

FORM C
APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

File two (2) completed copy with the Town Clerk with ten (10) copies of the plans to the Planning Board.

April to _____, 2019

To the Planning Board of the Town of Shrewsbury, Massachusetts:

The undersigned herewith submits the accompanying Definitive Plan of a Subdivision entitled Centech Park North - Sub District A and dated April 10, 2019 for approval under the provisions of the Subdivision Control Law and your Rules and Regulations covering the subdivision of land.

Name of Applicant(s): Town of Shrewsbury
Address of Applicant(s): 100 Maple Avenue, Shrewsbury, MA 01545
Phone & Fax Numbers of Applicant(s): (P) 508-841-8508

Name of Owner(s): Town of Shrewsbury
Address of Owner(s): 100 Maple Avenue, Shrewsbury, MA 01545
Phone & Fax Numbers of Owner(s): (P) 508-841-8508

Name of Engineer: Bohler Engineering, c/o Michael J. Dryden
Address of Engineer: 352 Tumpke Road, Southborough, MA 01772
Phone & Fax Numbers of Engineer: (P) 508-480-9900; (F) 508-480-9080

The owner's title to said land is by deed dated January 10, 2003 and recorded in the Worcester District Registry of Deeds Book 28672, Page 173 and is shown on Assessor's Tax Plate 42, Plot 11.
Said plan (has / has not) evolved from a preliminary plan submitted to the Board on December 12, 2018 and was (approved with modifications / disapproved) on _____.

Location and Description of Property: 384-386 South Street (See narrative)

Number of Lots on the Proposed Plan: 2
Size of Property: 66.5 (+/-) acres

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Subdivision Rules and Regulations.

Signature of Applicant(s): _____
Signature of Owner(s): _____


The Certificate of Ownership Form must be completed and submitted along with this application.

**FORM D
DESIGNER'S CERTIFICATE**

APRIL, 9 _____, 20 19 _____

To the Planning Board of the Town of Shrewsbury, Massachusetts:

In preparing the plan entitled DEFINITIVE SUBDIVISION LOTTING PLAN MASS DEVELOPMENT, 384-386 SOUTH STREET
LOT 11, MAP 42, TOWN OF SHREWSBURY, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS

I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision Land in Shrewsbury, Massachusetts, and my source of information about the location of boundaries shown on said plan were one or more of the following:

1. Deed from AUDREY A. DOYLE-RICHARDSON ET AL to THE INHABITANTS OF THE TOWN OF SHREWSBURY
Dated JANUARY 10, 2003 and recorded in the Worcester District
Registry of Deeds in Book 28672, Page 173.
2. Other plans, as follows N/A

3. Detail and topography has been established by;
aerial survey _____; on ground survey _____; other _____
4. Actual measurement on the ground from a starting point established by _____
GPS (NAD 83) & (NAVD 88) _____.
5. Other sources DEEDS AND RECORDED PLANS

Signed 
(Registered Professional Engineer or Registered Land Surveyor)

Address 352 TURNPIKE RD
SUMMIT MA 01772



(Seal of Engineer
or Surveyor)

**FORM M
CERTIFICATE OF OWNERSHIP**

I, the undersigned Applicant, do hereby certify to the Town of Shrewsbury, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below.

Section A:

Title of Plan: Centech Park North - Sub-District A

Date of Plan: 3/28/19

Assessor's Tax Plate: 42 Plot: 11

Prepared By: Bohler Engineering, Inc.

Section B:

Name of Record Owner(s)*: Town of Shrewsbury

Address of Record Owner(s): 100 Maple Ave., Shrewsbury, MA 01545

Phone Number and Email of Record Owner(s): 508-841-9808 (Kristen Lee (Assistant Town Manager): lee@shrewsburyma.gov)

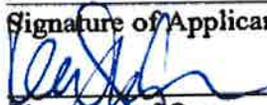
* If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s) on a separate sheet.

* If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: N/A

* If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:
N/A

Does the applicant(s) own or have contractual rights to develop the above-mentioned land? Yes

Executed as a sealed instrument this 8th day of April, 2019

Signature of Applicant

Signature of Owner


Print name of Applicant
KEVIN J. MIZIKAR TOWN MANAGER
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

Kevin J. Mizikar personally appeared before me and provided his/her identification through satisfactory evidence which were personally known and acknowledged he/she signed the foregoing instrument voluntarily for its stated purpose on this 8th day of April, 2019.

Notary Signature: Kristen D. Lee
My Commission Expires: May 14, 2021

49/2013

6606

QUITCLAIM DEED

We, Audrey A. Doyle-Richardson a/k/a Audrey Doyle of Shrewsbury, Massachusetts, Constance Pukaite of Mequon, Wisconsin, Elaine Allen a/k/a Elaine Kingsriter of St. Paul, Minnesota, and Richard E. Allen of Watsonville, California ("Grantor"), for consideration paid and in consideration of Six Million and 00/100 Dollars (\$6,000,000.00), grant to The Inhabitants of the Town of Shrewsbury, a Massachusetts municipal corporation ("Grantee"), with an address c/o Town Clerk, Town of Shrewsbury, 100 Maple Avenue, Shrewsbury, MA 01545, with QUITCLAIM COVENANTS, three certain parcels of land with the buildings thereon situate in Shrewsbury, Worcester County, Massachusetts, to the north of the Hartford Turnpike also known as Route 20 and on the westerly side of South Street, as follows:

03 JAN 19 AM 10:52

Locus: 384-386 South Street, Shrewsbury, MA 01545
0 South Street, Shrewsbury, MA 01545
719 Hartford Turnpike, Shrewsbury, MA 01545

PARCEL I:

The land and buildings thereon situate in Shrewsbury, Worcester County, Massachusetts to the north of the Hartford Turnpike also known as Route 20, and on the westerly side of South Street, containing approximately 49 acres and also identified in Town of Shrewsbury Assessors records as the portion of Parcel 42-011000 west of South Street.

For Grantor's title see deed of Richard E. Allen, Trustee under the Stuart H. Allen Trust, and Trustee under the Dorothy M. Allen Trust, dated August 24, 1998 and recorded with the Worcester County Registry of Deeds in Book 20371, Page 181.

PARCEL II:

The land and buildings thereon situate in Shrewsbury, Worcester County, Massachusetts to the north of the Hartford Turnpike also known as Route 20, and on the westerly side of South Street, containing approximately 1.856 acres, shown as Parcel A on a Plan entitled "Plan of land in Shrewsbury, Mass. owned by Stuart H. Allen" dated October 1973, and recorded with said Deeds in Plan Book 392, Plan 22, and also identified in Town of Shrewsbury Assessors records as Parcel 42-011001.

For Grantor's title see deeds of Stuart H. Allen and Dorothy M. Allen dated 12/29/92 and 12/28/93 recorded with said Deeds in Book 14843, Page 21, Book 14843, Page 22, Book 14924, Page 303 and Book 14924, Page 302, respectively.

MAIL:
71 PHILIP LEADER, FSO
31 MECHANIC STREET
WORCESTER, 01608

NELSON J O'CONNOR
855J

PARCEL III:

The land situate in Shrewsbury, Worcester County, Massachusetts on the northerly side of the Hartford Turnpike also known as Route 20, and on the westerly side of South Street, containing approximately 11 acres and also identified in Town of Shrewsbury Assessors records as Parcel 42-021000.

For Grantor's title see deeds of Stuart H. Allen and Dorothy M. Allen dated 12/27/88, 12/27/89, 12/30/86, and 12/26/90 and recorded with said Deeds in Book 11838, Page 3, Book 11838, Page 4, Book 12544, Page 54, Book 12544, Page 55, Book 13171, Page 378, Book 13171, Page 380, Book 13171, Page 383, and Book 13171, Page 383, respectively.

Meaning and intending to convey all the Grantor's right, title and interest in and to all property of the Grantor situate in Shrewsbury, Worcester County, Massachusetts on the northerly side of the Hartford Turnpike also known as Route 20, and on the westerly side of South Street, but specifically excluding the property of the Grantor on the easterly side of South Street.

The above premises are conveyed subject to and together with the benefit of all rights, restrictions, covenants and easement of record, if any, insofar as the same are now in force and applicable.

No Massachusetts Deed Excise Taxes Stamps are affixed hereto, none being required by law.

SEE PLAN 790-23

Executed under seal as of the 10th day of January, 2003.

Audrey A. Doyle-Richardson
Audrey A. Doyle-Richardson

Constance Pukaite

Elaine Allen

Richard E. Allen

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

Dec 30, 2002

Then personally appeared the above-named Audrey A. Doyle-Richardson and acknowledged the foregoing instrument to be her free act and deed, before me,

Ann M. Dagle Jr
NOTARY PUBLIC

My Commission expires:

ANN M. DAGLE
My Commission Expires March 19, 2004

STATE OF WISCONSIN

_____ COUNTY

_____, 200__

Then personally appeared the above-named Constance Pukaite and acknowledged the foregoing instrument to be her free act and deed, before me,

NOTARY PUBLIC:

My Commission expires:

Executed under seal as of the 10th day of January, 2003.

Audrey A. Doyle-Richardson

Constance Pukaite
Constance Pukaite

Elaine Allen

Richard E. Allen

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. _____, 200__

Then personally appeared the above-named Audrey A. Doyle-Richardson and acknowledged the foregoing instrument to be her free act and deed, before me,

NOTARY PUBLIC:
My Commission expires:

STATE OF WISCONSIN

Ogoujee COUNTY 12-31, 2002

Then personally appeared the above-named Constance Pukaite and acknowledged the foregoing instrument to be her free act and deed, before me,

Richard L. Dupre
NOTARY PUBLIC:
My Commission expires:

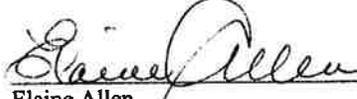
10-9-05

bm

Executed under seal as of the 10th day of January, 2003.

Audrey A. Doyle-Richardson

Constance Pukaite



Elaine Allen

Richard E. Allen

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. _____, 200__

Then personally appeared the above-named Audrey A. Doyle-Richardson and acknowledged the foregoing instrument to be her free act and deed, before me,

NOTARY PUBLIC:
My Commission expires:

STATE OF WISCONSIN

_____ COUNTY _____, 200__

Then personally appeared the above-named Constance Pukaite and acknowledged the foregoing instrument to be her free act and deed, before me,

NOTARY PUBLIC:
My Commission expires:

Executed under seal as of the 10th day of January, 2003.

Audrey A. Doyle-Richardson

Constance Pukaite

Elaine Allen

Richard E. Allen
Richard E. Allen

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss. _____, 200__

Then personally appeared the above-named Audrey A. Doyle-Richardson and acknowledged the foregoing instrument to be her free act and deed, before me,

NOTARY PUBLIC:
My Commission expires:

STATE OF WISCONSIN

_____ COUNTY _____, 200__

Then personally appeared the above-named Constance Pukaite and acknowledged the foregoing instrument to be her free act and deed, before me,

NOTARY PUBLIC:
My Commission expires:

STATE OF MINNESOTA

Ramsey COUNTY

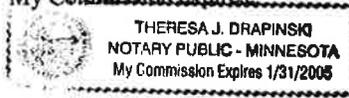
12/30, 2002

Then personally appeared the above-named Elaine Allen and acknowledged the foregoing instrument to be her free act and deed, before me,

Theresa J. Drapinski

NOTARY PUBLIC:

My Commission expires:



STATE OF CALIFORNIA

_____ COUNTY

_____, 200__

Then personally appeared the above-named Richard E. Allen and acknowledged the foregoing instrument to be his free act and deed, before me,

NOTARY PUBLIC:

My Commission expires:

STATE OF MINNESOTA

_____ COUNTY _____, 200__

Then personally appeared the above-named Elaine Allen and acknowledged the foregoing instrument to be her free act and deed, before me,

NOTARY PUBLIC:
My Commission expires:

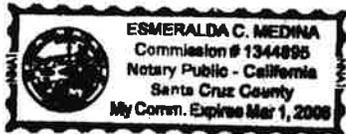
STATE OF CALIFORNIA

Santa Cruz COUNTY

December 31, 2002

Then personally appeared the above-named Richard E. Allen and acknowledged the foregoing instrument to be his free act and deed, before me,

Emeralda C. Medina
NOTARY PUBLIC:
My Commission expires: March 1, 2006.



ATTEST: WORC. Anthony J. Vigliotti, Register