

Curley & Hansen

LETTER OF TRANSMITTAL

Registered Land Surveyors

150 Pond Street
Avon, Massachusetts 02322
Tel. / Fax. (508) 580-2117

Non Conservation Commission

65 East Main St

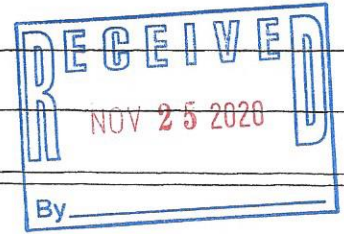
Avon, MA. 02322

DATE: Nov. 25, 2020 JOB #: _____

ATTENTION: Conservation Commission

RE: No 4 KOTUPPINE'S WAY Avon

By _____



WE ARE SENDING YOU ATTACHED Under separate cover via _____ the following is

- Shop Drawings Prints Plans Samples Specifications Copy of Letter
- Change Order Other _____

COPIES	DATE	NUMBER	DESCRIPTION
7			REQUEST TO AMEND ORDER OF CONDITIONS NO 4 KOTUPPINE'S WAY Avon

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For Approval Approved as Submitted Resubmit _____ Copies for Approval
- For Your Use Approved as Noted Submit _____ Copies for Distribution
- As Requested Returned for Corrections Return _____ Corrected Prints
- For Review and Comments _____
- FOR BIDS DUE _____ 20 Prints Returned After Loaned to Us

REMARKS:

RESPECTFULLY

BILL SELF

Curley & Hansen

Professional Land Surveyors

160 Pond Street
Avon, MA 02322
Tel. / Fax. (508) 580-2117
Email: chpls@msn.com

William P. Self, P.L.S.

Town of Avon Conservation Commission
65 East Main Street
Avon, Ma. 02322

Nov. 23, 2020

RE: # 4 Katherine's Way, Avon, Ma. - Request to Amend the Order of Conditions
(Recorded October 11, 2019 at Norfolk Registry of Deeds Book: 37237 Page: 427)
DEP File #: SE 099-0175

Dear Commissioners:

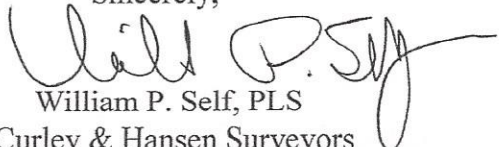
The Commission has issued an Order of Conditions for the proposed construction of a single family dwelling with related septic systems, driveways, utilities, and grading. During the construction, additional minor work listed below has been done having no adverse effect on any wetland interests protected under the Massachusetts Wetlands Protection Act ("MWPA"). However, in order to ensure that the project plan is accurate so that a Certificate of Compliance may be issued, the Applicant is requesting that the Commission amend the Order of Conditions to reference the revised plan and authorize the additional work.

1. The limits of the mitigation area as shown on the original plan dated August 22, 2019 (revised through September 16, 2019) was changed in minor respects but the total mitigation area remains the same.
2. The installation of a 1000 gallon underground propane storage tank for service to # 4 Katherine's Way. The underground propane storage tank was installed by the gas company inside the 100' buffer zone area by about 29'+/- in the proposed lawn area. The work was reviewed and approved by the Town Fire Department. Under 310 CMR 10.02(2)(b), we feel that this would be considered a minor exempt activity. However, in an abundance of caution and to avoid dispute, we request that the Order of Conditions be amended to approve the work. The underground propane storage tank inside the 100' buffer zone area would not have any adverse effect on the interests protected under the MWPA and does not affect the disturbed area that was already calculated for site mitigation.

Please place this request on the agenda for the public hearing on December 10, 2020, and issue public notice. This office will notify abutters and also ensure that the legal advertisement is published.

Thank you for consideration in this matter. Please do not hesitate to contact this office with any questions or comments.

Sincerely,


William P. Self, PLS
Curley & Hansen Surveyors

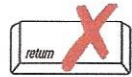
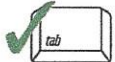


WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Project Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

JLA Properties LLC

Name

95 East Main Street

Mailing Address

Avon

Ma.

02322

City/Town

State

Zip Code

N/A

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

JLA Properties LLC

Applicant

Oct. 10, 2019

099-0175

Dated

DEP File Number

3. The project site is located at:

4 Katherines Way

Avon

Street Address

City/Town

Assessors Map: B1 Block: 2

Plot: 9

Assessors Map/Plat Number

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

T.L. Edwards Realty LLC, Trustees of South Street & Route 24 Realty Trust

Property Owner (if different)

Norfolk

37237

427

County

Book

Page

Certificate (if registered land)

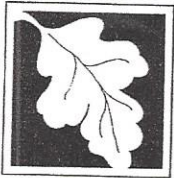
5. This request is for certification that (check one):

the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

* See attached Mitigation Completion Plan dated March 24, 2020 (revised through October 18, 2020) that has been submitted for a request for Amended Order of Conditions

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

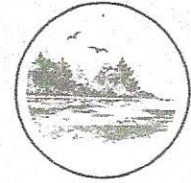
No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

ECR

Environmental Consulting & Restoration, LLC



May 7, 2020

Town of Avon
Conservation Commission
65 East Main Street
Avon, MA 02322

RE: Mitigation Completion Report, Lot 4 Katherine's Way, Avon

Dear Members of the Conservation Commission:

Environmental Consulting & Restoration, LLC (ECR) is pleased to inform the Avon Conservation Commission that the wetland and buffer zone mitigation planting project at Lot 4 Katherine's Way in Avon (the Site) has been completed. ECR coordinated and overviewed the mitigation planting project consisting of the removal of debris and the planting of 15 native saplings and 48 native shrubs within the wetland and buffer zone areas at the site. More specifically, the mitigation consisted of removal of old debris within the wetland and buffer zone such as car parts, debris, etc. and the planting of native saplings and shrubs to revegetate the buffer zone area and the interplanting of native shrubs within the wetland to fill in sparsely vegetated areas and to provide plant diversity. Planting was performed by hand consisting native plant species suitable for this site as follows:

- Buffer Zone – Revegetation of the buffer zone to create a naturalized buffer strip.

Saplings 5 to 7 feet tall consisting of 3 Flowering Dogwood (*Cornus florida*), 3 American Holly (*Ilex opaca*), 3 Red Cedar (*Juniperus virginiana*), 3 Hophornbeam (*Ostrya virginiana*), and 3 Red Oak (*Quercus rubra*).

Shrubs 1.5 to 2.5 feet tall consisting of 5 Bayberry (*Myrica pennsylvanica*), 5 Sweet Fern (*Comptonia peregrina*), 5 Shadbush (*Amelanchier canadensis*), 5 Mountain Laurel (*Kalmia latifolia*), 4 Witch Hazel (*Hamamelis virginiana*), and 4 Black Huckleberry (*Gaylussacia baccata*).

- BVW – Interplanting of native shrubs within the BVW to increase wetland plant diversity to improve wildlife habitat value with fruiting shrubs.

Shrubs 1.5 to 2.5 feet tall consisting of 8 Winterberry (*Ilex verticillata*), 4 Highbush Blueberry (*Vaccinium corymbosum*), 4 Northern Arrowwood (*Viburnum dentatum*), and 4 Sweet Pepperbush (*Clethra alnifolia*).

Upon the planting of each sapling and shrub, the rootball of each plant was mulched with natural wood chips. For more information, please refer to the Photograph Pages attached.

The completed mitigation project complies with the approved mitigation plan. Upon review of this report, please contact me if you have any questions or require additional information, please contact me at (617) 529 - 3792 or brad@ecrholmes.com.

Sincerely,
Environmental Consulting & Restoration, LLC

A handwritten signature in cursive script that reads "Brad Holmes".

Brad Holmes, PWS, MCA
Manager

**Lot 4 Katherine's Way, Avon
Mitigation Completion Photographs**



Photograph #1 - View across the buffer zone mitigation area where native saplings and shrubs were planted.



Photograph #2 - Another view across the buffer zone mitigation area.

Lot 4 Katherine's Way, Avon
Mitigation Completion Photographs



Photograph #3 – Example of the native shrub interplanting within the BVW (notice Sweet Pepperbush in the front of the photograph).



Photograph #4 – Example of Highbush Blueberry shrub planted within a sparsely vegetated area of the BVW.

Curley & Hansen

Professional Land Surveyors

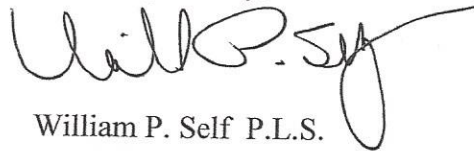
160 Pond Street
Avon, MA 02322
Tel. / Fax. (508) 580-2117

William P. Self, P.L.S.

Nov. 23, 2020

I certify that the project located at # 4 Katherine's Way, Avon, Ma. (Order of Conditions recorded at Norfolk County Registry of Deeds Book: 37237 Page: 427, Recording Date: Oct. 11, 2019, File #: SE 099-0175) has been completed and is in substantial compliance as shown on the Mitigation Completion Plan dated March 24, 2020 (revised through October 18, 2020) submitted by Curley & Hansen Surveyors.

Respectfully,

A handwritten signature in black ink, appearing to read 'William P. Self', with a long, sweeping flourish extending to the right.

William P. Self P.L.S.
Curley & Hansen Surveyors

Curley & Hansen
Professional Land Surveyors
160 Pond Street
Avon, Ma. 02322
(508) 580-2117

Notification to Abutters under the Wetland Protection Act

In accordance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is **JLA Properties LLC**
- B. The applicant has filed a **Request for Amended Order of Conditions** with the **Avon Conservation Commission** for alteration of an Area Subject to Protection under the Wetlands Protection Act. **The work is within the 50' & 100' Buffer Zones of a Bordering Vegetated Wetland for the proposed construction of a Single Family Dwelling with associated grading and site work.**
- C. The address of the lot where the activity is proposed is **# 4 Katherine's Way, Avon, Ma. 02322**

Copies of the **Request for Amended Order of Conditions** may be viewed at: **Avon Conservation Commission
Town Hall
65 East Main Street
Avon, Ma. 02322**

Please call the Conservation Commission's Office at (508) 588-0414 (ext. 1023) and leave a message to arrange a date and time to review the filing.

- D. Copies of the **Request for Amended Order of Conditions** may be obtained by calling **Curley & Hansen Surveyors** at (508) 580-2117 between the hours of 8:00 AM and 4:30 PM Monday through Friday. This is the applicant's engineer.
- E. Information regarding the date, time, and place of the public hearing may be obtained from the **Avon Conservation Commission** by calling (508) 588-0414 (ext. 1023) and leaving a message.

NOTE: Notice of the public hearing, including its date, time, and place will be published at least five (5) days in advance in **The Enterprise**.

NOTE: Notice of the public hearing, including its date, time, and place will be posted at the **Avon Town Hall** not less than forty-eight (48) hours in advance.

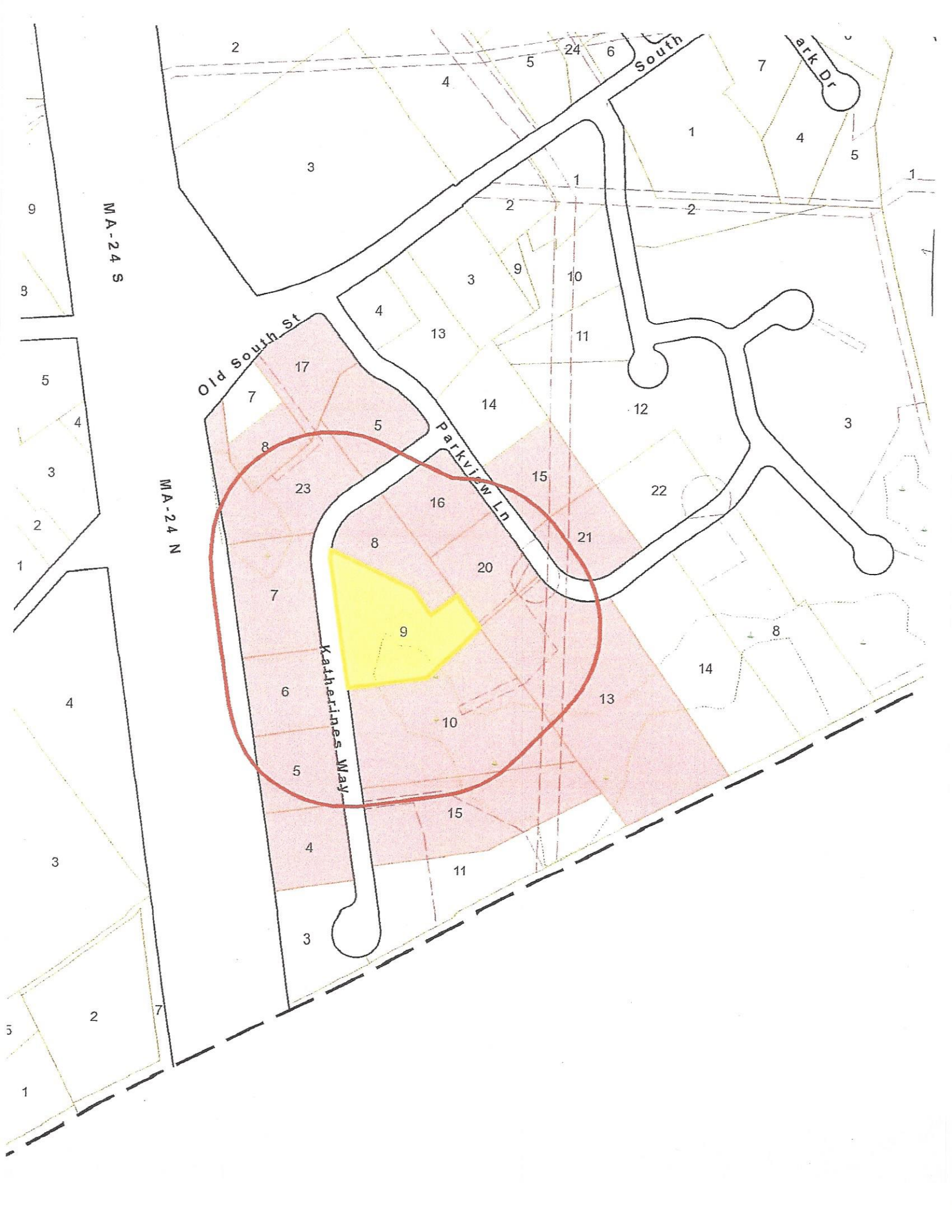
NOTE: You may also contact your local conservation commission or the nearest **Department of Environmental Protection (D.E.P.)** Regional Office for more information about this application or the Wetlands Protection Act. To contact D.E.P., call:

Southeast Region: 1-508-946-2700
Central Region: 1-508-792-7650
Northeast Region: 1-978-661-7600
Western Region: 1-413-784-1100

300' CERTIFIED ABUTTERS LIST
4 KATHERINE'S WAY
AVON, MA (Owner: Charles, Caleb)
FOR:
CURLEY AND HANSEN LAND SURVEYORS
B1-2-9

Board of Assessors
Certified Copy
Paul J. Sullivan
As of 10/31/20

Map	Block	Lot	Location	Owners Name	Mailing Address	City	St Zip
B1	2	10	6 Katherine's Way	South St. & Route 24 Realty Trust, T.L. Edwards Realty LLC, Tr.	80 South St.	Avon	MA 02322
B1	2	13	Parkview Lane	South St. & Route 24 Realty Trust, T.L. Edwards Realty LLC, Tr.	80 South St.	Avon	MA 02322
B1	2	15	8A Katherine's Way	South St. & Route 24 Realty Trust, T.L. Edwards Realty LLC, Tr.	80 South St.	Avon	MA 02322
B1	2	15	8B Katherine's Way	South St. & Route 24 Realty Trust, T.L. Edwards Realty LLC, Tr.	80 South St.	Avon	MA 02322
B1	2	4	9 Katherine's Way	Osinubi, Oluwatomi & Osinubi, Emily	9 Katherine's Way	Avon	MA 02322
B1	2	5	7 Katherine's Way	Howley, Phillip J. & McDonald, Melissa A.	7 Katherine's Way	Avon	MA 02322
B1	2	6	5 Katherine's Way	Jacobson, Hailee D.	5 Katherine's Way	Avon	MA 02322
B1	2	7	3 Katherine's Way	Makulo, Marcel Tatu & Mounthault-Tatu, Katia	3 Katherine's Way	Avon	MA 02322
B1	2	8	2 Katherine's Way	Costa, John J. Jr. & Costa, Carol F.	2 Katherine's Way	Avon	MA 02322
B2	4	15	8 Parkview Ln.	Witherspoon, Kevin	8 Parkview Lane	Avon	MA 02322
B2	4	16	5 Parkview Ln.	Coffey, Arthur J. & Coffey, Shannon M.	5 Parkview Lane	Avon	MA 02322
B2	4	17	1 Parkview Ln.	Hodgdon, Joshua E. & Matthews, Jamie L.	1 Parkview Lane	Avon	MA 02322
B2	4	20	7 Parkview Ln.	Naughton, Sean & Naughton, Karen	7 Parkview Lane	Avon	MA 02322
B2	4	21	10 Parkview Lane	Brianwood Construction Corp.	31 Belmont St.	S. Easton	MA 02375
B2	4	23	1 Katherine's Way	Cataldo, Eric S. & Cataldo, Christina R.	1 Katherine's Way	Avon	MA 02322
B2	4	8	508 South St.	Calixte, Jeannette & Joseph, Ferot	508 South St.	Avon	MA 02322
B2	4	5	3 Parkview Ln.	Brianwood Construction Corp.	31 Belmont St.	S. Easton	MA 02375



MA-24 S

MA-24 N

Old South St

Parkview Ln

Katharines Way

South

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**NOTICE OF PUBLIC HEARING
CONSERVATION COMMISSION
AVON, MASSACHUSSETTS**

In accordance with Massachusetts General Laws,
Chapter 131, Section 40 and the Town of Avon
Local By-Law, the Avon Conservation Commission
will hold a public hearing on Thursday December 10, 2020
at 7:00 PM at the Avon Town Offices located at # 65 East Main
Street, Avon, Ma. on a Request for an Amended Order of
Conditions filed by JLA Properties LLC of # 95 East Main
Street, Avon, Ma. 02322. The applicant proposes the construction
of a new single family home with associated site amenities and
grading partially within the 50' & 100' wetland buffer zones
at property located at # 4 Katherine's Way (Lot # 22) Avon, Ma.
(Shown as Assessors Map: B1 Block: 2 Plot: 9)

The hearing will provide an open forum for discussion. This
meeting will be done remotely via the "ZOOM" platform.
Residents can visit the Town Website (www.avon-ma.gov)
for up to date information on how to access the meeting.

Property Address: 4 Katherine's Way, Avon, MA 02322

QUITCLAIM DEED

JLA PROPERTIES, LLC, a Massachusetts liability company located at 95 East Main Street, Avon, MA 02322, for consideration paid and in full consideration of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) Dollars, grants to Caleb Charles, now of 4 Katherine's Way, Avon, MA 02322, with *quitclaim covenants*:

The premises with the buildings thereon known as 4 Katherine's Way, Avon, Massachusetts, and shown as Lot 22 on a Revised Plan to the "Parkview Estates II" Plan of Land in Avon, MA, Plots 10, 11, 12 and 15 Katherine's Way, prepared for T.L. Edwards, 100 Wales Avenue, Avon, MA 02322, by Curley & Hanson Surveyors, 160 Pond Street, Avon, MA 02322, dated March 21, 2019. Said plan recorded in the Norfolk County Registry of Deeds at Book 688 Page 43.

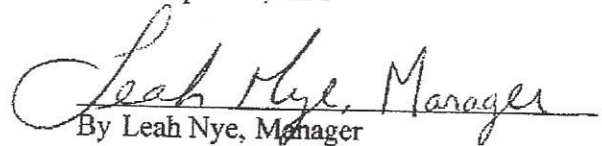
Conveying a right of way to use all the streets and ways set out on said plans for all purposes for which streets and ways are commonly used in the Town of Avon, in common with the others lawfully entitled thereto.

The premises hereby conveyed do not constitute all or substantially all of the grantor's real estate property in Massachusetts.

Being all the same premises conveyed to the grantor by deed of T.L. Edwards Realty, LLC, Trustee, recorded with the Norfolk County Registry of Deeds at Book 37570, Page 151.

WITNESS my hand and seal by the duly authorized representative of the grantor this 17 day of April, 2020.

JLA Properties, LLC


By Leah Nye, Manager
and Real Estate Signatory

RETURN TO
KERSTEIN, COREN & LICHTENSTEIN, LLP
80 WALNUT STREET
WELLESLEY, MA 02481

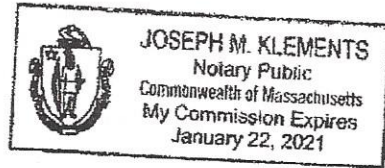
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 04-30-2020 @ 10:04am
Ctl#: 179 Doc#: 38613
Fee: \$2,964.00 Cons: \$650,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss,

On this 1st day of April, 2020 before me, the undersigned Notary Public, personally appeared Leah Nye, as Manager and Real Estate Signatory, proved to me through satisfactory evidence of identification, which was Massachusetts 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.



Joseph M. Clements
Joseph M. Clements
Notary Public
My commission expires: 1-22-21



The Commonwealth of Massachusetts

City / Town of Avon



Application for Standard Permit

FP-006
(Rev. 1.2018)

Return completed application to: _____

Permit Number: _____

City or Town: Avon

Date: 1/13/2020

DIG SAFE NUMBER

Start Date: _____

In accordance with the provisions of M.G.L. Chapter 148, as provided in Section 10A application is hereby made
by Joseph Lamparelli, Inc D/B/A Supreme Energy 781-331-7900
(Full Name of Person, Firm or Corporation) (Phone Number)
of 572 East Street, Weymouth MA 02189

(Address: Street or P.O. Box, City or Town, Zip Code)

for permission to (state clearly purpose for which permit is requested) Install 1-1000 gallon underground propane storage tank(s) at 4 Katherine's Way

for Heat & Hot Water (American Property Solutions 781-828-2477)

Name of Competent Operator (if applicable) Samuel G Fusco Cert. No. MP License #8898

Date Issued-rejected 1-14-20 By [Signature] (Signature of Applicant)

Date of expiration _____ Fee \$ 25 Amount Paid \$ 25 check 7889

[Signature]