 School St	
		SUPPLEMENTAL DATA								Walpole, MA 02081	
		Alt Prcl ID								(508) 660-7315	
E WALPOLE MA 02032		Census								VISION	
Building Address:		4111:								GOVERNMENT	
DARWIN LN		Old ID								SOLUTIONS	
		Lot #									
		Lot Size									
		Photo									
		GIS ID		F_725867_2871166							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
HASENJAEGER DARREN	LCC 195700	0000	05-19-2017	U	V	250,000	1A
HASENJAEGER JOHN T	LCC 191673	0000	08-27-2015	U	V	1	1F
MILLBROOK CORPORATION	LCC 165829	0000	09-12-2003	U	V	1	1F
BROADSTREET REALTY TRUST	LCC14	4008	01-27-1995	U	I	7,000	1B
FORBES J C & COMPANY INC	LCC11	0806				0	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00
ASSESSING NEIGHBORHOOD		Batch	
Nbhd	EXAC	B	Tracing

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 0

Appraised Xf (B) Value (Bldg) 0

Appraised Ob (B) Value (Bldg) 0

Appraised Land Value (Bldg) 32,300

Special Land Value 0

Total Appraised Parcel Value 32,300

Valuation Method C

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BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
		04-17-2012	40 No Change in Value
		07-30-2003	00 Listed

LAND LINE VALUATION SECTION										
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
1	Res Land	RB		2.870 AC	15,000	1.00000	5	0.75	EXAC	1.000
										TOPO

Notes		Location Adjustment		Adj Unit P		Land Value	