

(This form to be filed with the Town Clerk)

The Commonwealth of Massachusetts

Town of Avon

---

**TO THE BOARD OF APPEALS:**

The undersigned hereby petition the Board of Appeals to vary the terms of  
The Zoning By-Laws of the Town of Avon, Acts of 1977 as amended at premises:

600 Page Street, Avon, MA - Assessors Designation B8/2/2

in the following respect:

To permit installation of signage for existing Dunkin' Donuts shop in  
excess of limitation contained in s. 255-10.3 of the Zoning By Laws

Or any limitation, extension, change, alteration or modification of use or method  
of use as may at hearing appear as necessary or proper in the premises.

State briefly reasons for variance.

Applicant wishes to renovate existing Drive-Thru Lane at Dunkin' Donuts  
shop by way of replacement of menu boards with new canopied sign holder  
and the addition of a new clearance bar at entrance to Drive-Thru Lane

Petitioner: Cafe Management Associates, LLC

By 

Address 169 Main Street, Stoneham, MA 02180

Telephone Number (781) 279-0290

**BUILDING DEPARTMENT**  
Robert C. Borden, Commissioner  
[Rborden@avon-ma.gov](mailto:Rborden@avon-ma.gov)  
Charles Comeau, Assistant Insp.  
Al Campbell, Plumbing & Gas Insp.  
Dennis Collum, Electrical Insp.

# Town of Avon Massachusetts



**TOWN OFFICES**  
Buckley Center  
65 East Main St. 02322  
Tel (508) 588-0414  
Fax (508) 559-0209  
[www.avon-ma.gov](http://www.avon-ma.gov)

VIA CERTIFIED AND USPO MAIL

February 13, 2023

David Randa  
View Point Signs  
35 Lyman St.  
Northboro, MA 01532

J. Couto  
Couto Realty Co., Inc.  
1801 Washington St.  
Stoughton, MA 02072

Dear Mr. Randa:

I must deny your permit application for signs for Dunkin' Donuts at 600 Page St., Avon, MA. The signs proposed for the entrance at the northwest corner of the property, at the "speaker-menu canopy" for the drive-up queuing line and the pylon sign on Page St. opposite the front entrance are in violation of the Avon Zoning By-Law Section 255-10.5, B & E.

A careful check of the records shows that no variance or special permit has been approved by the Avon Board of Appeals nor building permits issued for the existing non-conforming signs.

You may appeal this decision for the required variances of the Avon Zoning By-Law Sections 255-10.5, B & E, within 30 days to the Avon Board of Appeals, 65 E. Main St., Avon, MA 02322.

Enclosed are the filing documents.

Sincerely,

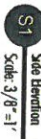
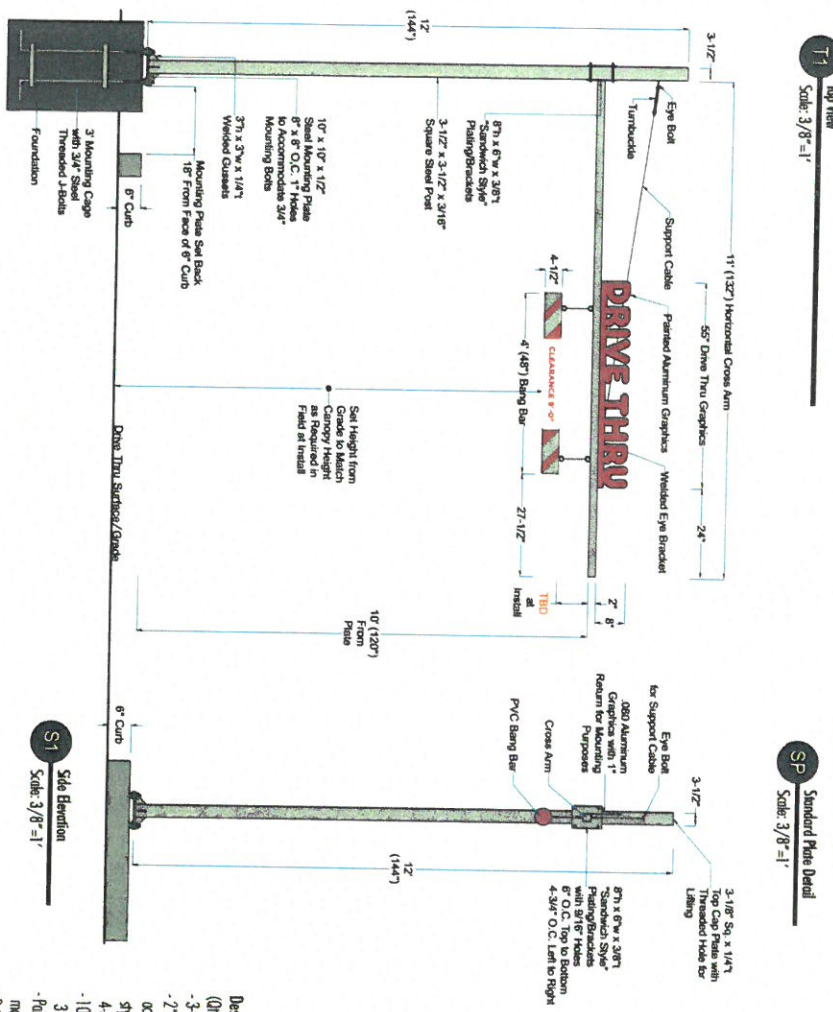
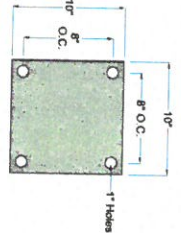
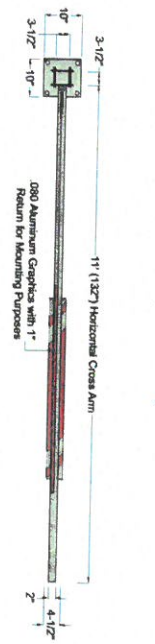
Robert C. Borden  
Building Commissioner  
Town of Avon

CC: P. Bessette, Town Clerk  
L. McKenney, Secretary, Board of Appeals

# Site Plan



DD-SS-DT-07 - Clearance Bar (NextGen)



**Description:**  
 (Qty=1) NextGen style clearance bar.  
 -3-1/2" square with 3/16" wall steel main post  
 -2" square steel cross arm with eye-bolt & hunchback hardware to accommodate support cable and 8" x 6" w x 3/8" sandwich style piling brackets with 9/16" holes 6" on center top to bottom & 4.3/4" on center left to right  
 -10" x 10" x 1/2" steel mounting plate with 1" holes 8" on center & 3" x 3" w x 1/4" welded gussets  
 -Painted 080 Aluminum header graphics with 1" hunchback return for mounting to cross-arm.  
 -Painted 4-1/2" PVC cross-tube with vinyl "Clearance" copy & white reflective vinyl striping  
 -Cross tube affixed to cross arm with aircraft cable and required hardware.  
 Note: cross-arm eye bolt to be removable for maintenance purposes

**Logos/Typeface:**  
 Header Gfx - Dunkin' Sans Display  
 Clearance Gfx - Gotham Bold

**Colors:**  
 Post & Plate - Painted to match Nebulous White PTE-04 (PMS Cool Gray 1 c(gloss))  
 Cross Arm - Painted to match Nebulous White PTE-04 (PMS Cool Gray 1 c(gloss))  
 Cross Tube - Painted DD Magenta PMS #219c  
 Header Gfx - Painted DD Magenta PMS #219c (text, returns & track)  
 Vinyl Graphics - White Reflective 3M #280-10  
 Hardware - DD Magenta H.P. Adon #58  
 -DD Magenta White PTE-04 (PMS Cool Gray 1 c(gloss))

**Installation:**  
 By ViewPoint

<p>Author: [Name]</p> <p>Client: [Name]</p> <p>Project: [Name]</p> <p>Date: [Date]</p>	<p>Project: [Name]</p> <p>Location: [Name]</p> <p>Scale: [Scale]</p>	<p>Revision: [Number]</p> <p>Date: [Date]</p>	<p>Revision: [Number]</p> <p>Date: [Date]</p>
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**ViewPoint**  
 SIGN AND AWNING  
 1.508.393.8200  
 FAX 1.508.393.4244

Customer Approval: [Signature]

Arch Manager Approval: [Signature]

Production Approval: [Signature]

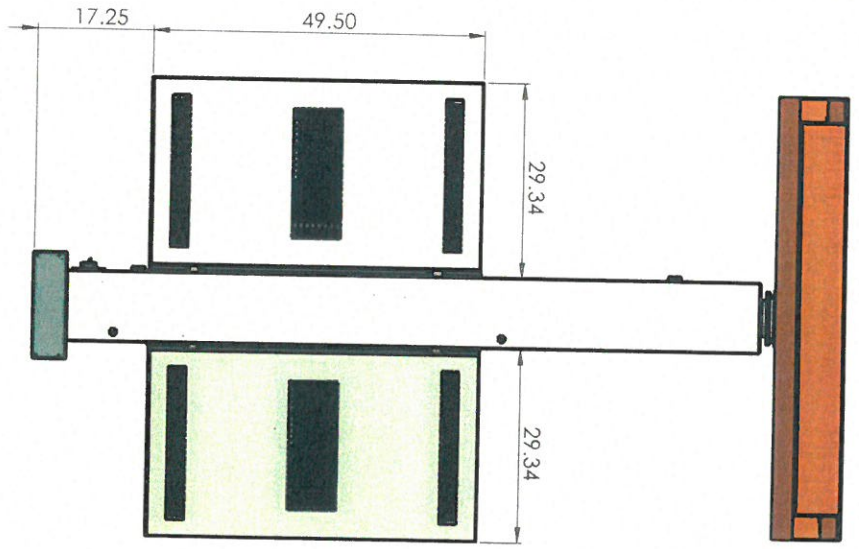
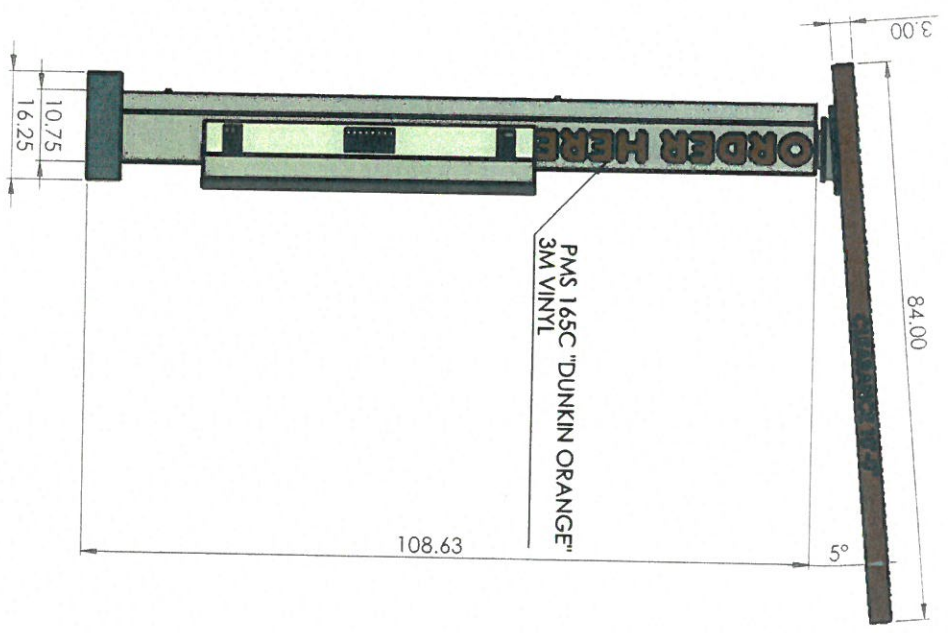
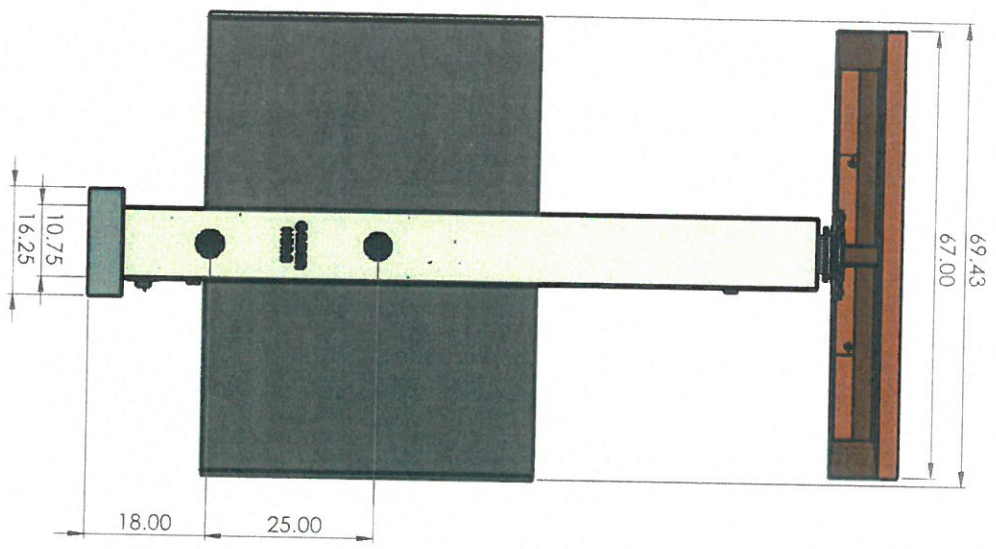


**Unl-Structures, Inc.**  
 8540 COBB CENTER DR.  
 STE 100 KENNESAW, GA 30152  
 PHONE: (770)-499-2000  
 PHONE: (800)-386-9864

CLIENT: **DUNKIN'**  
 LOCATION: CITY, ST  
 STORE: ###  
 FILE LOCATION: \\10-...solidworks files\1  
 SALES: D. FREDERICKS  
 DESIGNER: CJ MAYS  
 MADE IN THE USA  
 DATE: 07.21.2021  
 ASSEMBLY #: 210162-01  
 SCALE: NTS

NOTE:  
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ASSEMBLY #:  
**210162-01**  
 SHEET: 2 OF 4



**KEY FEATURES:**

1. **SAMSUNG APPROVED** ENCLOSURE  
(FOR OH5SF AIRFLOW)
2. PIVOTING CANOPY TOP
3. LOCKABLE/HINGED REAR ACCESS DOOR
4. OPTIMIZED FOR FLAT PACK SHIPPING
5. ENGINEERED FOR HIGH SNOW/WIND LOADS
6. UNI-STRUCTURES PATENTED ALL-IN-ONE DESIGN  
(US PATENT NO. 10,796,611)

**COLOR NOTES:**

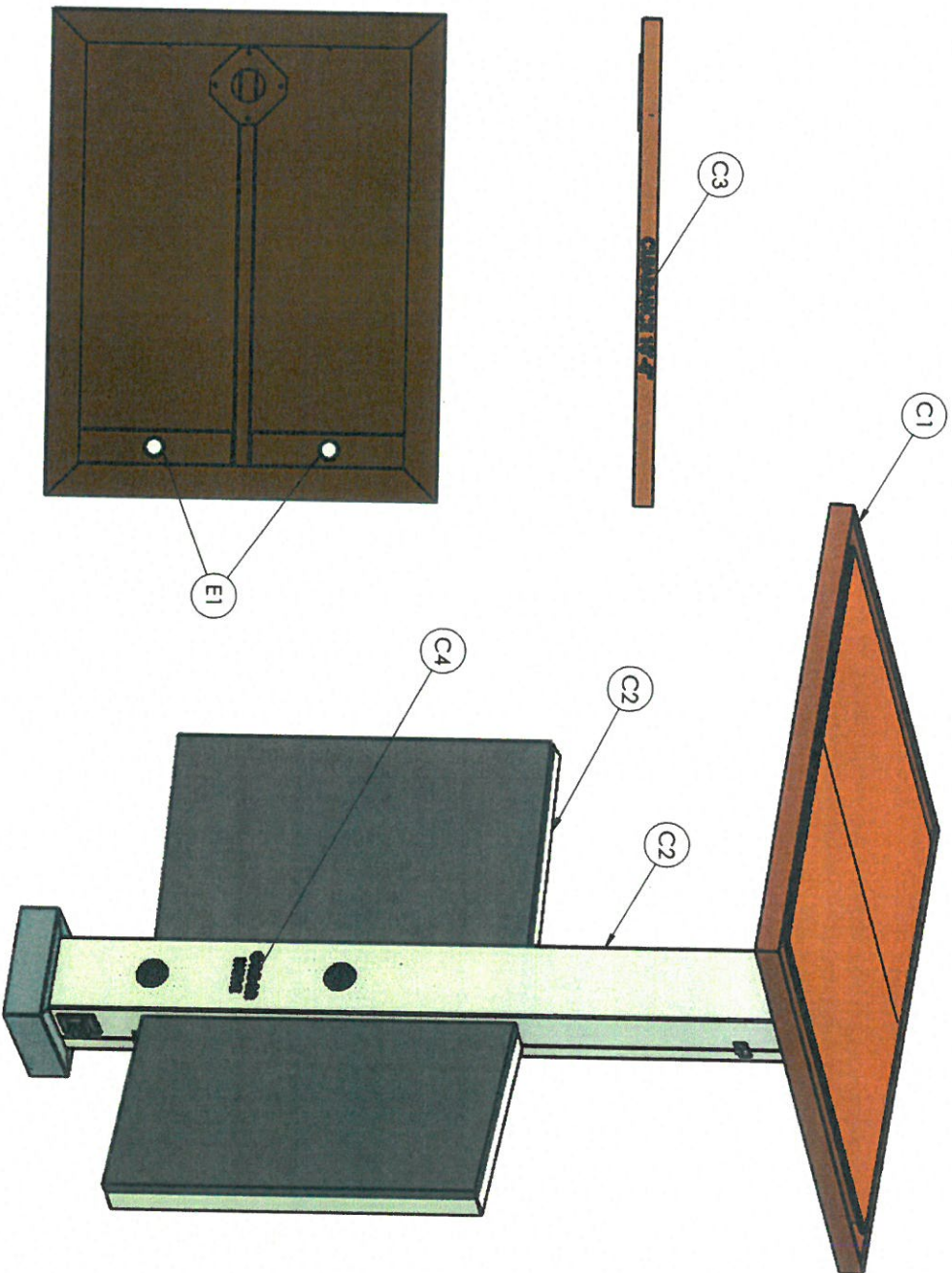
- C1. PMS 165C "DUNKIN ORANGE"
- C2. PMS 7063 "NEBULOUS WHITE"
- C3. 3M HP WHITE VINYL
- C4. 3M HP BLACK VINYL

**ELECTRICAL NOTES:**

- E1. 3' LED LIGHT FIXTURE
- E2. QUAD 120V/AC OUTLET WITH WEATHER COVER LOCATED INSIDE PYLON COVER

**MISC. NOTES:**

1. CANOPY TOP SIZED TO PROPERLY PIVOT
2. ALL ELECTRICAL AND DATA WIRING TO BE RUN THRU DISPLAY SUPPORT ARMS  
(NO EXPOSED WIRING **UL APPROVED**)




**Uni-Structures, Inc.**  
 8540 COBB CENTER DR.,  
 STE 100 KENNESAW, GA 30152  
 PHONE: (770) -499-2000  
 PHONE: (800) -386-9864

CLIENT: **DUNKIN'**      MADE IN THE USA

LOCATION: CITY, ST      DATE: 07.21.2021

STORE: ###      DWG #: ###      ASSEMBLY #: 210162-01

FILE LOCATION: z:\8-...Solidworks files\      DESIGNER: CJ MAYS      SCALE: NTS

SALES: D. FREDERICKS

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ASSEMBLY #:  
**210162-01**

SHEET: 1 OF 4

STATEMENT IN EXPLANATION OF APPLICATION FOR  
VARIANCE - 600 PAGE STREET, AVON, MA

Applicant is the operator of the Dunkin' Donuts shop located at 600 Page Street, Avon, MA (the "Store"). As part of its contractual obligations to Dunkin' Brands, Inc., the corporate franchisor, Applicant is required to periodically update both the interior and exterior elements of the Store. Part of the exterior renovation to be undertaken involves the existing Drive-Thru Lane which serves the Store. Applicant wishes to replace the existing customer menu board with updated versions of same to be installed beneath a weather canopy. A rendering of the proposed menu board is included with the Application package.

In addition, Applicant wishes to install a clearance bar at the head of the Drive Thru Lane in order to prevent access to the Lane by over-height vehicles. A rendering of this proposed element is included with the Application Package.

The proposed location of each of the foregoing elements is shown on the Site Plan included as part of the Application Package.

The installation of the menu board and the clearance bar would exceed the allowance for signage for the Store as provided in Section 255-10.3 of the Zoning By Laws of the Town of Avon. Applicant therefore seeks to vary the provisions of said Section to permit the installation of two (2) additional signs on the subject premises.

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	Code	Appraised Value	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
COUTO REALTY CO INC.					COMMERC.	3260	970,900	970,900	2021	3260	865,400	2019	3260	855,400
PO BOX 557					COM LAND	3260	295,500	295,500	2021	3260	194,200	2019	3260	194,200
STOUGHTON, MA 02072					COMMERC.	3260	86,800	86,800	2021	3260	86,800	2019	3260	86,800
Additional Owners:														
Other ID: 0B8002002														
Subdivision														
Photo														
Ward														
Preinct														
GIS ID: F_774933_2876987														
ASSOC PID#														



RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q	U	W	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
COUTO REALTY CO INC.	35608/425	11/20/2017	Q	U	W	1,200,000	1A	2021	3260	970,900	2020	3260	865,400
600 PAGE ST RTLY TRUST	6284/35,36	11/07/1983	U	U	U	45,000		2021	3260	295,500	2020	3260	194,200
EDWARDS TERRY L & KATHERINE E	6151/458-9	04/21/1983	U	U	U	45,000		2021	3260	86,800	2020	3260	86,800
J S REALTY TRUST	4914/223	02/26/1973	U	U	U			2021	3260		2020	3260	
Total: 1,353,200													

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm. Int.
Total: 1,353,200						

OTHER ASSESSMENTS	Number	Amount	Comm. Int.
Total: 1,146,400			

ASSESSING NEIGHBORHOOD	Street Index Name	Tracing	Batch
NBHD/SUB	NBHD Name		
G/A			

NOTES	D'ANGELOS REMODELED 2007
A: D'ANGELO'S SUB SHOP	
1991	
B: DUNKIN DONUTS, DRIVE-UP WINDOW + 4X8 MENU SIGN	
SHARE COMMON BATHROOMS	

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	ID	Purpose/Result
	185-17	11/30/2017	CM	Commercial	20,000	03/16/2010	100		REMODEL 2 BATHRO	08/17/2020	JH	20	Field Review
	99-09	09/09/2009	CM	Commercial	5,000	04/10/2008	100		CHANGEOUT 1 SM	RC04/26/2018	PS	14	Review
	15-07	01/26/2007	CM	Commercial	8,000	04/14/2016	100		REFACE SIGNS	04/14/2016	JH	20	Field Review
	17-07	01/24/2007	CM	Commercial	68,000	06/16/2015	100		INT RENOV	06/16/2015	DW	00	Measur+Listed
	21/01	02/21/2001	RE	Remodel	50,000		100		INT RENOV		DW	17	Letter Sent Requesting In
	37/93	04/13/1993	CM	Commercial	45,000		100		DUNKIN DONUTS				
	9/91	09/10/1991	RE	Remodel	100,000		100		REMOD D'ANGELO IN				

LAND LINE VALUATION SECTION	Use	Zone	D	Front	Depth	Units	SF	AC	Unit Price	I. Factor	S.A.	Acre	C. Factor	ST. Idx	Adi	Notes-Adi	Special Pricing	S. Adj	Fact	Adj. Unit Price	Land Value	
1	3260 REST/CLUBS	IND				43,560			3.53	1.0000	I	1.0000	1.00	G	1.75			1.00			43,750.00	269,200
1	3260 REST/CLUBS	IND				0.60				1.0000	I	1.0000	1.00	G	1.75			1.00				26,300
Total Card Land Units: 1.60 AC Parcel Total Land Area: 1.6 AC																						
Total Land Value: 295,500																						



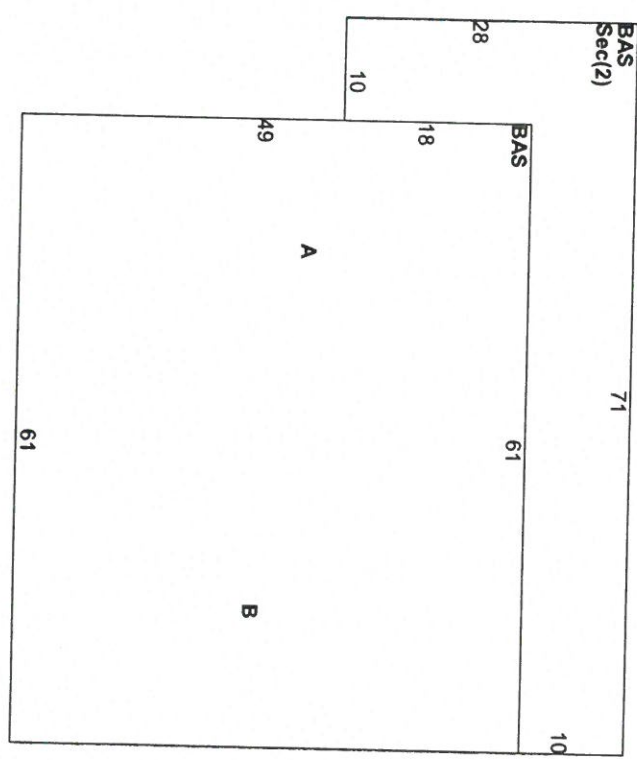
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	21		Fast Food Chn				
Model	94		Commercial				
Grade	07		Very Good				
Stores	1						
Occupancy	2						
Exterior Wall 1	15		Concr/Cinder				
Exterior Wall 2	28		Glass/Thermo.				
Roof Structure	01		Flat				
Roof Cover	02		Rolled Compos				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Floor 1	05		Vinyl/Asphalt				
Interior Floor 2	15		Quarry Tile				
Heating Fuel	03		Gas				
Heating Type	04		Forced Air-Duc				
AC Type	03		Central				
Bldg Use	3260		REST/CLUBS				
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC	01		HEAT/AC PKGS				
Frame Type	03		MASONRY				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	05		SUS-CEIL & WL				
Rooms/Ptns	02		AVERAGE				
Wall Height	16						
% Conn Wall							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descrip	L/B Units	Unit Price	Yr	Gde	Dp	Ri	Chd	%Chd	Apr Value
PAV1	PAVING-ASPH			60,000	2.00	2003		0			50	60,000
SGN3	W/INT LIGHT			20	100.00	2003					50	1,000
SGN3	W/INT LIGHT			22	100.00	2003					50	1,100
SGN3	W/INT LIGHT			14	100.00	2003					50	700
KSKI	KIOSK-SERV			60	100.00	2003					100	6,000
SGN1	SIGN-1 SD W/			30.00	30.00	2003					100	18,000
DUV1	DRIVE-UP WI			1	7,500.00	2006					100	6,400
CLR1	COOLER			100	25.00	2006					100	2,100
CLR2	FREEZER TEI			100	35.00	2006					100	3,000

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Underrec. Value			
BAS	First Floor	2,989	2,989		311.33	930,567			

COST/MARKET VALUATION									
Code	Description	Percentage							
3260	REST/CLUBS	100							

ADJUSTMENTS									
Code	Description	Value							
	Adj. Base Rate:	311.33							
	Net Other Adj:	930,567							
	Replace Cost:	0.00							
	AYB:	930,567							
	EYB:	1983							
	VG:	2006							
	Dep Code:								
	Remodel Rating:								
	Year Remodeled:								
	Dep %:	15							
	Functional Obsnc:								
	External Obsnc:								
	Cost Trend Factor:								
	Condition:								
	% Complete:	85							
	Overall % Cond:	791,000							
	Apprais Val:								
	Dep % Ovr:	0							
	Dep Ovr Comment:								
	Misc Imp Ovr:	0							
	Misc Imp Ovr Comment:								
	Cost to Cure Ovr:	0							
	Cost to Cure Ovr Comment:								



04/26/2018

**CURRENT OWNER**  
 COUTO REALTY CO INC.  
 PO BOX 557  
 STOUGHTON, MA 02072  
 Additional Owners:

**TOPO.**  
**UTILITIES**  
**STRT./ROAD**  
**LOCATION**

**CURRENT ASSESSMENT**  
 Description Code Appraised Value Assessed Value

401  
 AVON, MA

**SUPPLEMENTAL DATA**  
 Other ID: 0B8002002  
 GIS ID: F\_774933\_2876987  
 ASSOC PID#

**PREVIOUS ASSESSMENTS (HISTORY)**  
 Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value  
 Total 1,353,200 1,353,200

**VISION**

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	w/	SALE PRICE	V.C.
This signature acknowledges a visit by a Data Collector or Assessor									

EXEMPTIONS				OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	
<b>ASSESSING NEIGHBORHOOD</b>				NBHD/ SCUB NBHD Name Street Index Name Tracing Batch G/A					
Total:				<b>APPRAISED VALUE SUMMARY</b> Appraised Bldg. Value (Card) 791,000 Appraised XF (B) Value (Bldg) 16,600 Appraised OB (L) Value (Bldg) 86,800 Appraised Land Value (Bldg) 295,500 Special Land Value 0 Total Appraised Parcel Value 1,353,200 Valuation Method: C Adjustment: 0					

BUILDING PERMIT RECORD				VISIT/ CHANGE HISTORY											
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	CD.	Purpose/Result	
<b>NET TOTAL APPRAISED PARCEL VALUE</b> 1,353,200															

LAND LINE VALUATION SECTION																
B Use # Code	Use Description	Zone	D Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
<b>Total Card Land Units:</b> 0.00 <b>AC</b> <b>Parcel Total Land Area:</b> 1.6 <b>AC</b> <b>Total Land Value:</b> 0																

**CONSTRUCTION DETAIL** / **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
<b>MIXED USE</b>							
				Code	Description	Percentage	
				3260	REST/CLUBS	100	
<b>COST/MARKET VALUATION</b>							

Cost Trend Factor

**OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp	Ri	Chd	%Chd	Apr Value
CLR1	COOLER			B	100	25.00	2006		1			100	2,100
CLR2	FREEZER TEI			B	100	35.00	2006		1			100	3,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
		0	0	0	0	0

No Photo On Record

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT
COUTO REALTY CO INC.					
PO BOX 557					
STOUGHTON, MA 02072					
Additional Owners:					
Other ID: 0B8002002					
Subdivision					
Photo					
Ward					
Precinct					
SUPPLEMENTAL DATA					
Description					Code
COMMERC.					3260
COM LAND					3260
COMMERC.					3260
Assessed Value					970,900
Appraised Value					295,500
Assessed Value					86,800
Appraised Value					86,800
Assessed Value					970,900
Appraised Value					295,500
Assessed Value					86,800
Appraised Value					86,800

GIS ID: F\_774933\_2876987  
 ASSOC PID#

**RECORD OF OWNERSHIP**

Year	Type	Description	Amount	Code	Description	q/u	w/	SALE PRICE	V.C.
11/20/2017	Q		1,200,000						
11/07/1983	U		45,000	1A					
04/21/1983	U		45,000						
02/26/1973	U								

**EXEMPTIONS**

Year	Type	Description	Amount	Code	Description	q/u	w/	SALE PRICE	V.C.

**OTHER ASSESSMENTS**

Year	Type	Description	Amount	Code	Description	q/u	w/	SALE PRICE	V.C.

**ASSESSING NEIGHBORHOOD**

NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
G/A				

**NOTES**

A: D'ANGELO'S SUB SHOP  
 1991  
 D'ANGELOS REMODELED 2007

**B: DUNKIN DONUTS, DRIVE-UP WINDOW + 4X8 MENU SIGN**

SHARE COMMOM BATHROOMS

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

**LAND LINE VALUATION SECTION**

B Use	Code	Description	Zone	D	Front	Depth	Units	SF	AC	Unit Price	I. Factor	S.A.	Disc	Acre	C. Factor	ST.	Adj.	Notes-Adj
1	3260	REST/CLUBS	IND				43,560			3.53	1.0000	1	1.0000		1.00	G	1.75	
1	3260	REST/CLUBS	IND				0.60			25,000.00	1.0000	1	1.0000		1.00	G	1.75	

**APPRaised VALUE SUMMARY**

Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method:	Adjustment:	Net Total Appraised Parcel Value
163,300	0	0	295,500	0	1,353,200		0	1,353,200

**VISIT/CHANGE HISTORY**

Date	Type	IS	ID	Cd.	Purpose/Result
08/17/2020			JH	20	Field Review
04/26/2018			PS	14	Review
04/14/2016			JH	20	Field Review
06/16/2015	01		DW	00	Measur+Listed
06/01/2015			DW	17	Letter Sent Requesting In



401  
 AVON, MA



300' CERTIFIED ABUTTERS LIST  
600 PAGE ST.

AVON, MA  
(B8-2-2)

FOR COUTO REALTY CO., INC.

Board of Assessors  
Certified Copy

*A. Monahan*  
*As of 7/31/23*

Map	Block	Lot	Location	Owners Name	Mailing Address	City	St Zip
B7	1	11	Bodwell St.	Edwards, Terry L.	PO Box 507	Avon	MA 02322
B7	1	12	Old Page St.	T.L. Edwards Realty LLC - Tr., Old Page Street Realty Trust	80 South St.	Avon	MA 02322
B7	1	13	Old Page St.	Kearney, Pearl, Estate of, c/o Perry O. Kearney, Jr.	43 South St.	Halifax	MA 02338
B7	1	7	304 Bodwell St.	304 Bodwell Realty Trust, c/o Kamco Supply Corp. of Boston	181 New Boston St.	Woburn	MA 01801
B7	3	1	275 Bodwell St.	WCV-275 Bodwell LLC, c/o Newmark	101 Billerica Ave., Bldg. 5	N. Billerica	MA 01862
B7	3	18	355 Bodwell St.	Imero International LLC	355 Bodwell St., Ste A	Avon	MA 02322
B8	1	1	500 Bodwell St. Ext.	Shaughnessy, Christopher J. - Tr., C.J. Shaughnessy R.T.	520 Bodwell St. Ext.	Avon	MA 02322
B8	1	3	0 Bodwell St. Ext.	Town of Avon	65 E. Main St.	Avon	MA 02322
B8	1	5	1 Mack Dr.	T.L. Edwards Family LLC	80 South St.	Avon	MA 02322
B8	2	1	R.R. Row	T.L. Edwards Family LLC	80 South St.	Avon	MA 02322
B8	3	7	525 Bodwell St. Ext.	Store Master Funding XIX LLC	8377 E. Hartford Dr., Ste 100	Scottsdale	AZ 85255



# 600 Page St. (B8-2-2)

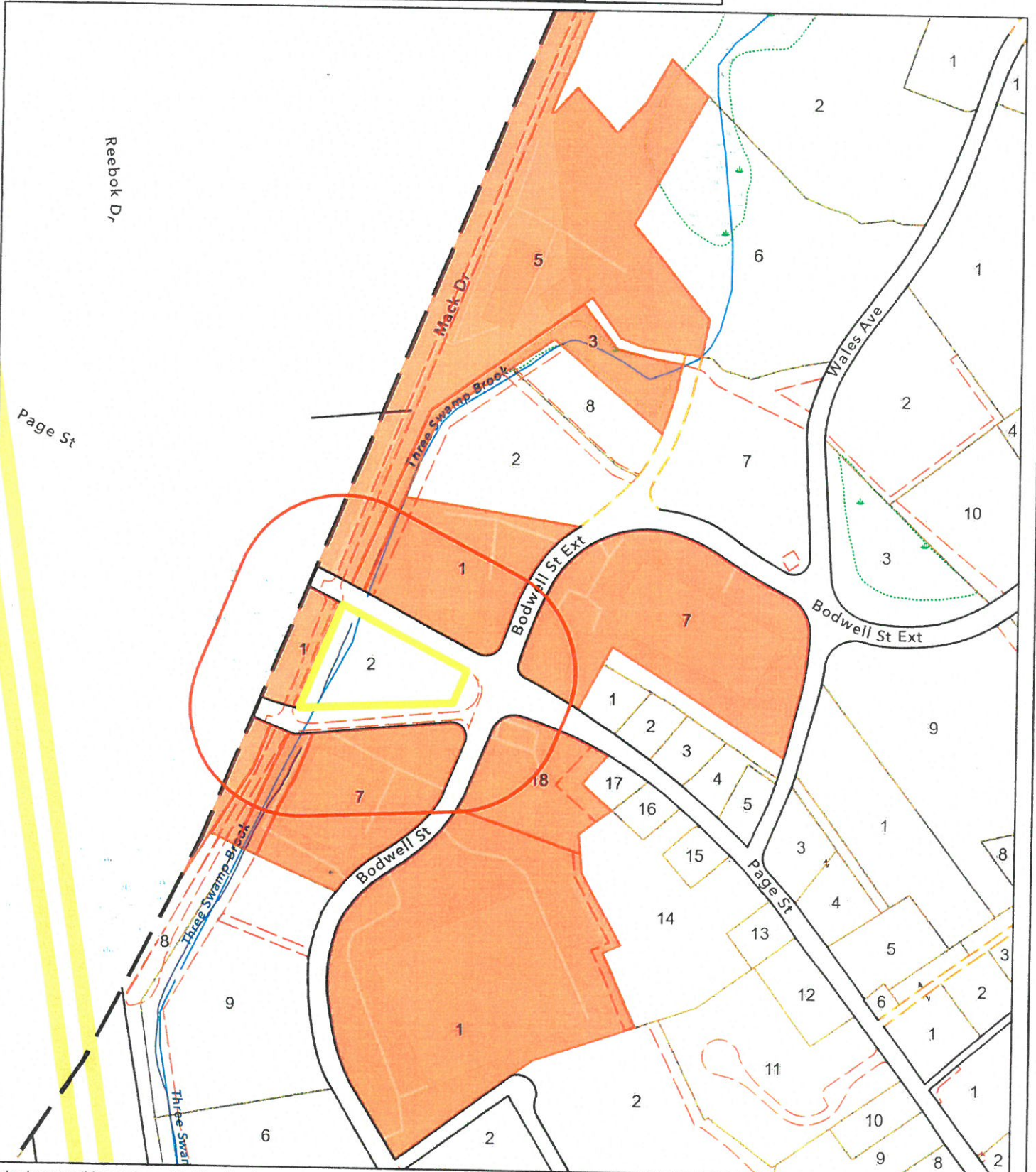
Town of Avon, MA

1 inch = 376 Feet



www.cai-tech.com

August 3, 2023



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