

SITE PLAN REVIEW

FOR

“ASHWORTH HILLS” RESIDENTIAL DEVELOPMENT

LOCATED AT
0 ASHWORTH DRIVE &
191 SOUTHBRIDGE ROAD
OXFORD, MA

NOVEMBER 15, 2024

Applicant:
Eastland Partners, Inc.
997 Millbury Street
Worcester, MA 01607

Prepared By:



P.O. BOX 757
SUTTON, MA 01590

Table of Contents

USGS Locus Map

Project Narrative

Site Plan Review Application

Site Plan Review Application Checklist

Copy of Fee Check

Certified Abutters Lists

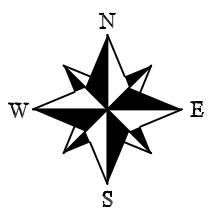
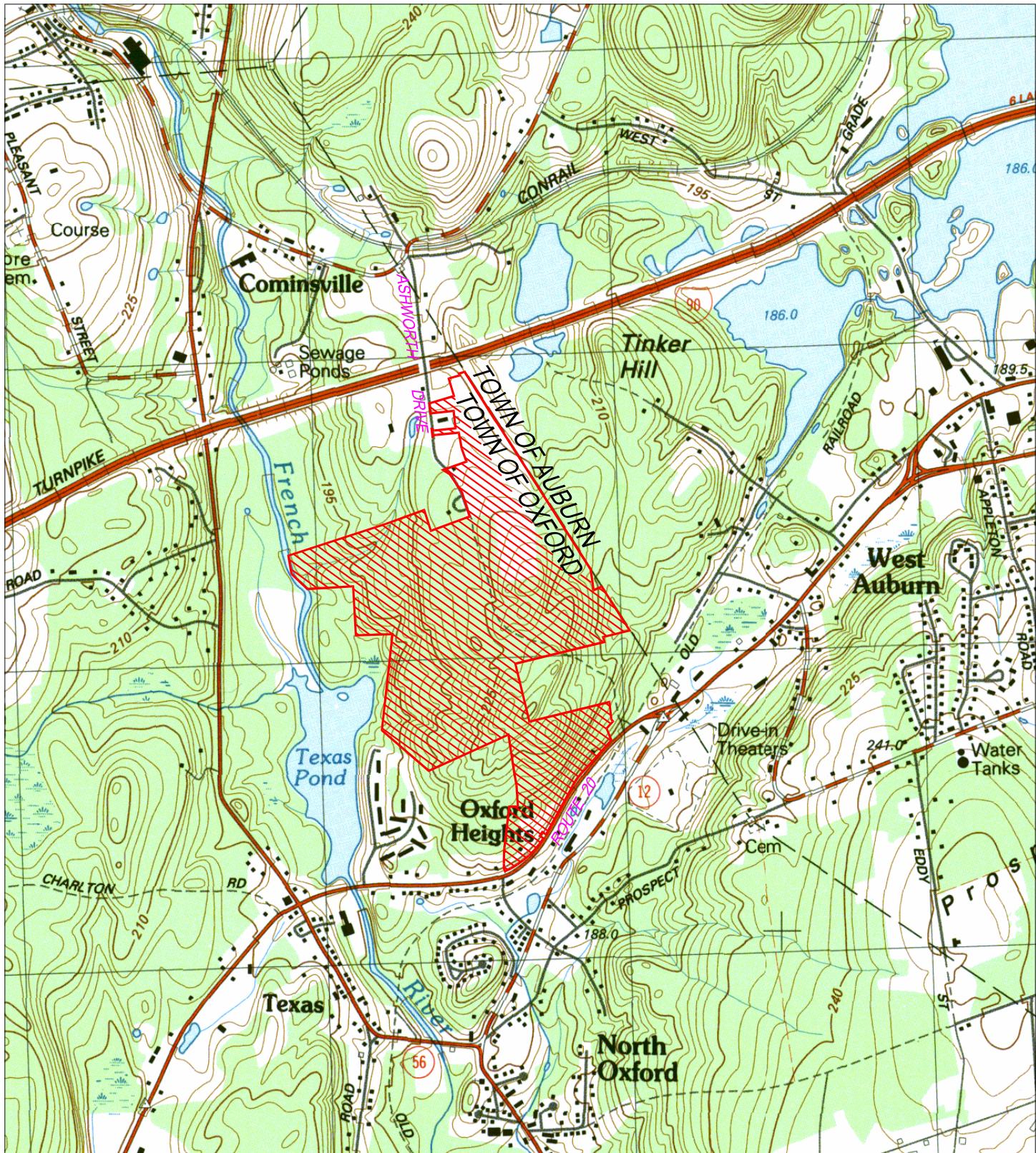
Quitclaim Deeds

Oxford Rochdale Sewer District Will Serve Letter

Conceptual Architectural Plans

Attachments

- Ashworth Hills – Residential Development Plans, dated November 1, 2024
- Stormwater Management Report, dated November 1, 2024
- Greenman-Pederson, Inc. (GPI) Traffic Impact and Access Study



P.O. Box 757 • Sutton, MA 01590
P:(508) 381-1515 F:(508) 647-0189
www.tpecivildesign.com

U.S.G.S. LOCUS MAP
OF
ASHWORTH HILLS
OXFORD, MASS.

DATE:	OCTOBER 20, 2024
SCALE:	1"=1,200'

Project Narrative

Existing Property Description

The subject property is located at 0 Ashworth Drive, is shown in the Oxford Assessor's records as map 3, parcel A05, and is situated in the Multi-Family (R-4) zoning district (the "Site"). The Site is a 152.89-acre partially undeveloped parcel of land with varying topography and mixtures of hardwood and evergreen trees. In addition to the subject parcel, a commercially zoned parcel shown as Oxford Assessor's records as map 6, parcel A01, containing approximately 26 acres will be utilized to provide access to Southbridge Road (Route 20). The Site is bounded on the north by the Massachusetts Turnpike Authority; on the east by partially developed land also owned by the Applicant; on the south by Southbridge Road (Route 20), Charter Communications and Thayer Pond Village; and on the west by Thayer Pond Village and Texas Pond.

As part of the original approved plans, considerable alterations occurred to the site in 2008 and 2009 as construction on the approved site commenced. This work included tree and vegetation removal, stripping of topsoil and subsoil, and significant earthwork and blasting along the main road through the site connecting Route 20 to Ashworth Drive, a secondary road that runs westerly off the main connecting road, and the northeast area of the property that lies in Auburn. Since 2009, the vegetation throughout much of the site has begun to recover and can be classified as sparse shrubs consisting of early successional species.

The subject property contains numerous wetland resource areas which were delineated by B&C Associates, Inc. and Ecotec, Inc. in 2018 and 2019 and field located. Specific wetland resource areas were confirmed by the issuance of an Order of Resource Area Delineation (ORAD) for DEP File #255-796 by the Oxford Conservation Commission on June 5, 2019 and recorded in the Worcester District Registry of Deeds in Book 60711, Page 266. Upon a thorough site inspection, the ORAD was extended by the Oxford Conservation Commission on June 15, 2022 and recorded in the Worcester District Registry of Deed in Book 67843, Page 1.

The property does not have any known water protection districts or wellhead protection areas, areas of critical environmental concerns (ACEC's), NHESP Estimated or Priority Habitats, Certified Vernal Pools, or Activity and Use Limitation (AUL) areas.

Proposed Project Description

Eastland proposes to construct a multi-phase 320 duplex-style townhouse community with associated earthwork, roadways, utilities, landscaping, and stormwater management facilities. Eastland has permitted and constructed many successful duplex-style communities similar to Ashworth Hills. Examples of these include Walden Woods in Milford, Rogerson Crossing in Uxbridge and Clearview in Millbury.

The Ashworth Hills would permanently alter approximately 92 acres of land, which represents 60% of the project site. Of the 59.6 acres of undisturbed land, approximately 50 acres will remain as protected open space in perpetuity. The overall area of site alteration has been reduced from the original approved plans, and proposed grading has been improved to utilize existing grades to the maximum extent practicable. Ashworth Hills proposes duplex homes fronting directly on a newly aligned roadway

system. This minimizes land alteration by keeping units close to the road and close to each other. As part of the site design, major roads in the community were placed within the previously disturbed areas and connect to the main roadway that currently exists through the site.

Site Access /Traffic

The main site access will be off of Southbridge Road (Route 20) and there will be secondary access off Ashworth Drive and a proposed emergency access only from Thayer Pond Village. Eastland and Turning Point Engineering have had numerous meetings and workshops to discuss the proposed project with MassDOT and how it integrates with the work currently being done on Route 20. MassDOT has issued a Temporary Access Permit at the proposed site entrance

Greenman-Pedersen (GPI) has prepared a Traffic Impact and Access Study (TIAS) to analyze the traffic impacts of a proposed multi-use development, *The Reserve*, to be located in Oxford and Auburn, Massachusetts and to identify traffic mitigation measures necessary to minimize those impacts. A Traffic Impact and Access Study has been prepared and submitted with a Final Environmental Impact Report #EEA15912 to MEPA and provided within this application.

Stormwater Management

All stormwater runoff will be collected and conveyed to BMPs in accordance with MassDEP Stormwater Management Standards. Detailed plans for erosion controls, methods to provide stabilization during construction, and long-term pollution prevention procedures are provided within the enclosed plan set and stormwater management report. The project will be subject to a Construction General Permit in accordance with the U.S. EPA NPDES program.

The stormwater analysis was performed using rainfall data published by NOAA Atlas 14. The 24-hour rainfall data used for the 2-year (3.22"), 10-year (5.00"), 25-year (6.12"), and the 100-year (7.84") storm events exceed the 24-hour rainfall requirements in the MassDEP Stormwater Policy.

Water

Eastland and Turning Point Engineering have had numerous meetings and workshops with MassDOT and Aquarion Water Company in order to provide water to the property. As a result of those meetings, a 12" CLDI water line was extended from Turner Road along Route 20 and stubbed to the ROW of the subject property. The water line stub and gate valve on Route 20 have been installed and the plans show connection at that location.

Sewer

The Proponent has recently received a letter of intent (dated 8/13/24) from the Oxford-Rochdale Sewer District (ORSD) that allocates 63,000 gallons per day of sewage discharge from the proposed Ashworth Hills and Ashworth Commons developments to the Oxford-Rochdale Treatment Plant. The letter of intent has been provided within this application.

The sewer flows will be discharged via a force main along Ashworth Drive over the Massachusetts Turnpike (Route 20) and tie into a gravity system that discharges to the Oxford-Rochdale Treatment Plant.

**TOWN OF OXFORD****PLANNING BOARD AND SPECIAL PERMIT GRANTING AUTHORITY**

325 Main Street Oxford, MA 01540

508-987-6038 ex 4

landmanagement@oxfordma.us

 SPECIAL PERMIT SITE PLAN REVIEW APPLICATION

Applicant: Eastland Partners, Inc.

Date: 11/15/24

Applicant is: Owner Tenant Licensee
 Prospective Purchaser Other _____

Applicant Address: 997 Millbury Street, Worcester, MA 01607

Email address: cboardman@eastlandpartners.com

Phone Number: 508-647-1919

Location of Property: 0 Ashworth Drive & 191 Southbridge Road, Oxford, MA 01540

Deed Reference: Book 56737 Page 255 Zoning District R-4 Map / Parcel 3/A05 & 6/A01

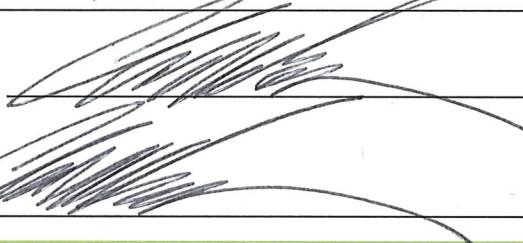
Book 58239 Page 126

Narrative Description Required – See Page 2

1. Please provide the [Chapter / Section](#) (click to open Zoning Bylaw) of the Oxford Zoning Bylaw that pertains to your proposed use:

c. IV Table I - Uses Allowed in a Residential District & XV Site Plan Review

2. Signature of Applicant:



3. Signature of Owner:



INSTRUCTIONS: Complete two (2) copies of this application and tax verification form. Deliver the forms, the filing fee, a completed site plan review checklist, certified abutter's list if applicable, any supporting documentation, traffic report and stormwater report, and eleven (11) copies of the site plan to the Planning Department on the Wednesday prior to a regularly scheduled meeting. A digital copy of all application materials is also required.

All applications requiring a public hearing, submission of an abutters list and stamped envelopes addressed to each abutter are required. A \$5 per abutter fee will be assessed if stamped envelopes are not submitted.

The Special Permit review procedure description is included in Chapter XIV Section 5.0; the site plan review procedure description is included in Chapter XV of the Oxford Zoning Bylaw, as adopted 10/11/2023. Please be sure to indicate on the following pages compliance with Chapters XIV and XV. You may obtain a copy of the Oxford Zoning Bylaw through the Town Clerk or download from the Town's website: www.oxfordma.us.

FILING FEE: Special Permit: \$650 [includes \$150 legal notice fee]. Site Plan Review: \$150 if no public hearing is required; \$300 [includes \$150 legal notice fee] if the Board requires a public hearing. Special Permit and Site Plan Review: \$900 [includes \$200 legal notice fee]. Applicant agrees to pay any peer review fees and any additional costs incurred above the initial fee.

NOTICE: Oxford Planning Board meets on the second and fourth Monday of each month. To ensure that your submission is placed on the agenda, you must submit a complete application package to the Planning Board before noon on the Wednesday prior to the meeting.

FOR OFFICIAL USE ONLY

THIS PORTION TO BE COMPLETED BY THE PLANNING BOARD STAFF

Received by Planning Board: (Signature)

Date:

Time:

Keeping in mind that projects come in a variety of sizes and scope, please address each section of the Review Considerations completely. A complex project should include where we may find details of each section in the plans or other documents. A simple project may require just a brief description. The Planning Board shall consider and apply the following factors during its review of site plan applications.

Lighting:

Site lighting will be provided along the roadways within the community. Light poles will be places along the roadways to ensure sidewalks are adequately lit. The proposed site lighting will not adversely affect adjacent properties and light spillage will not extend beyond the subject property.

Landscaping and Screening:

Landscape and buffer screening areas have been proposed on the site plan, specifically in the location of abutting properties on Ashworth Drive. Landscaping is provided within the project, with street trees being proposed along the roadways. In addition, each unit will receive landscaped areas.

Stormwater Management:

For stormwater purposes, new construction requires that all Stormwater Management Standards be met per MassDEP. The project has been designed to meet Stormwater Management Standards. Precipitation amounts used were taken from Cornell extreme precipitation rainfall data.

Site Development Standards:

The site will be developed meeting all applicable local, state and federal regulations.

Pedestrian and Vehicle Access: Traffic Management:

A Traffic Impact and Access Study has been prepared and submitted with a Final Environmental Impact Report #EEA15912 to MEPA and provided within this application.

Aesthetics:

The proposed community will consist of duplex-style townhouse homes that will incorporate sidewalks, landscaping and street lighting throughout the community. Similar to other communities built by Eastland, Ashworth Hills will be a visually-pleasing community with varied topography will add a diverse and attractive streetscape. Sample architectural plans can be found within this application.

Utilities; Security; Emergency Systems:

The proposed project will be served by water from Aquarion Water Company. Provisions have already been made with a 12" water stub having been installed at the site entrance at Route 20. The proposed project will be served by the Oxford Rochdale Sewer District via will serve letter dated 8/13/24 and provided within this application.



TO THE APPLICANT:

Please furnish the following information and return to the appropriate board, office, department, commission or division of the Town of Oxford (pursuant to Chapter 53, Section 1 through 5, General By-Laws, Town of Oxford):

APPLICANT or

PRINCIPLE OF ORGANIZATION: Eastland Partners

Address: 997 Millbury Street, Worcester, MA 01607

PROPERTY

OWNER: Oxford Reserve, LLC & Route 2028, LLC

Address: 0 Ashworth Drive & 191 Southbridge Road

Board of Assessors:

Property Location: 0 Ashworth Drive & 191 Southbridge Road

Please list parcel owned by above applicant:

Map: 3 Parcel: A-05 ✓ Date Purchased: 2/13/2017
Map: 6 Parcel: A-01 ✓ Date Purchased: February 10, 2017

Assessor's Office 10/30/2024
Date December 20, 2017

Tax Collector:

Tax Status:

Real Estate:

Personal Property Tax:

Jayee Current Both prop.
Treasurer/Collector's Office October 30, 2024
Date

TOWN OF OXFORD

SITE PLAN REVIEW APPLICATION CHECKLIST

This Site Plan Review Checklist should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a site plan review application for Planning Board Action. The type of the proposed project will determine the types of information required to review a site plan, therefore, a pre-application meeting with the department heads to determine the list of items that must be completed is strongly encouraged. The applicant is also advised to go through the Site Plan Review Regulations for full details.

Project Information	Project Title: <u>Ashworth Hills</u> Property Location: <u>0 Ashworth Drive & 191 Southbridge Road</u> <u>3 A05</u> Tax Map: <u>6</u> Lot: <u>A01</u> Zoning <u>R-4</u> Owner: <u>Oxford Reserve, LLC & Route 2028, LLC</u> Name & Address of Engineering Firm: <u>Turning Point Engineering</u> Date of Pre-Application Meeting <u>5/7/24 & 10/23/24</u> Date of Submission: _____ Applicant: <u>Eastland Partners, Inc.</u> Applicant Phone# <u>508-647-1919</u> Applicant Address <u>997 Millbury Street</u> Town <u>Worcester</u> State <u>MA</u> Zip <u>01607</u>																																																																																																	
Engineering Firm Affidavit	I, <u>James Bernardino</u> a Massachusetts licensed <input type="checkbox"/> architect, <input checked="" type="checkbox"/> engineer, <input type="checkbox"/> landscape architect hereby certify that I have prepared the documents submitted by <u>Turning Point Engineering</u> for the development of land at <u>0 Ashworth Dr & 191 Southbridge Rd</u> and that I have reviewed the requirements for submission and have completed the following checklist:																																																																																																	
General	<p><input checked="" type="checkbox"/> Maximum sheet size shall be 24" x 36" unless otherwise approved prior to submission <input checked="" type="checkbox"/> Set shall be comprised of separate sheets as listed below unless otherwise approved at the pre-application meeting. <input checked="" type="checkbox"/> All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect <input checked="" type="checkbox"/> All plans shall be shown at 1" = 40' or less and shall show a graphical scale <input checked="" type="checkbox"/> All plans shall show an appropriate Legend <u>All plans shall have a title block comprised of the following:</u> <input checked="" type="checkbox"/> Project Title <input type="checkbox"/> Sheet Title <input type="checkbox"/> Sheet Number <input type="checkbox"/> Registrant Stamp (PE, PLS, LA) <input checked="" type="checkbox"/> Engineers name, address <input type="checkbox"/> Scale <input type="checkbox"/> Plan Issue Date <input type="checkbox"/> Plan Revision Date(s) <input checked="" type="checkbox"/> Traffic Impact and Access Study (TIAS) to be submitted with application <input checked="" type="checkbox"/> Storm Water Management Report to be submitted with application </p>																																																																																																	
Cover Sheet	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">ITEM:</th> <th style="background-color: #cccccc;">Yes</th> <th style="background-color: #cccccc;">No</th> <th style="background-color: #cccccc;">NA</th> </tr> </thead> <tbody> <tr> <td>TITLE BLOCK</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Project name / title</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Street number</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Assessor's map and parcel</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Name and address of Owner</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Name and address of Engineer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Name and address of Applicant</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Revision Date Block</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td colspan="4">Locus Map (Show all roads and available building information within 1000 feet) <input checked="" type="checkbox"/></td> </tr> <tr> <td colspan="4">Planning Board signature block <input checked="" type="checkbox"/></td> </tr> <tr> <td colspan="4">Plan Index with latest revision date of each plan <input checked="" type="checkbox"/></td> </tr> </tbody> </table>	ITEM:	Yes	No	NA	TITLE BLOCK				Project name / title	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assessor's map and parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and address of Owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and address of Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name and address of Applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Revision Date Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locus Map (Show all roads and available building information within 1000 feet) <input checked="" type="checkbox"/>				Planning Board signature block <input checked="" type="checkbox"/>				Plan Index with latest revision date of each plan <input checked="" type="checkbox"/>				<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">ITEM:</th> <th style="background-color: #cccccc;">Yes</th> <th style="background-color: #cccccc;">No</th> <th style="background-color: #cccccc;">NA</th> </tr> </thead> <tbody> <tr> <td>Zoning Requirements and Provided Table</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lot Size</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Lot Frontage</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Side Yard Setback</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Front Yard Setback</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Building Height</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Lot Coverage</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Distance from Residential District</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Parking Spaces Calculations</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Handicap and Compact Parking</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Parking Lot Setback and Planting</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </tbody> </table>	ITEM:	Yes	No	NA	Zoning Requirements and Provided Table				Lot Size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot Frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Side Yard Setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Front Yard Setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot Coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Distance from Residential District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking Spaces Calculations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Handicap and Compact Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking Lot Setback and Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ITEM:	Yes	No	NA																																																																																															
TITLE BLOCK																																																																																																		
Project name / title	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Street number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Assessor's map and parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Name and address of Owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Name and address of Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Name and address of Applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Revision Date Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Locus Map (Show all roads and available building information within 1000 feet) <input checked="" type="checkbox"/>																																																																																																		
Planning Board signature block <input checked="" type="checkbox"/>																																																																																																		
Plan Index with latest revision date of each plan <input checked="" type="checkbox"/>																																																																																																		
ITEM:	Yes	No	NA																																																																																															
Zoning Requirements and Provided Table																																																																																																		
Lot Size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Lot Frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Side Yard Setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Front Yard Setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Building Height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Lot Coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Distance from Residential District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Parking Spaces Calculations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																																															
Handicap and Compact Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Parking Lot Setback and Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																																															
Existing Condition Plan	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">ITEM:</th> <th style="background-color: #cccccc;">Yes</th> <th style="background-color: #cccccc;">No</th> <th style="background-color: #cccccc;">NA</th> </tr> </thead> <tbody> <tr> <td>Existing Buildings and Features</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Name of Surveyor</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Date of Survey</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Property & easement lines w/bearings & Distances</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>At least 3 monuments</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Names of all abutters</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Street names and type (private or public and width)</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Benchmark locations (NGVD)</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Existing Structures w/areas and existing/current use</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Existing fences, walls & utilities</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	ITEM:	Yes	No	NA	Existing Buildings and Features				Name of Surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property & easement lines w/bearings & Distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At least 3 monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names of all abutters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street names and type (private or public and width)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Benchmark locations (NGVD)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing Structures w/areas and existing/current use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing fences, walls & utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #cccccc;">ITEM:</th> <th style="background-color: #cccccc;">Yes</th> <th style="background-color: #cccccc;">No</th> <th style="background-color: #cccccc;">NA</th> </tr> </thead> <tbody> <tr> <td>Existing Topography</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Contours at 2' intervals</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Overhead and underground utilities including but not limited to water, sewer, drainage, elec, tele, cable TV, gas, septic systems, detention structures, wells</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Existing parking area and type</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Existing lighting, signs, loading etc...</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Wetlands, floodplain, water protection district delineation and buffer zone</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Test pit locations w/ GW depth</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	ITEM:	Yes	No	NA	Existing Topography				Contours at 2' intervals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overhead and underground utilities including but not limited to water, sewer, drainage, elec, tele, cable TV, gas, septic systems, detention structures, wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing parking area and type	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing lighting, signs, loading etc...	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands, floodplain, water protection district delineation and buffer zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Test pit locations w/ GW depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																				
ITEM:	Yes	No	NA																																																																																															
Existing Buildings and Features																																																																																																		
Name of Surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Date of Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Property & easement lines w/bearings & Distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
At least 3 monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Names of all abutters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Street names and type (private or public and width)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Benchmark locations (NGVD)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Existing Structures w/areas and existing/current use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																																															
Existing fences, walls & utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
ITEM:	Yes	No	NA																																																																																															
Existing Topography																																																																																																		
Contours at 2' intervals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Overhead and underground utilities including but not limited to water, sewer, drainage, elec, tele, cable TV, gas, septic systems, detention structures, wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Existing parking area and type	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																																															
Existing lighting, signs, loading etc...	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																																																																																															
Wetlands, floodplain, water protection district delineation and buffer zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															
Test pit locations w/ GW depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																															

Construction / Layout Plan (show appropriate information from Existing Condition Plan)	ITEM: Proposed Topography including but not limited to:	Yes	No	NA
	Proposed contours at 2" intervals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parking lot setbacks to PL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Parking Spaces (dimensioned) Handicap Parking and Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidewalks and Wheelchair ramps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pavement and Curbs type(s) and limits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lighting and Signs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pavement Markings and Loading areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walls, Fences, Dumpster and snow storage areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Proposed Building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility and Grading Plan (show appropriate info. from Existing Condition and Construction Plan)	ITEM: All proposed utilities but not limited to Water, Sewer, Drainage, ETC, Septic Systems, Detention Structures:	Yes	No	NA
	Adequate utilities info outside the site to verify proposed utility connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All utility pipe types, sizes, lengths and slopes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All utility structure information including rim and invert elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All water services, hydrants, gates shutoffs, and tees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Utilities shall be underground if possible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Required utility easements with bearings, distances and areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Sewer profile showing all utility crossings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	See Drainage checklist if Detention basin is proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ITEM:	Yes	No	NA
Landscape Plan (Show appropriate info. from Existing Condition and Construction Plan)	Proposed landscaping per Buffer and Parking Lot Planting Zoning Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plant and Tree Legend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Indicate areas to loamed and seeded	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Proposed irrigation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Verify Sight Distances at entrances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control Plan (Show appropriate info. from Existing Condition and Construction Plan)	ITEM:	Yes	No	NA
	Haybales and silt fence locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Anti tracking area at all construction entrances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Protect existing and proposed drainage structures with haybales or silt sacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Delineate all stockpile areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Detail Sheets (typical details)	ITEM:	Yes	No	NA
	Pavement Section Detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidewalk Detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Curb Detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Driveway Detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wheel Chair Ramp Detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Concrete Pad Detail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Water/Sewer Trench Detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Catchbasin & Drain Manhole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sewer Manhole & cover Detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Department Review Checklist	ITEM:	Yes	No	NA
	Access roadway vertical clearance of 13'6"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Access roadway width 24'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fire Hydrant every 500'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fire Hydrant main supply 8" min	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ITEM:	Yes	No	NA
	Turn around area provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fire Dept Connection for sprinkler system within 100' from a fire hydrant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TOWN OF OXFORD
ABUTTERS LIST

Property Map/Parcel: Map 03 Parcel A05

Property Location: 0 Ashworth Drive

Property Owners: Oxford Reserve, LLC
Logan R. Huffman

Owners' Mailing Address: 997 Millbury St. Ste C
Worcester, MA 01607

Requested By: Travis Brown – Turning Point Engineering

Purpose of Request: PLANNING BOARD

Date of Request: October 28, 2024

The following is a list of abutters to the property designated on the application for appeal.

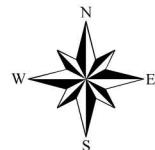
“Parties in interest” shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters within **three - hundred feet** of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town; the planning board of the city or town, and the planning board of every abutting city or town.

Certified By:



Mary S. Petro
Assistant Assessor

Date Certified: October 28, 2024



300ft Abutters- Map 03-A05- 0 Ashworth Drive

Oxford, MA

1 inch = 1118 Feet

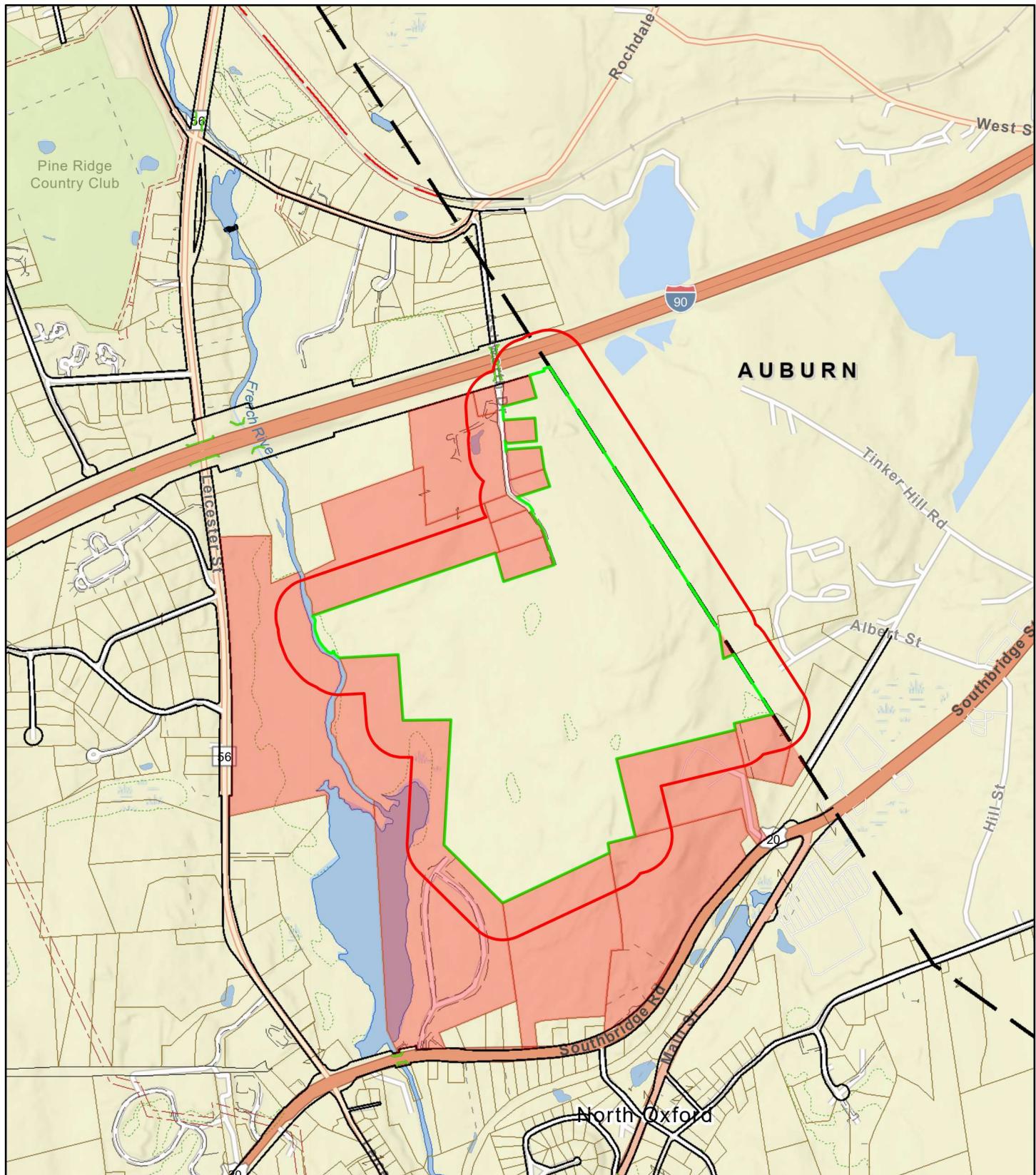


CAI Technologies
Precision Mapping. Geospatial Solutions

www.cai-tech.com

October 28, 2024

0 1118 2236 3354



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Subject Property:

Parcel Number: 03-A-05
CAMA Number: 03A05
Property Address: 0 ASHWORTH DR

Mailing Address: OXFORD RESERVE, LLC LOGAN R
HUFFMAN
997 MILLBURY ST, STE C
WORCESTER, MA 01607

Abutters:

Parcel Number: 03-A-03
CAMA Number: 03-A-03
Property Address: 0 LEICESTER ST

Mailing Address: EXPEDITION REALTY TRUST M
GLICKMAN & D PROUTY, TRUSTEES
PO BOX 2917
WORCESTER, MA 01613-2917

Parcel Number: 03-A-03
CAMA Number: 03-A-03
Property Address: 0 LEICESTER ST

Mailing Address: EXPEDITION REALTY TRUST M
GLICKMAN & D PROUTY, TRUSTEES
PO BOX 2917
WORCESTER, MA 01613-2917

Parcel Number: 03-A-03
CAMA Number: 03-A-03
Property Address: 0 LEICESTER ST

Mailing Address: EXPEDITION REALTY TRUST M
GLICKMAN & D PROUTY, TRUSTEES
PO BOX 2917
WORCESTER, MA 01613-2917

Parcel Number: 03-A-03
CAMA Number: 03-A-03
Property Address: 0 LEICESTER ST

Mailing Address: EXPEDITION REALTY TRUST M
GLICKMAN & D PROUTY, TRUSTEES
PO BOX 2917
WORCESTER, MA 01613-2917

Parcel Number: 03-A-05-01
CAMA Number: 03A05.01A
Property Address: 25 ASHWORTH DR #A

Mailing Address: KOSTOROSKI, CHRISTINE YOUNG,
JACOB
25 ASHWORTH DR #A
NORTH OXFORD, MA 01540-1022

Parcel Number: 03-A-05-01
CAMA Number: 03A05.01B
Property Address: 25 ASHWORTH DR #B

Mailing Address: WATKINS, ANNA ELIZABETH
25 ASHWORTH DR UNIT B
NORTH OXFORD, MA 01537

Parcel Number: 03-A-05-01
CAMA Number: 03A05.01C
Property Address: 25 ASHWORTH DR C

Mailing Address: ELLSWORTH, LYNN M
25 ASHWORTH DR C
NORTH OXFORD, MA 01537-1022

Parcel Number: 03-A-06
CAMA Number: 03A06
Property Address: 46 ASHWORTH DR

Mailing Address: M R ESCOLAS REVOCABLE LIVING
TRUST MAUREEN D ESCOLAS &
RICHARD A ESCOLAS, JR TRUSTEES
PO BOX 79
ROCHDALE, MA 01542-0079

Parcel Number: 03-A-08
CAMA Number: 03A08
Property Address: 21 ASHWORTH DR

Mailing Address: GRAHAM, GERALD V LISA
21 ASHWORTH DR
NORTH OXFORD, MA 01537-1022

Parcel Number: 03-A-08-01
CAMA Number: 03A08.01
Property Address: 13 ASHWORTH DR

Mailing Address: COULTER, TRACEY A SETH A COULTER
13 ASHWORTH DR
NORTH OXFORD, MA 01537-1022



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 03-A-08-02
CAMA Number: 03A08.02
Property Address: 29 ASHWORTH DR

Mailing Address: KEELER, DAVID A BARBARA J
29 ASHWORTH DR
NORTH OXFORD, MA 01537-1022

Parcel Number: 03-A-09
CAMA Number: 03A09
Property Address: 22 ASHWORTH DR

Mailing Address: KAREN M ESCOLAS, TRUSTEE KAREN
M ESCOLAS 2021 REVOCABLE TRUST
17 GLENDALE RD
CARMEL, NY 10512

Parcel Number: 03-A-09-01
CAMA Number: 03A09.01
Property Address: 42 ASHWORTH DR

Mailing Address: KAREN M ESCOLAS, TRUSTEE KAREN
M ESCOLAS 2021 REVOCABLE TRUST
17 GLENDALE RD
CARMEL, NY 10512

Parcel Number: 03-A-09-02
CAMA Number: 03A09.02
Property Address: 20 ASHWORTH DR

Mailing Address: ESCOLAS, JAMES P DOROTHY J
DEARY
20 ASHWORTH DR
NORTH OXFORD, MA 01537-1021

Parcel Number: 03-A-10
CAMA Number: 03A10
Property Address: 0 ASHWORTH DR

Mailing Address: KAREN M ESCOLAS, TRUSTEE KAREN
M ESCOLAS 2021 REVOCABLE TRUST
17 GLENDALE RD
CARMEL, NY 10512

Parcel Number: 03-A-10-01
CAMA Number: 03A10.01
Property Address: 44 ASHWORTH DR

Mailing Address: M R ESCOLAS REVOCABLE LIVING
TRUST MAUREEN D ESCOLAS &
RICHARD A ESCOLAS, JR TRUSTEES
PO BOX 79
ROCHDALE, MA 01542-0079

Parcel Number: 03-A-14
CAMA Number: 03A14
Property Address: 0 ASHWORTH DR

Mailing Address: BAHNAN, TONY B
35 BERLIN ST
AUBURN, MA 01501-1125

Parcel Number: 06-A-01
CAMA Number: 06A01
Property Address: 191 SOUTHBRIDGE RD

Mailing Address: ROUTE 2028, LLC LOGAN R HUFFMAN
997 MILLBURY ST, STE C
WORCESTER, MA 01607

Parcel Number: 06-A-01-01
CAMA Number: 06A01.01
Property Address: 195 SOUTHBRIDGE RD

Mailing Address: CHARTER COMMUNICATIONS
ENTERTAINMENT I, LLC
PO BOX 7467 ATTN: PROPERTY TAX
DEPT.
CHARLOTTE, NC 28241

Parcel Number: 06-A-04
CAMA Number: 06A04
Property Address: 0 SOUTHBRIDGE RD

Mailing Address: TOWN OF OXFORD
325 MAIN ST
OXFORD, MA 01540-1750

Parcel Number: 06-A-05
CAMA Number: 06A05
Property Address: 0 SOUTHBRIDGE RD

Mailing Address: BOOKER, LINDA T
45 Plymouth CT
Palm Harbor, FL 34684

Parcel Number: 06-AB-10
CAMA Number: 06AB100001001
Property Address: 1 THAYER POND DR #1

Mailing Address: LAVOIE, DANIEL F MARY A
1 THAYER POND DR 1
NORTH OXFORD, MA 01537-1140



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10
CAMA Number: 06AB100001002
Property Address: 1 THAYER POND DR #2

Mailing Address: MANCUSO, JR, PETER
370 AUBURN ST
CHERRY VALLEY, MA 01611

Parcel Number: 06-AB-10
CAMA Number: 06AB100001003
Property Address: 1 THAYER POND DR #3

Mailing Address: WHELPLEY, NICHOLAS PICARD,
TAYLOR
1 THAYER POND DR #3
NORTH OXFORD, MA 01537-1140

Parcel Number: 06-AB-10
CAMA Number: 06AB100001004
Property Address: 1 THAYER POND DR #4

Mailing Address: NUNEZ, ALEXANDER DAVID
1 THAYER POND DR #4
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100001005
Property Address: 1 THAYER POND DR #5

Mailing Address: ZODUAH MAIMA
1 THAYER POND DR #5
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100001006
Property Address: 1 THAYER POND DR #6

Mailing Address: ANDERSON ROBERT L ANDERSON
DONNA M
1 THAYER POND DR #6
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100001007
Property Address: 1 THAYER POND DR #7

Mailing Address: SU, MICHAEL
2 EQUESTRIAN DR
HOPKINTON, MA 01748-3116

Parcel Number: 06-AB-10
CAMA Number: 06AB100001008
Property Address: 1 THAYER POND DR #8

Mailing Address: SMITH-TERO, MELANIE
1 THAYER POND DR 8
NORTH OXFORD, MA 01537-1140

Parcel Number: 06-AB-10
CAMA Number: 06AB100002001
Property Address: 2 THAYER POND DR #1

Mailing Address: WALKER JR, JOHN T
30 BOUCHER DR
CHARLTON, MA 01507

Parcel Number: 06-AB-10
CAMA Number: 06AB100002002
Property Address: 2 THAYER POND DR #2

Mailing Address: KRAMER, SARA
2 THAYER POND DR 2
NORTH OXFORD, MA 01537-1139

Parcel Number: 06-AB-10
CAMA Number: 06AB100002003
Property Address: 2 THAYER POND DR #3

Mailing Address: BECERRA, DANUZIA
2 THAYER POND DR #3
NORTH OXFORD, MA 01537-0193

Parcel Number: 06-AB-10
CAMA Number: 06AB100002004
Property Address: 2 THAYER POND DR #4

Mailing Address: WALKER JR, JOHN T
30 BOUCHER DR
CHARLTON, MA 01507

Parcel Number: 06-AB-10
CAMA Number: 06AB100002005
Property Address: 2 THAYER POND DR #5

Mailing Address: KAREN L ERICKSON REVOCABLE
TRUST KAREN L ERICKSON, TRUSTEE
2 THAYER POND DR 5
NORTH OXFORD, MA 01537-1139



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10
CAMA Number: 06AB100002006
Property Address: 2 THAYER POND DR #6

Mailing Address: MANILUT, VILASACK T
2 THAYER POND DR 6
NORTH OXFORD, MA 01537-1139

Parcel Number: 06-AB-10
CAMA Number: 06AB100002007
Property Address: 2 THAYER POND DR #7

Mailing Address: COPELAND, ELIZABETH W
2 THAYER POND DR 7
NORTH OXFORD, MA 01537-1139

Parcel Number: 06-AB-10
CAMA Number: 06AB100002008
Property Address: 2 THAYER POND DR #8

Mailing Address: MILLHOFER, DOROTHY J
2 THAYER POND DR 8
NORTH OXFORD, MA 01537-1139

Parcel Number: 06-AB-10
CAMA Number: 06AB100003009
Property Address: 3 THAYER POND DR #9

Mailing Address: AMARAL, SR, GEORGE C DEBORAH E
3 THAYER POND DR 9
NORTH OXFORD, MA 01537-1138

Parcel Number: 06-AB-10
CAMA Number: 06AB100003010
Property Address: 3 THAYER POND DR #10

Mailing Address: COVE, CHELSEA
3 THAYER POND DR #10
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100003011
Property Address: 3 THAYER POND DR #11

Mailing Address: BOYNS, STEPHEN D PAULINE R
3 THAYER POND DR 11
NORTH OXFORD, MA 01537-1138

Parcel Number: 06-AB-10
CAMA Number: 06AB100003012
Property Address: 3 THAYER POND DR #12

Mailing Address: COLLINS, BARRY J
3 THAYER POND DR 12
NORTH OXFORD, MA 01537-1138

Parcel Number: 06-AB-10
CAMA Number: 06AB100003014
Property Address: 3 THAYER POND DR #14

Mailing Address: CHERIFI, JUNGA
3 THAYER POND DR UNIT 14
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100003015
Property Address: 3 THAYER POND DR #15

Mailing Address: CHAMPAGNE, SARAH
3-15 THAYER POND DR
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100003016
Property Address: 3 THAYER POND DR #16

Mailing Address: HOWARD, MONA J
3 THAYER POND DR 16
NORTH OXFORD, MA 01537-1138

Parcel Number: 06-AB-10
CAMA Number: 06AB100003017
Property Address: 3 THAYER POND DR #17

Mailing Address: LAFERRIERE, JESSICA
PO BOX 245
FORESTDALE, RI 02824

Parcel Number: 06-AB-10
CAMA Number: 06AB100004018
Property Address: 4 THAYER POND DR #18

Mailing Address: FITZPATRICK STEFAN, COREY
4 THAYER POND DR., UNIT 18
NORTH OXFORD, MA 01537



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10 CAMA Number: 06AB100004019 Property Address: 4 THAYER POND DR #19	Mailing Address: MCMAHON LIVING TRUST JOHN MCMAHON & SHARON MCMAHON, TRUSTEES 8265 BRIDGE PORT BAY CIR MOUNT DORA, FL 32757
Parcel Number: 06-AB-10 CAMA Number: 06AB100004020 Property Address: 4 THAYER POND DR #20	Mailing Address: ROBLES KASSANDRA JASMINE 4 THAYER POND DR #20 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100004021 Property Address: 4 THAYER POND DR #21	Mailing Address: GRADILONE, JOHN M MARIANNE T QUITADAMO-GRADILONE 4 THAYER POND DR 21 NORTH OXFORD, MA 01537-1137
Parcel Number: 06-AB-10 CAMA Number: 06AB100004022 Property Address: 4 THAYER POND DR #22	Mailing Address: HARRIS, JR, ROBERT E JENNIFER R 6441 WEDGEWOOD DR SPRING HILL, FL 34606-3359
Parcel Number: 06-AB-10 CAMA Number: 06AB100004023 Property Address: 4 THAYER POND DR #23	Mailing Address: JOHNSON, SCOTT A 4 THAYER POND DR 23 NORTH OXFORD, MA 01537-1137
Parcel Number: 06-AB-10 CAMA Number: 06AB100004024 Property Address: 4 THAYER POND DR 24	Mailing Address: MORRISON, THOMAS 4 THAYER POND DR 24 NORTH OXFORD, MA 01537-1137
Parcel Number: 06-AB-10 CAMA Number: 06AB100004025 Property Address: 4 THAYER POND DR #25	Mailing Address: HALE IRREVOCABLE TRUST NORMAN L HALE, JR, TRUSTEE 5 HOWE AVE OXFORD, MA 01540-2330
Parcel Number: 06-AB-10 CAMA Number: 06AB100005001 Property Address: 5 THAYER POND DR #1	Mailing Address: WARIEBI, SAMELA O 5 THAYER POND DR 1 NORTH OXFORD, MA 01537-1136
Parcel Number: 06-AB-10 CAMA Number: 06AB100005002 Property Address: 5 THAYER POND DR #2	Mailing Address: PACHECO, SERGIO DAWN MARIE 5 THAYER POND DR 2 NORTH OXFORD, MA 01537-1136
Parcel Number: 06-AB-10 CAMA Number: 06AB100005003 Property Address: 5 THAYER POND DR #3	Mailing Address: WATT-NELSON JACKIE 5 THAYER POND DR #3 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100005004 Property Address: 5 THAYER POND DR #4	Mailing Address: LYNN E LIGHT 5 THAYER POND DR UNIT 4 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100005005 Property Address: 5 THAYER POND DR #5	Mailing Address: JOHNSON, PAMELA 5 THAYER POND DR 5 NORTH OXFORD, MA 01537-1136



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10
CAMA Number: 06AB100005006
Property Address: 5 THAYER POND DR #6

Mailing Address: MERSKI, MICHAEL J ROSALEEN C
25 BOGASTOW CIR
MILLIS, MA 02054-1039

Parcel Number: 06-AB-10
CAMA Number: 06AB100005007
Property Address: 5 THAYER POND DR #7

Mailing Address: PITZ, KYLE K
5 THAYER POND DR 7
NORTH OXFORD, MA 01537-1136

Parcel Number: 06-AB-10
CAMA Number: 06AB100005008
Property Address: 5 THAYER POND DR #8

Mailing Address: WALKER, JR, JOHN T JAN E
30 BOUCHER DR
CHARLTON, MA 01507

Parcel Number: 06-AB-10
CAMA Number: 06AB100006009
Property Address: 6 THAYER POND DR #9

Mailing Address: SWEDBERG, JEFFREY
430 NORTH PARK AVE, UNIT 408
INDIANAPOLIS, IN 46202

Parcel Number: 06-AB-10
CAMA Number: 06AB100006010
Property Address: 6 THAYER POND DR #10

Mailing Address: COX, DAVID M COX, JACQUELINE M
6 THAYER POND DR #10
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100006011
Property Address: 6 THAYER POND DR #11

Mailing Address: DIMOPOULOS, THEODORE
6 THAYER POND DR #11
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100006012
Property Address: 6 THAYER POND DR #12

Mailing Address: BEMIS, JULIE E
6 THAYER POND DR 12
NORTH OXFORD, MA 01537-1135

Parcel Number: 06-AB-10
CAMA Number: 06AB100006014
Property Address: 6 THAYER POND DR #14

Mailing Address: CADDELL, SCOTT R JEAN-MARIE
6 THAYER POND DR 14
NORTH OXFORD, MA 01537-1135

Parcel Number: 06-AB-10
CAMA Number: 06AB100006015
Property Address: 6 THAYER POND DR #15

Mailing Address: MILLS, MARJORY A
6 THAYER POND DR 15
NORTH OXFORD, MA 01537-1135

Parcel Number: 06-AB-10
CAMA Number: 06AB100006016
Property Address: 6 THAYER POND DR #16

Mailing Address: CURRAN, JUDITH A
6 THAYER POND DR 16
NORTH OXFORD, MA 01537-1135

Parcel Number: 06-AB-10
CAMA Number: 06AB100006017
Property Address: 6 THAYER POND DR #17

Mailing Address: SOFIA CARRASCAL
24 BAILEY RD
BERLIN, MA 01503

Parcel Number: 06-AB-10
CAMA Number: 06AB100007009
Property Address: 7 THAYER POND DR #9

Mailing Address: DEMERITT, LANA J
7 THAYER POND DR 9
NORTH OXFORD, MA 01537-1134



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10
CAMA Number: 06AB100007010
Property Address: 7 THAYER POND DR #10

Mailing Address: GRAY, MAIRGREAD L
7 THAYER POND DR 10
NORTH OXFORD, MA 01537-1134

Parcel Number: 06-AB-10
CAMA Number: 06AB100007011
Property Address: 7 THAYER POND DR #11

Mailing Address: FERREIRA, LUIS RACHEL
7 THAYER POND DR 11
NORTH OXFORD, MA 01537-1134

Parcel Number: 06-AB-10
CAMA Number: 06AB100007012
Property Address: 7 THAYER POND DR #12

Mailing Address: MCGEE, MARVIN WES
3 RAWSON AVE
OXFORD, MA 01540-1926

Parcel Number: 06-AB-10
CAMA Number: 06AB100007014
Property Address: 7 THAYER POND DR #14

Mailing Address: DOHERTY, ROBERT F
7 THAYER POND DR 14
NORTH OXFORD, MA 01537-1134

Parcel Number: 06-AB-10
CAMA Number: 06AB100007015
Property Address: 7 THAYER POND DR #15

Mailing Address: MICCO, DAWN E
7 THAYER POND DR 15
NORTH OXFORD, MA 01537-1134

Parcel Number: 06-AB-10
CAMA Number: 06AB100007016
Property Address: 7 THAYER POND DR #16

Mailing Address: SERGEY NIKOLAEVICH IGOSHIN
23 THAYER POND DR. #5
NORTH OXFORD, MA 01537-1152

Parcel Number: 06-AB-10
CAMA Number: 06AB100007017
Property Address: 7 THAYER POND DR #17

Mailing Address: KATSOULIS, KEITH M
7 THAYER POND DR UNIT 17
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100008001
Property Address: 8 THAYER POND DR #1

Mailing Address: SOLIS-CASTANEDA, SUSAN
8 THAYER POND DR 1
NORTH OXFORD, MA 01537-1133

Parcel Number: 06-AB-10
CAMA Number: 06AB100008002
Property Address: 8 THAYER POND DR #2

Mailing Address: KOWALCZYK, BRIAN R KOWALCZYK,
ROSANNE
8 THAYER POND DR #2
NORTH OXFORD, MA 01537-1133

Parcel Number: 06-AB-10
CAMA Number: 06AB100008003
Property Address: 8 THAYER POND DR #3

Mailing Address: MCGOURTY, WILLIAM M MCGOURTY,
JOYCE B
8 THAYER POND DRIVE, UNIT 8-3
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100008004
Property Address: 8 THAYER POND DR #4

Mailing Address: LESPERANCE, DEBRA M
8 THAYER POND DR 4
NORTH OXFORD, MA 01537-1133

Parcel Number: 06-AB-10
CAMA Number: 06AB100008005
Property Address: 8 THAYER POND DR #5

Mailing Address: EVELYN J TOMASSO
8 THAYER POND DR UNIT 5
NORTH OXFORD, MA 01537



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10 CAMA Number: 06AB100008006 Property Address: 8 THAYER POND DR #6	Mailing Address: MCDONALD, LAURENT R & MCDONALD CELESTE 8 THAYER POND DR UNIT 6 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100008007 Property Address: 8 THAYER POND DR #7	Mailing Address: FISHER IVES C 8 THAYER POND DR #7 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100008008 Property Address: 8 THAYER POND DR #8	Mailing Address: BARTON, LEAH 8 THAYER POND DR #8 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100009001 Property Address: 9 THAYER POND DR UNIT #1	Mailing Address: JOHN O'BRIEN GAIL O'BRIEN 9-1 THAYER POND DR NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100009002 Property Address: 9 THAYER POND DR #2	Mailing Address: ADAMS, JAMES E 9 THAYER POND DR 2 NORTH OXFORD, MA 01537-1132
Parcel Number: 06-AB-10 CAMA Number: 06AB100009003 Property Address: 9 THAYER POND DR #3	Mailing Address: LISSET ADAMES SANCHEZ, ESTHER 9 THAYER POND DR #3 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100009004 Property Address: 9 THAYER POND DR #4	Mailing Address: HANDLEY, KYLE J 9 THAYER POND DR #4 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100009005 Property Address: 9 THAYER POND DR #5	Mailing Address: HILLI, HOPE ANN 9 THAYER POND DR 5 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100009006 Property Address: 9 THAYER POND DR #6	Mailing Address: MARINO, ARIANNA GRAHAM, JAHEEM 9 THAYER POND DR., UNIT 6 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100009007 Property Address: 9 THAYER POND DR #7	Mailing Address: BREZNAIK, GREGORY A 9 THAYER POND DR 7 NORTH OXFORD, MA 01537-1132
Parcel Number: 06-AB-10 CAMA Number: 06AB100009008 Property Address: 9 THAYER POND DR #8	Mailing Address: TAPPIN, DEBORAH N 31 HIAWATHA DR THOMPSON, CT 06277
Parcel Number: 06-AB-10 CAMA Number: 06AB100010009 Property Address: 10 THAYER POND DR #9	Mailing Address: THEROUX, MATTHEW H THEROUX, ANDREA M 10 THAYER POND DR #9 NORTH OXFORD, MA 01537



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10 Mailing Address: BAGHERI, SIMIN D
CAMA Number: 06AB100010010 10 THAYER POND DR 10
Property Address: 10 THAYER POND DR #10 NORTH OXFORD, MA 01537-1131

Parcel Number: 06-AB-10 Mailing Address: BUCARO, CINTHYA
CAMA Number: 06AB100010011 10 THAYER POND DR #11
Property Address: 10 THAYER POND DR #11 NORTH OXFORD, MA 01537-1131

Parcel Number: 06-AB-10 Mailing Address: MITCHELL, MIKAELA R
CAMA Number: 06AB100010012 10 THAYER POND DR #12
Property Address: 10 THAYER POND DR #12 NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10 Mailing Address: SAUCEDO, JANICE M
CAMA Number: 06AB100010014 10 THAYER POND DR 14 C/O JUAN
Property Address: 10 THAYER POND DR #14 SAUCEDO
NORTH OXFORD, MA 01537-1131

Parcel Number: 06-AB-10 Mailing Address: AHERN, BRIAN D
CAMA Number: 06AB100010015 4E ROTHERHAM WAY
Property Address: 10 THAYER POND DR #15 HUDSON, MA 01749-2869

Parcel Number: 06-AB-10 Mailing Address: WALKER, TYLER DANIEL
CAMA Number: 06AB100010016 10 THAYER POND DR 16
Property Address: 10 THAYER POND DR #16 NORTH OXFORD, MA 01537-1131

Parcel Number: 06-AB-10 Mailing Address: BERET, RACHIDA
CAMA Number: 06AB100010017 10 THAYER POND DR #17
Property Address: 10 THAYER POND DR #17 NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10 Mailing Address: FILADELFO, MARIANA
CAMA Number: 06AB100011009 11 THAYER POND DR #9
Property Address: 11 THAYER POND DR #9 NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10 Mailing Address: SKOLNICK, AMY
CAMA Number: 06AB100011010 11 THAYER POND DR., UNIT 10
Property Address: 11 THAYER POND DR #10 NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10 Mailing Address: STEVENS, MITCHELL J MADELEINE C
CAMA Number: 06AB100011011 11 THAYER POND DR 11
Property Address: 11 THAYER POND DR #11 NORTH OXFORD, MA 01537-1130

Parcel Number: 06-AB-10 Mailing Address: VENIE CHARLES (TR) THE CHARLES
CAMA Number: 06AB100011012 VENIE REVOCABLE TRUST
Property Address: 11 THAYER POND DR #12 NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10 Mailing Address: SUSAN MATOS SEGURA
CAMA Number: 06AB100011014 11 THAYER POND DR UNIT 14
Property Address: 11 THAYER POND DR #14 NORTH OXFORD, MA 01537



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10
CAMA Number: 06AB100011015
Property Address: 11 THAYER POND DR #15

Mailing Address: MAJERCIK, II, RICHARD D
11 THAYER POND DR 15
NORTH OXFORD, MA 01537-1130

Parcel Number: 06-AB-10
CAMA Number: 06AB100011016
Property Address: 11 THAYER POND DR #16

Mailing Address: BRADFORD, ANTONY BRADFORD,
MICHAELA
11 THAYER POND DR UNIT 11-16
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100011017
Property Address: 11 THAYER POND DR #17

Mailing Address: AYOUB ABDELMASIH & AYOUB NEVEN
TRUSTEES OF ROOMA REALTY
NOMINEE TRUST
9 MUGGETT HILL RD
CHARLTON, MA 01507

Parcel Number: 06-AB-10
CAMA Number: 06AB100012001
Property Address: 12 THAYER POND DR #1

Mailing Address: RAYMOND A PROVENCAL & DONNA L
PROVENCAL RAYMOND A PROVENCAL
LIVING TRUST & DONNA L PROVENC
317 MOTORCOACH DR S.
POLK CITY, FL 33868

Parcel Number: 06-AB-10
CAMA Number: 06AB100012002
Property Address: 12 THAYER POND DR #2

Mailing Address: MAJEWSKI, CHRISTOPHER
11 TIFFANY CIRCLE
MILLBURY, MA 01527

Parcel Number: 06-AB-10
CAMA Number: 06AB100012003
Property Address: 12 THAYER POND DR #3

Mailing Address: HAUGE, JOAN
12 THAYER POND DR 3
NORTH OXFORD, MA 01537-1129

Parcel Number: 06-AB-10
CAMA Number: 06AB100012004
Property Address: 12 THAYER POND DR #4

Mailing Address: KAMANI, MICHEL
12 THAYER POND DR #4
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100012005
Property Address: 12 THAYER POND DR #5

Mailing Address: NEANG, NHA
12 THAYER POND DR #5
NORTH OXFORD, MA 01537-1129

Parcel Number: 06-AB-10
CAMA Number: 06AB100012006
Property Address: 12 THAYER POND DR #6

Mailing Address: MAJEWSKI, CHRISTOPHER J
11 TIFFANY CIR
MILLBURY, MA 01527-3544

Parcel Number: 06-AB-10
CAMA Number: 06AB100012007
Property Address: 12 THAYER POND DR #7

Mailing Address: JAZBEC EVA
12 THAYER POND DR, U7
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100012008
Property Address: 12 THAYER POND DR #8

Mailing Address: LANGILL, WILLIAM L
12 THAYER POND DR 8
NORTH OXFORD, MA 01537-1129

Parcel Number: 06-AB-10
CAMA Number: 06AB100014009
Property Address: 14 THAYER POND DR #9

Mailing Address: LOVELACE, HEATHER L
14 THAYER POND DR 9
NORTH OXFORD, MA 01537-1128



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10 Mailing Address: SKILLINGS, KYLE
CAMA Number: 06AB100014010 14 THAYER POND DR #10
Property Address: 14 THAYER POND DR #10 NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10 Mailing Address: MURPHY, WILLIAM
CAMA Number: 06AB100014011 14 THAYER POND DR 11
Property Address: 14 THAYER POND DR #11 NORTH OXFORD, MA 01537-1128

Parcel Number: 06-AB-10 Mailing Address: TRAINA, MARY
CAMA Number: 06AB100014012 14 THAYER POND DR #12
Property Address: 14 THAYER POND DR #12 NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10 Mailing Address: FRIEND, THERESA
CAMA Number: 06AB100014014 14 THAYER POND DR 14
Property Address: 14 THAYER POND DR #14 NORTH OXFORD, MA 01537-1128

Parcel Number: 06-AB-10 Mailing Address: RISEDEN, FRANK LINDA RISEDEN
CAMA Number: 06AB100014015 14 THAYER POND DR 15
Property Address: 14 THAYER POND DR #15 NORTH OXFORD, MA 01537-1128

Parcel Number: 06-AB-10 Mailing Address: ALYCIA A BLANCHETTE
CAMA Number: 06AB100014016 14 THAYER POND DR #16
Property Address: 14 THAYER POND DR #16 NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10 Mailing Address: SARAH A WADE
CAMA Number: 06AB100014017 14 THAYER POND DR #17
Property Address: 14 THAYER POND DR #17 NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10 Mailing Address: MILLER, TAMMY L
CAMA Number: 06AB100015001 15 THAYER POND DR 1
Property Address: 15 THAYER POND DR #1 NORTH OXFORD, MA 01537-1144

Parcel Number: 06-AB-10 Mailing Address: BRUSA, LAWRENCE J MAUREEN
CAMA Number: 06AB100015002 BRUSA
Property Address: 15 THAYER POND DR #2 15 THAYER POND DR 2
NORTH OXFORD, MA 01537-1144

Parcel Number: 06-AB-10 Mailing Address: PIETRZAK, JANE PIETRZAK, JOSEPH
CAMA Number: 06AB100015003 15 FAIRFIELD DR
Property Address: 15 THAYER POND DR #3 DUDLEY, MA 01571

Parcel Number: 06-AB-10 Mailing Address: FLANAGAN, CHRISTINA
CAMA Number: 06AB100015004 15 THAYER POND DR #4
Property Address: 15 THAYER POND DR #4 NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10 Mailing Address: FRANCIS II, MYRLE STEFANIE
CAMA Number: 06AB100015005 15 THAYER POND DR 5
Property Address: 15 THAYER POND DR #5 NORTH OXFORD, MA 01537-1144



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10
CAMA Number: 06AB100015006
Property Address: 15 THAYER POND DR #6

Mailing Address: OBRYCKI, ANDRZEJ
15 THAYER POND DR #6
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100015007
Property Address: 15 THAYER POND DR #7

Mailing Address: BEAN, JOSEPH A
15 THAYER POND DR 7
NORTH OXFORD, MA 01537-1144

Parcel Number: 06-AB-10
CAMA Number: 06AB100015008
Property Address: 15 THAYER POND DR #8

Mailing Address: MCKENNA, SAVANNAH R
15 THAYER POND DR #8
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100016009
Property Address: 16 THAYER POND DR #9

Mailing Address: PREMO, LINDA K
16 THAYER POND DR 9
NORTH OXFORD, MA 01537-1145

Parcel Number: 06-AB-10
CAMA Number: 06AB100016010
Property Address: 16 THAYER POND DR #10

Mailing Address: AMODEO, MARYELLEN
16 THAYER POND DR 10
NORTH OXFORD, MA 01537-1145

Parcel Number: 06-AB-10
CAMA Number: 06AB100016011
Property Address: 16 THAYER POND DR #11

Mailing Address: QUIGLEY, MATTHEW P
16 THAYER POND DR 11
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100016012
Property Address: 16 THAYER POND DR #12

Mailing Address: BRYAN MCFARLAND
16 THAYER POND DR #12
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100016014
Property Address: 16 THAYER POND DR #14

Mailing Address: DAVEY, JUSTIN J
16 THAYER POND DR 14
NORTH OXFORD, MA 01537-1145

Parcel Number: 06-AB-10
CAMA Number: 06AB100016015
Property Address: 16 THAYER POND DR #15

Mailing Address: DEGACHI, RACHID
16 THAYER POND DR 15
NORTH OXFORD, MA 01537-1145

Parcel Number: 06-AB-10
CAMA Number: 06AB100016016
Property Address: 16 THAYER POND DR #16

Mailing Address: WHELPLEY, NICHOLAS
16 THAYER POND DR #16
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100016017
Property Address: 16 THAYER POND DR #17

Mailing Address: DEFALCO, FRANCIS P PAUL F
DEFALCO & ANGELA M DEFALCO
64 CHICKERING RD
SPENCER, MA 01562

Parcel Number: 06-AB-10
CAMA Number: 06AB100017001
Property Address: 17 THAYER POND DR #1

Mailing Address: CIANI, CLAY
17 THAYER POND DR 1
NORTH OXFORD, MA 01537-1127



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10 CAMA Number: 06AB100017002 Property Address: 17 THAYER POND DR #2	Mailing Address: TWINE, SR, RONALD W JANET L TWINE 17 THAYER POND DR 2 NORTH OXFORD, MA 01537-1127
Parcel Number: 06-AB-10 CAMA Number: 06AB100017003 Property Address: 17 THAYER POND DR #3	Mailing Address: ROSSIK, PAUL MICHAEL 17 THAYER POND DR 3 NORTH OXFORD, MA 01537-1127
Parcel Number: 06-AB-10 CAMA Number: 06AB100017004 Property Address: 17 THAYER POND DR #4	Mailing Address: GEER, ANDREW B GEER, KRISTINA M 17 THAYER POND DRIVE 4 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100017005 Property Address: 17 THAYER POND DR #5	Mailing Address: MAHAN, MICHAEL MAHAN, MARIE 17 THAYER POND DR 5 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100017006 Property Address: 17 THAYER POND DR #6	Mailing Address: LEVASSEUR, JEANNE E 17 THAYER POND DR 6 NORTH OXFORD, MA 01537-1127
Parcel Number: 06-AB-10 CAMA Number: 06AB100017007 Property Address: 17 THAYER POND DR #7	Mailing Address: WALSH, JEAN A 26 CRICKLEWOOD DR LEICESTER, MA 01524
Parcel Number: 06-AB-10 CAMA Number: 06AB100017008 Property Address: 17 THAYER POND DR #8	Mailing Address: GRENIER, GARY P 17 THAYER POND DR 8 NORTH OXFORD, MA 01537-1127
Parcel Number: 06-AB-10 CAMA Number: 06AB100018001 Property Address: 18 THAYER POND DR #1	Mailing Address: GRAVEL, DENNIS W CLAIRE F 18 THAYER POND DR 1 NORTH OXFORD, MA 01537-1104
Parcel Number: 06-AB-10 CAMA Number: 06AB100018002 Property Address: 18 THAYER POND DR #2	Mailing Address: BOUDREAU, DAWN M & JOHNSON, AMANDA M (TRS) SPENCER IRREVOCABLE TRUST 18 THAYER POND DR #2 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100018003 Property Address: 18 THAYER POND DR #3	Mailing Address: ROBERT C BOUCHARD 18 THAYER POND DR UNIT 3 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100018004 Property Address: 18 THAYER POND DR #4	Mailing Address: CARMODY, ALECIA WILLIAMS, ROBERT 18 THAYER POND DR., UNIT 4 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100018005 Property Address: 18 THAYER POND DR #5	Mailing Address: SMITH, ROCKY H ELIZABETH A CARIGLIA SMITH 18 THAYER POND DR 5 NORTH OXFORD, MA 01537-1149



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10
CAMA Number: 06AB100019001
Property Address: 19 THAYER POND DR #1

Mailing Address: DUBE, RYAN JAMES
19 THAYER POND DR #1
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100019002
Property Address: 19 THAYER POND DR #2

Mailing Address: CHIUCHILO, JOSEPH
19 THAYER POND DR 2
NORTH OXFORD, MA 01537-1160

Parcel Number: 06-AB-10
CAMA Number: 06AB100019003
Property Address: 19 THAYER POND DR #3

Mailing Address: TOMAILO TIA NICKERSON ERIC
19 THAYER POND DR #3
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100019004
Property Address: 19 THAYER POND DR #4

Mailing Address: FREELAND, DONNA M
19 THAYER POND DR #4
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100019005
Property Address: 19 THAYER POND DR #5

Mailing Address: ROSZKOWSKI, ANDRZEJ EWA LUCZAJ
68 LARNED RD
OXFORD, MA 01540-2704

Parcel Number: 06-AB-10
CAMA Number: 06AB100020001
Property Address: 20 THAYER POND DR #1

Mailing Address: MICHAEL P FLEMING, TRUSTEE
FLEMING FAMILY REALTY TRUST
20 THAYER POND DR UNIT 1
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100020002
Property Address: 20 THAYER POND DR #2

Mailing Address: ELLEN KIRKEMO-SAUTTER TRUSTEE
THE ELLEN KIRKEMO-SAUTTER
REVOCABLE TRUST
20 THAYER POND DR #2
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100020003
Property Address: 20 THAYER POND DR #3

Mailing Address: THE BELL 2015 FAMILY TRUST BRUCE
FREDERICK BELL & KAREN L BELL,
TRUSTEES
20 THAYER POND DR 3
NORTH OXFORD, MA 01537-1146

Parcel Number: 06-AB-10
CAMA Number: 06AB100020004
Property Address: 20 THAYER POND DR #4

Mailing Address: VENUTI, RONALD V
20 THAYER POND DR 4
NORTH OXFORD, MA 01537-1146

Parcel Number: 06-AB-10
CAMA Number: 06AB100020005
Property Address: 20 THAYER POND DR #5

Mailing Address: BUSTIN, ELIZABETH
20 THAYER POND DR #5
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100021001
Property Address: 21 THAYER POND DR #1

Mailing Address: MACGILLIVRAY, JR, WILLIAM F
MELINDA E
21 THAYER POND DR 1
NORTH OXFORD, MA 01537-1159

Parcel Number: 06-AB-10
CAMA Number: 06AB100021002
Property Address: 21 THAYER POND DR #2

Mailing Address: PAPALIONAKIS, KATHERINE B
STAVROS
1076 SCHOOL ST
WEBSTER, MA 01570-3057



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10
CAMA Number: 06AB100021003
Property Address: 21 THAYER POND DR #3

Mailing Address: MANCUSO, PETER JR.
21 THAYER POND DR #3
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100021004
Property Address: 21 THAYER POND DR #4

Mailing Address: GONYOR, ERIC MICHAEL
21 THAYER POND DR #4
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100021005
Property Address: 21 THAYER POND DR #5

Mailing Address: BRIGLEY STEPHANIE L
21 THAYER POND DR #5
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100022001
Property Address: 22 THAYER POND DR #1

Mailing Address: PIKE, RICHARD G
22 THAYER POND DR UNIT 1
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100022002
Property Address: 22 THAYER POND DR #2

Mailing Address: BALDRACCHI, CHRISTOPHER J
22 THAYER POND DR #2
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100022003
Property Address: 22 THAYER POND DR #3

Mailing Address: HERARD, JOHN E ALINA
22 THAYER POND DR 3
NORTH OXFORD, MA 01537-1150

Parcel Number: 06-AB-10
CAMA Number: 06AB100022004
Property Address: 22 THAYER POND DR #4

Mailing Address: DORNIAK-MARDZIEL, WACLAWA
22 THAYER POND DR 4
NORTH OXFORD, MA 01537-1150

Parcel Number: 06-AB-10
CAMA Number: 06AB100022005
Property Address: 22 THAYER POND DR #5

Mailing Address: KATZ, GARY A
22 THAYER POND DR 5
NORTH OXFORD, MA 01537-1150

Parcel Number: 06-AB-10
CAMA Number: 06AB100022006
Property Address: 22 THAYER POND DR #6

Mailing Address: MCCARTHY, KATHLEEN M
22 THAYER POND DR 6
NORTH OXFORD, MA 01537-1150

Parcel Number: 06-AB-10
CAMA Number: 06AB100023001
Property Address: 23 THAYER POND DR #1

Mailing Address: JORGE, ASHLEY
23 THAYER POND DR UNIT 1
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100023002
Property Address: 23 THAYER POND DR #2

Mailing Address: BUCZKOWSKI, NICOLE BUCZKOWSKI,
KEITH A
23 THAYER POND DRIVE UNIT 2
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100023003
Property Address: 23 THAYER POND DR #3

Mailing Address: JULIE E CRANCE (LE)
23-3 THAYER POND DR
NORTH OXFORD, MA 01537



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10
CAMA Number: 06AB100023004
Property Address: 23 THAYER POND DR #4

Mailing Address: PUZIO, PETER D
23 THAYER POND DR #4
NORTH OXFORD, MA 01537-1152

Parcel Number: 06-AB-10
CAMA Number: 06AB100023005
Property Address: 23 THAYER POND DR #5

Mailing Address: NIKOLAEVICH, SERGEY IGOSHIN
NIKOLAEVNA, OKSANA IGOSHINA
23 THAYER POND DR #5
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100023006
Property Address: 23 THAYER POND DR #6

Mailing Address: FULGINITI, SHEILA
23 THAYER POND DR #6
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100023007
Property Address: 23 THAYER POND DR #7

Mailing Address: MCCRAY, LOUIS M
23 THAYER POND DR 7
NORTH OXFORD, MA 01537-1152

Parcel Number: 06-AB-10
CAMA Number: 06AB100023008
Property Address: 23 THAYER POND DR #8

Mailing Address: SHUMAN, LAURENCE M
23 THAYER POND DR 8
NORTH OXFORD, MA 01537-1152

Parcel Number: 06-AB-10
CAMA Number: 06AB100024009
Property Address: 24 THAYER POND DR #9

Mailing Address: SWANSON, DIANE E
24 THAYER POND DR 9
NORTH OXFORD, MA 01537-1126

Parcel Number: 06-AB-10
CAMA Number: 06AB100024010
Property Address: 24 THAYER POND DR #10

Mailing Address: BERG, STACEY L DANIEL E MOULTON;
ALISON BERG
78 OXFORD ST N
AUBURN, MA 01501

Parcel Number: 06-AB-10
CAMA Number: 06AB100024011
Property Address: 24 THAYER POND DR #11

Mailing Address: VIGEANT, KAREN I
45 MORSE ST
WESTBOROUGH, MA 01581-2127

Parcel Number: 06-AB-10
CAMA Number: 06AB100024012
Property Address: 24 THAYER POND DR #12

Mailing Address: HARVEY, JANICE A
24 THAYER POND DR 12
NORTH OXFORD, MA 01537-1126

Parcel Number: 06-AB-10
CAMA Number: 06AB100024014
Property Address: 24 THAYER POND DR #14

Mailing Address: GINGELL LILY FRANCES
24 THAYER POND DR #14
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100024015
Property Address: 24 THAYER POND DR #15

Mailing Address: RAND, CAROLINE B
24 THAYER POND DR., UNIT 15
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100024016
Property Address: 24 THAYER POND DR #16

Mailing Address: POWER, KELLY
24 THAYER POND DR., UNIT 16
NORTH OXFORD, MA 01537



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10	Mailing Address: SANDRA L MURPHY DOUGLAS HENRY CAVES 24 THAYER POND DR UNIT 17 NORTH OXFORD, MA 01537
CAMA Number: 06AB100024017	
Property Address: 24 THAYER POND DR #17	
Parcel Number: 06-AB-10	Mailing Address: FLYNT, RICHARD GLENN JR FLYNT, MARY PATRICIA 25 THAYER POND DR #2 NORTH OXFORD, MA 01537
CAMA Number: 06AB100025002	
Property Address: 25 THAYER POND DR #2	
Parcel Number: 06-AB-10	Mailing Address: SHAUGHNESSY, MAUREEN A 25 THAYER POND DR 3 NORTH OXFORD, MA 01537-1157
CAMA Number: 06AB100025003	
Property Address: 25 THAYER POND DR #3	
Parcel Number: 06-AB-10	Mailing Address: MAURELLO, ANTHONY J JENNIFER M 800 OXFORD ST S AUBURN, MA 01501-1842
CAMA Number: 06AB100025004	
Property Address: 25 THAYER POND DR #4	
Parcel Number: 06-AB-10	Mailing Address: DARKWAH AFIA 25 THAYER POND DR #5 NORTH OXFORD, MA 01537
CAMA Number: 06AB100025005	
Property Address: 25 THAYER POND DR #5	
Parcel Number: 06-AB-10	Mailing Address: PIMENTAL, KATELYN 26 THAYER POND DR #1 NORTH OXFORD, MA 01537
CAMA Number: 06AB100026001	
Property Address: 26 THAYER POND DR #1	
Parcel Number: 06-AB-10	Mailing Address: EDWARDS, ELIZABETH M 240 THOMPSON RD WEBSTER, MA 01570-1507
CAMA Number: 06AB100026002	
Property Address: 26 THAYER POND DR #2	
Parcel Number: 06-AB-10	Mailing Address: JEDRYNSKI, FLORENCE 26 THAYER POND DR 3 NORTH OXFORD, MA 01537-1125
CAMA Number: 06AB100026003	
Property Address: 26 THAYER POND DR #3	
Parcel Number: 06-AB-10	Mailing Address: OCONNOR, KELLY M 26 THAYER POND DR 4 NORTH OXFORD, MA 01537-1125
CAMA Number: 06AB100026004	
Property Address: 26 THAYER POND DR #4	
Parcel Number: 06-AB-10	Mailing Address: CARROLL, JOHN P 26 THAYER POND DR 5 NORTH OXFORD, MA 01537-1125
CAMA Number: 06AB100026005	
Property Address: 26 THAYER POND DR #5	
Parcel Number: 06-AB-10	Mailing Address: KELLEY-PRESSEY FAMILY REALTY TRUST GERALD T KELLEY & DEBRA M PRESSEY, TRUSTEES 7 WAINWRIGHT DR SUTTON, MA 01590-2434
CAMA Number: 06AB100026006	
Property Address: 26 THAYER POND DR #6	
Parcel Number: 06-AB-10	Mailing Address: CHAPMAN, KAREN J 26 THAYER POND DR 7 NORTH OXFORD, MA 01537-1125
CAMA Number: 06AB100026007	
Property Address: 26 THAYER POND DR #7	



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10 CAMA Number: 06AB100026008 Property Address: 26 THAYER POND DR #8	Mailing Address: DROSIDIS, ZOI 26 THAYER POND DR 8 NORTH OXFORD, MA 01537-1125
Parcel Number: 06-AB-10 CAMA Number: 06AB100027001 Property Address: 27 THAYER POND DR #1	Mailing Address: CASASANTA, THERESA 27 THAYER POND DR 1 NORTH OXFORD, MA 01537-1158
Parcel Number: 06-AB-10 CAMA Number: 06AB100027002 Property Address: 27 THAYER POND DR #2	Mailing Address: GAUDETTE, SHERYLE I 27 THAYER POND DR 2 NORTH OXFORD, MA 01537-1158
Parcel Number: 06-AB-10 CAMA Number: 06AB100027003 Property Address: 27 THAYER POND DR #3	Mailing Address: BOHABOY, CHRISTINA 27 THAYER POND DR UNIT 3 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100027004 Property Address: 27 THAYER POND DR #4	Mailing Address: DIANNE M PALUSES, TRUSTEE DIANNE M PALUSES REVOCABLE TRUST 2023 27 THAYER POND DR #4 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100027005 Property Address: 27 THAYER POND DR #5	Mailing Address: CLEM (LE), INGE H 27 THAYER POND DR #5 NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100028009 Property Address: 28 THAYER POND DR #9	Mailing Address: DUBOIS, CHERYL A 21 CHESTNUT HILL RD NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100028010 Property Address: 28 THAYER POND DR #10	Mailing Address: RUTCHO, JOSEF J 2004 OAKWOOD ST EXT HOLDEN, MA 01520
Parcel Number: 06-AB-10 CAMA Number: 06AB100028011 Property Address: 28 THAYER POND DR #11	Mailing Address: HARKINS, SEAN LAURA POULIN 28 THAYER POND DR 11 NORTH OXFORD, MA 01537-1124
Parcel Number: 06-AB-10 CAMA Number: 06AB100028012 Property Address: 28 THAYER POND DR #12	Mailing Address: SWANSON, ADAM B 28 THAYER POND DR 12 NORTH OXFORD, MA 01537-1124
Parcel Number: 06-AB-10 CAMA Number: 06AB100028014 Property Address: 28 THAYER POND DR #14	Mailing Address: MORRIER NOMINEE TRUST FRANCES MORRIER & BARBARA REJNIAK, TRUSTEES 28 THAYER POND DR 14 NORTH OXFORD, MA 01537-1124
Parcel Number: 06-AB-10 CAMA Number: 06AB100028015 Property Address: 28 THAYER POND DR #15	Mailing Address: SEAN BOUCHER & MELISSA D MURPHY, TRUSTEES DENISE I BOUCHER IRREVOCABLE TRUST 27 CAMILE RD WEBSTER, MA 01570



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10
CAMA Number: 06AB100028016
Property Address: 28 THAYER POND DR #16

Mailing Address: SHANNON, IRENE M
28 THAYER POND DR 16
NORTH OXFORD, MA 01537-1124

Parcel Number: 06-AB-10
CAMA Number: 06AB100028017
Property Address: 28 THAYER POND DR #17

Mailing Address: DESROCHES, RYAN J
37 MARCY LN
NORTH GROSVENORDALE, CT 06255-2115

Parcel Number: 06-AB-10
CAMA Number: 06AB100030001
Property Address: 30 THAYER POND DR #1

Mailing Address: LAPRAD, PETER M LAPRAD, DONNA M
30 THAYER POND DR #1
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100030002
Property Address: 30 THAYER POND DR #2

Mailing Address: PELKEY, JOANNE
30 THAYER POND DR #2
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100030003
Property Address: 30 THAYER POND DR #3

Mailing Address: DANIEL J CAHILL, TRUSTEE OF THE
DANIEL J CAHILL TR CHERYL A CAHILL,
TRUSTEE OF THE CHERYL A CAHILL TR
13 OLD DUDLEY RD
OXFORD, MA 01540-2144

Parcel Number: 06-AB-10
CAMA Number: 06AB100030004
Property Address: 30 THAYER POND DR #4

Mailing Address: HALE, LINDA
5 HOWE AVE
OXFORD, MA 01540

Parcel Number: 06-AB-10
CAMA Number: 06AB100030005
Property Address: 30 THAYER POND DR #5

Mailing Address: CHRISTOPHER J WEBBER
30 THAYER POND DR UNIT 5
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100030006
Property Address: 30 THAYER POND DR #6

Mailing Address: PANTAZIS, PAVLOS, TRUSTEE
PANTAZIS FAMILY TRUST
30 THAYER POND DR UNIT 6
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100030007
Property Address: 30 THAYER POND DR #7

Mailing Address: MILGRAM MARC MILGRAM ARLENE
30 THAYER POND DR #7
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100030008
Property Address: 30 THAYER POND DR #8

Mailing Address: MONTEITH, THERESA
30 THAYER POND DR UNIT 8
NORTH OXFORD, MA 01537-1123

Parcel Number: 06-AB-10
CAMA Number: 06AB100032009
Property Address: 32 THAYER POND DR #9

Mailing Address: WILLIAM J WILSON & LUCY WILSON,
TRUSTEES 32 THAYER POND DRIVE
TRUST
32-9 THAYER POND DRIVE
NORTH OXFORD, MA 01537

Parcel Number: 06-AB-10
CAMA Number: 06AB100032010
Property Address: 32 THAYER POND DR #10

Mailing Address: AFFHAUSER, KAITLYN
32 THAYER POND DR UNIT 10
NORTH OXFORD, MA 01537



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number:	06-AB-10	Mailing Address:	LACROIX, KELSEY 32 THAYER POND DR UNIT 11 NORTH OXFORD, MA 01537
CAMA Number:	06AB100032011		
Property Address:	32 THAYER POND DR #11		
Parcel Number:	06-AB-10	Mailing Address:	NADER REALTY SERIES, LLC 61 BLOSSOM SQUARE HOLDEN, MA 01520
CAMA Number:	06AB100032012		
Property Address:	32 THAYER POND DR #12		
Parcel Number:	06-AB-10	Mailing Address:	CLARY JOHN 32 THAYER POND DR #14 NORTH OXFORD, MA 01537
CAMA Number:	06AB100032014		
Property Address:	32 THAYER POND DR #14		
Parcel Number:	06-AB-10	Mailing Address:	LINDA K MURA REVOCABLE LIVING TRUST LINDA K MURA, TRUSTEE 32 THAYER POND DR 15 NORTH OXFORD, MA 01537-1122
CAMA Number:	06AB100032015		
Property Address:	32 THAYER POND DR #15		
Parcel Number:	06-AB-10	Mailing Address:	ROWE HENRY C 32 THAYER POND DR #16 NORTH OXFORD, MA 01537
CAMA Number:	06AB100032016		
Property Address:	32 THAYER POND DR #16		
Parcel Number:	06-AB-10	Mailing Address:	AKTARIAN, SANDRA K ROBERT MOYLAN 32 THAYER POND DR 17 NORTH OXFORD, MA 01537-1122
CAMA Number:	06AB100032017		
Property Address:	32 THAYER POND DR #17		
Parcel Number:	06-AB-10	Mailing Address:	BELHUMEUR, AMY J 34 THAYER POND DR 1 NORTH OXFORD, MA 01537-1121
CAMA Number:	06AB100034001		
Property Address:	34 THAYER POND DR #1		
Parcel Number:	06-AB-10	Mailing Address:	FIELDS, AMY S 34 THAYER POND DR 2 NORTH OXFORD, MA 01537-1121
CAMA Number:	06AB100034002		
Property Address:	34 THAYER POND DR #2		
Parcel Number:	06-AB-10	Mailing Address:	HOPKINS, CHRISTOPHER 34 THAYER POND DR 3 NORTH OXFORD, MA 01537-1121
CAMA Number:	06AB100034003		
Property Address:	34 THAYER POND DR #3		
Parcel Number:	06-AB-10	Mailing Address:	MCCAFFREY MEGHAN MCCAFFREY KATHLEEN 34 THAYER POND DR #4 NORTH OXFORD, MA 01537
CAMA Number:	06AB100034004		
Property Address:	34 THAYER POND DR #4		
Parcel Number:	06-AB-10	Mailing Address:	KASPRZAK, JUNE R 34 THAYER POND DR 5 NORTH OXFORD, MA 01537-1121
CAMA Number:	06AB100034005		
Property Address:	34 THAYER POND DR #5		
Parcel Number:	06-AB-10	Mailing Address:	MACGILLIVARY, JAMES JANICE 34 THAYER POND DR 6 NORTH OXFORD, MA 01537-1121
CAMA Number:	06AB100034006		
Property Address:	34 THAYER POND DR #6		



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-AB-10 CAMA Number: 06AB100034007 Property Address: 34 THAYER POND DR #7	Mailing Address: LUSIGNAN REALTY TRUST DONALD A LUSIGNAN, TRUSTEE 34 THAYER POND DR 7 NORTH OXFORD, MA 01537-1121
Parcel Number: 06-AB-10 CAMA Number: 06AB100034008 Property Address: 34 THAYER POND DR #8	Mailing Address: WALKER, JR, JOHN T JANE E 30 BOUCHER DR CHARLTON, MA 01507
Parcel Number: 06-AB-10 CAMA Number: 06AB100036001 Property Address: 2 WOODCREST DR	Mailing Address: GINGRAS, TERESA A 2 WOODCREST DR 1 NORTH OXFORD, MA 01537-1151
Parcel Number: 06-AB-10 CAMA Number: 06AB100036002 Property Address: 4 WOODCREST DR	Mailing Address: KNIGHT LIVING TRUST WILLIAM G KNIGHT & MARY P KNIGHT, TRUSTEES 124 MCCARTHY AVE CHERRY VALLEY, MA 01611-3262
Parcel Number: 06-AB-10 CAMA Number: 06AB100036003 Property Address: 6 WOODCREST DR	Mailing Address: LAPIERRE JR, ARNAUD R LAPIERRE, CAROL A 6 WOODCREST DR NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100036004 Property Address: 8 WOODCREST DR	Mailing Address: ALLARD, ASHLEY 8 WOODCREST DR NORTH OXFORD, MA 01537-1151
Parcel Number: 06-AB-10 CAMA Number: 06AB100036005 Property Address: 10 WOODCREST DR	Mailing Address: ZUKOWSKI, CHARALEE 10 WOODCREST DR NORTH OXFORD, MA 01537
Parcel Number: 06-AB-10 CAMA Number: 06AB100036006 Property Address: 12 WOODCREST DR	Mailing Address: MACMILLAN, TIMOTHY P DEBORAH J MACMILLAN 12 WOODCREST DR NORTH OXFORD, MA 01537-1151
Parcel Number: 06-AB-16 CAMA Number: 06AB16 Property Address: 163 SOUTHBRIDGE RD	Mailing Address: MARLBORO EAST REALTY CORP 28 EDMANDS RD 20 FRAMINGHAM, MA 01701-3081



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.

TOWN OF OXFORD
ABUTTERS LIST

Property Map/Parcel: Map 06 Parcel A01

Property Location: 191 Southbridge Rd

Property Owners: Route 2028, LLC
Logan R. Huffman

Owners' Mailing Address: 997 Millbury St. Ste C
Worcester, MA 01607

Requested By: Travis Brown – Turning Point Engineering

Purpose of Request: PLANNING BOARD

Date of Request: October 28, 2024

The following is a list of abutters to the property designated on the application for appeal.

“Parties in interest” shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters within **three - hundred feet** of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town; the planning board of the city or town, and the planning board of every abutting city or town.

Certified By:



Mary S. Petro
Assistant Assessor

Date Certified: October 28, 2024



300ft Abutters- Map 06 -A01 - 191 Southbridge Rd

Oxford, MA

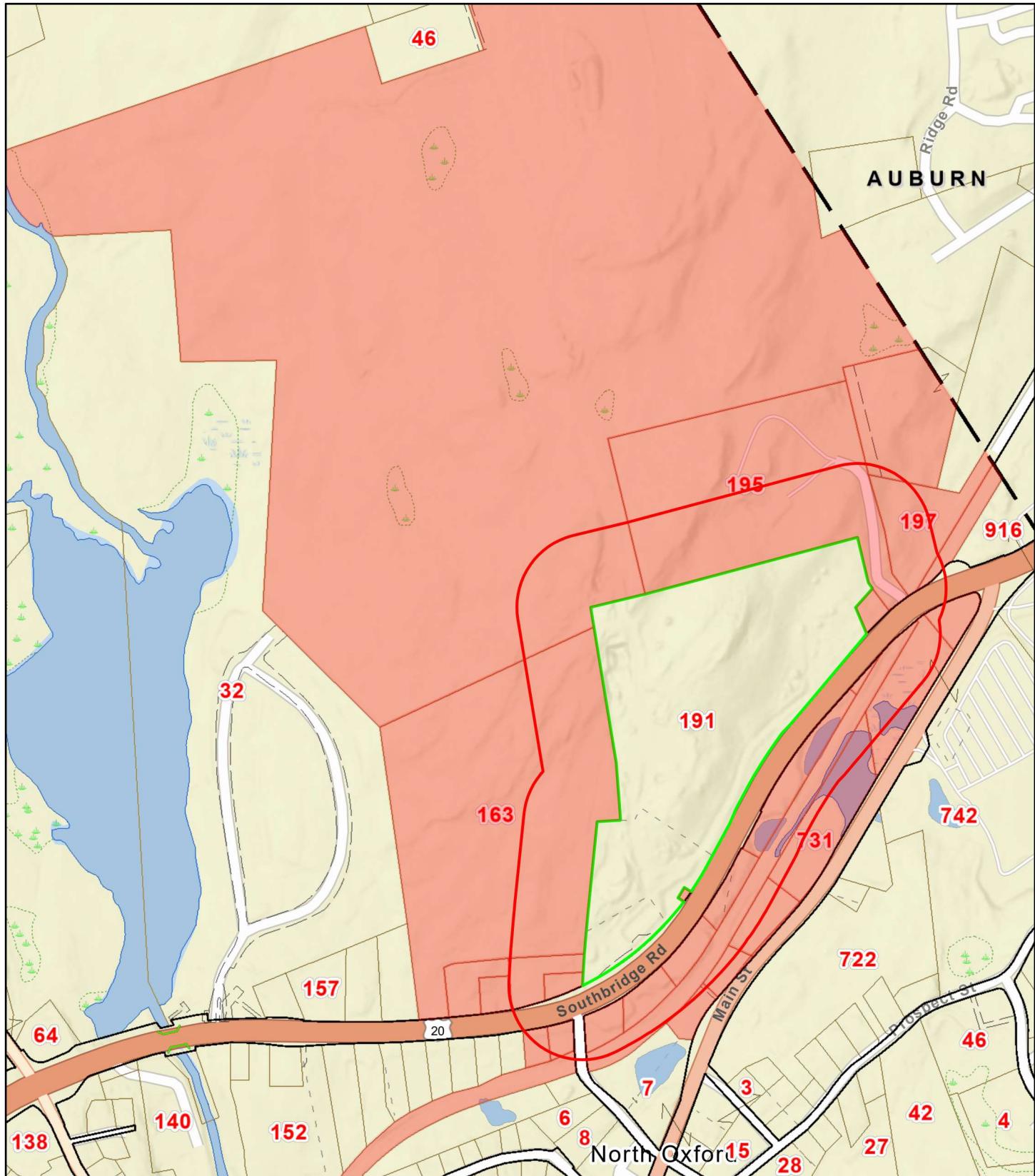
1 inch = 559 Feet

October 28, 2024

0 559 1118 1677

CAI Technologies
Precision Mapping. Geospatial Solutions

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Subject Property:

Parcel Number: 06-A-01
CAMA Number: 06A01
Property Address: 191 SOUTHBRIDGE RD

Mailing Address: ROUTE 2028, LLC LOGAN R HUFFMAN
997 MILLBURY ST, STE C
WORCESTER, MA 01607

Abutters:

Parcel Number: 03-A-05
CAMA Number: 03A05
Property Address: 0 ASHWORTH DR

Mailing Address: OXFORD RESERVE, LLC LOGAN R
HUFFMAN
997 MILLBURY ST, STE C
WORCESTER, MA 01607

Parcel Number: 06-A-01-01
CAMA Number: 06A01.01
Property Address: 195 SOUTHBRIDGE RD

Mailing Address: CHARTER COMMUNICATIONS
ENTERTAINMENT I, LLC
PO BOX 7467 ATTN: PROPERTY TAX
DEPT.
CHARLOTTE, NC 28241

Parcel Number: 06-A-01-02
CAMA Number: 06A01.02
Property Address: 197 SOUTHBRIDGE RD

Mailing Address: SHEA JR, RAYMOND
45 J DAVIS RD
CHARLTON, MA 01507

Parcel Number: 06-A-01-03
CAMA Number: 06A01.03
Property Address: 193 SOUTHBRIDGE RD

Mailing Address: SHEA JR, RAYMOND E
45 J DAVIS RD
CHARLTON, MA 01507

Parcel Number: 06-A-05
CAMA Number: 06A05
Property Address: 0 SOUTHBRIDGE RD

Mailing Address: BOOKER, LINDA T
45 Plymouth CT
Palm Harbor, FL 34684

Parcel Number: 06-AB-16
CAMA Number: 06AB16
Property Address: 163 SOUTHBRIDGE RD

Mailing Address: MARLBORO EAST REALTY CORP
28 EDMANDS RD 20
FRAMINGHAM, MA 01701-3081

Parcel Number: 06-AB-16-01
CAMA Number: 06AB16.01
Property Address: 167 SOUTHBRIDGE RD

Mailing Address: MARLBORO EAST REALTY CORP
28 EDMANDS RD 20
FRAMINGHAM, MA 01701-3081

Parcel Number: 06-AB-16-02
CAMA Number: 06AB16.02
Property Address: 165 SOUTHBRIDGE RD

Mailing Address: MARLBORO EAST REALTY CORP
28 EDMANDS RD 20
FRAMINGHAM, MA 01701-3081

Parcel Number: 06-AB-16-03
CAMA Number: 06AB16.03
Property Address: 171 SOUTHBRIDGE RD

Mailing Address: MARLBORO EAST REALTY CORP
28 EDMANDS RD 20
FRAMINGHAM, MA 01701-3081

Parcel Number: 06-AB-16-04
CAMA Number: 06AB16.04
Property Address: 169 SOUTHBRIDGE RD

Mailing Address: MARLBORO EAST REALTY CORP
28 EDMANDS RD 20
FRAMINGHAM, MA 01701-3081



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-B-01-01
CAMA Number: 06BA01.01
Property Address: 177 SOUTHBRIDGE RD

Mailing Address: SHEA JR, RAYMOND E
45 J DAVIS RD
CHARLTON, MA 01507

Parcel Number: 06-BA-04
CAMA Number: 06BA04
Property Address: 0 SOUTHBRIDGE RD

Mailing Address: NEW ENGLAND POWER CO PROPERTY
TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-1120

Parcel Number: 06-BB-01
CAMA Number: 06BB01
Property Address: 174 SOUTHBRIDGE RD

Mailing Address: NOVAK, RICHARD K & NOVAK, RONALD
R
176 SOUTHBRIDGE RD
NORTH OXFORD, MA 01537

Parcel Number: 06-BB-02
CAMA Number: 06BB02
Property Address: 176 SOUTHBRIDGE RD

Mailing Address: RDDR, LLC RICHARD K NOVAK
176 SOUTHBRIDGE RD
NORTH OXFORD, MA 01537-1117

Parcel Number: 06-BB-03
CAMA Number: 06BB03
Property Address: 178 SOUTHBRIDGE RD

Mailing Address: RDDR, LLC RICHARD K NOVAK
176 SOUTHBRIDGE RD
NORTH OXFORD, MA 01537-1117

Parcel Number: 06-BB-04
CAMA Number: 06BB04
Property Address: 180 SOUTHBRIDGE RD

Mailing Address: ECHO REALTY TRUST JODY L GREIKA,
TRUSTEE
PO BOX 125
STURBRIDGE, MA 01566

Parcel Number: 06-BB-06
CAMA Number: 06BB06
Property Address: 184 SOUTHBRIDGE RD

Mailing Address: CHARAMELLA, FRANCIS M
128 CRESCENT ST
SHREWSBURY, MA 01545-2830

Parcel Number: 06-BB-07
CAMA Number: 06BB07
Property Address: 190 SOUTHBRIDGE RD

Mailing Address: CHARAMELLA, FRANCIS M
128 CRESCENT ST
SHREWSBURY, MA 01545-2830

Parcel Number: 06-BB-08
CAMA Number: 06BB08
Property Address: 0 SOUTHBRIDGE RD

Mailing Address: NEW ENGLAND POWER CO PROPERTY
TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-1120

Parcel Number: 06-BB-09
CAMA Number: 06BB09
Property Address: 200 SOUTHBRIDGE RD

Mailing Address: OBSIDIAN ML 6, LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

Parcel Number: 06-BB-10
CAMA Number: 06BB10
Property Address: 0 MAIN ST

Mailing Address: HUGUENOT DEVELOPMENT CORP
PO BOX 100
WEBSTER, MA 01570-0100

Parcel Number: 06-BB-11
CAMA Number: 06BB11
Property Address: 731 MAIN ST

Mailing Address: JHI REALTY, LLC
815 WERNsing ROAD
JASPER, IN 47547



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.



300 feet Abutters List Report

Oxford, MA
October 28, 2024

Parcel Number: 06-BB-12
CAMA Number: 06BB12
Property Address: 727-729 MAIN ST

Mailing Address: ANCHOR REALTY GROUP LLC
1 JACQUES PARK DR
MILLBURY, MA 01527

Parcel Number: 06-BB-16
CAMA Number: 06BB16
Property Address: 725 MAIN ST

Mailing Address: WILLIAM J SULLIVAN, LLC
326 MAIN STREET
OLD SAYBROOK, CT 06475

Parcel Number: 06-BB-16-01
CAMA Number: 06BB16.01
Property Address: 723 MAIN ST

Mailing Address: WILLIAM J SULLIVAN, LLC
326 MAIN STREET
OLD SAYBROOK, CT 06475

Parcel Number: 08-AB-16
CAMA Number: 08AB16
Property Address: 170 SOUTHBRIDGE RD

Mailing Address: SYLVAIN, ANDRE M
170 SOUTHBRIDGE RD
OXFORD, MA 01540

Parcel Number: 08-AB-17
CAMA Number: 08AB17
Property Address: 172 SOUTHBRIDGE RD

Mailing Address: RODRIGUEZ, MOISES YESICA T
172 SOUTHBRIDGE RD
NORTH OXFORD, MA 01537-1118

Parcel Number: 08-AB-18
CAMA Number: 08AB18
Property Address: 0 TURNER RD

Mailing Address: NEW ENGLAND POWER CO PROPERTY
TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-1120



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Town of Auburn, Massachusetts

Edward J Kazanovitz
Town Manager

Seth Woolard
Chief Assessor



NOVEMBER 4, 2024

Town of AUBURN Select Board List of "Parties in Interest"

The following attachment is a list of Parties in Interest to the property designated on the application for Site Plan Approval. A "Party in Interest" is defined as any person whose property line touches the petitioner's property, including property directly opposite on public or private street or way, and owners of land within 300 feet of the property line as they appear on the most recent tax maps and list. Abutters provide in this list are ONLY Auburn, Ma 01501 abutting parcels/owners

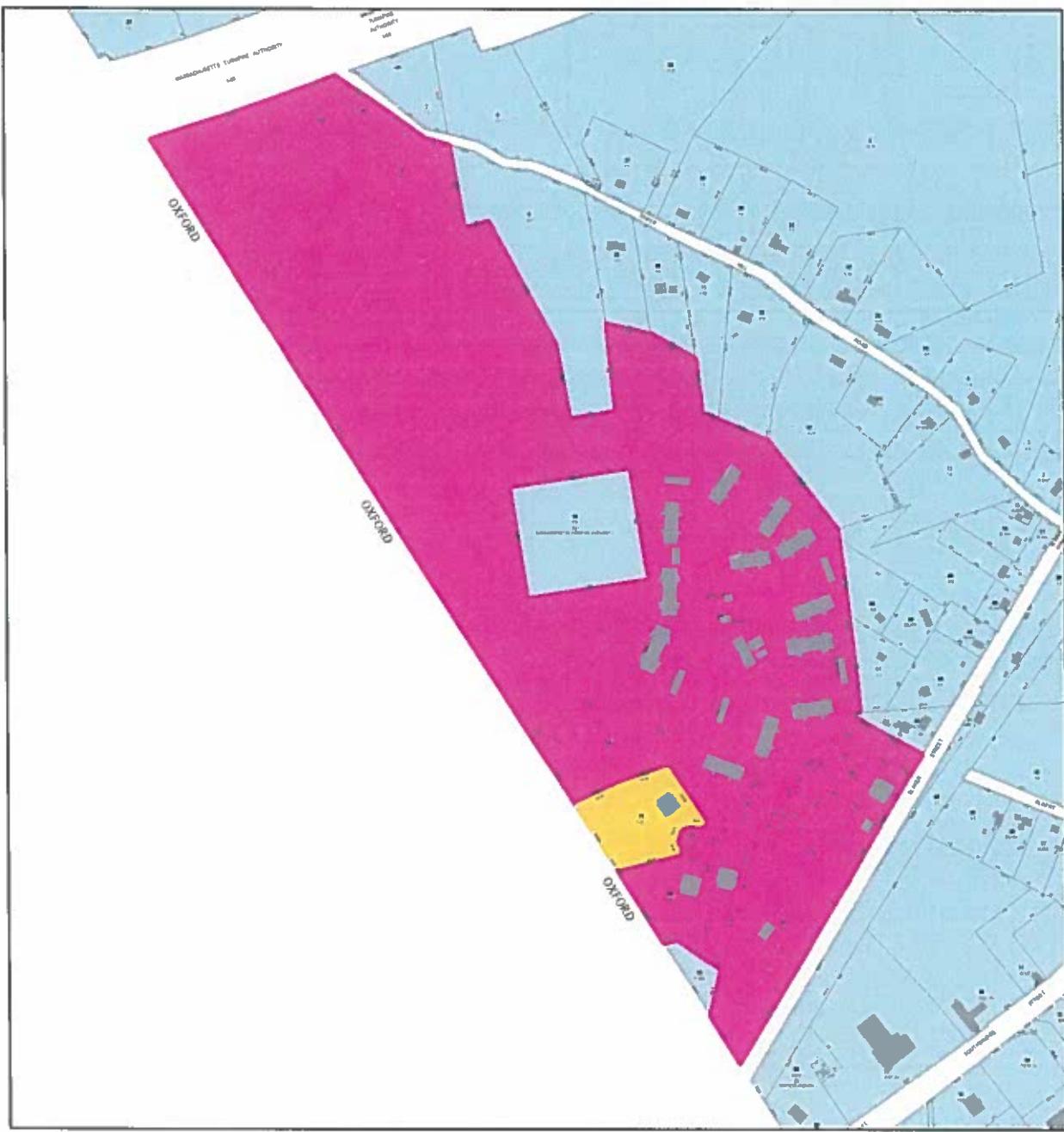
Map: 65 Parcel: 70

Property: F.K.A.28-30 ALBERT ST, AUBURN, MA 01501

Signature: SETH WOOLARD Date: NOV 4, 2024

104 Central Street
Auburn, MA 01501
Telephone: (508) 832-7708
Fax: (508) 832-4259
Email: assessor@town.auburn.ma.us
Web site: www.auburnguide.com

28-30 ALBERT ST AUBURN MA 01501



PLANNING DEPT 65/70

ABUTTERS IN AUBURN, MA ONLY



59/ 8/ / /
ALBERT BLAKER LLC
997 MILLBURY ST
WORCESTER, MA 01607

65/ 70/ 2/ /
PLIEGO EDUARDO ROSAS
HERNANDEZ WENDY DEL ROCIO
28 ALBERT ST
AUBURN, MA 01501

65/ 41/ / /
STAMATIA FRANGOS TRUSTEE
22 BLAKER ST REALTY TRUST
P O BOX 395
BARRE, MA 01005

65/ 70/ 1/ /
CIOCIOLI CHRISTINE H
30 ALBERT ST
AUBURN, MA 01501

65/ 53/ / /
BAHNAN TONY B
35 BERLIN ST
AUBURN, MA 01501

65/ 73/ / /
ALBERT BLAKER LLC
997 MILLBURY ST
WORCESTER, MA 01607

65/ 42/ 1/ /
POTHINA KANAKA KIRAN KUMAR
POTHINA SWETHA
46 SPRUCE ST
HOPKINTON, MA 01748

65/ 42/ 2/ /
COIT PATRICK C
16 BLAKER ST
AUBURN, MA 01501

65/ 52/ 2/ /
WEN WEI
LIU JING
29 ALBERT ST
AUBURN, MA 01501

65/ 52/ 1/ /
HANUMANTHARAYAPPA FNU
SATYANARAYANA MEGHANA
27 ALBERT ST
AUBURN, MA 01501

65/ 68/ 1/ /
WANG YAOFENG
SHEN YAO
31 ALBERT ST
AUBURN, MA 01501

65/ 68/ 2/ /
MALLONEE WILLIAM T
MALLONEE JENNIFER L
33 ALBERT ST
AUBURN, MA 01501



2017 00015940

Bk: 56737 Pg: 255

Page: 1 of 9 02/13/2017 02:49 PM WD

MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 02/13/2017 02:49 PM
 Ctrl# 164886 28560 Doc# 00015940
 Fee: \$3,648.00 Cons: \$800,000.00

QUITCLAIM DEED

Arkland, LLC, a Massachusetts limited liability company with a usual place of business at 234 Tessier Lane, Northbridge, MA , for consideration paid and in full consideration of Eight Hundred Thousand (\$800,000.00) Dollars, grants to **Oxford Reserve, LLC**, a Massachusetts limited liability company with a usual place of business at 217 West Central Street, Natick, Middlesex County, Massachusetts,

With QUITCLAIM COVENANTS,

That portion of the following described land, owned by the Grantor, situated in Oxford, Worcester County, Massachusetts and being shown on a plan entitled, "PLAN OF PROPERTY OWNED BY OLD OXFORD REALTY PARTNERS, LLC, ASHWORTH DRIVE, BLAKER STREET AUBURN & OXFORD, MASSACHUSETTS", Date: 3/25/08, Scale: 1 inch = 150 Feet, prepared by Jarvis Land Survey, Inc., 29 Grafton Circle, Shrewsbury, MA 01545, which plan is recorded with the Worcester District Registry of Deeds in Plan Book 840, Plan 83, and to which plan reference may be had to said land in Oxford.

Excepting from the above conveyance, that certain parcel of land on the easterly side of Ashworth Drive, being shown on Condominium Site and Floor Plans of the Ashworth Drive Condominium, said plan being entitled, "Ashworth Drive Condominium, Oxford, Massachusetts, Prepared for Arkland, LLC", dated October 18, 2015, prepared by Heritage Design Group, and recorded with the Worcester District Registry of Deeds in Plan Book 918, Plan 73, and to which plan reference may be had for a more particular description of said excepted parcel.

Meaning and intending to convey, and hereby conveying, all of the right, title and interest of the Grantor in and to that portion of the following described land situated in Oxford, Worcester County, Massachusetts, bounded and described on Schedule A, attached hereto.

Said premises are conveyed subject to and together with easements, rights, restrictions and agreements of record, expressly including but not limited to a drainage easement granted in the Master Deed of the Ashworth Drive Condominium dated March 11, 2016, and recorded in Worcester District Registry of Deeds, Book 55050, Page 117.

Please return to: D'Agostine, Levine, Parra & Netburn, P.C. P. O. Box 2223,
 Acton, MA 01720

This deed expressly does not convey or include any of the Grantor's lane in Auburn, and all of Grantor's land in Auburn is expressly excepted from this deed.

For title to the Grantor, see deed to Arkland, LLC dated June 23, 2015, recorded with the Worcester District Registry of Deeds in Book 54038, Page 1.

Grantor hereby warrants that Arkland, LLC is not classified as a corporation for federal income tax purposes for the taxable year in which the sale is made.

Executed under seal this 10th day of February, 2017,

Arkland, LLC

By: Yao Liang Song
Yao Liang Song, Manager

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 10th day of February, 2017, before me, the undersigned notary public, personally appeared Yao Liang Song, personally known to me 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 on behalf of, and as Manager of Arkland, LLC.



Henry J. Lane
Notary Public
My Commission Expires:

Schedule A

All of the land situated in Oxford only, bounded and described as follows:

The land and improvements described in those certain Deeds, more particularly described as follows, and as shown on that certain Plan entitled, "Definitive Subdivision of The Reserve at Ashworth Hill, Prepared for Old Oxford Realty Partners, LLC, Ashworth Drive, Auburn & Oxford, Massachusetts, Scale: 1 inch = 240 feet, Dated: 5-10-04, Jarvis Land Survey, Inc., 420 Boston Turnpike, Shrewsbury, MA 01545".

Parcel I:

A certain tract or parcel situated partially in the Town of Oxford and partially in the Town of Auburn, Worcester County, Massachusetts, consisting of approximately 42.82 acres in Oxford, Massachusetts and approximately 53 acres in Auburn, Massachusetts and more particularly bounded and described as follows:

BEGINNING at the intersection of the east side of a Town Road and south side of Tinker Hill Road, so-called and running;

THENCE S. 07 degrees W. fifty and six tenths (50.6) rods;

THENCE S. 06 degrees W. eight (8) rods; said two lines bounding on aforesaid Town Road;

THENCE S. 37 degrees E. six and eighty-eight hundredths (6.88) rods;

THENCE N. 80 3/4 degrees E. twenty-eight and two tenths (28.2) rods;

THENCE S. 04 degrees W. one hundred six and four tenths (106.4) rods; the last three lines bounding on land now or formerly of one Bemis;

THENCE S. 83 degrees E. twelve (12) rods;

THENCE S. 89 degrees E. two and twelve hundredths (2.12) rods;

THENCE N. 82 1/2 degrees E. five and fifty-six hundredths (5.56) rods;

THENCE N. 77 degrees E. three and sixty-eight hundredths (3.68) rods;

THENCE N. 88 degrees E. thirty-six and three tenths (36.3) rods;

THENCE N. 78 degrees E. to southwest corner of a lot of land formerly owned by Stephen Barton, Jr.; the last six lines bounding on land now or formerly of Irene E. Miller;

THENCE northerly about seventy-one and twenty-eight hundredths (71.28) rods by said Barton land and now or formerly of John J. Galooly and Elizabeth Foley and land now or formerly of one Gannon, to northwest corner of said Gannon lot;

THENCE easterly twenty-six and four tenths (26.4) rods to northeast corner of said Gannon lot;

THENCE southerly sixty-four and forty-eight hundredths (64.48) rods by said Gannon, Galooly and Foley and Barton lots to a corner at land now or formerly of J.J. Kennedy;

THENCE N. 83 degrees E. about nine (9) rods;

THENCE N. 85 degrees E. twenty-four and six tenths (24.6) rods;

THENCE S. 81 degrees E. seven and eighty-eight hundredths (7.88) rods; the last three lines bounding on said Kennedy land and land formerly of Eva Waters;

THENCE N. 05 degrees E. thirty-nine (39) rods by land now or formerly of S.A. Newton Estate;

THENCE S. 83 $\frac{3}{4}$ degrees W. twenty-five and six tenths (25.6) rods;

THENCE N. 04 $\frac{3}{4}$ degrees E. seventy and one-half (70 $\frac{1}{2}$) rods to said Tinker Hill Road; the last two courses bounding on land now or formerly of Thomas Harris and Annie A. Harris;

THENCE N. 52 degrees W. twenty-two and two tenths (22.2) rods by said Tinker Hill Road to land now or formerly of Ralph Stone;

THENCE S. forty-seven and three fourths (47 $\frac{3}{4}$) rods;

THENCE West nine and eight tenths (9.8) rods;

THENCE N. 03 degrees W. eighteen (18) rods;

THENCE N. 17 $\frac{3}{4}$ degrees W. thirty (30) rods;

THENCE West five and eighty-eight hundredths (5.88) rods;

THENCE North eighteen (18) rods to center of said Tinker Hill Road; the last six lines bounding on land now or formerly of said Stone; — — —

THENCE N. 03 degrees E. eighteen and thirty-two hundredths (18.32) rods;

THENCE N. 51 $\frac{1}{2}$ E. four and four tenths (4.4) rods;

THENCE N. 25 degrees E. nine (9) rods; the last three lines bounding on land now or formerly of Thomas F. Harris and Annie A. Harris;

THENCE S. 82 1/2 degrees W. forty (40) rods by land now or formerly of one Gilbert to said Tinker Hill Road;

THENCE crossing said road to the southerly side thereof;

THENCE N. 86 degrees W. two and eight tenths (2.8) rods;

THENCE S. 81 degrees W. ten and eight tenths (10.8) rods;

THENCE S. 83 1/2 degrees W. sixteen and eight tenths (16.8) rods;

THENCE S. 80 degrees W. twelve (12) rods;

THENCE S. 81 3/4 degrees W. fifteen and one tenth (15.1) rods to the place of beginning; the last five lines bounding on said Tinker Hill Road.

Together with and subject to rights of way and easements and right of way over Tinker Hill Road as referred to in a deed dated November 15, 1949 and recorded with the Worcester District Registry of Deeds in Book 3224, Page 370.

Excepting any conveyances of record.

Excluding and excepting the land described in a certain ANR plan entitled, "Plan of Property Surveyed for Old Oxford Realty Partners, LLC Southbridge Street, Oxford, Massachusetts" prepared by Jarvis Land Survey, Inc. and dated March 8, 2004 and recorded with said Deeds in Plan Book 808, Plan 45, being shown as Lot 1 on said plan and also excluding and excepting a certain easement shown on said plan as a permanent 25 foot wide landscaping easement.

Parcel II:

The land lying partly in Oxford and partly in Auburn, Worcester County, northerly of Southbridge Street, a/k/a Southbridge Road, Oxford, Massachusetts on and Westerly of Blaker Street, Auburn, Massachusetts and being more particularly shown as Parcel 'B' containing 27.1176 acres on a plan entitled, "Plan of Property Surveyed for Old Oxford Realty Partners, LLC, Southbridge Street, Oxford, Massachusetts" dated February 29, 2004, scale: 1"=100' drawn by Jarvis Land Survey, Inc. and recorded with the Worcester District Registry of Deeds in Plan Book 807, Plan 61.

Subject to covenants, easements and restrictions as described in a Deed dated March 26, 2004 and recorded with said Deeds in Book 33194, page 210.

Parcel III:

The land with the building(s) thereon in Auburn, Worcester County, Massachusetts on the westerly side of Blaker Street, bounded and described as follows:

BEGINNING at an iron pipe in the ground on the westerly side of said Blaker Street at the northeasterly corner of the premises herein conveyed; and said iron pipe being South 43° 30' 00" West and 200.00 feet from a concrete bound at the end of the 1971 Town Layout;

- THENCE South 43° 30' 00" West along the westerly side line of said Blaker Street a distance of 250.00 feet to an iron pipe in the ground;
- THENCE North 46° 30' 00" West along land now or formerly of Parmenter, a distance of 373.42 feet to an iron pipe in the ground;
- THENCE North 26° 57' 01" East partially by a stone wall and along land now or formerly of Melinkoff, a distance of 260.80 feet to an iron pipe in the ground;
- THENCE South 46° 30' 00" East along land now or formerly of Blaker, a distance of 447.71 feet to the iron pipe in the ground at the point of beginning.

Containing 2.356 acres more or less as shown on Plan 9 in Plan Book 368.

Parcel IV:

The land in Oxford, Massachusetts, bounded and described as follows:

Being Parcel 2 as shown on deed from Donald E. Escolas to Frances A. Escolas, dated May 19, 1969 and recorded with the Worcester District Registry of Deeds, Book 4980, page 447, said land is situated in the northeasterly part of Oxford, containing ten acres, more or less;

BEGINNING at a point where the line of the wall which separates the old Dr. Thomas Green lot from the old Jasper Brown lot if extended would intersect the center line of the old road leading from Oxford to Leicester;

THENCE easterly along the said line of the wall further extended 7 rods and 5 links more or less, to a stone bound;

THENCE northerly along a line marked by heaps of stones and a stone wall 106 rods, more or less, to the northerly end of the wall;

THENCE westerly by a stone wall, as the wall now stands, by land of Harry Nordigian, formerly Ashworth, 27 rods 12 links, more or less, to the aforesaid old road;

THENCE westerly to the center line of said roads;

THENCE southerly along the center line of said road to the point of beginning.

Parcel V:

The land in Auburn, Massachusetts located off Tinker Hill Road described and referred to in that certain deed of John J. Nugent, Treasurer of the Town of Auburn, Massachusetts to George A. Furst and Elizabeth P. Furst dated May 23, 1983 and recorded in the Worcester District Registry of Deeds at Book 7777, Page 340.

Parcel VI:

All that certain parcel of land with the buildings thereon situated at an old road to Cominsville and a pond in the Town of Oxford, Worcester County, Commonwealth of Massachusetts (86 acres more or less), all more particularly described as follows:

That certain tract or parcel of land situate in the Northerly part of said Town of Oxford, bounded and described as follows:

Commencing at a large stone bound at the Southeasterly corner of the tract herein conveyed, the same being the Northeasterly corner of land supposed to be owned by one Mary J. Pasmaris and the Northwest corner of land of Irene Miller;

THENCE running S. $79^{\circ} 30'$ W. 58 rods and 14 links to an iron pipe and stone on line of land of the Thayer Woolen Company;

THENCE turning and running N. $35^{\circ} 20'$ W. 41 rods and 2 links to a drain pipe at the corner of a stone wall on land of Thayer Woolen Company;

THENCE turning and running along land of the said Thayer Woolen Company N. 20° E. 63 rods and 20 links to an iron pipe in an old chestnut stump, same being near the Easterly end of an old stone wall;

THENCE turning and running N. 79° W. 24 rods and 5 links to a point in the pond;

THENCE turning and running N. $09^{\circ} 45'$ E. along land of Thayer Woolen Company 32 rods and 12 links to an iron pipe and stone;

THENCE turning and running N. $80^{\circ} 15'$ W. along land of Thayer Woolen Company 30 rods and 5 links to a corner;

THENCE N. 24° W. 4 rods and 20 links to an angle;

THENCE N. $09'$ E. 4 rods and 3 links to an angle;

THENCE $15' 45''$ W. 4 rods and 10 links;

THENCE N. $83'$ W. $2 \frac{1}{2}$ rods;

THENCE N. $42 \frac{1}{2}^{\circ}$ W. 5 rods;

THENCE N. $12 \frac{3}{4}^{\circ}$ E. 5 rods and 10 links;

THENCE turning and running N. $82'$ E. along land of Samuel Ashworth on the line of an old wire fence and stone wall and a further section of wire fence 119 rods and 15 links to an iron pipe and stones set at the Northeasterly corner of the tract herein conveyed, same being on line of the old road to Cominsville,

THENCE S. $05'$ W. along the said old road 17 rods and 10 links to the Easterly end of an old stone wall;

THENCE $05' 45''$ W. 78 rods and 8 links to the stone bound at the point of the beginning.

Excluding from the premises conveyed hereby the following described portion:

Commencing at an iron pin set at the Northeast corner of the tract herein conveyed the same being on a line of the old road to Cominsville;

THENCE S. $04' 30''$ E. 240 feet to an iron pin;

THENCE S. $82^{\circ} 00''$ W. 416 feet by a stone wall to an iron pin;
THENCE N. $04^{\circ} 30''$ W. 240 feet to an iron pin;
THENCE N. $82' 00''$ E. 416 feet along an old fence to the point of beginning.

Excepting herefrom all of the land in Auburn.

Worcester South District Registry of Deeds

Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	:	144349
Document Type	:	DEED
Recorded Date	:	December 26, 2017
Recorded Time	:	10:32:18 AM
Recorded Book and Page	:	58239 / 126
Number of Pages(including cover sheet)	:	5
Receipt Number	:	1048793
Recording Fee (including excise)	:	\$1,607.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 12/26/2017 10:32 AM
Ctrl# 177635 04998 Doc# 00144349
Fee: \$1,482.00 Cons: \$325,000.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

[Space Above This Line for Recording Data]

MASSACHUSETTS QUITCLAIM DEED

DIGITAL FEDERAL CREDIT UNION ("Grantor"), a Federally chartered credit union, Charter No. 23521, with an office at 220 Donald Lynch Boulevard, Marlborough, Massachusetts 01752, for consideration paid, and, in full consideration of Three Hundred Twenty-Five Thousand and 00/100 (\$325,000.00) Dollars, receipt and sufficiency of which is hereby acknowledged, GRANTS to **ROUTE 2028, LLC**, a Massachusetts limited liability company ("Grantee"), and having a mailing address at 4 Charlesview Road, Ste 1, Hopedale, Massachusetts 01747, with **Quitclaim Covenants**, those certain parcels of land, with any improvements thereon, being located on and off Southbridge Road (Route 20), in the Town of Oxford, County of Worcester, Commonwealth of Massachusetts, as the same are more particularly described in Exhibit A attached hereto (collectively the "Premises").

See Certificate of Vote recorded on April 6, 2010 with the Middlesex County (N.D.) Registry of Deeds in Book 23860 at Page 231.

Being the same Premises conveyed to Grantor by a certain Foreclosure Deed, dated as of March 19, 2010 and recorded with the Worcester County District Registry of Deeds on March 29, 2010 in Book 45608, at Page 235.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has caused these presents to be signed, acknowledged and delivered in its name and behalf by Bonnie M. Regan, a Senior Commercial Lender for Digital Federal Credit Union, hereto duly authorized, this 20th day of December, 2017.

Digital Federal Credit Union

By: Bonnie M. Regan
 Print Name: Bonnie M. Regan
 Print Title: Senior Commercial Lender

COMMONWEALTH OF MASSACHUSETTS
 COUNTY OF MIDDLESEX

On the 20th day of December, 2017, before me personally appeared the above-named Bonnie M. Regan, to me known and known by me (or satisfactorily proven by a current document issued by a federal or state government agency bearing the photographic image of the above named individual's face and signature) to be a Senior Commercial Lender for Digital Federal Credit Union, and the person executing these presents in behalf of said Digital Federal Credit Union, the party executing the foregoing instrument, and she acknowledged said instrument by her so executed to be her free act and deed as such Senior Commercial Lender and the free act and deed of said Digital Federal Credit Union.

Kenneth R. Benson

Notary Public:
 My Commission Expires: 4/6/18

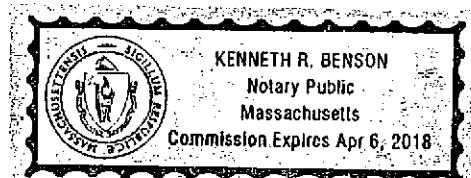


EXHIBIT A

PARCEL 1

The land and any buildings thereon in the Village of North Oxford, Town of Oxford, Worcester County Massachusetts and being more particularly described as "LOT B" on a plan entitled, "Plan of Land in Oxford, MA (Worcester County) and Auburn, MA (Worcester County), Scale: 1 inch=100 feet date: June 6, 1988" drawn by Beals and Thomas, Inc. and recorded with the Worcester District Registry of Deeds in Plan Book 641 as Plan 70.

Excepting and excluding that certain 60 sq. ft portion of Lot B shown on said Plan as "mine pit tract".

PARCEL 2

The land with any buildings thereon in the Town of Oxford, Worcester County Massachusetts being known as 177 Southbridge Road, North Oxford and being more particularly described as "LOT C" on a plan entitled, "Plan of Land in Oxford, MA (Worcester County) and Auburn, MA (Worcester County), Scale: 1 inch=100 feet date: June 6, 1988" drawn by Beals and Thomas, Inc. and recorded with the Worcester District Registry of Deeds in Plan Book 641 as Plan 70.

PARCEL 3

The land with any buildings thereon in the Town of Oxford, Worcester County Massachusetts being known as 191 Southbridge Road, North Oxford and being more particularly described as "PARCEL A" on a plan entitled, "Plan of Property Surveyed for Old Oxford Realty Partners, LLC, Southbridge Street, Oxford, Massachusetts" dated February 29, 2004, Scale: 1" =100' and drawn by Jarvis Land Survey, Inc. and recorded with the Worcester District Registry of Deeds in Plan Book 807 as Plan 61.

Parcel 4:

The land with any buildings thereon in the Town of Oxford, Worcester County Massachusetts being known as 193 Southbridge Road, North Oxford and being more particularly described as "LOT A" on a plan entitled, "Compiled Plan of Land in Oxford, MA drawn by Beals and Thomas, Inc., Scale: 1"=100', dated May 22, 1987 and recorded with the Worcester District Registry of Deeds in Plan Book 577 as Plan 15.

EXCEPTING THEREFROM THE FOLLOWING PREMISES:

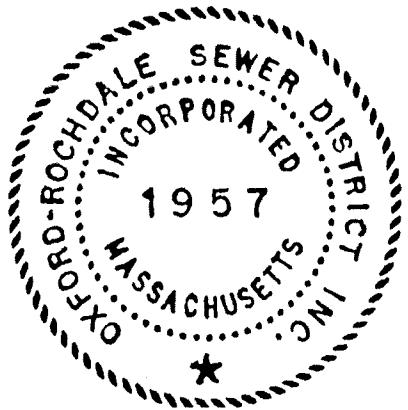
A. The land with any buildings thereon in the Town of Oxford, Worcester County Massachusetts being known as 197 Southbridge Road, North Oxford and being more particularly described as "Other Land of Raymond E. Shea, JR., 2.851 ac." on a plan entitled, "Plan of Land in Oxford, MA (Worcester County) and Auburn, MA (Worcester County), Scale: 1 inch=100 feet date: June 6, 1988" drawn by Beals and Thomas, Inc. and recorded with the Worcester District Registry of

Deeds in Plan Book 641 as Plan 70, together with the parcel shown as "Uncertain Ownership 37± SF" and any rights granted for its benefit under a quitclaim deed from Charter Communications Entertainment, LLC dated October 26, 2000 and recorded in Book 23409 at Page 253.

B. The land lying on the northwesterly side of Southbridge Road, (Route 20), shown as Parcel "B" on a plan of and entitled, "Plan of Property Owned by Raymond E. Shea, Jr. prepared for MRM Business Advisory, LLC" dated December 2, 2004; Scale: 1 Inch = 20 feet, recorded with the Worcester District Registry of Deeds In Plan Book 837 as Plan 53.

C. The land lying on the northwesterly side of Southbridge Road, (Route 20), shown as Parcel "1" on a plan of land entitled, "Plan of Property Owned by Raymond E. Shea, Jr. prepared for MRM Business Advisory LLC" dated November 23, 2005, Scale: 1 Inch =20 feet, recorded with the Worcester District Registry of Deeds In Plan Book 837 as Plan 52.

D. The land lying partly in Oxford and partly in Auburn, Worcester County, northerly of Southbridge Street, a/k/a Southbridge Road, Oxford, Massachusetts on and Westerly of Blaker Street, Auburn, Massachusetts and being more particularly shown as PARCEL "B" containing 27.1176 acres on a plan entitled, "Plan of Property Surveyed for Old Oxford Realty Partners, LLC, Southbridge Street, Oxford, Massachusetts" dated February 29, 2004, Scale: 1 "=100' and drawn by Jarvis Land Survey, Inc. and recorded with the Worcester District Registry of Deeds in Plan Book 807 as Plan 61.



OXFORD-ROCHDALE SEWER DISTRICT

P. O. BOX 246

ROCHDALE, MASS. 01542

August 13, 2024

Eastland Partners, Inc.
997 Millbury Street
Worcester, MA 01607

Gentlemen:

The Oxford Rochdale Sewer District (ORSD) provides sewer services for areas of Rochdale and North Oxford Massachusetts in accordance with the Acts of 1957 Chapter 250. These sewerage services include wastewater collection, pumping and treatment of domestic wastewater.

Eastland Partners, Inc. is proposing that the ORSD accept domestic wastewater from a proposed development termed Ashworth Hills Residential Development located in Oxford, Massachusetts. The development consists of approximately 320 housing units and commercial plaza. Anticipated wastewater flow from the development is 63,000 gallons per day. Sewerage facilities for the proposed development will be owned, operated, and maintained by a separate home owners association.

Eastland Partners, Inc. agrees to remove existing system infiltration/inflow to allow for the addition of Ashworth Development wastewater flow to the ORSD sewer system. Eastland Partners, Inc. also agrees to pay connection fees for housing units and commercial plaza along with annual sewer service charges. Connection fees and sewer service charges will be in accordance with current ORSD Rules and Regulations.

In accordance with the Board of Sewer Commissioners vote on August 2, 2024, the District will provide Eastland Partners, Inc and its subcontractors pertinent infiltration/inflow reports and data so they can develop an infiltration/inflow removal plan. The plan shall be submitted to the ORSD for approval prior to implementation.

Eastland Partners, Inc.

August 13, 2024

Page Two

The ORSD hereby accepts Eastland Partner's proposal for the Ashworth Hills Development project as cited above. A detailed Agreement will be prepared between the District and Eastland Partners, Inc once final approval of the proposed development has been received.

This letter shall serve as a Letter of Intent between the principals of Eastland Partners, Inc., 997 Millbury Street, Worcester, MA 01607 and the Oxford Rochdale Sewer District, P.O. Box 246, Rochdale, Massachusetts 01542 to accept and treat the wastewater generated from the subject development including one commercial establishment.

Sincerely,



**Robert F. Wilson
Acting Superintendent
Oxford Rochdale Sewer District**

RFW

ASHWORTH HILLS

UNIT A

EXTERIOR APPEARANCE STYLES



STYLE A (LEFT HAND)



STYLE A (RIGHT HAND)



STYLE B (LEFT HAND)



STYLE B (RIGHT HAND)



STYLE C (LEFT HAND)



STYLE C (RIGHT HAND)

AN EASTLAND COMMUNITY

Drawing not to scale. Some windows, exterior features, colors and floor plan may vary with elevations. Please contact sales manager at (781) 417-9592 for details.



ASHWORTH HILLS

UNIT B EXTERIOR APPEARANCE STYLES



STYLE A (LEFT HAND)



STYLE A (RIGHT HAND)



STYLE B (LEFT HAND)



STYLE B (RIGHT HAND)



STYLE C (LEFT HAND)



STYLE C (RIGHT HAND)

AN EASTLAND COMMUNITY

Drawing not to scale. Some windows, exterior features, colors and floor plan may vary with elevations. Please contact sales manager at (781) 417-9592 for details.



ASHWORTH HILLS

Combination Samples



UNIT B

STYLE C (LEFT HAND)

UNIT A

STYLE C (RIGHT HAND)



UNIT A

STYLE C (LEFT HAND)

UNIT A

STYLE C (RIGHT HAND)

AN EASTLAND COMMUNITY

Drawing not to scale. Some windows, exterior features, colors and floor plan may vary with elevations. Please contact sales manager at (781) 417-9592 for details.



ASHWORTH HILLS

UNIT A

Left Side Entry (Slab)



AREA

AN EASTLAND COMMUNITY

1,850 S.F.

Drawing not to scale. All room dimensions are approximate, shown to maximum dimensions of each room and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows, exterior features and floor plan may vary with elevations. Please contact sales manager at (781) 417-9592 for details.



ASHWORTH HILLS

UNIT B

Right Front Entry



AREA

1,921 S.F.

AN EASTLAND COMMUNITY

Drawing not to scale. All room dimensions are approximate, shown to maximum dimensions of each room and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows, exterior features and floor plan may vary with elevations. Please contact sales manager at (781) 417-9592 for details.

