

Middlesex South Registry of Deeds
Electronically Recorded Document

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

Recording Information

Document Number	: 7886
Document Type	: DEED
Recorded Date	: January 14, 2022
Recorded Time	: 11:11:21 AM
Recorded Book and Page	: 79535 / 42
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2772322
Recording Fee (including excise)	: \$3,643.40

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 01/14/2022 11:11 AM
Ctrl# 353223 08391 Doc# 00007886
Fee: \$3,488.40 Cons: \$765,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

PROPERTY ADDRESS: 108 Coolidge Street, Sherborn, Massachusetts 01770

Quitclaim Deed

We, **Eugene Rosenberg and Yelizaveta Rosenberg, a married couple**, of Sherborn, Massachusetts for consideration paid and in full consideration of **SEVEN HUNDRED SIXTY-FIVE THOUSAND AND 00/100 DOLLARS (\$765,000.00)** paid grant to **Fenix Partners Coolidge Street LLC**, a Massachusetts limited liability company with a business address, of 177 Lake Street, Sherborn, Massachusetts 01770

with QUITCLAIM COVENANTS

the following property in Middlesex County, Massachusetts

The land and buildings being shown as Lot 1 on a plan of land entitled "Plan of Land (Estate of Paul A. Mandella) in Sherborn, Mass., Scale: 1 inch = 60 feet, February 25, 1991, Cheney Engineering Co., Inc., 32 Junction St., Needham, Mass.", bounded and described as follows, said plan being recorded in Middlesex South Registry of Deeds as Plan No. 330 of 1991 in Book 21149, Page 105:

Beginning at the iron pipe at the easterly side of Coolidge Street running along the easterly line of Coolidge Street to a concrete bound, 226.95 feet with a radius of 803.08:

Thence running along the easterly side of Coolidge Street, 78.22 feet with a radius of 492.92 feet to a point;

Thence, N 72° 39' 20" E. 88.64 feet;

Thence, N 56° 54' 10" E. 283.79 feet to a stone wall;

Thence, S 54° 54' 10" E. 531.54 feet to a point on said wall;

Thence, S 70° 13' 12" W. 354.57 feet to a point; and

Thence, S 82° 00' 00" W. 431.05 feet to the iron pipe point of the beginning.

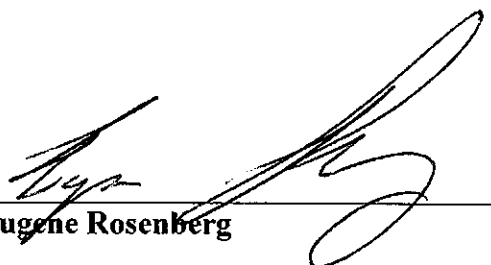
Said Lot containing approximately 271,944 square feet.

Grantors hereby waive any and all homestead rights they have or may have had in the property described above and conveyed herein as set forth in M.G.L. Chapter 188. Grantors also hereby certify, under the pains and penalties of perjury, that no other persons are entitled to any benefits of an existing Estate of Homestead.

Meaning and intending to convey the same premises conveyed to the Grantors by Deed dated May 10, 2017 and recorded with the Middlesex South Registry of Deeds in Book 69270, Page 260.

[signature pages to follow]

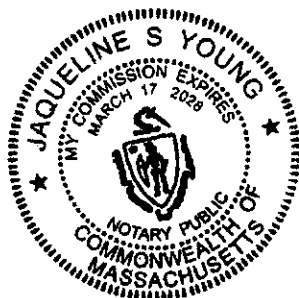
Executed as a sealed instrument this 6 day of January, ~~2021~~ ²⁰²².

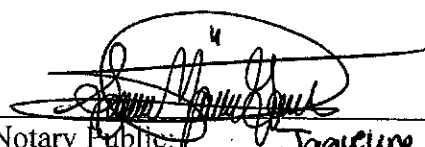

 Eugene Rosenberg

STATE/ COMMONWEALTH OF Massachusetts

Middlesex County, ss.

On this 6 day of January, ~~2021~~ ²⁰²², before me, the undersigned notary public, personally appeared, **Eugene Rosenberg**, who proved to me through satisfactory evidence of identification, which was ☐ Driver's License; ☐ State ID; ☒ Passport; ☐ Other Government Issued ID; ☐ Other, to be the person whose name is signed on the preceding or attached document, and who acknowledged, swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of his knowledge and belief, and that he signed it voluntarily for its stated purpose as his free act and deed.




 Notary Public: Jaqueline S. Young
 My Commission Expires 03/17/2028

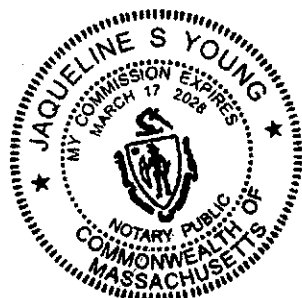
Executed as a sealed instrument this 6 day of January, ~~2021~~ ²⁰²²

Yel R
Yelizaveta Rosenberg

STATE/ COMMONWEALTH OF Massachusetts

Middlesex County, ss.

On this 6 day of January, ~~2021~~ ²⁰²², before me, the undersigned notary public, personally appeared, **Yelizaveta Rosenberg**, who proved to me through satisfactory evidence of identification, which was ☒ Driver's License; ☐ State ID; ☐ Passport; ☐ Other Government Issued ID; ☐ Other, to be the person whose name is signed on the preceding or attached document, and who acknowledged, swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of her knowledge and belief, and that she signed it voluntarily for its stated purpose as her free act and deed.



Jaqueline S. Young
Notary Public: Jaqueline S. Young
My Commission Expires 03/17/2028

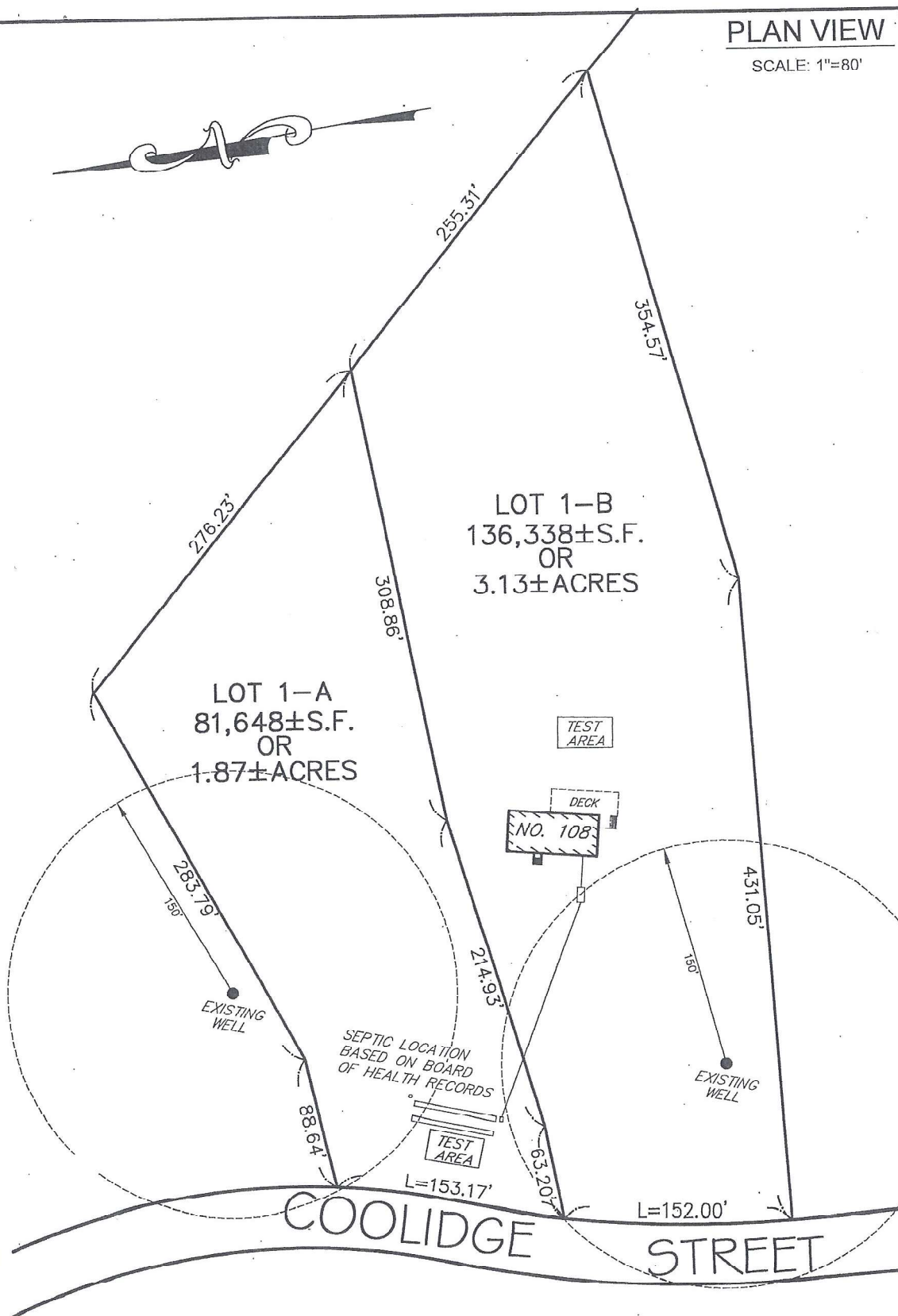
Zoning Summary Table

Sherborn Residential A District

Item	RA	Proposed 40B	Site	Waiver ?
Minimum Lot Area	1 acre	12 Homes	5 acres	Yes
Minimum Frontage	150 feet		> 400 feet	Yes
Minimum Lot Width	150 feet		> 400 feet	Yes
Minimum Lot Depth	N/A	N/A	N/A	N/A
Minimum Front Setback	60 feet		40 feet	Yes
Minimum Side Setback	30 feet		20	Yes
Minimum Rear Setback	30 feet		20	Yes
Maximum Height (stories)	2.5	< or = 2.5		No
Maximum Height (feet)	35 feet	< 35 feet		No
Maximum Gross Floor Area Ratio			8.10%	
Units per Acre			2.4 units per acre	
Units per Buildable Acre			3 units per acre	
Parking Spaces			24 garage, 8 surface	
Parking Spaces per unit			2.7 spaces per unit	
Buildings	8.1%			
Parking and Paved Areas	7.7%			
Usable Open Space	77.5%			
Unusable Open Space	6.7%			
Lot Coverage	15.8%			

PLAN VIEW

SCALE: 1"=80'



21-35



GLM Engineering
Consultants, Inc.

19 EXCHANGE STREET
HOLLISTON, MA 01746

P: 508-429-1100

www.GLMengineering.com

CONCEPTUAL LAYOUT
108 COOLIDGE STREET
SHERBORN, MA 01770

MARCH 23, 2021

JOB # 17027

For Registry of Deeds Use Only

2022 00157722
Bk: 80858 Pg: 322 Doc: ORD
Page: 1 of 5 10/24/2022 08:37 AM



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
**WPA Form 4B – Order of Resource Area
Delineation**

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

Provided by MassDEP:

283-436

MassDEP File Number

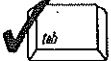
eDEP Transaction Number

Sherborn

City/Town

A. General Information

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



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

From: Sherborn
1. Conservation Commission

2. This Issuance is for (check one):

- a. ☒ Order of Resource Area Delineation
b. ☐ Amended Order of Resource Area Delineation

3. Applicant:

Robert

a. First Name

Murchison

b. Last Name

c. Organization

177 Lake Street

d. Mailing Address

Sherborn

e. City/Town

MA

f. State

01770

g. Zip Code

4. Property Owner (if different from applicant):

Robert

a. First Name

Murchison

b. Last Name

Fenix Partners Coolidge Street, LLC

c. Organization

117 Lake Street

d. Mailing Address

Sherborn

e. City/Town

MA

f. State

01770

g. Zip Code

5. Project Location:

108 Coolidge Street

a. Street Address

Sherborn

b. City/Town

01770

c. Zip Code

5

d. Assessors Map/Plat Number

48

e. Parcel/Lot Number

Latitude and Longitude

(in degrees, minutes, seconds):

42d15m59.88s

f. Latitude

71d22m45.80s

g. Longitude

6. Dates:

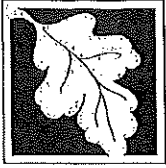
09/01/2022

a. Date ANRAD filed

10/06/2022

b. Date Public Hearing Closed

c. Date of Issuance



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area
Delineation**

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

Provided by MassDEP:

283-436

MassDEP File Number

eDEP Transaction Number

Sherborn

City/Town

A. General Information (cont.)

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Wetland Resource Plan, Revised

9/27/2022

a. Title

b. Date

c. Title

d. Date

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

a. ☐ **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. ☐ Bordering Vegetated Wetlands

2. ☐ Other resource area(s), specifically:

a.

b. ☒ **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. ☒ Bordering Vegetated Wetlands

2. ☐ Other resource area(s), specifically:

a.

c. ☐ **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. ☐ Bordering Vegetated Wetlands

2. ☐ Other resource area(s), specifically:



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

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

Provided by MassDEP:

283-436

MassDEP File Number

eDEP Transaction Number

Sherborn

City/Town

B. Order of Delineation (cont.)

3. ☐ The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

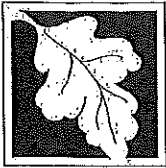
This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

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

Provided by MassDEP:

283-436

MassDEP File Number

eDEP Transaction Number

Sherborn

City/Town

E. Signatures

Date of Issuance

Please indicate the number of members who will sign this form.

1. Number of Signers

Sherborn

Signatures

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Printed Name

Printed Name

Printed Name

Printed Name

Printed Name

Printed Name

Printed Name

Printed Name

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on _____ unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. ☐ By hand delivery on

3. ☐ By certified mail, return receipt requested on

a. Date

a. Date



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

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

Provided by MassDEP:

MassDEP File Number

eDEP Transaction Number

City/Town

Recording Information

Prior to commencement of work, this Order of Resource Area Delineation must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Resource Area Delineation. The recording information on this page shall be submitted to the Conservation Commission listed below.

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Conservation Commission

Please be advised that the Order of Resource Area Delineation for the Project at:

Project Location

MassDEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

For:

Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Resource Area Delineation issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
**Request for Departmental Action Fee
Transmittal Form**

DEP File Number: _____

Provided by DEP _____

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

A. Request Information

1. Location of Project

a. Street Address _____

b. City/Town, Zip _____

c. Check number _____

d. Fee amount _____

2. Person or party making request (if appropriate, name the citizen group's representative):

Name _____

Mailing Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Fax Number (if applicable) _____

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name _____

Mailing Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Fax Number (if applicable) _____

4. DEP File Number: _____

B. Instructions

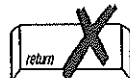
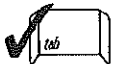
1. When the Departmental action request is for (check one):

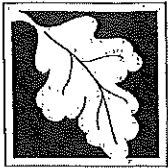
- ☐ Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- ☐ Superseding Determination of Applicability – Fee: \$120
- ☐ Superseding Order of Resource Area Delineation – Fee: \$120

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

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





Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number: _____

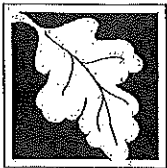
Request for Departmental Action Fee Transmittal Form

Provided by DEP

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

B. Instructions (cont.)

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

DEP File Number:

**Request for Departmental Action Fee
Transmittal Form**

Provided by DEP

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

A. Request Information

1. Location of Project

a. Street Address

b. City/Town, Zip

c. Check number

d. Fee amount

2. Person or party making request (if appropriate, name the citizen group's representative):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name

Mailing Address

City/Town

State

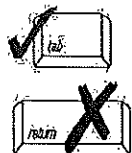
Zip Code

Phone Number

Fax Number (if applicable)

4. DEP File Number:

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



B. Instructions

1. When the Departmental action request is for (check one):

- ☐ Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- ☐ Superseding Determination of Applicability – Fee: \$120
- ☐ Superseding Order of Resource Area Delineation – Fee: \$120

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211



COOLIDGE STREET SHERBORN

PRELIMINARY SCHEME

DECEMBER 21, 2022

SCALE: 1"=100'-0"

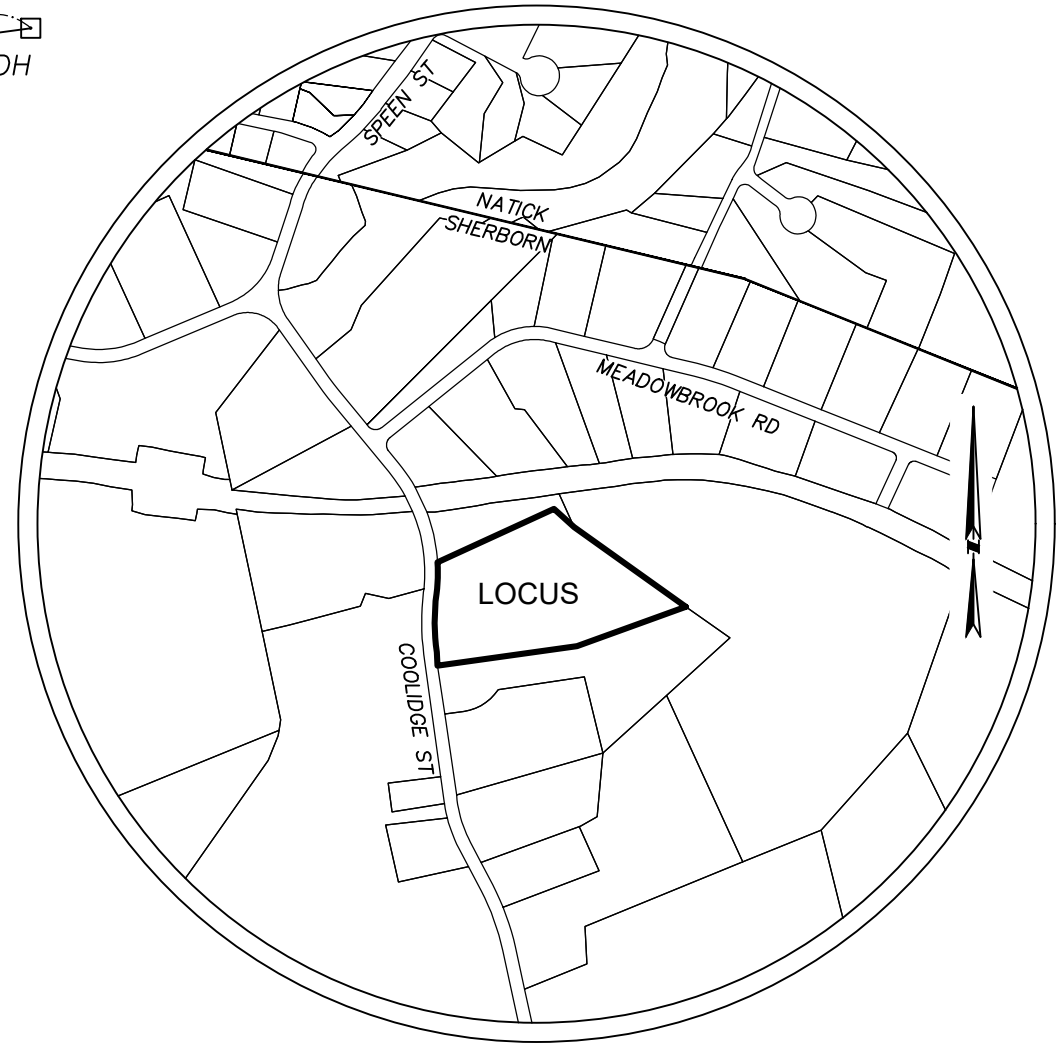
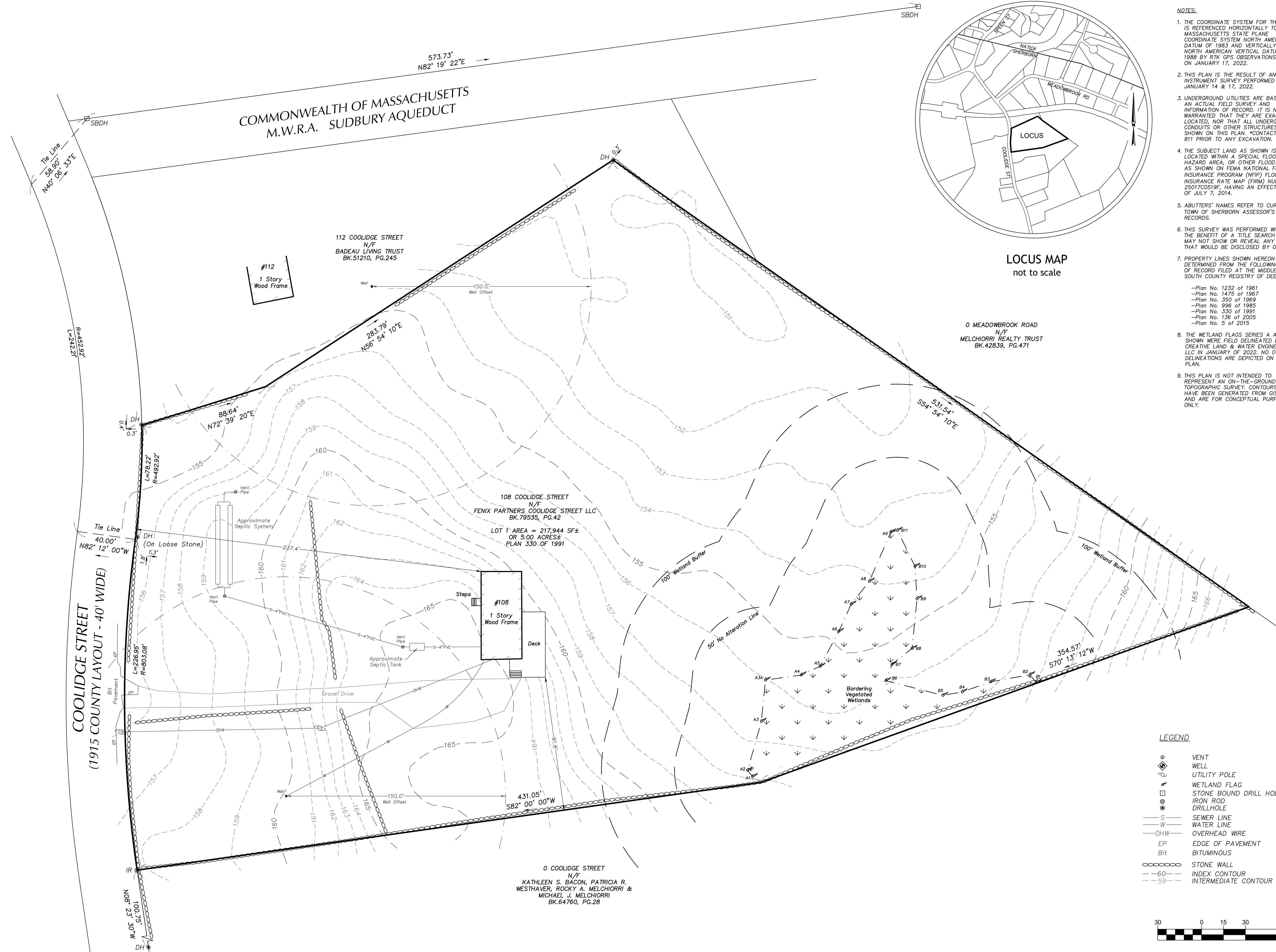
0 50' 100' 150' 200' 250' 300'

PAGE 4



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

PLAN 350 OF 1991



LOCUS MAP
not to scale

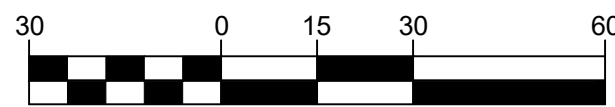
0 MEADOWBROOK ROAD
N/F
MELCHIORRI REALTY TRUST
BK.42839, PG.471

NOTES:

1. THE COORDINATE SYSTEM FOR THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH-AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY RTK GPS OBSERVATIONS TAKEN ON JANUARY 17, 2022.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED JANUARY 14 & 17, 2022.
3. UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. *CONTACT DIGSAFE B11 PRIOR TO ANY EXCAVATION.
4. THE SUBJECT LAND AS SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 2501700519F, HAVING AN EFFECTIVE DATE OF JULY 7, 2014.
5. ABUTTERS' NAMES REFER TO CURRENT TOWN OF SHERBORN ASSESSOR'S RECORDS.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
7. PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
 - Plan No. 1232 of 1961
 - Plan No. 1475 of 1967
 - Plan No. 350 of 1969
 - Plan No. 996 of 1985
 - Plan No. 330 of 1991
 - Plan No. 136 of 2005
 - Plan No. 5 of 2015
8. THE WETLAND FLAGS SERIES A AND B SHOWN WERE FIELD DELINEATED BY CREATIVE LAND & WATER ENGINEERING, LLC IN JANUARY OF 2022. NO OTHER DELINEATIONS ARE DEPICTED ON THIS PLAN.
9. THIS PLAN IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND TOPOGRAPHIC SURVEY. CONTOURS SHOWN HAVE BEEN GENERATED FROM GIS DATA AND ARE FOR CONCEPTUAL PURPOSES ONLY.

LEGEND

- VENT
- WELL
- UTILITY POLE
- WETLAND FLAG
- STONE BOUND DRILL HOLE
- IRON ROD
- DRILLHOLE
- SEWER LINE
- WATER LINE
- OVERHEAD WIRE
- EDGE OF PAVEMENT
- BITUMINOUS
- STONE WALL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR



1 inch = 30 ft.



Samiotes Consultants Inc.
Civil Engineers & Land Surveyors
20 A Street
Frammingham, MA 01701
T 508.877.6688
F 508.877.8349
www.samiotes.com

108 COOLIDGE STREET, SHERBORN, MA



D.F.

DANIEL F. FLEMING - P.L.S. No. 55476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOTES CONSULTANTS, INC.

REVISION

1	10/6/2022	WETLAND FLAG UPDATE

PLAN OF LAND

JOB # 51123.00
DATE: 4/5/2022
SCALE: 1"=30'
DRAWN BY: AJD
APPROVED BY: DFF

EX-1

SHEET 1 OF 1

FILE: 51123.00 108 COOLIDGE STREET PLAN OF LAND.DWG



COOLIDGE STREET SHERBORN

EXISTING CONDITIONS - AERIAL

DECEMBER 21, 2022

SCALE: 1"=100'-0"















