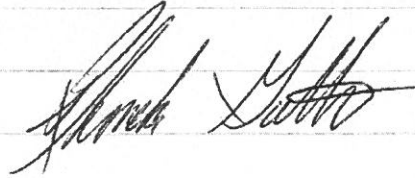


8/2/19

I hereby request all copies of emails and letters directed to the ConsCom and its agents by William Cadogan + Joan Savoy.



RECEIVED
AUG 02 2019

TOWN OF TOWNSEND
TOWN CLERK

David Henkels

From: Joan Savoy <joanmsavoy@gmail.com>
Sent: Thursday, December 27, 2018 12:46 PM
To: dhenkels@townsend.ma.us
Subject: Digging at 28 Adams Road on 12/26/18
Attachments: IMG_20181226_124010.jpg; IMG_20181226_120051.jpg; IMG_20181226_115946.jpg

Hello Dave,

This is what we know and have pieced together about the earth-moving in the buffer zone of the stream at the Gallant's (28 Adams Road) on 12/26/18:

Both Gallant and Kinneally (who abuts us immediately to the north in the old Kelly Farm, #45), have been attempting to "dry out" their empty lots on the other side of the street from us for years. They routinely mow and cut brush in the wetlands. Over the years, we have seen Gallant dig out the stream on his property on several occasions.

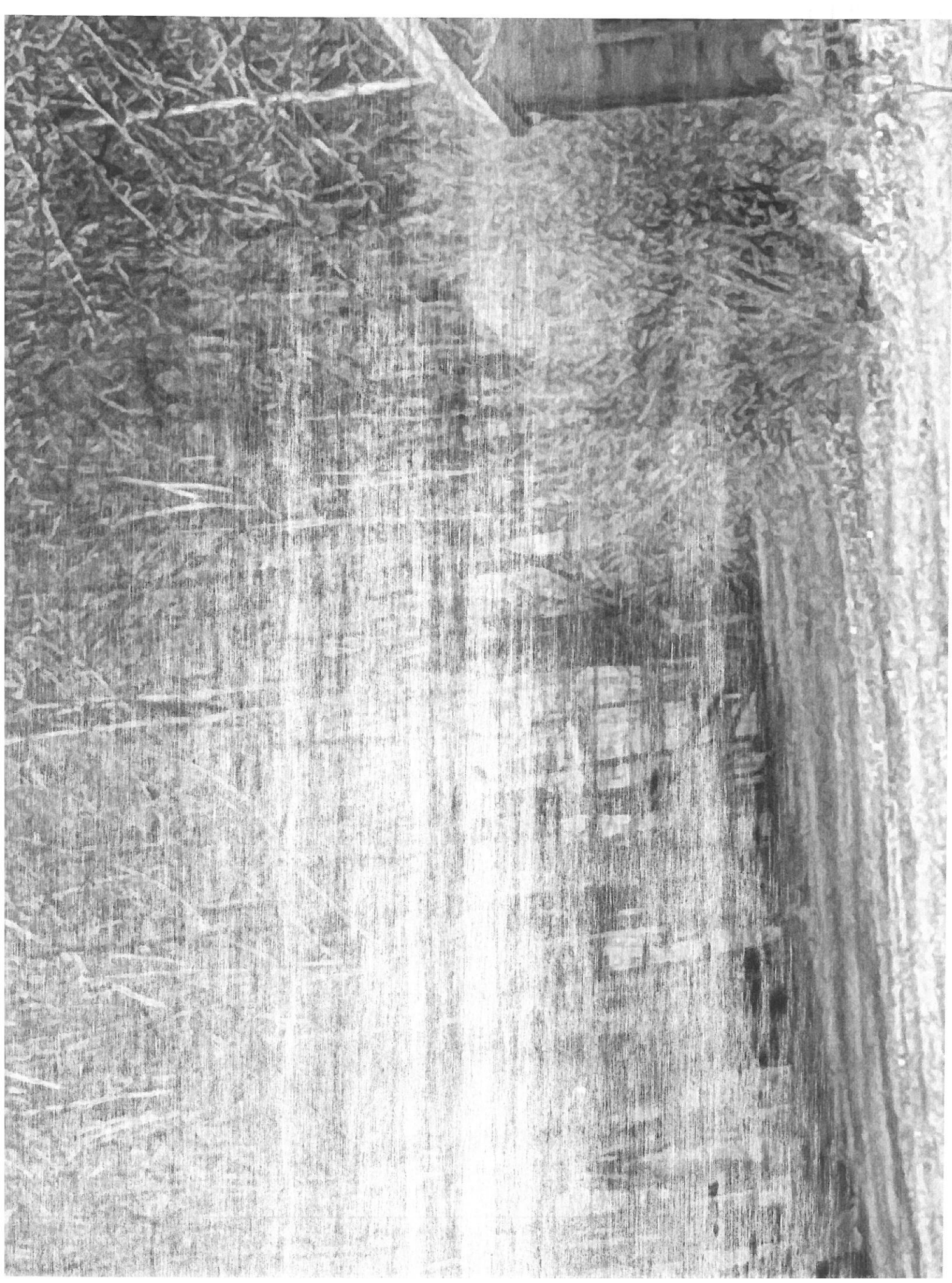
Here's a bit of history on the Gallant's two lots that may interest you: Before the Gallant's house was built their two lots were owned by Brian and Tim Rollo. In the mid-80s the Rollos went to the town with plans to build 3 houses on the two lots. There were hearings at the Board of Health and Conservation Commission on the project. There was a superseding Order of Conditions issued by the DEP on October 9, 1990 (file #308-189). The net ruling was that there was only enough room to build one house (which is now theirs) on the southern lot. Know that we have all the paperwork about that project here, including the engineered plans, wetland delineations, etc.

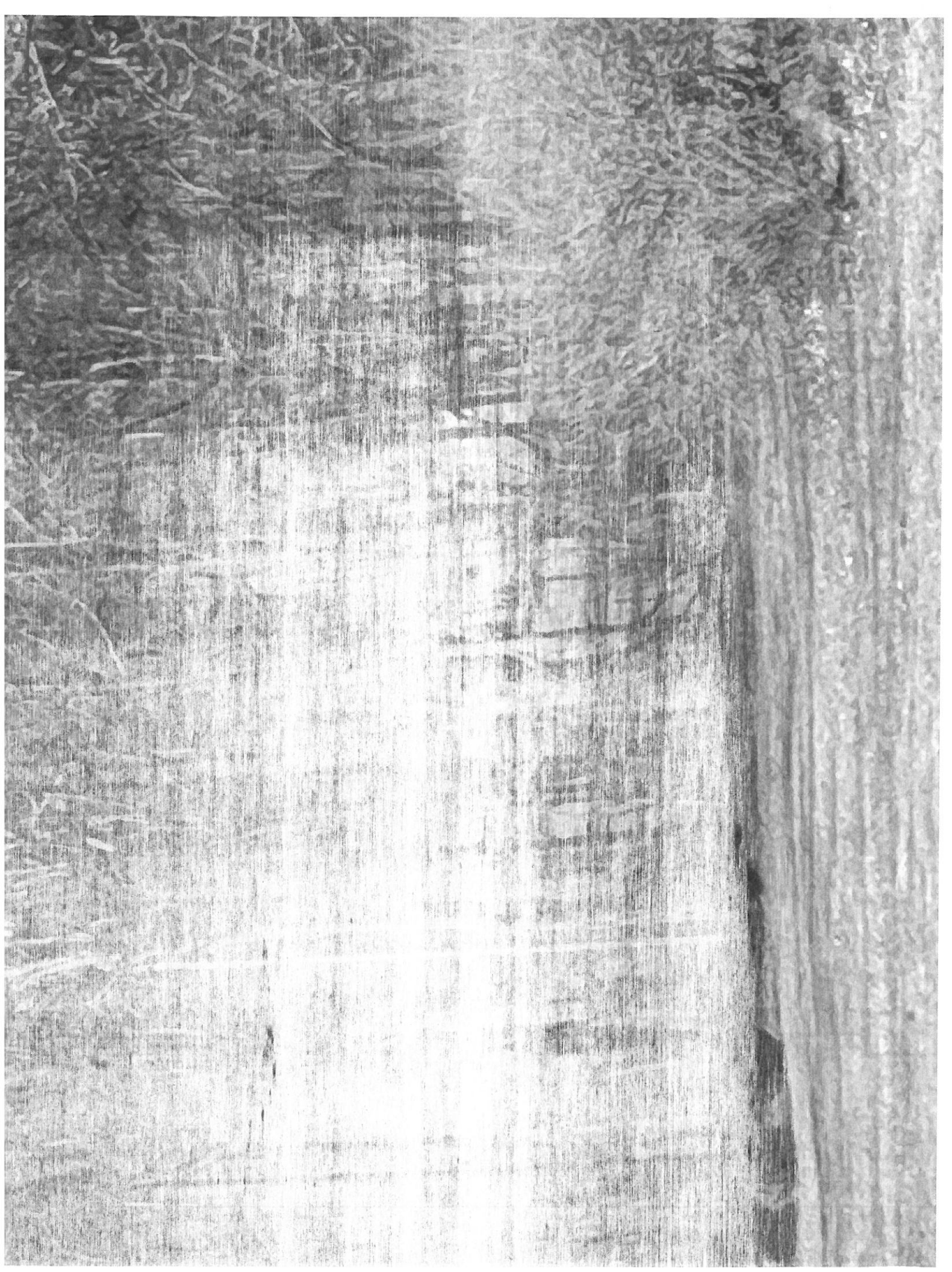
You should also know that Bill and I offered the Gallants \$25,000 for their wetlands lot last year and they did not take us up on the offer. We now believe that they are perhaps wishing to sell their undeveloped lot as a building lot to a builder who lives nearby.

I am attaching three photos taken 12/26/18, as below. (Four videos will come as a separate communication. The first two videos were also taken yesterday and show the red backhoe digging in/near the stream, although it had been pretty well trenched out by the time I took the images. The second two videos were taken in September of 2018, and show the water running in our intermittent stream, ending up on the other side of the road, as it continued onto the Gallant property.)

Thank you for your attention to this matter. Kindly keep us apprised.

Sincerely,
Joan Savoy and Bill Cadogan
35 Adams Road
Townsend, MA 01469
joanmsavoy@gmail.com
ph: (617) 833-3937







David Henkels

From: Bill Cadogan <wjc@percep-tech.com>
Sent: Tuesday, April 16, 2019 8:59 AM
To: lbutler@townsend.ma.us
Cc: dhenkels@townsend.ma.us
Subject: Gallant/Briguglio Wetlands Violations
Attachments: Superseding Order Cover Letter.docx

Lyndsy,

To follow up on the issues we raised in the last meeting regarding the Gallant and Briguglio parcels on the west side of Adams Road, we attach a copy of the cover letter for the 1990 Superseding order from DEP, which applies to the Gallant parcel (lot 3A) with the existing house at #28 Adams Road. Bill received that copy of the order as the appellant in that action.

We would appreciate your forwarding it to the Chairman, Mr. Turgeon. We also request an appointment at the next Commission meeting in order to follow the progress on this matter.

Regards,

Bill Cadogan and Joan Savoy



The Commonwealth of Massachusetts

Executive Office of Environmental Affairs

Department of Environmental Protection

Central Region

75 Grove Street, Worcester, Massachusetts 01605

DANIEL S. GREENBAUM
Commissioner

CORNELIUS J. O'LEARY
Regional Director

October 9, 1990

Mr. Brian Rollo
427 Hurricane Hill Rd.
Mason, NH 03048

RE: Wetlands/Townsend
DEP File # 308-189
Adams Rd., lot 3A
Superseding Order of
Conditions

Dear Mr. Rollo:

On June 13, 1990 a representative of this office conducted a meeting at the above-referenced site. This meeting was held in response to appeals of the Order of Conditions and amended Order of Conditions issued by the Townsend Conservation Commission.

The project as presently proposed involves the construction of a driveway and a single family dwelling. Construction of a portion of the driveway will result in the alteration of approximately 2460 square feet of Bordering Vegetated Wetland (310 CMR 10.55). Activities within the 100 foot buffer zone include the construction of the house, placement of fill and grading for the subsurface sewage disposal system, installation of a well, stockpiling of topsoil, and the Bordering Vegetated Wetland replication area.

The Townsend Conservation Commission issued an Order of Conditions on January 30, 1990 denying the project due to issues relative to the septic system design. The applicant appealed this decision. Subsequent to the applicant's appeal, the commission issued an amended Order of Conditions on May 2, 1990 approving the project. The amended Order was then appealed by an abutter and also by the applicant.

The appeal filed by the abutter, Mr. William Cadogan, disagreed with the issuance of the amended order after the commission had originally denied the project. He requested that the Department require a new Notice of Intent be filed for this project. His appeal further indicated concerns regarding several of the special conditions and questioned the adequacy of the information provided by the applicant. The reason the applicant appealed the amended Order related to special conditions that prohibited the use of pesticides and de-icing chemicals within the buffer zone, and the requirement of a swale around the mounded septic system.

Additional information and a revised plan was requested by the Department in a letter dated June 27, 1990. After a review of the revised plan and consideration to all information provided, the Department finds the following:

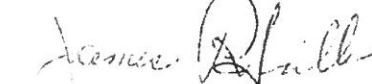
1. The project as proposed complies with 310 CMR 10.55 (4) (b), the performance standards for work within a Bordering Vegetated Wetland. In addition, because there is no alternative access to the site, except by crossing a Bordering Vegetated Wetland, the project would be considered a "limited project" under 310 CMR 10.53 (3) (e).
2. An intermittent stream channel exists adjacent to the lot in question. Mr. Cadogan raised concerns about the possibility of the wetland resource area, Bordering Land Subject to Flooding (310 CMR 10.57) to occur along this channel. Based upon the flood profile data prepared by the National Flood Insurance Program for the town of Townsend the 100 year flood elevation for this site does not exceed the established wetland boundary. Theoretically all stream channels have the potential to flood, but it's the Department's opinion that the amount of flooding that would occur along this channel would not exceed the boundary of the Bordering Vegetated Wetland.
3. The use of pesticides and de-icing chemicals within the buffer zone may result in the alteration of a wetland resource area. However, if pesticides are used in accordance with all local, state, and federal regulations, the product's labelled directions, and if the use is minimized and restricted to occur beyond 10 feet of the wetland boundary, it should not result in the alteration of the wetland resource areas. Because of the site's proximity to the town's Cross Street well, alternative de-icing chemicals (besides salt based) should be considered to avoid impacts to the wetland resource areas and the water supply.
4. Because the applicant filed an appeal of the original Order issued by the commission and reinstated the appeal once the amended order was issued, the Department has determined to act upon the request for a Superseding Order of Conditions. Therefore the Department is not requiring a new Notice of Intent for this project.
5. If the proposed subsurface sewage disposal system meets the requirements of Title 5 and there is a valid permit for its construction issued by the Townsend Board of Health, the Department has no objection to its construction.

Wetlands/Townsend
DEP File # 308-189/Superseding Order of Conditions
Page 3 of 3

Based upon the above the Department had determined that the proposed project meets the requirements of 310 CMR 10.00 and hereby issues the attached Superseding Order of Conditions. Compliance with this Superseding Order of Conditions is required to insure that the interests of the Wetlands Protection Act are protected.

Should you have any questions concerning this matter, please contact Marielle Stone of this office at (508) 792-7650.

Very truly yours,



James R. Fuller
Regional Engineer for Resource Protection

JRF/MSS/mss

cc: Townsend Conservation Commission
Town Hall
Townsend, MA 01469

Gene A. Rauhala, Esq.
370 Main St.
Townsend, MA 01469

Tim Beauchemin
Beauchemin Engineering, Inc.
P.O. Box 1067
Townsend, MA 01469

William Cadogan
35 Adams Rd.
Townsend, MA 01469

David Henkels

From: Bill Cadogan <wjc@percep-tech.com>
Sent: Thursday, May 02, 2019 3:31 PM
To: David Henkels
Subject: Re: 28 Adams Road

Good afternoon Dave,

In the future, kindly address all correspondence to me and my wife, Joan Savoy. Her address is savoyjoan@gmail.com and is included in the header of all our recent correspondence with your office, as well as that presented to the Conservation Commission. Thanks.

As per your request, Joan and I are not open to having you visit our property pursuant to the Gallant wetlands situation at this time. We believe that their doing work in a historic wetland area without a permit and the amount of water flowing off Townsend Hill directly into the Zone 2 wetlands they own are two separate issues and are not to be conflated. We also feel that it is premature to perform wetlands delineations on our property until our violation inquiry has been resolved.

Perhaps the other neighbors can assist you with your hydrological connectivity study. As we indicated one day in your office, Mr. Keneally at 45 (?) Adams Road directs all his run-off to the northern-most edge of the Gallant Lot 1A property line, which abuts his lower field on the west side of the road. (You can see his personal black drainage pipe from the road.) Mr. Chabot at 28 Adams Road has clear-cut the hill behind his new house, which increases run-off. He is also directing the bulk of his run-off to the southern-most edge of his property line, which abuts the West's right-of-way, and is directly across from the Gallant's second trench on the southern-most edge of their Lot 3A.

We also recently discovered that Mr. Chabot is directing the run-off from his barn along the north side of his drive, past the above-ground propane tank, and into the low point of our meadow. This is increasing water accumulation on the road.

We are sorry to say that we not satisfied with the speed and transparency of the Conservation Commission's actions as per the violations at 28 Adams Road, particularly since the Gallants have a history of digging in the wetlands without permits. That said, we filed an RDA with the Townsend Conservation Commission today, and also sent a certified copy to the Gallants. Additionally, the Town Clerk received a hand-delivered copy.

When I handed Lyndsy the RDA today she told me that we couldn't file it without the landowners' permission. (On April 3rd, when we originally attempted to file the RDA with Lyndsy, she told me

we had to go through the Townsend ConsComm first, so I demurred.) We checked with DEP this morning and they have informed us that we are following the correct procedure. They also said to contact them directly if you have any issues with our filing.

We would now like to be removed from the agenda at next week's meeting. We'll inform Lyndsy of such in a separate email.

Thank you.

Sincerely,

Bill Cadogan and Joan Savoy
35 Adams Road
Townsend, MA 01469

On 5/2/2019 6:46 AM, David Henkels wrote:

Good morning Bill,

We thank you for note dated April 30, 2019. We are aware of the three drainage areas (trenches) associated with the captioned property.

I have been to this location multiple times. Several Commissioners have also been on site.

We are examining available options in order to resolve this issue. During the hearing next Wednesday, I anticipate discussion on these options.

As matter of due diligence, could I meet with you either today (morning) or Monday morning at your home?

I would like to get a better sense of the hydrological connectivity of the upland area. I will also reach out to your neighbors for similar reasons.

Understanding the connectivity, and perhaps identifying resource areas not indicated on GIS would be very helpful.

Again thank you for the observations and continued input.

Dave Henkels
Conservation Agent
Townsend, MA.
978/597/1700/extension 1739

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physical form or characteristics unless it falls under one of the statutory exemptions to the Public Records Law MGL Chapter 4, Section 7(26). Consequently, email is subject to the disclosure, retention and maintenance provisions as required by law, MGL Chapter 66.

David Henkels

From: Joan Savoy <savoyjoan@gmail.com>
Sent: Monday, May 06, 2019 2:59 PM
To: Lyndsy Butler
Cc: dhenkels@townsend.ma.us
Subject: Re: ConsComm meeting on May 8th, 2019

We wish to withdraw the RDA for 28 Adams Rd . We have been trying unsuccessfully to call you for a while today.

Thank you,
Joan Savoy and Bill Cadogan

On Mon, May 6, 2019, 2:48 PM Lyndsy Butler <lbutler@townsend.ma.us> wrote:

Joan,

Your appointment with the commission is scheduled for Wednesday, May 22, 2019. We did not have you on the May 8, 2019 agenda, however, 28 Adams is listed under compliance.

Lyndsy

From: Joan Savoy [<mailto:savoyjoan@gmail.com>]
Sent: Thursday, May 02, 2019 3:32 PM
To: Lyndsy Butler <lbutler@townsend.ma.us>
Subject: ConsComm meeting on May 8th, 2019

Hello Lyndsy,

Please remove me and Bill from next week's agenda (May 8, 2019 ConsComm meeting).

Thanks,

Joan Savoy and Bill Cadogan

David Henkels

From: Joan Savoy <savoyjoan@gmail.com>
Sent: Monday, May 06, 2019 3:02 PM
To: Lyndsy Butler
Cc: dhenkels@townsend.ma.us
Subject: Re: ConsComm meeting on May 8th, 2019

More on 28 Adams...we were trying to call you to inform you verbally of our decision. It was impossible to reach you, so we finally resorted to email.

Thank you.

On Mon, May 6, 2019, 2:59 PM Joan Savoy <savoyjoan@gmail.com> wrote:
We wish to withdraw the RDA for 28 Adams Rd . We have been trying unsuccessfully to call you for a while today.

Thank you,
Joan Savoy and Bill Cadogan

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Subject: ConsComm meeting on May 8th, 2019

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Please remove me and Bill from next week's agenda (May 8, 2019 ConsComm meeting).

Thanks,

Joan Savoy and Bill Cadogan

David Henkels

From: Joan Savoy <savoyjoan@gmail.com>
Sent: Monday, May 06, 2019 3:06 PM
To: Lyndsy Butler
Cc: dhenkels@townsend.ma.us
Subject: Re: ConsComm meeting on May 8th, 2019

We also had no luck reaching Mr. Henkels by phone.

Thank you.

On Mon, May 6, 2019, 2:48 PM Lyndsy Butler <lbutler@townsend.ma.us> wrote:

Joan,

Your appointment with the commission is scheduled for Wednesday, May 22, 2019. We did not have you on the May 8, 2019 agenda, however, 28 Adams is listed under compliance.

Lyndsy

From: Joan Savoy [mailto:savoyjoan@gmail.com]
Sent: Thursday, May 02, 2019 3:32 PM
To: Lyndsy Butler <lbutler@townsend.ma.us>
Subject: ConsComm meeting on May 8th, 2019

Hello Lyndsy,

Please remove me and Bill from next week's agenda (May 8, 2019 ConsComm meeting).

Thanks,

Joan Savoy and Bill Cadogan

David Henkels

From: David Henkels <dhenkels@townsend.ma.us>
Sent: Tuesday, May 07, 2019 6:49 AM
To: 'Joan Savoy'; 'Lyndsy Butler'
Subject: RE: ConsComm meeting on May 8th, 2019

We are in receipt of your request to withdraw the Request for Determination. This specific hearing will not be held on May 22, 2019.

Thank you for this detail.

Dave Henkels
Conservation Agent
Townsend, MA.
978/597/1700/extension 1739

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From: Joan Savoy [mailto:savoyjoan@gmail.com]
Sent: Monday, May 06, 2019 2:59 PM
To: Lyndsy Butler <lbutler@townsend.ma.us>
Cc: dhenkels@townsend.ma.us
Subject: Re: ConsComm meeting on May 8th, 2019

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Lyndsy

From: Joan Savoy [mailto:savoyjoan@gmail.com]

Sent: Thursday, May 02, 2019 3:32 PM

To: Lyndsy Butler <lbutler@townsend.ma.us>

Subject: ConsComm meeting on May 8th, 2019

Hello Lyndsy,

Please remove me and Bill from next week's agenda (May 8, 2019 ConsComm meeting).

Thanks,

Joan Savoy and Bill Cadogan

David Henkels

From: Joan Savoy <savoyjoan@gmail.com>
Sent: Tuesday, May 07, 2019 8:05 AM
To: David Henkels; Lyndsy Butler
Subject: Re: ConsComm meeting on May 8th, 2019

Thank you.

Lyndsy, we'll still gladly reimburse you for that Lowell Sun amount, which we assume you'll still be charged. Kindly advise.

Best,
Joan

On Tue, May 7, 2019, 6:49 AM David Henkels <dhenkels@townsend.ma.us> wrote:

We are in receipt of your request to withdraw the Request for Determination. This specific hearing will not be held on May 22, 2019.

Thank you for this detail.

Dave Henkels

Conservation Agent

Townsend, MA.

978/597/1700/extension 1739

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Cc: dhenkels@townsend.ma.us
Subject: Re: ConsComm meeting on May 8th, 2019

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Thank you,

Joan Savoy and Bill Cadogan

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Lyndsy

From: Joan Savoy [mailto:savoyjoan@gmail.com]
Sent: Thursday, May 02, 2019 3:32 PM
To: Lyndsy Butler <lbutler@townsend.ma.us>
Subject: ConsComm meeting on May 8th, 2019

Hello Lyndsy,

Please remove me and Bill from next week's agenda (May 8, 2019 ConsComm meeting).

Thanks,

Joan Savoy and Bill Cadogan

David Henkels

From: Joan Savoy <savoyjoan@gmail.com>
Sent: Wednesday, June 12, 2019 3:55 PM
To: Lyndsy Butler; David Henkels
Subject: Recording of May 8, 2019 ConsComm meeting

Good afternoon to the ConsComm:

Kindly forward this to Mr. Turgeon so that he may read it tonight as well.

On May 17th I sent a request to Ms. Spofford for an audio of the May 8, 2019 ConsComm meeting. We were initially told that it wasn't available because Mr. Henkels had it. We finally did receive the audio and recently discovered we were instead given a copy of the April 24th meeting. Today, June 12, 2019, my husband, Bill Cadogan did finally receive two recordings from the 5/8/19 meeting. The first recording was 32.22 minutes long and the second was 4.10 minutes long. *The meeting went from 7 pm to almost 9:30 pm and only 36.32 minutes of it were recorded.*

The second recording does not include discussion of the 28 Adams Road situation. The first recording does not include discussion of 28 Adams Road until the end when Mr. Turgeon states that the "agricultural stuff" for 28 Adams will be discussed at the 6/12/19 meeting. The conversation that took place about the historic trenching of the property, which included input from Kevn Smith, is missing. We find this questionable, at the very least, and suspect it's a violation.

We do request that the audio from tonight's meeting not be hacked.

Sincerely,
Joan Savoy and Bill Cadogan
35 Adams Road
(617)833-3937

David Henkels

From: Joan Savoy <savoyjoan@gmail.com>
Sent: Thursday, June 13, 2019 8:46 AM
To: Lyndsy Butler; David Henkels
Subject: Re: Recording of May 8, 2019 ConsComm meeting

Good morning Dave,

I received an unintelligible phone message from you yesterday afternoon. Kindly email instead of calling as it's my preferred method of correspondence.

We are requesting an audio of last night's meeting from Ms. Spofford, so please know that we are doing so.

Thank you,
Joan Savoy

On Wed, Jun 12, 2019 at 3:54 PM Joan Savoy <savoyjoan@gmail.com> wrote:
Good afternoon to the ConsComm:

Kindly forward this to Mr. Turgeon so that he may read it tonight as well.

On May 17th I sent a request to Ms. Spofford for an audio of the May 8, 2019 ConsComm meeting. We were initially told that it wasn't available because Mr. Henkels had it. We finally did receive the audio and recently discovered we were instead given a copy of the April 24th meeting. Today, June 12, 2019, my husband, Bill Cadogan did finally receive two recordings from the 5/8/19 meeting. The first recording was 32.22 minutes long and the second was 4.10 minutes long. *The meeting went from 7 pm to almost 9:30 pm and only 36.32 minutes of it were recorded.*

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We do request that the audio from tonight's meeting not be hacked.

Sincerely,
Joan Savoy and Bill Cadogan
35 Adams Road
(617)833-3937

David Henkels

From: Joan Savoy <savoyjoan@gmail.com>
Sent: Thursday, June 13, 2019 1:47 PM
To: Lyndsy Butler
Cc: Bill Cadogan; jkreidler@townsend.ma.us; David Henkels; Bill Cadogan
Subject: Re: Recording of May 8, 2019 ConsComm meeting

Hi Lyndsy,

Thank you for your reply.

I appreciate knowing that the recordings aren't mandatory.

That said, it is concerning that in the past we have received recordings of the meetings in their entirety, but the 5/8/19 recording was a mere 36 minutes, in two parts, with the entire middle-of-the-meeting discussion about 28 Adams Road missing.

The recordings are, by nature, much more detailed than the minutes. They are a valuable tool for the public when we're unable to attend meetings.

Best,
Joan Savoy

On Thu, Jun 13, 2019, 12:24 PM Lyndsy Butler <lbutler@townsend.ma.us> wrote:

Joan,

I have received the following requests for audio from Mr. Cadogan and yourself:

April 4, 2019 request for audio of January 9, 2019 meeting

April 25, 2019 request for audio of April 24, 2019 meeting

May 14, 2019 request for audio of May 8, 2019 meeting

June 12, 2019 request for audio of May 8, 2019

June 13, 2019 request for audio of June 12, 19 (waiting to receive the thumb drive)

There was no request received on May 17, 2019 for audio related to May 8, 2019. There were two recordings from the May 8, 2019 meeting as the recorder had failed. The approved meeting minutes are the record of the meeting and can be found on the Conservation page of the town website.

I can assure you that the recoding was not hacked, as you have indicated. The meetings are not required to be recoded and are done so solely to assist with the minutes.

Lyndsy Butler

Conservation Administrator

Town of Townsend

Townsend, MA 01469

978-597-1700 x1740

lbutler@townsend.ma.us

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The contents of this email and any attachments are the property of the Town of Townsend and subject to the Public Records Law, M.G.L. c. 66, section 10. When writing or responding, please remember that the Secretary of State's Office has determined that email is a public record and not confidential.

From: Joan Savoy [mailto:savoyjoan@gmail.com]

Sent: Wednesday, June 12, 2019 3:55 PM

To: Lyndsy Butler <lbutler@townsend.ma.us>; David Henkels <dhenkels@townsend.ma.us>

Subject: Recording of May 8, 2019 ConsComm meeting

Good afternoon to the ConsComm:

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We do request that the audio from tonight's meeting not be hacked.

Sincerely,

Joan Savoy and Bill Cadogan

35 Adams Road

(617)833-3937

David Henkels

From: Joan Savoy <savoyjoan@gmail.com>
Sent: Thursday, June 13, 2019 3:48 PM
To: David Henkels; Lyndsy Butler
Cc: Bill Cadogan
Subject: 5/22/19 Conscomm meeting

Good afternoon,

On Monday, May 6th, 2019, via an email at 2:59 p.m. to Lyndsy Butler and Dave Henkels, Bill and I revoked the RDA we filed for 28 Adams Road. Dave did reply that he had received it.

A review of the May 22nd minutes states under *3.0 Work Session, 3.1 Compliance Issues: 3.1.2 28 Adams Road - RDA has been filed and will be on the next agenda.*

We question why, more than two weeks after our RDA revocation, that an RDA for 28 Adams Road was mentioned at the May 22nd meeting. Certainly, a revoked RDA does not warrant discussion. Had perhaps another been filed? Kindly advise.

Thank you for your consideration.

Best,
Joan Savoy and Bill Cadogan
35 Adams Road

David Henkels

From: Joan Savoy <savoyjoan@gmail.com>
Sent: Thursday, August 01, 2019 2:28 PM
To: Child, Denise (DEP)
Cc: Rhonda Gallant; jennpettit1448@gmail.com; neegagner@gmail.com; Bill Cadogan; David Henkels (dhenkels@townsend.ma.us); conservation@townsend.ma.us; Lyndsy Butler; djhussey@comcast.net; stuffycoyote@msn.com; khill9@verizon.net; Veronica Kell
Subject: Re: Townsend 28 Adams Road Request for Additional Information

Thank you, Denise, for your timely response. Please do enjoy your upcoming vacation.

I am attaching a copy of the deed for 28 Adams Road. It is also included in the appeal documents.

Note on page two, the next to last paragraph does state:

A portion of this lot is subject to the Massachusetts Wetlands protection Act, MGL, Ch. 131, S.40, and the regulations promulgated thereto, 310 CMR 10.09. Any activity within 100 feet of the resource areas shall require the property owner to notify the Townsend Conservation Commission or the Department of Environmental Protection to determine if the activity will require a Notice of Intent.

Best Regards,
Joan Savoy
Abutter and appellant
35 Adams Road

On Thu, Aug 1, 2019 at 1:57 PM Child, Denise (DEP) <denise.child@state.ma.us> wrote:

Dear Mr. and Ms. Gallant,

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After reviewing the file and the after-the-fact project in the field, I've determined that additional information is necessary for me to determine if the project required the filing of a Notice of Intent. I'm requesting that you submit a plan which shows the property boundaries, the wetland resource area boundaries (I understand that these were delineated in 1990 and could be outdated, but please provide the best information you have), the boundaries of the area of the property which is and was "land in agricultural use" at the time of the work, the location of the trenches/swale where the work was conducted, and the area where excavated material was placed and remains at the property. The plan does not necessarily need to be surveyed or stamped by an engineer but it should be at least approximately to scale with relevant distances taped off and indicated on the plan.

You can submit the additional information in hard copy or as an email attachment but either way please copy all the parties.

Thank you,

Denise Child, Wetlands Section Chief

MassDEP CERO Bureau of Water Resources

8 New Bond Street, Worcester, MA 01606

508-767-2846

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 3/28/2019 11:28:23 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
515	DEED		23098/90	04/21/1993	143500.00
Property-Street Address and/or Description					
28 ADAMS RD LOTS 1A & 3A					
Grantors					
RICE JOHN F & UX, RICE GRETCHEN M & AL					
Grantees					
GALLANT JOSEPH E & UX, GALLANT RHONDA M & AL					
References-Book/Pg Description Recorded Year					
53132/111 ORD 2009					
Registered Land Certificate(s)-Cert# Book/Pg					

JOHN F. RICE, HUSBAND and WIFE
GRETCHEN M. RICE

of 28 Adams Road, Townsend, Middlesex

County, Massachusetts,

for consideration paid, and in full consideration of - - - \$143,500.00 - - -

grants to JOSEPH E. GALLANT AND RHONDA M. GALLANT, Husband and Wife,
as Tenants By The Entirety

of 13 Sheffield Drive, Ashland, Massachusetts

with quitclaim warranty

the land in

[Description and encumbrances, if any]

See Attached Exhibit A for property description and incorporated herein by reference...



Witness our hand and seal this 21st day of April 1993

John F. Rice
John F. Rice

Gretchen M. Rice
Gretchen M. Rice

The Commonwealth of Massachusetts

ss.

April 21

19 93

Then personally appeared the above named John F. Rice and Gretchen M. Rice

and acknowledged the foregoing instrument to be

their

free act and deed before me

[Signature]
Notary Public - [Signature]

My commission expires

12/1/2000 19

(*Individual--Joint Tenants--Tenants in Common--By the Seller(s))

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1980

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of any other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

(Property Address: 28 Adams Road, Townsend, MA 01469)

2000 MASS. EXCISE TAX: 634.36 \$\$\$

MSD 04/21/93 11:40:16 515

EXHIBIT A

that parcel of land situated on the westerly side of Adams Road, in Townsend, Middlesex County, Massachusetts, and more particularly described as follows:

Beginning at a point on the westerly side of Adams Road at land of J. Kelley as shown on the plan hereinafter described; thence running S 02 degrees 50 minutes W along Adams Road a distance of 150.51 feet to a point; thence turning and running S 07 degrees 03 minutes W along Adams Road a distance of 198.52 feet to a point; thence turning and running S 12 degrees 28 minutes W along Adams Road a distance of 302.35 feet to a point; thence turning and running N 78 degrees 12 minutes W along land of S. Briguglio as shown on said plan a distance of 289.42 feet to a point; thence turning and running N 78 degrees 29 minutes W along said Briguglio and a distance of 701.08 feet to a point; thence turning and running N 13 degrees 22 minutes E along said land of Briguglio a distance of 462.00 feet to a point; thence turning and running S 88 degrees 24 minutes E along said land of Kelley a distance of 960.00 feet to the point of beginning.

Said parcel being 12.28 acres and depicted as lot 1A and lot 3A on a plan of land prepared for Brian Rollo by Northard Engineers of Ashburnham, Mass, which is recorded in Middlesex South District Registry of Deeds in Book 17933, at Page 567.

A portion of this lot is subject to the Massachusetts Wetlands protection Act, MGL, Ch. 131, S. 40, and the regulations promulgated thereto, 310 CMR 10.00. Any activity within 100 feet of the resource areas shall require the property owner to notify the Townsend Conservation Commission or the Department of Environmental Protection to determine if the activity will require a Notice of Intent.

For Grantor's title See Deed of T & M Custom Builders, Inc. dated August 31, 1992 and recorded at Book 22351, Page 483 with the Middlesex South Registry of Deeds.

David Henkels

From: Joan Savoy <savoyjoan@gmail.com>
Sent: Thursday, August 01, 2019 2:29 PM
To: Child, Denise (DEP)
Cc: Rhonda Gallant; jennpettit1448@gmail.com; neegagner@gmail.com; Bill Cadogan; David Henkels (dhenkels@townsend.ma.us); conservation@townsend.ma.us; Lyndsy Butler; djhussey@comcast.net; stuffycoyote@msn.com; khill9@verizon.net; Veronica Kell
Subject: Re: Townsend 28 Adams Road Request for Additional Information
Attachments: Deed.pdf

Here's the deed.

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