



TOWN OF PHILLIPSTON
Zoning Board of Appeals
50 The Common
Phillipston, MA 01331
Phone: 978-249-6828
Fax: 978-249-3356
selectman@phillipston-ma.gov

Submit to the Town Clerk with
all required documentation and
\$500 application fee.

Date Received: 10-09-2024

Application #: 10-24

Application for Zoning Board of Appeals Hearing

-Each matter will require a separate application and a separate \$500 fee-

- ☐ Special Permit. Please note applications for special permits may require a review by one or more of the following as determined by the Zoning Board of Appeals: Board of Health, Planning Board, Conservation Commission. Recommendations made as a result of these reviews will be completed within 35 days of receipt of application and forwarded to the application and the Zoning Board of Appeals.
- ☐ Variance. Please note approval of variances must involve substantial hardship, financial or otherwise, without nullifying or substantially derogating from the intent of the Zoning Bylaws.
- ☐ Administrative Appeal

Name: Paul F. Basen

Mailing Address: 19 Log Cabin Rd Ashburnham 01430

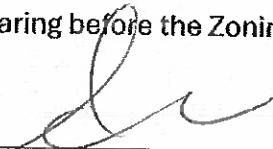
Location of Property for Hearing: _____

Applicant is:

- ☐ Owner
- ☒ Authorized Agent
- ☐ Licensee
- ☐ Prospective Purchaser

Nature of Appeal (Please be specific, attach another sheet if necessary)

I hereby request a hearing before the Zoning Board of Appeals with reference to the above noted application.

Signed: 

Title: Owner

Date: 9/28/24

Received from application the sum of \$500 to be applied to the cost of the appeals process.

If application is approved by the Zoning Board of Appeals, please return to the Building Department with the decision letter from the Zoning Board of Appeals and application for the building permit.



TOWN OF PHILLIPSTON
Zoning Board of Appeals
50 The Common
Phillipston, MA 01331
Phone: 978-249-6828
Fax: 978-249-3356
selectman@phillipston-ma.gov

Time: 2:50 pm
Date: 10-09-2024
Susan J. Larrabee
Town Clerk
for Karin Foley

Zoning Appeal Procedures and Documents

Complete your application package:

- ☒ Completed application seeking a special permit and/or variance. Each matter will require a separate application.
- ☒ Denial letter from Inspector of Buildings
- ☒ Site plan showing the location of all existing structures, the well and septic system (tank and leech field) and an endorsement from the Board of Health
- ☒ All pertinent information regarding the Conservation Commission is required
- ☒ Property lines with measurements pertaining to the project
- ☒ Map, parcel and lot numbers # 63902 LOT 27
- ☒ 5 sets of the application package
- ☒ \$500 for filing each application/matter. Please note that the Board may use a consultant or peer review, which may result in an additional charge of up to \$2,500 or more.
- ☒ One copy of abutters list from the Board of Assessors

Bring all the above documents as a package to the Town Clerk

Next steps:

- ☐ Receive a time and date stamp
- ☐ The Clerk will forward the packet to the Zoning Board of Appeals
- ☐ The Zoning Board of Appeals has 65 days to hold a hearing from the date of the stamped endorsement
- ☐ The legal notice will appear in the newspaper at least 14 days prior to the hearing
- ☐ After the hearing is held and the 20-day wait period has passed, you need to get a "Statement of No Appeal" from the Town Clerk
- ☐ Go to the Registry of Deeds to record the decision. Please check the fee required from the Worcester Registry of Deeds for the recording.
- ☐ Submit the decision letter to the Building Department to receive your permit.

Please return this document and application when all boxes have been checked off.



TOWN OF PHILLIPSTON
Inspector of Buildings
50 The Common
Phillipston, MA 01331
Phone: (978)249-1736 Fax: (978)249-3356
Email: building@phillipston-MA.gov

October 2, 2024

Amy Cai
17 Old Barre Road
Phillipston, MA 01331

Your application to rebuild the camp at the above address
has been denied for the following reasons:

- 1) Expanding the structure more than 25% is not
allowed under Sec 13 Non-conforming Building and
Uses of the Town of Phillipston Zoning By-Laws

Please contact me if you have any questions.

Sincerely,

Philip J. Harris

Philip J. Harris
Building Commissioner

Email: pbassett19@comcast.net

app: #10-24

AMY CAI
NEWTON, MA 02465

9/28/24

116

53-13/110 MA
1960

DATE

PAY TO THE
ORDER OF

Town of Phillipston

five hundred

\$ 500

DOLLARS



Photo
Safe
Deposit
Details on back

Bank of America



ACH R/T 011000138

Wealth Management Banking

17 Old Barre Rd

[Signature]

⑆011000138⑆ 000080835347⑈0116

EXISTING CAMP
LOCATION

APPROXIMATE LOCATION OF EXISTING
CACHES TO BE ABANDONED

PROPOSED 1500500 TNR/PC TO BE
INSTALLED LEVEL-
ONCE CRUSHED STONE

GRAVEL DRIP STRIP
(SEE DETAIL SHEET)

PROPOSED 1,000 SQFT
2 BEDROOM SINGLE FAMILY
TO BE CONSTRUCTED.

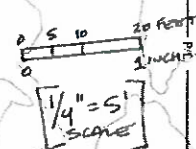
EXISTING
TRAVEL DRIVEWAY
TO BE REMOVED

103
PROPOSED 625 SQ
GARAGE

PROPOSED
GRAVEL DRIVEWAY

BM #1 - NAIL IN
ELEV: 1138.58

~~EXISTING 123-456789~~
TO BE REMOVED



NEW HOUSE
450 TL

GRAVEL DRIP STRIP
(SEE DETAIL SHEET)

APPROXIMATE LOCATION OF EXISTING
LEACH FIELD TO BE ABANDONED

PROPOSED 1500/500 TKN/PC TO BE
INSTALLED LEVEL
ON 6" CRUSHED STONE

GRAVEL DRIP STRIP
(SEE DETAIL SHEET)

PROPOSED 1,000 SQFT
2 BEDROOM SINGLE FAMILY
- TO BE CONSTRUCTED

EXISTING GRAVEL DRIVEWAY TO BE REMOVED

5' OF 2" SCH 40
SEWER FORCEMAIN
BACK TOWARD TANK

PROPOSED 625 SQ
GARAGE

PROPOSED
GRAVEL DRIVEWAY

TO BE REASONED

7140
0271

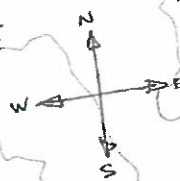
~~EXISTING 775 SQFT CAMP
TO BE REMOVED~~ 63'

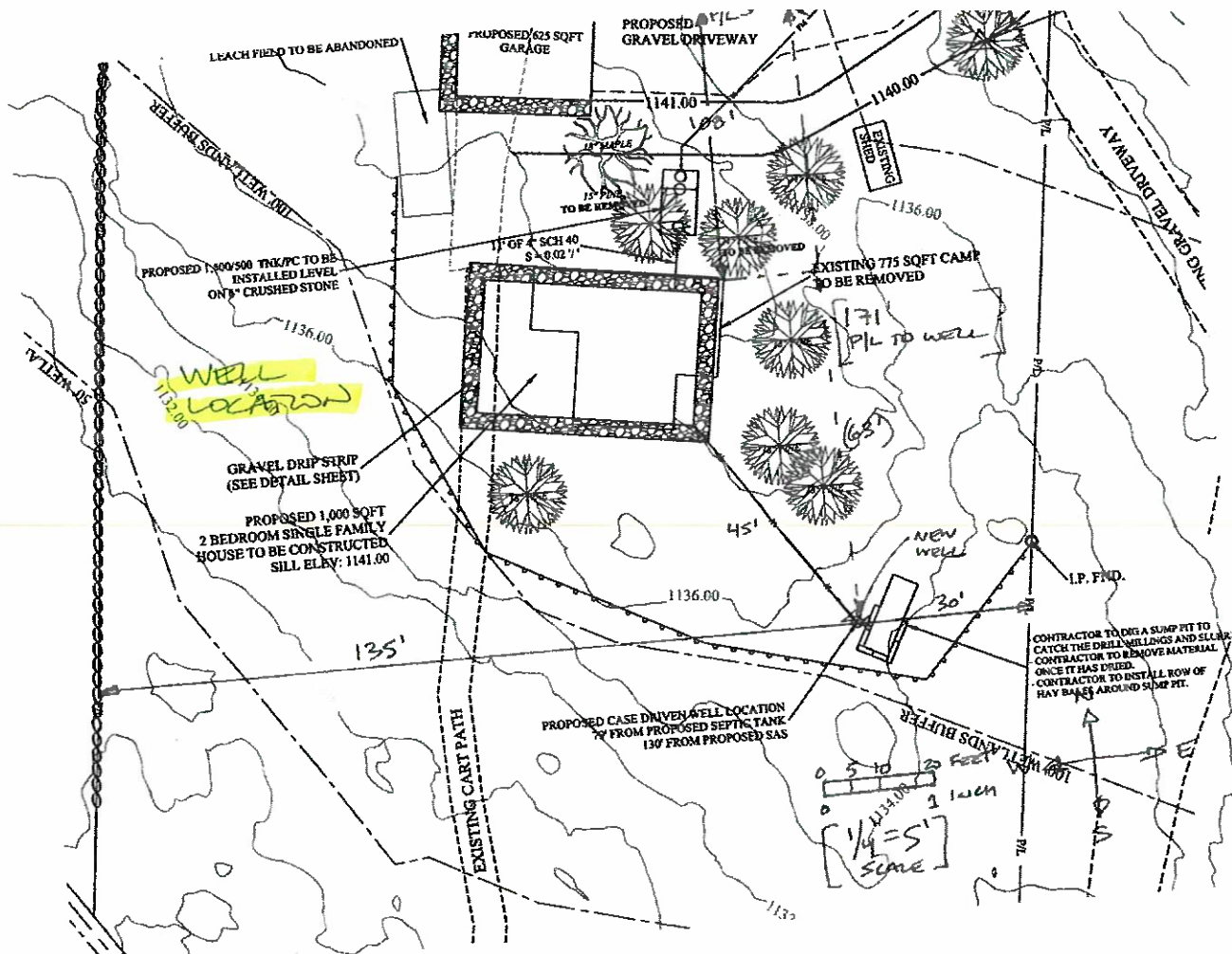
BM #1 - NAIL IN
ELEV: 1138.58

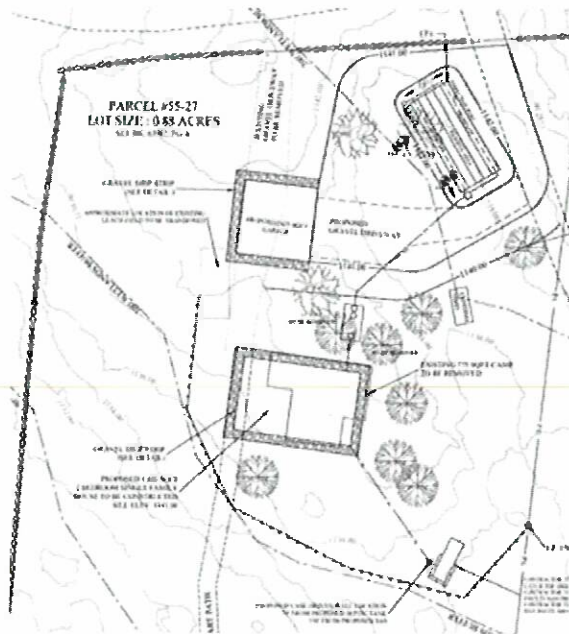
EXISTING GRAVEL DRIVEWAY



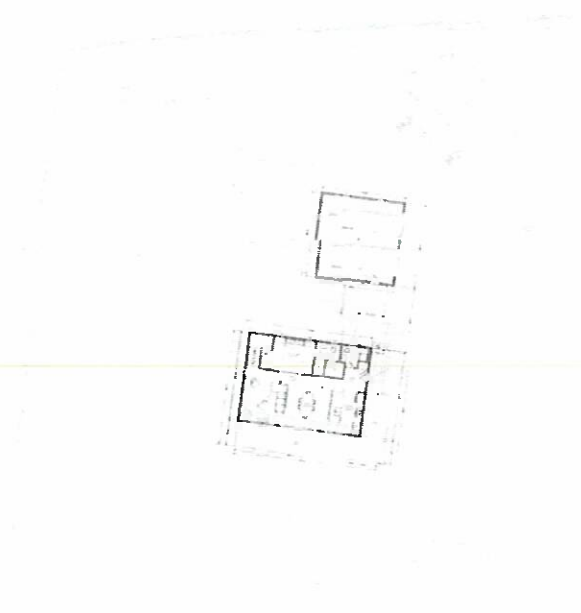
$\frac{1}{4}'' = 5'$
SCALE



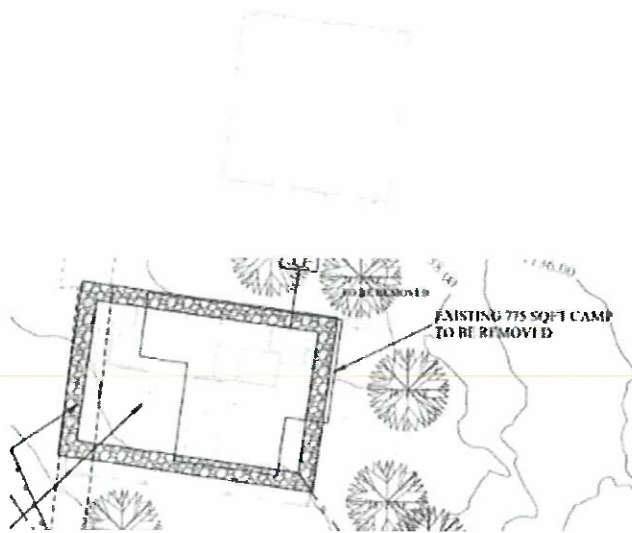




Mass DCR Variance Site Plan



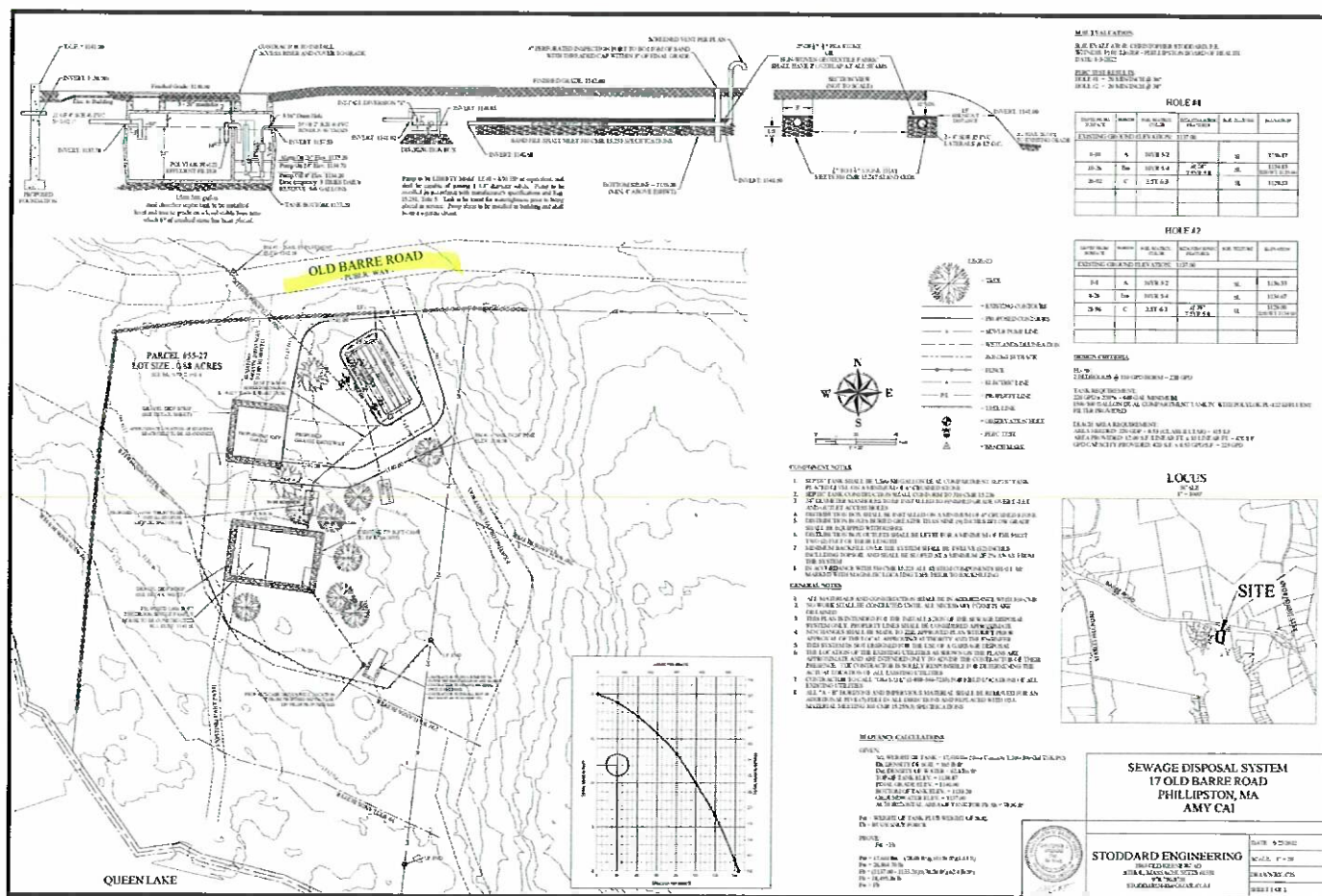
Proposed Approximate Building Plan

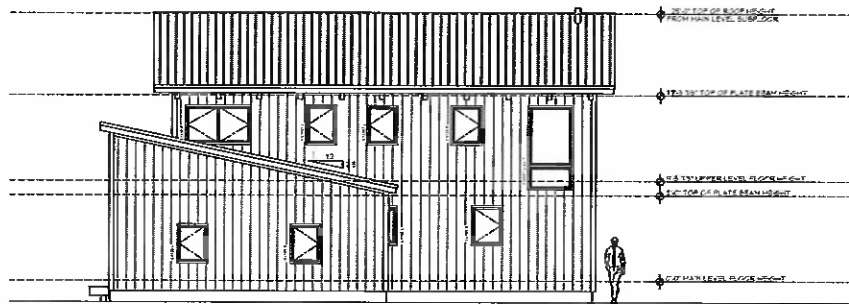


Existing 775ft² Camp

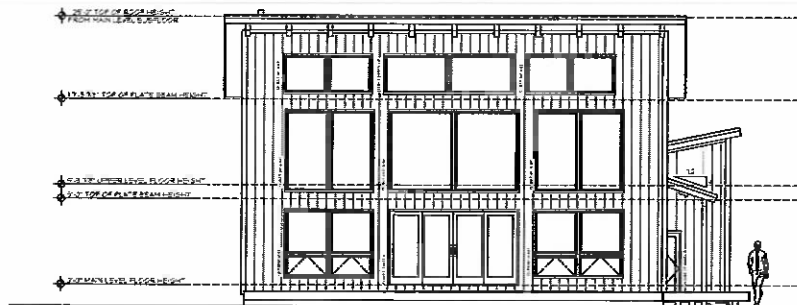


9/19/2024 Proposed Building Plan





Front Elevation



Rear Elevation

PROPOSED MAP PLANS
NOT FOR CONSTRUCTION

THIS SET OF PLANS IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

2.2.2

THESE PLANS ARE FOR INFORMATION ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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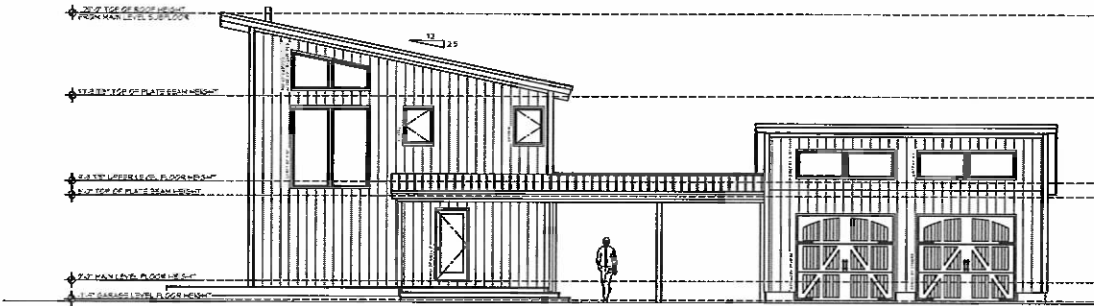
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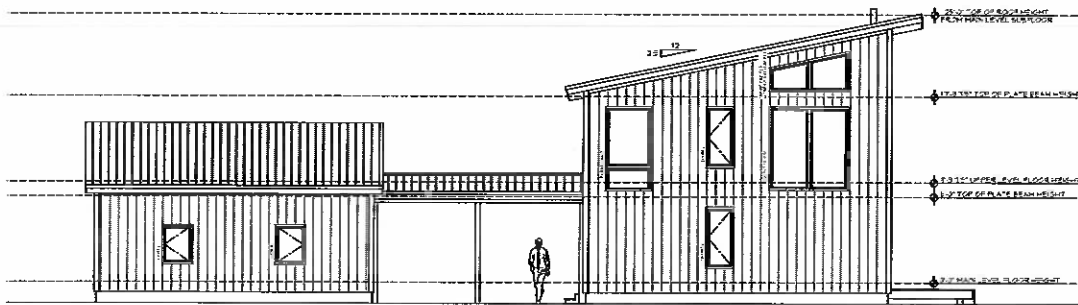
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Left Elevation



Right Elevation

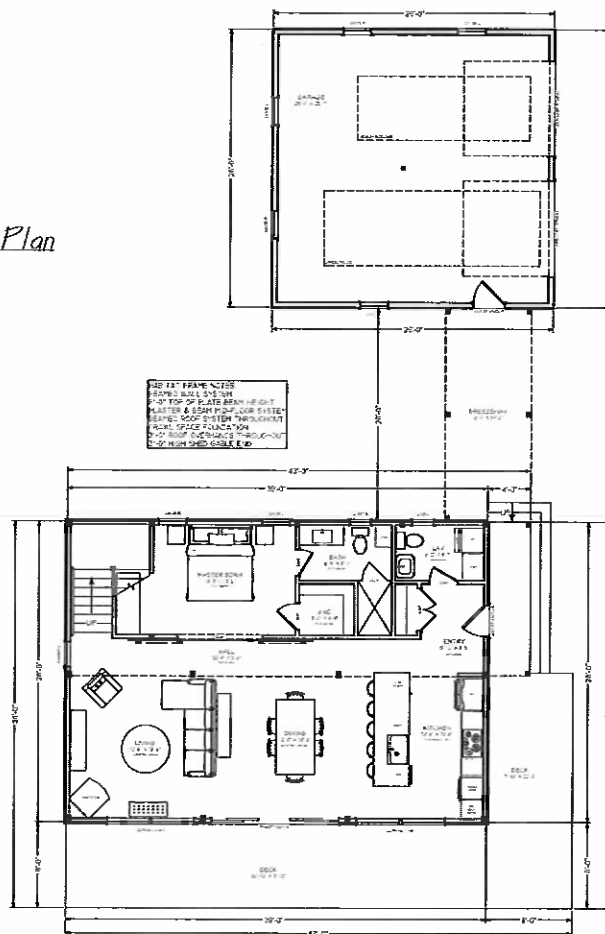
PHILIP MARY LAND
NOT FOR CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

2

habitat
1001 & Burn

1,092 SQ. FT. HOUSE
674 SQ. FT. GARAGE
512 SQ. FT. DECKS



12" x 12" FRAME STUDS
 1/2" x 1/2" TOP OF PLATE BRAM HEIGHT
 PLASTER & 1/2" x 1/2" FLOOR SYSTEM
 BEARING ROOF SYSTEM THROUGHOUT
 FULL SPACE FOUNDATION
 2" x 2" ROOF OVERLAYS THROUGHOUT
 2" x 2" HORN AND GALT LTD

A hand-drawn floor plan of a house, oriented horizontally. The plan includes the following rooms and features:


- Overall Dimensions:** The house is 30'-0" wide and 28'-0" deep.
- Rooms and Dimensions:**
 - STUDY:** 12'-0" x 12'-0" (top left)
 - BATH:** 5'-0" x 7'-0" (top center)
 - KITCHEN:** 10'-0" x 11'-0" (top right)
 - DINING:** 10'-0" x 11'-0" (bottom center)
 - BREAKFAST ROOM:** 10'-0" x 11'-0" (bottom right)
 - STAIRS:** 10'-0" x 11'-0" (bottom left)
 - HALL:** 10'-0" x 11'-0" (center)
 - CL. (Closets):** Multiple closets are shown, including a large one in the center and several smaller ones in the bedrooms and bathroom.
- Other Features:**
 - A large **OPEN PORCH** is located on the right side of the house.
 - A **PORCH** is located on the left side of the house.
 - The plan includes various doors, windows, and furniture placement (e.g., beds, tables, chairs).
 - Dimensions for individual rooms and overall sections are provided in feet and inches.

[illegible]



Property Card: 17 OLD BARRE RD
Town of Phillipston, MA

| Parcel Information | |
|--|--|
| Parcel ID: 55-27 Vision ID: 1365 Owner: CAI AMY Co-Owner: Mailing Address: 207-209 RIVER ST NEWTON, MA 02465 | Map: 55 Lot: 27 Use Description: Waterfront Zone: RC Land Area in Acres: 0.88 |
| Sale History | Assessed Value |
| Book/Page: 63902/6 Sale Date: 12/4/2020 12:00:00 AM | Land: \$298,700 Buildings: \$82,300 Extra Bldg Features: \$300 Outbuildings: \$100 Total: \$381,400 |

| Building Details: Building # 1 | | |
|--|-------------------------------|--|
|  | Model: Residential | Int Wall Desc 1: Minim/Masonry |
| | Living Area: 566 | Int Wall Desc 2: |
| | Appr. Year Built: 1989 | Ext Wall Desc 1: Wood on Sheath |
| | Style: Camp | Ext Wall Desc 2: |
| | Stories: 1 | Roof Cover: Asph/F Gls/Cmp |
| | Occupancy: 1 | Roof Structure: Gable/Hip |
| | No. Total Rooms: 3 | Heat Type: None |
| | No. Bedrooms: 1 | Heat Fuel: Coal or Wood |
| | No. Baths: 0 | A/C Type: None |
| | No. Half Baths: 1 | |



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

Property Card: 17 OLD BARRE RD

Town of Phillipston, MA



| Parcel Information | |
|--|--|
| Parcel ID: 55-27 Vision ID: 1365 Owner: CAI AMY Co-Owner: Mailing Address: 207-209 RIVER ST NEWTON, MA 02465 | Map: 55 Lot: 27 Use Description: Waterfront Zone: RC Land Area in Acres: 0.88 |
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| Building Details: Building # 1 | | |
|--------------------------------|---|---|
| | Model: Residential Living Area: 566 Appr. Year Built: 1989 Style: Camp Stories: 1 Occupancy: 1 No. Total Rooms: 3 No. Bedrooms: 1 No. Baths: 0 No. Half Baths: 1 | Int Wall Desc 1: Minim/Masonry Int Wall Desc 2: Ext Wall Desc 1: Wood on Sheath Ext Wall Desc 2: Roof Cover: Asph/F Gls/Cmp Roof Structure: Gable/Hip Heat Type: None Heat Fuel: Coal or Wood A/C Type: None |
| | | |



This information is believed to be correct but is subject to change and is not warranted.

Property Card: 17 OLD BARRE RD

Town of Phillipston, MA



| Parcel Information | |
|--|--|
| Parcel ID: 55-27 Vision ID: 1365 Owner: CAI AMY Co-Owner: Mailing Address: 207-209 RIVER ST NEWTON, MA 02465 | Map: 55 Lot: 27 Use Description: Waterfront Zone: RC Land Area in Acres: 0.88 |
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| Building Details: Building # 1 | | |
|--------------------------------|---|---|
| | Model: Residential Living Area: 566 Appr. Year Built: 1989 Style: Camp Stories: 1 Occupancy: 1 No. Total Rooms: 3 No. Bedrooms: 1 No. Baths: 0 No. Half Baths: 1 | Int Wall Desc 1: Minim/Masonry Int Wall Desc 2: Ext Wall Desc 1: Wood on Sheath Ext Wall Desc 2: Roof Cover: Asph/F Gls/Cmp Roof Structure: Gable/Hip Heat Type: None Heat Fuel: Coal or Wood A/C Type: None |
| | | |



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

Property Card: 17 OLD BARRE RD
Town of Phillipston, MA



Parcel Information

| Parcel ID: 55-27 Vision ID: 1365 Owner: CAI AMY Co-Owner: Mailing Address: 207-209 RIVER ST NEWTON, MA 02465 | Map: 55 Lot: 27 Use Description: Waterfront Zone: RC Land Area in Acres: 0.88 |
|--|--|
| Sale History | Assessed Value |
| Book/Page: 63902/6 Sale Date: 12/4/2020 12:00:00 AM | Land: \$298,700 Buildings: \$82,300 Extra Bldg Features: \$300 Outbuildings: \$100 Total: \$381,400 |

Building Details: Building # 1



| | |
|---|---|
| Model: Residential Living Area: 566 Appr. Year Built: 1989 Style: Camp Stories: 1 Occupancy: 1 No. Total Rooms: 3 No. Bedrooms: 1 No. Baths: 0 No. Half Baths: 1 | Int Wall Desc 1: Minim/Masonry Int Wall Desc 2: Ext Wall Desc 1: Wood on Sheath Ext Wall Desc 2: Roof Cover: Asph/F Gls/Cmp Roof Structure: Gable/Hip Heat Type: None Heat Fuel: Coal or Wood A/C Type: None |
|---|---|



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



**Massachusetts Watershed Protection Act
Variance Decision QA2022-035**

Pursuant to the:
Massachusetts Watershed Protection Act
Chapter 36 of the Acts of 1992
M.G.L. ch. 92A½
313 CMR 11.00

| |
|---|
| Summary of Decision: Variance Approved with Conditions |
|---|

| | | |
|------------|--|--|
| TO: | <u>Amy Cai</u> <i>Name of Owner</i> | <u>Chris Stoddard</u> <i>Name of Applicant</i> |
| | <u>207-209 River Street</u> <u>Newton, MA 02465</u> <i>Address</i> | <u>1863 Old Keene Road</u> <u>Athol, MA 01331</u> <i>Address</i> |

FROM: Department of Conservation and Recreation, Division of Water Supply Protection,
Quabbin/Ware Section

DATE OF ISSUANCE: 11/3/2022

REGARDING: 17 Old Barre Road, Phillipston, MA 01331
Property Address/Location



Massachusetts Watershed Protection Act
Variance Decision QA2022-035

Town Assessor's Sheet Number: 55 Lot Number: 27

Recorded at the Worcester District Registry of Deeds

Book Number: 63902 Page Number: 6 or Certificate of Title Number:

Initial intake date: 10/7/2022
Submission date (Complete Application): 10/7/2022
Date of Public Hearing: 10/31/2022
Date of close of Public Hearing: 10/31/2022

Remove a one-bedroom camp and construct a two-bedroom single family dwelling, a detached two car garage, upgraded septic system and new drinking well.

Description of Proposed Structure, Use and/or Activity

PLANS/INFORMATION FILED:

Site Plan September 25, 2022
Plan Title *Date of Plan*

Christopher J. Stoddard
Signed and Stamped by

Sewage Disposal System September 25, 2022
Plan Title *Date of Plan*

Christopher J. Stoddard
Signed and Stamped by



Massachusetts Watershed Protection Act
Variance Decision QA2022-035

- FINDING -

The Division of Water Supply Protection of The Department of Conservation and Recreation (the Division) has reviewed the application for Variance referenced by the file number above, and has held a public hearing on the application. Based on the information in the application and presented at the hearing, the Division makes the following Variance Decision:

1. Areas of Jurisdiction on this Property

Primary Protection Zone

- ☒ 0-200 feet from the Bank of a Tributary or Surface Waters in the Wachusett Reservoir, Ware River, or Quabbin Reservoir Watershed [313 CMR 11.04(1)(b)]

Secondary Protection Zone

- ☒ 200-400 feet from the Bank of a Tributary or Surface Waters in the Wachusett Reservoir, Ware River, or Quabbin Reservoir Watershed [313 CMR 11.04(1)(c)]
- ☒ Bordering Vegetated Wetland [313 CMR 11.04(1)(e)]

2. Reason for Variance Request

- ☒ Alteration within 200 feet of the Bank of a Tributary or Surface Waters [313 CMR 11.04(3)(a)2]
- ☒ The construction of any dwelling which exceeds a density of two bedrooms per acre or any use which may generate more than 220 gallons of sanitary sewage per acre per day [313 CMR 11.04(3)2p]

3. Variance Decision

- ☒ **Grant of Variance.** The Division finds that the Variance requested can be granted without substantial detriment to the public good and without impairment to the quality of water in the watershed because the house is proposed in the same footprint as the existing house, the septic system will be upgraded with the leach field removed from the Primary Protection Zone, and a gravel driveway will be removed and allowed to revegetate.



Massachusetts Watershed Protection Act

Variance Decision QA2022-035

- A. Approved Activities within the Primary Protection Zone**
Removal of the one-bedroom camp and construction of the two-bedroom single family dwelling, two car garage, septic tank, and drinking well.
- B. Approved Activities within the Secondary Protection Zone**
Installation of the new leach field.
- C. Approved Mitigation Methods for this Project**
Approved mitigation methods -- Erosion controls.
- D. Activities Not Allowed by this Decision**
Any activity not shown on the approved plans.
- E. GENERAL CONDITIONS**
This grant is subject to the conditions listed herein, which are necessary to protect water quality in the Watershed.
1. This Decision and the following conditions are based on an Application for Variance received complete on 10/7/2022 and the accompanying plans, as noted on page two, on file with DCR-DWSP Quabbin/Ware Section, Environmental Planning Office, 485 Ware Rd., Belchertown, MA 01007 (herein referred to as "this office").
 2. Any changes, revisions or alterations to approved plans must be submitted to this office prior to the commencement of any work on this site. The Division shall review those changes and make a finding whether an amendment to this Decision or a new filing for a Variance would be required.
 3. The Division shall have the right to enter and inspect the property, (per 313 CMR 11.11(4)) at reasonable times, for compliance with this Decision, the Act and the Watershed Protection Regulations (313 CMR 11.00).
 4. This Decision shall apply to any successor in interest or successor in control of the property.
 5. In case of emergencies, problems or the need to discuss site conditions with the Division, the contact telephone number is (413) 323-6921.
 6. This Decision will expire three years from the date of issuance. No activity may be conducted after that time period without re-issuance of the Variance Decision.



Massachusetts Watershed Protection Act
Variance Decision QA2022-035

BEFORE THE START OF ANY ACTIVITY:

7. All sedimentation and erosion control measures shall be installed prior to construction.

DURING CONSTRUCTION:

8. During and after construction there shall be no sedimentation to wetlands or water bodies from discharge pipes or surface water runoff leaving the site.

AFTER CONSTRUCTION:

9. Erosion control devices shall remain in place until all disturbed surfaces have been stabilized with final vegetative cover or the Division has authorized their removal.
10. No additional work is allowed between the erosion control line and the waters edge.

This Decision applies to the structure, use or activity only as it has been represented in the Application for Variance. If the structure, use or activity changes notice should be made to the Division so that the revised information can be reviewed.

This Decision does not relieve the Applicant of the responsibility of complying with all other applicable Federal, State or local laws and regulations including the General Rules and Regulations for the Protection of Watersheds and the Watershed System (313 CMR 11.09).



TOWN OF PHILLIPSTON
Office of the Assessors
50 The Common
Phillipston, Massachusetts 01331
Phone/Fax (978) 249-1732
assessors@phillipston-ma.gov

Assessors:
David Manty, Chairman
Luanne Royer, Clerk
Earl Sweat, Member

October 9, 2024

To: Paul Bassett

Re: Abutters' List – 17 Old Barre Road, Phillipston
Owner: Amy Cai

Attached is a Certified Abutters' List which represents owners of parcels within 300' of the property line of the subject property. Subject property is known as 17 Old Barre Road, Phillipston, MA 01331, Map 55 Parcel 27. Owner of record as of this date is Amy Cai of 207-209 River Street, Newton and deed recorded in Worcester County Registry of Deeds Book 63902 Page 6.

This Certified Abutters' List is as set forth in the records of the Board of Assessors in the Town of Phillipston, MA as of this date October 9, 2024.

Maureen Cote
Assessors' Office



300 feet Abutters List Report

Phillipston, MA
October 09, 2024

Subject Property:

Parcel Number: 55-27
CAMA Number: 55-27
Property Address: 17 OLD BARRE RD

Mailing Address: CAI AMY
207-209 RIVER ST
NEWTON, MA 02465

Abutters:

Parcel Number: 18-10A
CAMA Number: 18-10A
Property Address: BARRE RD

Mailing Address: DEGON RICHARD & REBECCA
45 RILEY SWITCH RD
PHILLIPSTON, MA 01331

Parcel Number: 18-2A
CAMA Number: 18-2A
Property Address: 175 BARRE RD

Mailing Address: CORMIER ROGER & DONNA
175 BARRE RD
PHILLIPSTON, MA 01331

Parcel Number: 18-3
CAMA Number: 18-3
Property Address: BARRE RD

Mailing Address: DAVIDSON PATRICK TRUSTEE PDD
INVESTMENT TRUST
137 WARREN STREET
UPTON, MA 01568

Parcel Number: 55-23
CAMA Number: 55-23
Property Address: 9 OLD BARRE RD

Mailing Address: WILLIAM M SCHMICK LAUREL M
SCHMICK
9 OLD BARRE RD
PHILLIPSTON, MA 01331

Parcel Number: 55-24
CAMA Number: 55-24
Property Address: BARRE RD

Mailing Address: COMM OF MASS
OLD & NEW BARRE RDS
PHILLIPSTON, MA 01331

Parcel Number: 55-25
CAMA Number: 55-25
Property Address: 15 OLD BARRE RD

Mailing Address: WALANT DAVID B & KAREN B
15 OLD BARRE RD
PHILLIPSTON, MA 01331

Parcel Number: 55-26
CAMA Number: 55-26
Property Address: OLD BARRE RD

Mailing Address: WALANT DAVID B & KAREN B
15 OLD BARRE RD
PHILLIPSTON, MA 01331

Parcel Number: 55-28
CAMA Number: 55-28
Property Address: 19 OLD BARRE RD

Mailing Address: JOHN F COLBY STEPHANIE R COLBY
19 OLD BARRE RD
PHILLIPSTON, MA 01331

Parcel Number: 55-29
CAMA Number: 55-29
Property Address: 21 OLD BARRE RD

Mailing Address: CILO JASON CHARLTON AMANDA LEA
737 GREENWICH STREET
NEW YORK, NY 10014

Parcel Number: 55-32
CAMA Number: 55-32
Property Address: 1 EAST RD

Mailing Address: PARKER PAULA
4185 HYLING DRIVE
JENSEN BEACH, FL 34957



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.

10/9/2024

Page 1 of 3



300 feet Abutters List Report

Phillipston, MA
October 09, 2024

| | |
|---|--|
| Parcel Number: 55-33 CAMA Number: 55-33 Property Address: EAST RD | Mailing Address: INHABITANTS OF PHILLIPSTON 50 COMMON PHILLIPSTON, MA 01331 |
| Parcel Number: 55-34 CAMA Number: 55-34 Property Address: 3 EAST RD | Mailing Address: RUDY THEODORE D & LAURA M 33 LAUREL WOODS TOWNSEND, MA 01469 |
| Parcel Number: 55-35 CAMA Number: 55-35 Property Address: 5 EAST RD | Mailing Address: THEODORE D RUDY LAURA M RUDY 817AMARYLLIS LN VENICE, FL 34292 |
| Parcel Number: 55-36 CAMA Number: 55-36 Property Address: EAST RD | Mailing Address: THEODORE D RUDY LAURA M RUDY 33 LAUREL WOODS WEST TOWNSEND, MA 01474 |
| Parcel Number: 55-36A CAMA Number: 55-36A Property Address: KING RD | Mailing Address: GATAUTIS RICHARD 7 KING RD PHILLIPSTON, MA 01331 |
| Parcel Number: 55-37 CAMA Number: 55-37 Property Address: 12 KING RD | Mailing Address: GRAUTSKI JAMES & NANCY 54 BIRCHCROFT RD LEOMINSTER, MA 01453 |
| Parcel Number: 55-38 CAMA Number: 55-38 Property Address: MYRTLE RD | Mailing Address: INHABITANTS OF PHILLIPSTON 50 COMMON PHILLIPSTON, MA 01331 |
| Parcel Number: 55-41 CAMA Number: 55-41 Property Address: 5 MYRTLE RD | Mailing Address: HALEY TIMOTHY HALEY SYLVIA 5 MYRTLE RD PHILLIPSTON, MA 01331 |
| Parcel Number: 55-53 CAMA Number: 55-53 Property Address: 7 KING RD | Mailing Address: GATAUTIS RICHARD P 7 KING RD PHILLIPSTON, MA 01331 |
| Parcel Number: 55-55 CAMA Number: 55-55 Property Address: 1 FITCH RD | Mailing Address: ULMER TYRONE G SR & CYNTHIA TRUSTEES THE ULMER LIVING TRUST 344 NE ORCHARD STREET PORT SAINT LUCIE, FL 34983 |
| Parcel Number: 55-56 CAMA Number: 55-56 Property Address: 3 FITCH RD | Mailing Address: MCLAUGHLIN SHANNON K TRUSTEE MCLAUGHLIN IRREV FAMILY TRUST 195 14TH AVENUE HOLTSVILLE, NY 11742 |
| Parcel Number: 55-60 CAMA Number: 55-60 Property Address: 5 VALLEY RD | Mailing Address: THEROUX ROBERT E AND CAROL J, TRS OF THE 2019 THER 9 BRIGHTSIDE DRIVE HUDSON, NH 03051 |



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300 feet Abutters List Report

Phillipston, MA
October 09, 2024

Parcel Number: 55-62
CAMA Number: 55-62
Property Address: OLD BARRE RD

Mailing Address: GATAUTIS RICHARD
7 KING ROAD
PHILLIPSTON, MA 01331

Parcel Number: 55-74
CAMA Number: 55-74
Property Address: AUSTIN RD

Mailing Address: INHABITANTS OF PHILLIPSTON
50 COMMON
PHILLIPSTON, MA 01331



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