



344 North Main Street | Andover • MA 01810
(978) 416-0920 | www.civildci.com

February 12, 2026

Alexandra Lowder
Community / Economic
Development Planner
Tewksbury Planning Board
Town Hall
1009 Main Street
Tewksbury, MA 01876

Site Plan Review & Special Permit Application
1325 Main Street
Tewksbury, MA 01876
CDCI File #: 25-10844

Civil Design Consultants, Inc. (CDCI) is pleased to submit the enclosed Site Plan Review & Special Permit Application for the proposed mixed-use redevelopment of the property located at 1325 Main Street in Tewksbury, Massachusetts on behalf of AJM Construction (the Applicant). The following information has been prepared for your review and consideration:

1. Applications for Special Permit and Site Plan Review
2. Certified Abutters List,
3. Filing Fee Check,
4. Copy of the Deed,
5. Site Development Plans, prepared by this office, dated February 12, 2026,
6. Architectural Plans, prepared by Gavin and Sullivan Architects, Inc., dated February 9, 2026,
7. Vehicle Turning Exhibit prepared by this office, dated February 12, 2026,
8. Drainage Report prepared by this office dated February 12, 2026.

Project Narrative

The subject property consists of approximately ±2.1-AC parcel and is located in the Mixed Use Business (MUB) zoning district and the Groundwater Protection Overlay District. The Applicant propose to redevelop the site with two (2) two-story multifamily residential buildings containing seven (7) units each (14-units total), a detached garage to be used by the residence, and an office building. Proposed site improvements include paved parking areas, stormwater management systems, utility infrastructure, and landscaping. Access to the property will be provided via a single curb cut on Main Street.

The site previously contained a one-story commercial building with pavement area, totaling approximately 1-AC, while the remainder of the lot was wooded. The building and associated infrastructure were demolished in 2020, and the site is currently vacant.

A Bordering Vegetated Wetland is located off-site to the south. The associated 100-FT Wetland Buffer Zone and local 50-FT No Build Zone extends onto the southern portion of the property. The Groundwater Protection District also crosses onto the southern portion of the lot.

The project's stormwater management system has been designed in accordance with the local regulations and the DEP Stormwater Management Policy. Best Management Practices (BMPs) are incorporated to provide water quality treatment and to mitigate post-development peak discharge rates for up to and including the 100-year, 24-hour storm event. The proposed development results in a net increase of approximately 0.53-AC of impervious area compared to pre-development conditions. A Drainage Report prepared by this office, dated February 12, 2026, is included with the application materials.

A Traffic Assessment is currently being prepared by Chappell Engineering Associates, LLC, and will be submitted to the Town prior to the Planning Board hearing.

The proposed development will require a Site Plan Review under Sections 3.6.2.A.1 and 3.6.2.A.3, and a Special Permit under Section 5.4.3 Appendix A.2.D. The project will also require an Order of Conditions and Land Disturbance Permit from the Conservation Commission and a Highway Access Permit from MassDOT.

We believe all uses and dimensional requirements comply with the zoning bylaw. We look forward to the opportunity to meet with you to discuss this proposal in further detail. If you have any questions or comments, or require additional information, please do not hesitate to contact this office.

Very Truly Yours,

CIVIL DESIGN CONSULTANTS, INC.



Meera A. Cousens
Senior Project Manager

TEWKSBURY PLANNING BOARD

Town Hall – Lower Level
1009 Main Street
Tewksbury, MA 01876
(978) 640-4370

SITE PLAN REVIEW – CHECKLIST FOR APPLICATION

Petitioners applying for any Site Plan Review must submit the following:

1. **APPLICATION FORM:** Provide (6) copies of a completed Site Plan Review Application Form.
2. **WRITTEN STATEMENT:** Provide (6) copies of a narrative detailing the proposed use, effects on adjacent properties and public ways, open space, and other criteria set forth in the Tewksbury Zoning Bylaw Section 3.6 governing Site Plan Review.
3. **PLANS:** Submit (6) set of plans, as follows, to be dated within 6 months of application:
 - (1) set of plans not to exceed 24" x 36"
 - (5) sets of plans not to exceed 11"x17"

The above must include the following:

- lighting plans
 - landscaping plans
 - building elevation plans
 - master signage plan
4. **DRAINAGE CALCULATIONS:** Submit (1) set of drainage calculations.
 5. **FEES:** There is a \$550.00 filing fee plus a postage fee (\$2.00 per abutter) for each application to accommodate mailing notifications. This is payable by cash or check made payable to the Town of Tewksbury. See attached fee schedule.
 6. **CERTIFIED ABUTTERS LIST:** Provide a certified abutters list to include 1) all abutters, 2) abutters to abutters, and 3) all abutters within 300 feet of the property line. Obtain from the Assessor's Office located in the Town Hall Annex. The certified abutters list must be dated within 6 months of date of application. Please submit an electronic copy of this list upon submission.
 7. **ADVERTISEMENT:** Transmit the legal notice for the Public Hearing to the Town Crier for publication for (2) successive weeks. The legal notice and dates for publication will be provided by the Community Development Office once the application is submitted.
 8. **PROOF OF GOOD STANDING:** Include documentation from Town of Tewksbury Tax Collector that the applicant and/or property are in good financial standing with the Town.
 9. **ELECTRONIC DOCUMENTS:** The entire application including plans, drainage reports, etc must be sent electronically to the Community Development Office upon submission.

Town of Tewksbury
Massachusetts

Planning Board

APPLICATION FOR HEARING

Application is hereby made for a
Site Plan Review under Section 3.6 of the Tewksbury Zoning Bylaw

Application Property Address: 1325 MAIN ST

Lot Area 2.10-AC Present Use VACANT Zoning District(s) MUB

Assessor's Map(s) and Lot(s) MAP 60, LOT 69 Land Court Cert. No. Bk/Pg

Middlesex North Registry of Deeds, Bk/Pg 33720/257

Applicant: Name: AJM CONSTRUCTION Telephone: 978-580-1979

Address: 100 FRAISIER LANE City/State: TEWKSBURY, MA

Applicant Email Address: arniejmartel@gmail.com

Property Owner: Name: CERULLO DEVELOPMENT LLC Telephone:

Address: 1325 MAIN ST City/State: TEWKSBURY, MA

Engineer: Name: CIVIL DESIGN CONSULTANTS, INC Telephone: 978-416-0920

Address: 344 NORTH MAIN ST City/State: ANDOVER, MA

Engineer Email Address: MCousens@CivilDCI.com

Brief Description of Proposed Use: (Or attach Written Statement)

Total Parking Required for Site: 63

Total Square Footage of Proposed Site Improvement: +/-90,658-SF

Information submitted is true to the best of my knowledge:

Signature of Applicant (or Representative):  Date: 2/12/26

Owner's Signature (if other than Applicant):  Date: 2-12-26

FILING FEE MUST ACCOMPANY THIS APPLICATION

Make Checks Payable to the Town of Tewksbury

TEWKSBURY PLANNING BOARD

Town Hall – Lower Level
1009 Main Street
Tewksbury, MA 01876
(978) 640-4370

SPECIAL PERMIT – CHECKLIST FOR APPLICATIONS

Petitioners applying for any Special Permit must submit the following:

1. **APPLICATION FORM:** Provide (6) copies of a completed Special Permit Application Form.
2. **WRITTEN STATEMENT:** Provide (6) copies of a narrative detailing the proposed use, effects on adjacent properties and public ways, open space, and other criteria set forth in the Tewksbury Zoning Bylaw Section 3.5 governing special permits.
3. **PLANS:** Submit (6) total sets of plans, as follows:
 - (1) set of plans not to exceed 24" x 36" and (5) sets of plans not to exceed 11"x17" for complete site plans
 - Landscaping plans, when required
 - Master signage plans, when required
 - For Sign Special Permit applications, (6) copies of the 11" x 17" renderings of the proposed signs showing all dimensions and setbacks are required.
 - Additionally, where relief is requested from dimensional requirements or applicants otherwise seek to exceed allowable size limits, applicants are required to provide a compliant design for comparison
4. **FEES:** There is a filing fee plus a postage fee for each application. This is payable by cash or check made payable to the Town of Tewksbury. See attached fee schedule.
5. **CERTIFIED ABUTTERS LIST:** Provide a certified abutters list to include 1) all abutters, 2) abutters to abutters, and 3) all abutters within 300 feet of the property line. The certification comes from the Assessor's Office located in the Town Hall Annex. The certified abutters list must be dated within six months of date of application. Please submit a copy of this list upon submission.
6. **ADVERTISEMENT:** Transmit the legal notice for the Public Hearing to the Town Crier for publication for (2) successive weeks. The legal notice and dates for publication will be provided by the Community Development Office once the application is submitted.
7. **PROOF OF GOOD STANDING:** Include documentation from Town of Tewksbury Tax Collector that the applicant and/or property are in good financial standing with the Town.
8. **ELECTRONIC DOCUMENTS:** The entire application including plans, drainage reports, etc must be sent electronically to the Community Development Office upon submission.

**Town of Tewksbury
Massachusetts**

Planning Board

APPLICATION FOR HEARING

Application is hereby made for a:

(Check one or more and fill in appropriate blanks)

- Section 3.5** Special Permit, Appendix A Reference(s) A.2.D
- Section 6.2** Sign Special Permit
- Modification to Special Permit #** _____
- Other(s)** _____

Address of Application Property: 1325 MAIN STREET

Development Name (if applicable): _____

Lot Area +/-2.10-AC Present Use VACANT Zoning District(s) MUB

Assessor's Map(s) and Lot(s) MAP 60, LOT 69 Land Court Cert. No. _____ Bk/Pg _____

Middlesex North Registry of Deeds, Bk/Pg 33720/257

Applicant: Name: AJM CONSTRUCTION Telephone: 978-580-1979

Address: 100 FRASIER LANE City/State: TEWKSBURY, MA

Applicant Email Address: arniejmartel@gmail.com

Property Owner: Name: CERULLO DEVELOPMENT LLC Telephone: _____

Address: 166 LOWE ST City/State TEWKSBURY, MA

Brief Description of Proposed Use: (or Attach Written Statement) _____

SEE ATTACHED COVER LETTER

History of Applications before any Town Boards/Commissions for this Property:

(Date, Board, Result, Deed References: Attach additional sheet if needed.)

PRIOR SITE PLAN SPECIAL PERMIT, GROUNDWATER PROTECTION SPECIAL PERMIT, AND VILLAGE

MIXED-USE OVERLAY DISTRICT SPECIAL PERMIT APPROVAL ON OCTOBER 16, 2017 (SPSP 2017-28).

PRIOR ORDER OF CONDITIONS ISSUED ON DECEMBER 3, 2021 (MADEP FILE #305-1146).

Information submitted is true to the best of my knowledge:

Signature of Applicant (or Representative):  Date: 2/12/26

Owner's Signature (if other than Applicant):  Date: 2-12-26

FILING FEE MUST ACCOMPANY THIS APPLICATION
Please See Fee Schedule: Make Checks Payable to the Town of Tewksbury

Town of Tewksbury Abutters List

Map/Lot	Abutter	Abutter	Address	Town	ST	Zip	Book/Page	Location
60-159	AGARWAL ANIL & NEETA		1 MICHAEL RD	TEWKSBURY	MA	01876	0222/0176	1 MICHAEL RD
59-19	KALERT DAVID OMI ETAL	OBLATE REAL ESTATE TRUST	486 CHANDLER ST	TEWKSBURY	MA	01876	10717/0115	486 CHANDLER ST
60-54	ROANE RAYMOND & ELLEN J		4 ORCHARD ST	TEWKSBURY	MA	01876	36020/3759	4 ORCHARD ST
60-55	MILLER FRANK & SYLVIA TR	1290 MAIN STREET REALTY TRUS	1290 MAIN ST	TEWKSBURY	MA	01876	00233/0169	1290 MAIN ST
60-56	1300 MAIN STREET LLC		167 WOODBURN DR	METHUEN	MA	01844	00240/0061	1300 MAIN ST
60-66	FAHEY PLACE APARTMENTS LLC		PO BOX 64	SUDBURY	MA	01776	29956/0242	1360 MAIN ST
60-73	KOSKELA ANDREW L & CYNTHIA		6 HILLCREST RD	TEWKSBURY	MA	01876	32148/0231	6 HILLCREST RD
60-74	ZHANG LI	KUANG LIJUN	8 HILLCREST RD	TEWKSBURY	MA	01876	28187/0168	8 HILLCREST RD
60-75	PONDELLI WALTER J JR		10 HILLCREST RD	TEWKSBURY	MA	01876	18941/0195	10 HILLCREST RD
60-79	KRIKORIAN SAMUEL T	NGUYEN TAM T	9 HILLCREST RD	TEWKSBURY	MA	01876	26617/0172	9 HILLCREST RD
60-80	CARROLL MICHAEL	CARROLL NANCY M	7 HILLCREST RD	TEWKSBURY	MA	01876	07490/0108	7 HILLCREST RD
60-90	PIMENTEL DENNIS K & SUSAN		10 CHRISTINE DRIVE	TEWKSBURY	MA	01876	02296/0418	10 CHRISTINE DR
60-92	DREW MICHAEL J	DREW CHERLY D	1309 MAIN ST	TEWKSBURY	MA	01876	06365/0004	1309 MAIN ST
60-93	1301 MAIN ST LLC		1271 MAIN ST	TEWKSBURY	MA	01876	38276/0284	1301 MAIN ST
60-109	COLE KENNETH R & MILDRED R		1269 MAIN STREET	TEWKSBURY	MA	01876	1229/0136	HILLCREST RD
60-124	RAJAGOPAL PATTABIRAMAN & KANNA		3 MICHAEL RD	TEWKSBURY	MA	01876	0222/0130	3 MICHAEL RD
73-18-U0	BENABED BOUZIANE A	BOULAL CHAIMAA BENABED	1 PATRICK RD	TEWKSBURY	MA	01876	37039/0239	1 PATRICK RD
73-18-U0	THE GEORGE W BARKER JR REVOCAB	BARKER GEORGE W TR	2 PATRICK RD	TEWKSBURY	MA	01876	35194/0158	2 PATRICK RD
73-18-U0	MACPHERSON DARLENE TR	DARLENE MACPHERSON REV TR	3 PATRICK RD	TEWKSBURY	MA	01876	27037/0049	3 PATRICK RD
73-18-U0	CANNISTRARO SANDRA A		4 PATRICK RD	TEWKSBURY	MA	01876	8489/0096	4 PATRICK RD
73-18-U0	BRYAN ELIZABETH A		5 PATRICK RD	TEWKSBURY	MA	01876	37042/0194	5 PATRICK RD
73-18-U0	MOONEY MEGAN G		27 DEER COMMON DR	SCITUATE	MA	02055	19573/0020	6 PATRICK RD
73-18-U0	HARDY SAMANTHA		7 PATRICK RD	TEWKSBURY	MA	01876	36076/0166	7 PATRICK RD
73-18-U0	DELONG WARD P & PATRICIA		8 PATRICK RD	TEWKSBURY	MA	01876	37583/0150	8 PATRICK RD
73-18-U0	CARON ALICEANN L		9 PATRICK RD	TEWKSBURY	MA	01876	29490/0063	9 PATRICK RD
73-18-U0	ALARI CAROL TR	CAROL ALARI REVOCABLE TRUST	10 PATRICK RD	TEWKSBURY	MA	01876	36196/0295	10 PATRICK RD
73-18-U0	ROMANO PHILIP L		11 PATRICK RD	TEWKSBURY	MA	01876	9001/0027	11 PATRICK RD
73-18-U0	SERREBTINO MARIA		12 PATRICK RD	TEWKSBURY	MA	01876	28107/0219	12 PATRICK RD
73-18-U0	GALLARDO JEFFREY M & JODI E		13 PATRICK RD	TEWKSBURY	MA	01876	39322/0019	13 PATRICK RD
73-18-U0	SOARES KENNY & TARSHA		14 PATRICK RD	TEWKSBURY	MA	01876	32234/0206	14 PATRICK RD
73-18-U0	KIRBY RICHARD J JR		15 PATRICK RD	TEWKSBURY	MA	01876	34277/0041	15 PATRICK RD
73-18-U0	TARUZ DEMIR		16 PATRICK RD	TEWKSBURY	MA	01876	39137/0001	16 PATRICK RD
73-18-U0	RICHARDS KERI-ANN		17 PATRICK RD	TEWKSBURY	MA	01876	32156/0046	17 PATRICK RD
73-18-U0	DALEY KARYL J		18 PATRICK RD	TEWKSBURY	MA	01876	26122/0098	18 PATRICK RD
73-18-U0	PLR LLC		11 PATRICK RD	TEWKSBURY	MA	01876	28588/0264	19 PATRICK RD
73-18-U0	MARTORANO NANCY J		20 PATRICK RD	TEWKSBURY	MA	01876	32082/0274	20 PATRICK RD
73-18-U0	MCNAUGHT SUSAN		21 PATRICK RD	TEWKSBURY	MA	01876	13354/0271	21 PATRICK RD
73-18-U0	WEAVER JOSHUA A		22 PATRICK RD	TEWKSBURY	MA	01876	32042/0250	22 PATRICK RD
73-18-U0	OBRIEN THOMAS M		23 PATRICK RD	TEWKSBURY	MA	01876	18564/0045	23 PATRICK RD
73-18-U0	PARADISO DAVID A		24 PATRICK RD	TEWKSBURY	MA	01876	11138/0199	24 PATRICK RD
73-18-U0	LEBEDIEVA KHRYSTYNA		25 PATRICK RD	TEWKSBURY	MA	01876	37732/0184	25 PATRICK RD
73-18-U0	WINN HEATHER		26 PATRICK RD	TEWKSBURY	MA	01876	32817/0212	26 PATRICK RD
73-18-U0	WISEMAN ERIC P & COURTNEY M		27 PATRICK RD	TEWKSBURY	MA	01876	13574/0193	27 PATRICK RD
73-18-U0	KIRBY KYLE E & GENTILE JILLIAN L		28 PATRICK RD	TEWKSBURY	MA	01876	37319/0253	28 PATRICK RD
73-18-U0	SULLIVAN MARY E TR	MARY E SULLIVAN REVOCABLE TR	31 JOSEPH DR	TEWKSBURY	MA	01876	29071/0166	29 PATRICK RD
73-18-U0	NAGARAJ MANISH	GANESH NIKKITHA UMESH	30 PATRICK RD	TEWKSBURY	MA	01876	37963/0250	30 PATRICK RD

Town of Tewksbury Abutters List

Map/Lot	Abutter	Abutter	Address	Town	ST	Zip	Book/Page	Location
73-18-U0	MITTAL KANISHA & PATEL KRUNAL		31 PATRICK RD UNIT 31	TEWKSBURY	MA	01876	38590/0094	31 PATRICK RD
73-18-U0	SCHULER TMOYTHY S	DECOTEAU MICHELE L	32 PATRICK RD	TEWKSBURY	MA	01876	17898/0026	32 PATRICK RD
73-18-U0	DAVOLIO MICHAEL		33 PATRICK RD	TEWKSBURY	MA	01876	34908/0147	33 PATRICK RD
73-18-U0	ANGELLI KRISTELLE		34 PATRICK RD	TEWKSBURY	MA	01876	31209/0156	34 PATRICK RD
73-18-U0	ALVORD JEFFREY & HUO WENJUAN		35 PATRICK RD	TEWKSBURY	MA	01876	36671/0013	35 PATRICK RD
73-18-U0	JORGENSEN SUSAN & ETHAN		2 INDIAN CROSSING	PORTOLA VAL	CA	94028	38654/0237	36 PATRICK RD
73-18-U0	CLEARY JANET F		37 PATRICK RD	TEWKSBURY	MA	01876	32427/0126	37 PATRICK RD
73-18-U0	TORCHIO ALYSSA M		38 PATRICK RD	TEWKSBURY	MA	01876	35006/0217	38 PATRICK RD
73-18-U0	DECOSTA ARDIS G		39 PATRICK RD	TEWKSBURY	MA	01876	29197/0178	39 PATRICK RD
73-18-U0	BARTOLONE DONNA A		40 PATRICK RD	TEWKSBURY	MA	01876	17513/0058	40 PATRICK RD
73-18-U0	BOURZGUI KAREN M & ABDERRAHIM		41 PATRICK RD	TEWKSBURY	MA	01876	26938/0077	41 PATRICK RD
73-18-U0	CASELL VICTORIA		42 PATRICK RD	TEWKSBURY	MA	01876	32721/0194	42 PATRICK RD
73-18-U0	LYONS MARY		43 PATRICK RD	TEWKSBURY	MA	01876	10523/0047	43 PATRICK RD
73-18-U0	SANTOS CATHERINE A		44 PATRICK RD	TEWKSBURY	MA	01876	15381/0044	44 PATRICK RD
73-18-U0	BOUDREAU JOHN		45 PATRICK RD	TEWKSBURY	MA	01876	37137/0078	45 PATRICK RD
73-18-U0	PETRI ADAM TR	JOAN THOMAS IRR TRUST	46 PATRICK RD	TEWKSBURY	MA	01876	38637/0025	46 PATRICK RD
73-18-U0	STRACQUALURSI MICHELLE A		47 PATRICK RD	TEWKSBURY	MA	01876	39428/0063	47 PATRICK RD
73-18-U0	PRIEST DANIEL P MICHAEL F & MARY		48 PATRICK RD	TEWKSBURY	MA	01876	38744/0256	48 PATRICK RD
73-18-U0	DEL VISCOVO PIETRO		49 PATRICK RD	TEWKSBURY	MA	01876	34807/0003	49 PATRICK RD
73-18-U0	MORRISSEY ROBERT M & JOANNE		50 PATRICK RD	TEWKSBURY	MA	01876	27427/0154	50 PATRICK RD
73-18-U0	ABREU ARLENE E		51 PATRICK RD	TEWKSBURY	MA	01876	8299/0045	51 PATRICK RD
73-18-U0	TYLER BRIAN		52 PATRICK RD	TEWKSBURY	MA	01876	34939/0043	52 PATRICK RD
73-18-U0	HOGAN CHRISTOPHER M		53 PATRICK RD	TEWKSBURY	MA	01876	37442/0224	53 PATRICK RD
73-18-U0	LEVESQUE COLE		54 PATRICK RD	TEWKSBURY	MA	01876	38717/0160	54 PATRICK RD
73-18-U0	OTTE THOMAS M		55 PATRICK RD	TEWKSBURY	MA	01876	32976/0195	55 PATRICK RD
73-18-U0	LAMBERT FAMILY IRREVOCABLE TRU	LAMBERT M JANICE TR	56 PATRICK RD	TEWKSBURY	MA	01876	32783/0235	56 PATRICK RD
73-18-U0	LIU MIN		57 PATRICK RD	TEWKSBURY	MA	01876	37160/0205	57 PATRICK RD
73-18-U0	KAUR SARBJEET	SINGH HARPREET	58 PATRICK RD	TEWKSBURY	MA	01876	18563/0124	58 PATRICK RD
73-18-U0	DAVIS RONALD		59 PATRICK RD	TEWKSBURY	MA	01876	20672/0176	59 PATRICK RD
73-18-U0	CUTTING MATTHEW J		60 PATRICK RD UNIT 60	TEWKSBURY	MA	01876	39123/0159	60 PATRICK RD
73-18-U0	PANORAMA INVESTMENT GROUP LLC		150 RIVERS EDGE DR U	MEDFORD	MA	02155	39396/0091	61 PATRICK RD
73-18-U0	IOANNIDIS JOYCE		62 PATRICK RD	TEWKSBURY	MA	01876	36118/0089	62 PATRICK RD
73-18-U0	SAKAKEENY MARY ANN TR	SAKAKEENY REALTY TRUST	63 PATRICK RD	TEWKSBURY	MA	01876	37580/0279	63 PATRICK RD
73-18-U0	CORMIER KEVIN M		64 PATRICK RD	TEWKSBURY	MA	01876	16563/0249	64 PATRICK RD
73-18-U0	THOMAS KRISTINE M		65 PATRICK RD	TEWKSBURY	MA	01876	29094/0096	65 PATRICK RD
73-18-U0	DEMARCO DEAN F		66 PATRICK RD	TEWKSBURY	MA	01876	34254/0198	66 PATRICK RD
73-18-U0	PATNODE ROBYN		67 PATRICK RD	TEWKSBURY	MA	01876	37791/0065	67 PATRICK RD
73-18-U0	LEBLANC LYNDON B & PLANTE JESSI		68 PATRICK RD	TEWKSBURY	MA	01876	34270/0163	68 PATRICK RD
73-18-U0	SCHWARTZ ARYE E & SANDRA A		69 PATRICK RD	TEWKSBURY	MA	01876	30325/0087	69 PATRICK RD
73-18-U0	MISERENDINO SANDRA A		70 PATRICK RD	TEWKSBURY	MA	01876	30667/0030	70 PATRICK RD
73-18-U0	CHIRAG K PATEL & ANUPAMA C LIVIN	PATEL CHIRAG K & ANUPAMA C T	10 STARR AVE W	ANDOVER	MA	01876	34351/0171	71 PATRICK RD
73-18-U0	HUMPHREY PAUL A & COLLEEN		72 PATRICK RD	TEWKSBURY	MA	01876	29894/0001	72 PATRICK RD
73-18-U0	BENTLEY DENISE HELEN		73 PATRICK RD	TEWKSBURY	MA	01876	33479/0122	73 PATRICK RD
73-18-U0	GANGRADE SHEETAL & AKASH		74 PATRICK RD	TEWKSBURY	MA	01876	38518/0259	74 PATRICK RD
73-18-U0	HARWE ANNIKA E & PER		75 PATRICK RD	TEWKSBURY	MA	01876	35014/0224	75 PATRICK RD
73-18-U0	MICHAUD KENNETH		76 PATRICK RD	TEWKSBURY	MA	01876	30820/0295	76 PATRICK RD

Town of Tewksbury Abutters List

Map/Lot	Abutter	Abutter	Address	Town	ST	Zip	Book/Page	Location
73-18-U0	DAVEY JENNA & KENNEDY TAYTON		77 PATRICK RD	TEWKSBURY	MA	01876	39235/0224	77 PATRICK RD
73-18-U0	TEDESCO CATHERINE F		78 PATRICK RD	TEWKSBURY	MA	01876	18086/0194	78 PATRICK RD
73-18-U0	MODI ADITYA & PATEL JUHI		79 PATRICK RD	TEWKSBURY	MA	01876	38547/0109	79 PATRICK RD
73-18-U0	HURWITZ NANCY E		80 PATRICK RD	TEWKSBURY	MA	01876	11928/0274	80 PATRICK RD
73-18-U0	BOWES DONNA		81 PATRICK RD	TEWKSBURY	MA	01876	9302/0300	81 PATRICK RD
73-18-U0	ANNESE JOHN F		82 PATRICK RD	TEWKSBURY	MA	01876	21614/0028	82 PATRICK RD
73-18-U0	THOMPSON JOHN B & MAHONEY KRIS		83 PATRICK RD	TEWKSBURY	MA	01876	38975/0126	83 PATRICK RD
73-18-U0	ROUX LINDA TR	REVOC TRUST OF LINDA ROUX	84 PATRICK RD	TEWKSBURY	MA	01876	39184/0008	84 PATRICK RD
73-18-U0	POLINO JOSEPH JR & ANDREA D		85 PATRICK RD	TEWKSBURY	MA	01876	21485/0076	85 PATRICK RD
73-18-U0	MACRAE ALLISON		86 PATRICK RD	TEWKSBURY	MA	01876	31549/0051	86 PATRICK RD
73-18-U0	HALIKIAS EFTHEMIOS & MEGAN G		87 PATRICK RD	TEWKSBURY	MA	01876	37036/0038	87 PATRICK RD
73-18-U0	CHISHOLM ERIN		88 PATRICK RD	TEWKSBURY	MA	01876	32895/0234	88 PATRICK RD
73-18-U0	MAGNASCO AIMEE J TR	AIMEE MAGNASCO REVOCABLE T	89 PATRICK RD	TEWKSBURY	MA	01876	37329/0253	89 PATRICK RD
73-18-U0	SEARCY ELIZABETH E		90 PATRICK RD	TEWKSBURY	MA	01876	10910/0256	90 PATRICK RD
73-18-U0	CASSINO MARK & DALE		91 PATRICK RD	TEWKSBURY	MA	01876	19950/0156	91 PATRICK RD
73-18-U0	T M TROIANO & P H STENBERG FAMIL	STENBERG ANNA T TR	92 PATRICK RD	TEWKSBURY	MA	01876	32145/0027	92 PATRICK RD
73-18-U0	PRASANTH RAVI		93 PATRICK RD	TEWKSBURY	MA	01876	32206/0278	93 PATRICK RD
73-18-U0	ZEMAN KRISTIN & LUBENAU SCOTT		94 PATRICK RD	TEWKSBURY	MA	01876	31616/0062	94 PATRICK RD
73-18-U0	CATALDO ANGELO A		95 PATRICK RD	TEWKSBURY	MA	01876	23787/0218	95 PATRICK RD
73-18-U0	MULLEN BRIAN D		96 PATRICK RD	TEWKSBURY	MA	01876	36006/0140	96 PATRICK RD
73-18-U0	REMEIKA JUDITH E TR	JUDITH E REMEIKA 2024 REV TRU	97 PATRICK RD	TEWKSBURY	MA	01876	38801/0125	97 PATRICK RD
73-18-U0	SCHNORRENBURG THOMAS J		98 PATRICK RD	TEWKSBURY	MA	01876	23406/0115	98 PATRICK RD
73-18-U0	EARLEY LINDA A		99 PATRICK RD	TEWKSBURY	MA	01876	19508/0018	99 PATRICK RD
73-18-U1	MORGANS HEIDI	REHWALDT ERIC	100 PATRICK RD	TEWKSBURY	MA	01876	28580/0252	100 PATRICK RD
73-18-U1	LEBLANC STEPHANIE M TR	STEPHANIE LEBLANC TRUST	101 PATRICK RD	TEWKSBURY	MA	01876	39483/0039	101 PATRICK RD
73-18-U1	GORVIN STEPHEN		102 PATRICK RD	TEWKSBURY	MA	01876	17312/0208	102 PATRICK RD
73-18-U1	POGONOWSKI JOHN E		103 PATRICK RD	TEWKSBURY	MA	01876	9870/0244	103 PATRICK RD
73-18-U1	PAFUME FREDERICK & LEITE JESSICA		104 PATRICK RD	TEWKSBURY	MA	01876	33383/0119	104 PATRICK RD
73-18-U1	CHIOZZI THOMAS J	SAMRAOUI SARRAH	105 PATRICK RD	TEWKSBURY	MA	01876	37386/0087	105 PATRICK RD
73-18-U1	CHIOZZI THOMAS J		106 PATRICK RD	TEWKSBURY	MA	01876	32036/0054	106 PATRICK RD
73-18-U1	AMALFI PETER		107 PATRICK RD	TEWKSBURY	MA	01876	37785/0134	107 PATRICK RD
73-18-U1	MCCARRON KELLY		108 PATRICK RD	TEWKSBURY	MA	01876	29193/0119	108 PATRICK RD
73-18-U1	KOTOWSKI ANN MARIE & MICHAEL F		109 PATRICK RD	TEWKSBURY	MA	01876	32451/0033	109 PATRICK RD
73-18-U1	CIMMARUTA JOSEPH M		110 PATRICK RD	TEWKSBURY	MA	01876	37803/0192	110 PATRICK RD
73-18-U1	SACCO DAVID A		111 PATRICK RD	TEWKSBURY	MA	01876	17895/0091	111 PATRICK RD
73-18-U1	FILLIO CAROL A		112 PATRICK RD	TEWKSBURY	MA	01876	11003/0086	112 PATRICK RD
73-18-U1	SMITH KATHERINE		113 PATRICK ROAD	TEWKSBURY	MA	01876	06465/0250	113 PATRICK RD
73-18-U1	YURCHAK ROBERT T & CYNTHIA S		114 PATRICK RD	TEWKSBURY	MA	01876	29712/0085	114 PATRICK RD
73-18-U1	POTTE-BASS LISA		115 PATRICK RD	TEWKSBURY	MA	01876	33455/0111	115 PATRICK RD
73-18-U1	BRINDLE JACQUELINE & MCCARTHY E		116 PATRICK RD	TEWKSBURY	MA	01876	36619/0193	116 PATRICK RD
73-18-U1	DEVEER IZABELLA & SARACENI TRAC		117 PATRICK RD	TEWKSBURY	MA	01876	36718/0293	117 PATRICK RD
73-18-U1	KNICKLE PETER D		118 PATRICK ROAD	TEWKSBURY	MA	01876	05577/0169	118 PATRICK RD
73-18-U1	BRASSIL LINDA GILSON	BRASSILL FRED T	119 PATRICK RD	TEWKSBURY	MA	01876	28451/0163	119 PATRICK RD
73-18-U1	CASELL BARRY M		120 PATRICK RD	TEWKSBURY	MA	01876	28635/0261	120 PATRICK RD
73-18-U1	SQUEGLIA JACLYN A		121 PATRICK RD	TEWKSBURY	MA	01876	33108/0003	121 PATRICK RD
73-18-U1	CIRILLO ROBERT		122 PATRICK RD	TEWKSBURY	MA	01876	31628/0147	122 PATRICK RD

Town of Tewksbury Abutters List

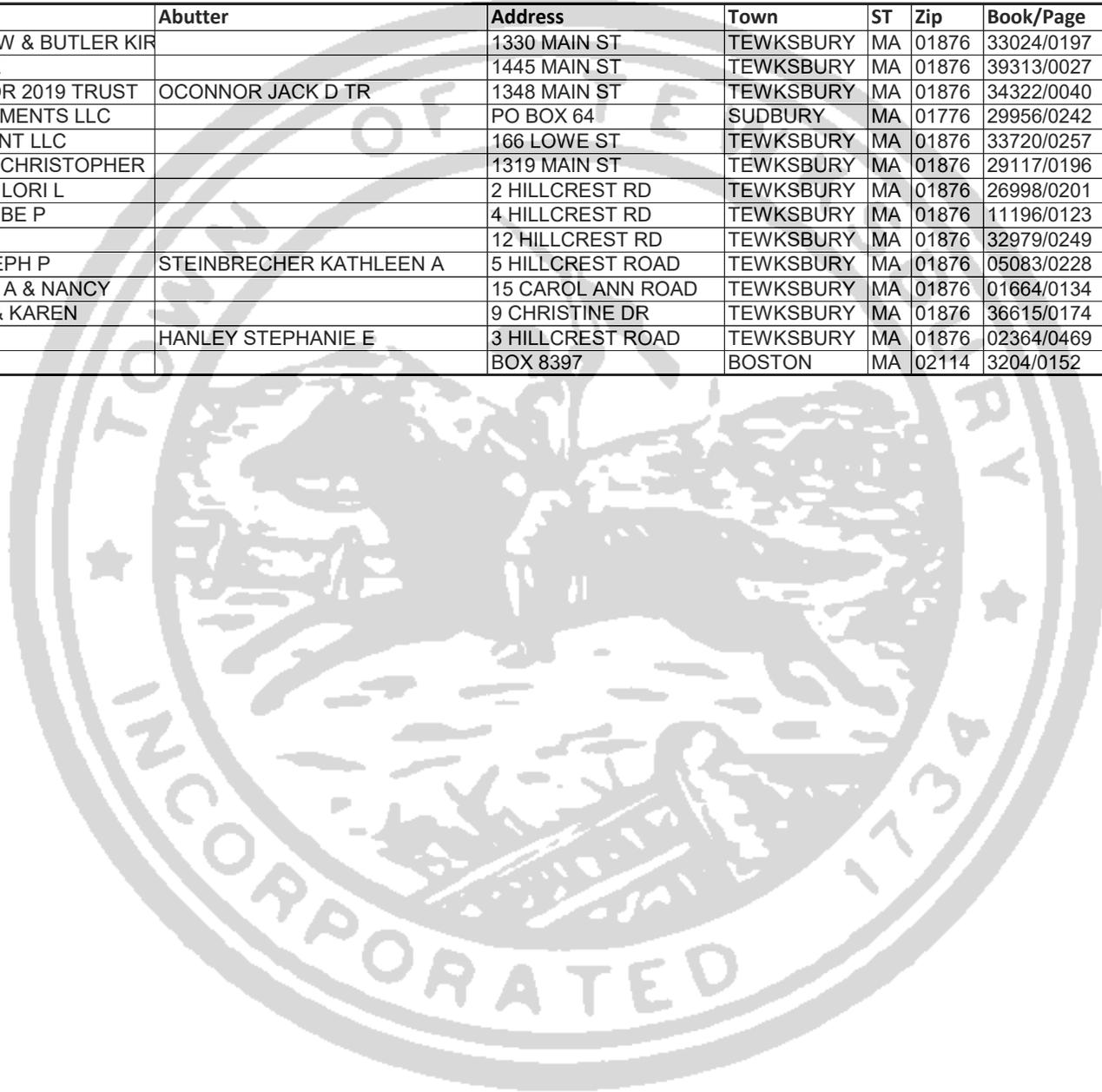
Map/Lot	Abutter	Abutter	Address	Town	ST	Zip	Book/Page	Location
73-18-U1	CHISHOLM DANIELLE		123 PATRICK RD	TEWKSBURY	MA	01876	26908/0189	123 PATRICK RD
73-18-U1	KILEY ASHLEIGH LAUREN		124 PATRICK RD	TEWKSBURY	MA	01876	35626/0050	124 PATRICK RD
73-18-U1	KARSCHNER KYLE		125 PATRICK RD	TEWKSBURY	MA	01876	36775/0210	125 PATRICK RD
73-18-U1	COMEAU JANNA & LUISO JAMES SAN		126 PATRICK RD	TEWKSBURY	MA	01876	35131/0102	126 PATRICK RD
73-18-U1	HEALY ANNA		127 PATRICK RD	TEWKSBURY	MA	01876	28334/0284	127 PATRICK RD
73-18-U1	QUERCIA FAMILY TRUST	QUERCIA JANE M & LOUIS S TR	128 PATRICK RD	TEWKSBURY	MA	01876	33942/0154	128 PATRICK RD
73-18-U1	KARPINSKI KARRAH S		129 PATRICK RD	TEWKSBURY	MA	01876	35973/0290	129 PATRICK RD
73-18-U1	LEANNE STAFFORD TRUST	STAFFORD LEANNE TR	130 PATRICK RD	TEWKSBURY	MA	01876	32175/0069	130 PATRICK RD
73-18-U1	CUCCHIARA AMANDA		131 PATRICK RD	TEWKSBURY	MA	01876	35802/0230	131 PATRICK RD
73-18-U1	MCCARTHY ANN M TR	ANN M MCCARTHY FAMILY TRUST	132 PATRICK RD	TEWKSBURY	MA	01876	37206/0126	132 PATRICK RD
73-18-U1	PELRINE JUDITH E		133 PATRICK RD	TEWKSBURY	MA	01876	27127/0262	133 PATRICK RD
73-18-U1	PANORAMA INVESTMENT GROUP LLC		150 RIVERS EDGE DR A	MEDFORD	MA	02155	39163/0223	134 PATRICK RD
73-18-U1	THEROUX DOREEN M		135 PATRICK RD	TEWKSBURY	MA	01876	10599/0137	135 PATRICK RD
73-18-U1	MANGOYAN NADEZHDA		136 PATRICK RD	TEWKSBURY	MA	01876	33066/0099	136 PATRICK RD
73-18-U1	HUEBNER DEBORAH L		137 PATRICK RD	TEWKSBURY	MA	01876	26131/0181	137 PATRICK RD
73-18-U1	VIBBER HOWARD C III		138 PATRICK RD	TEWKSBURY	MA	01876	28896/0085	138 PATRICK RD
73-18-U1	MATTHEWS NEIL C		139 PATRICK RD	TEWKSBURY	MA	01876	11260/0040	139 PATRICK RD
73-18-U1	ANNESE DANIEL M		140 PATRICK RD	TEWKSBURY	MA	01876	9311/0017	140 PATRICK RD
73-18-U1	VIEIRA ERIN		141 PATRICK RD	TEWKSBURY	MA	01876	29198/0052	141 PATRICK RD
73-18-U1	ANDELLA LAUREN & PARSONS NICHOLAS		142 PATRICK RD	TEWKSBURY	MA	01876	32660/0279	142 PATRICK RD
73-18-U1	BULENS CHRISTOPHER		143 PATRICK RD	TEWKSBURY	MA	01876	20260/0251	143 PATRICK RD
73-18-U1	HAYSTEAD KRISTEN E TR	KRISTEN E HAYSTEAD REVOCABLE TRUST	197 W SIDE DR	VERONA ISLAND	ME	04416	37175/0264	144 PATRICK RD
73-18-U1	HAFFERTY MICHAEL P & CHERYL L		145 PATRICK RD	TEWKSBURY	MA	01876	34583/0174	145 PATRICK RD
73-18-U1	SICUSO GINA MARIE & FRANCIS PETER		146 PATRICK RD	TEWKSBURY	MA	01876	34868/0265	146 PATRICK RD
73-18-U1	CHAN CHUNG S P & JAIME F K TR	CHAN LIVING TRUST	147 PATRICK RD	TEWKSBURY	MA	01876	37702/0242	147 PATRICK RD
73-18-U1	SHALLOW JOHN		148 PATRICK RD	TEWKSBURY	MA	01876	28994/0209	148 PATRICK RD
73-18-U1	LI JUN		149 PATRICK RD	TEWKSBURY	MA	01876	35875/0052	149 PATRICK RD
73-18-U1	CARDILLO LISA J		150 PATRICK RD	TEWKSBURY	MA	01876	10112/0303	150 PATRICK RD
73-18-U1	FOWLER VIOLETA		151 PATRICK RD	TEWKSBURY	MA	01876	38075/0280	151 PATRICK RD
73-18-U1	MCNEIL SUSAN T	HASKELL JAMES A	152 PATRICK RD	TEWKSBURY	MA	01876	22250/0008	152 PATRICK RD
73-18-U1	HENDERSON DONALD G & DIANE		153 PATRICK RD	TEWKSBURY	MA	01876	9245/0234	153 PATRICK RD
73-18-U1	SCINTO PATRICK L		154 PATRICK RD	TEWKSBURY	MA	01876	9318/0082	154 PATRICK RD
73-18-U1	VALENCIA JENNIFER		155 PATRICK RD	TEWKSBURY	MA	01876	38103/0015	155 PATRICK RD
73-18-U1	LEE ANDREW		156 PATRICK RD	TEWKSBURY	MA	01876	16598/0043	156 PATRICK RD
73-18-U1	LOMASNEY CHRISTOPHER & MCGRATH		157 PATRICK RD	TEWKSBURY	MA	01876	31066/0264	157 PATRICK RD
73-18-U1	MAHONEY COLEEN		158 PATRICK RD	TEWKSBURY	MA	01876	37510/0242	158 PATRICK RD
73-18-U1	WESTBROOK EMMA C & MERRILL ALEXANDER		159 PATRICK RD UNIT 14	TEWKSBURY	MA	01876	39280/0042	159 PATRICK RD
73-18-U1	WHITTAKER LINDA L		160 PATRICK RD	TEWKSBURY	MA	01876	24921/0071	160 PATRICK RD
73-18-U1	PIDGEON WILLIAM J JR		161 PATRICK RD	TEWKSBURY	MA	01876	37602/0114	161 PATRICK RD
73-18-U1	MARTUCCI EVELYN		162 PATRICK RD	TEWKSBURY	MA	01876	28502/0258	162 PATRICK RD
73-18-U1	WOOD CHRISTOPHER B	WOOD EILEEN R	163 PATRICK ROAD	TEWKSBURY	MA	01876	04508/0221	163 PATRICK RD
73-18-U1	WOLTERS DORF SUSAN M		164 PATRICK RD	TEWKSBURY	MA	01876	25188/0229	164 PATRICK RD
73-18-U1	MADIGAN KELLY A		165 PATRICK RD	TEWKSBURY	MA	01876	23398/0253	165 PATRICK RD
73-18-U1	ROBINSON PRISCILLA		166 PATRICK RD	TEWKSBURY	MA	01876	28221/0114	166 PATRICK RD
73-18-U1	SILVA KAREN		167 PATRICK RD	TEWKSBURY	MA	01876	32004/0119	167 PATRICK RD
73-18-U1	LYNCH PATRICIA A		168 PATRICK RD	TEWKSBURY	MA	01876	7772/0002	168 PATRICK RD

Town of Tewksbury Abutters List

Map/Lot	Abutter	Abutter	Address	Town	ST	Zip	Book/Page	Location
73-18-U1	CAMILLIERI LAUREN		169 PATRICK RD	TEWKSBURY	MA	01876	37683/0281	169 PATRICK RD
73-18-U1	SZETO STEPHEN & LI DANLING		170 PATRICK RD	TEWKSBURY	MA	01876	36513/0233	170 PATRICK RD
73-18-U1	CLARKE RUTH		171 PATRICK RD	TEWKSBURY	MA	01876	30020/0258	171 PATRICK RD
73-18-U1	DOODY MEGAN E		172 PATRICK RD	TEWKSBURY	MA	01876	33143/0177	172 PATRICK RD
73-18-U1	SOUTHERN ARLENE M		173 PATRICK RD	TEWKSBURY	MA	01876	19455/0074	173 PATRICK RD
73-18-U1	HO RICHARD N		174 PATRICK RD	TEWKSBURY	MA	01876	38980/0188	174 PATRICK RD
73-18-U1	OKEEFE LUANN		175 PATRICK RD	TEWKSBURY	MA	01876	8648/0261	175 PATRICK RD
73-18-U1	ESCALONA ANGEL ORLANDO		176 PATRICK RD	TEWKSBURY	MA	01876	38398/0094	176 PATRICK RD
73-18-U1	RYALLS SHELLEY L	SCOTT GINGER	177 PATRICK RD	TEWKSBURY	MA	01876	38476/0191	177 PATRICK RD
73-18-U1	MATHESON ROBERT T JR		178 PATRICK RD	TEWKSBURY	MA	01876	28620/0112	178 PATRICK RD
73-18-U1	COLGAN GLORIA J		179 PATRICK RD	TEWKSBURY	MA	01876	10486/0310	179 PATRICK RD
73-18-U1	EDWARDS ROBERTA A		180 PATRICK RD	TEWKSBURY	MA	01876	27405/0019	180 PATRICK RD
73-18-U1	MACDONALD LISETTA		181 PATRICK RD	TEWKSBURY	MA	01876	31167/0173	181 PATRICK RD
73-18-U1	EDGERLY RICHARD J JR		182 PATRICK RD	TEWKSBURY	MA	01876	8950/0095	182 PATRICK RD
73-18-U1	PAUL J & GAIL E NORRIS IRREVOCAB	NORRIS PAUL J & GAIL E TR	183 PATRICK RD	TEWKSBURY	MA	01876	31020/0265	183 PATRICK RD
73-18-U1	STOCKMAN RICHARD WILLIAM		184 PATRICK RD	TEWKSBURY	MA	01876	34435/0153	184 PATRICK RD
73-18-U1	EGIZIO KATELYN A		185 PATRICK RD	TEWKSBURY	MA	01876	28678/0202	185 PATRICK RD
73-18-U1	NEAULT DAVID W		186 PATRICK RD	TEWKSBURY	MA	01876	30597/0274	186 PATRICK RD
73-18-U1	TAMBURRINI JOHN A & CHRISTINE J		11 DUNBAR RD	READING	MA	01867	35668/0131	187 PATRICK RD
73-18-U1	TRACY MARK J & KATHLENE		188 PATRICK RD	TEWKSBURY	MA	01876	9463/0129	188 PATRICK RD
73-18-U1	HURD PATRICIA A		189 PATRICK RD	TEWKSBURY	MA	01876	10343/0297	189 PATRICK RD
73-18-U1	HICKEY DAVID G & CHELSEA J		190 PATRICK RD	TEWKSBURY	MA	01876	38293/0128	190 PATRICK RD
73-18-U1	WALKER CAROLYNN K		191 PATRICK RD	TEWKSBURY	MA	01876	39150/0113	191 PATRICK RD
73-18-U1	RODRIGUES VERANIO T & SOUSA MA		192 PATRICK RD	TEWKSBURY	MA	01876	31511/0159	192 PATRICK RD
73-18-U1	DIERKSHEIDE GRANT & KAITLIN		193 PATRICK RD	TEWKSBURY	MA	01876	39472/0078	193 PATRICK RD
73-18-U1	MONSEIN LISA E		194 PATRICK RD	TEWKSBURY	MA	01876	20151/0067	194 PATRICK RD
73-18-U1	BOZZI MICHAEL J		195 PATRICK RD	TEWKSBURY	MA	01876	19007/0209	195 PATRICK RD
73-18-U1	DOWDLE THOMAS H III		196 PATRICK RD	TEWKSBURY	MA	01876	29360/0274	196 PATRICK RD
73-18-U1	MAKRIS KRISTINA & MILTON		197 PATRICK RD	TEWKSBURY	MA	01876	33733/0272	197 PATRICK RD
73-18-U1	BAGROWSKI SUSAN M TR	SUSAN M BAGROWSKI REV TRUS	198 PATRICK RD	TEWKSBURY	MA	01876	39139/0037	198 PATRICK RD
73-18-U1	ZACHMAN CHRISTOPHER JON		199 PATRICK RD	TEWKSBURY	MA	01876	32112/0206	199 PATRICK RD
73-18-U2	RIZZUTI JOSEPH M & KAREN E		200 PATRICK RD	TEWKSBURY	MA	01876	32767/0093	200 PATRICK RD
73-18-U2	KHALSA RAMCHARAN & KAUR SUKHM		201 PATRICK RD	TEWKSBURY	MA	01876	38914/0123	201 PATRICK RD
73-18-U2	PULVER DARYL T		202 PATRICK RD	TEWKSBURY	MA	01876	31258/0065	202 PATRICK RD
73-18-U2	SULLIVAN KENNETH A & SHARON L TR	203 PATRICK ROAD REALTY TRUS	307 SALEM ST	WILMINGTON	MA	01887	39099/0253	203 PATRICK RD
73-18-U2	CASEY PATRICK M & SHARON A		204 PATRICK RD	TEWKSBURY	MA	01876	36571/0124	204 PATRICK RD
73-18-U2	GIANTONIO EDWARD		205 PATRICK RD	TEWKSBURY	MA	01876	31411/0277	205 PATRICK RD
73-18-U2	SULLIVAN CAMERON	PONTBRIAND KERRIANN MORGAN	206 PATRICK RD	TEWKSBURY	MA	01876	38483/0240	206 PATRICK RD
73-18-U2	WONG YI KWAN	TANG CAROL	2201 SALEM ST	NORTH ANDO	MA	01845	23514/0161	207 PATRICK RD
73-18-U2	IENTILE RHONDA		208 PATRICK RD	TEWKSBURY	MA	01876	30152/0141	208 PATRICK RD
73-18-U2	MCLELLAN PAUL		209 PATRICK RD	TEWKSBURY	MA	01876	37867/0272	209 PATRICK RD
73-18-U2	MCELROY LUKE		210 PATRICK RD	TEWKSBURY	MA	01876	34492/0104	210 PATRICK RD
59-52	ST WILLIAMS CHURCH		1351 MAIN ST	TEWKSBURY	MA	01876	2113/0187	1351 MAIN ST
60-57	KUNITAKE MARGARET M & ROY Y		5 ORCHARD ST	TEWKSBURY	MA	01876	0222/0106	5 ORCHARD ST
60-58	FORREST ALEXANDER DEVINE		3 ORCHARD ST	TEWKSBURY	MA	01876	00235/0082	3 ORCHARD ST
60-59	TEWKMAIN RE LLC		1310 MAIN ST	TEWKSBURY	MA	01876	0224/0181	1310 MAIN ST

Town of Tewksbury Abutters List

Map/Lot	Abutter	Abutter	Address	Town	ST	Zip	Book/Page	Location
60-62	REDMOND HOWARD W & BUTLER KIR		1330 MAIN ST	TEWKSBURY	MA	01876	33024/0197	1330 MAIN ST
60-63	PURTELL KENNETH R		1445 MAIN ST	TEWKSBURY	MA	01876	39313/0027	1334 MAIN ST
60-64	THE JACK D OCONNOR 2019 TRUST	OCONNOR JACK D TR	1348 MAIN ST	TEWKSBURY	MA	01876	34322/0040	1348 MAIN ST
60-65	FAHEY PLACE APARTMENTS LLC		PO BOX 64	SUDBURY	MA	01776	29956/0242	1352 MAIN ST
60-69	CERULLO DEVELOPMENT LLC		166 LOWE ST	TEWKSBURY	MA	01876	33720/0257	1325 MAIN ST
60-70	CARROLL MELISSA & CHRISTOPHER		1319 MAIN ST	TEWKSBURY	MA	01876	29117/0196	1319 MAIN ST
60-71	HANLEY ROBERT E & LORI L		2 HILLCREST RD	TEWKSBURY	MA	01876	26998/0201	2 HILLCREST RD
60-72	SILVA ROBERT & DEBBE P		4 HILLCREST RD	TEWKSBURY	MA	01876	11196/0123	4 HILLCREST RD
60-76	BRADY MATTHEW M		12 HILLCREST RD	TEWKSBURY	MA	01876	32979/0249	12 HILLCREST RD
60-81	STEINBRECHER JOSEPH P	STEINBRECHER KATHLEEN A	5 HILLCREST ROAD	TEWKSBURY	MA	01876	05083/0228	5 HILLCREST RD
60-82	DAMOURAS GEORGE A & NANCY		15 CAROL ANN ROAD	TEWKSBURY	MA	01876	01664/0134	5 CAROL ANN RD
60-86	SPIZUOCO THOMAS & KAREN		9 CHRISTINE DR	TEWKSBURY	MA	01876	36615/0174	9 CHRISTINE DR
60-91	HANLEY EUGENE J	HANLEY STEPHANIE E	3 HILLCREST ROAD	TEWKSBURY	MA	01876	02364/0469	3 HILLCREST RD
73-18-M	FIC ASSOCIATES INC		BOX 8397	BOSTON	MA	02114	3204/0152	1-120 PATRICK RD



Middlesex North Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number : 251
Document Type : DEED
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Receipt Number : 868366
Recording Fee (including excise) : \$155.00

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 01/03/2020 08:59 AM
Ctrl# Doc# 00000251
Fee: \$.00 cons: \$100.00

Middlesex North Registry of Deeds
Richard P. Howe Jr., Register
360 Gorham Street
Lowell, Massachusetts 01852
978/322-9000
www.lowelldeeds.com

Property Address: 1325 Main Street, Tewksbury, MA

QUITCLAIM DEED

We, Arthur A. Cerullo and Margaret D. Cerullo, being married to each other of Tewksbury, Massachusetts, collectively herein the Grantor,

For consideration paid and in full consideration of the One Hundred and 00/100 (\$100.00) Dollars grant to

Cerullo Development, LLC, a Massachusetts limited liability company having an address at 166 Lowe Street, Tewksbury, Massachusetts 01876,

with Quitclaim Covenants

The land, with the buildings, structures and improvements thereon, situated on the Westerly side of Main Street, Tewksbury, Middlesex County, Massachusetts, containing 2.06 Acres and shown on a plan of land entitles "Plan of Land in Tewksbury, Massachusetts, owned by Wilbur Calkins, Scale 1" = 50', dated August 26, 1972, Robert F. Morris, R.L.S., Tewksbury, Massachusetts", which plan is recorded in Middlesex North District Registry of Deeds, Plan Book 115, Plan 32A, being bounded and described according to said plan as follows:

Beginning at a stone bound at the Southeasterly corner of the described premises on the Westerly line of said Main Street, thence

- N. 88°59'54" W. three hundred forty-eight and 95/100 (348.95) feet to a stone bound in the wall thence;
- N. 23°48'36" W. forty-four and 56/100 (44.56) feet to a drill hole in the wall, thence;
- N. 15°56'22" W. sixty-two and 08/100 (62.08) feet to a drill hole in the wall thence;

N. 9°30'37" W. one hundred thirty-nine and 91/100 (139.91) feet to a drill hole in the wall, thence;
S. 89°34'41" E. four hundred nine and 48/100 (409.48) feet to a point of the Westerly line of said Main Street, thence;

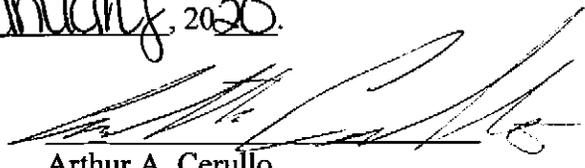
By the Westerly line of said Main Street on an arc having a radius of eight hundred eighty-nine and 27/100 (889.27) feet to a distance of two hundred twenty-two and 12/100 (222.12) feet to the point of beginning.

We, Arthur A. Cerullo and Margaret D. Cerullo, the Grantors named herein voluntarily release all our rights of homestead, if any, as set forth in M.G.L. chapter 188 and state under the pains and penalties of perjury that there are no other persons entitled to any homestead rights in the subject property.

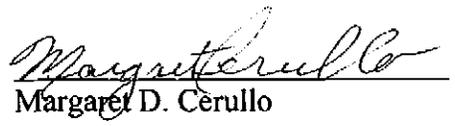
Meaning and intending to convey the same premises conveyed to the Grantor herein by Deed dated September 25, 1997 and recorded with the Middlesex North Registry of Deeds in Book 8809, Page 47.

Signatures Appear on the Following Page(s)

Executed under seal this 2nd day of JANUARY, 2020.



Arthur A. Cerullo

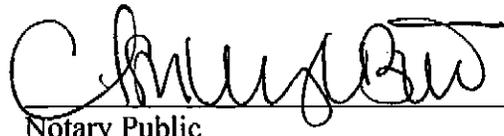


Margaret D. Cerullo

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 2nd day of JANUARY, 2020, before me, the undersigned notary public, personally appeared, Arthur A. Cerullo and Margaret D. Cerullo, and proved to me through satisfactory evidence of identification, specifically MA DL & MA DL, to be the persons whose names are signed on the preceding or attached document, in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged that they signed it voluntarily for its stated purpose.



Notary Public

My commission expires:



ASHLEY L. LABONTE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 19, 2026

GRADATION:

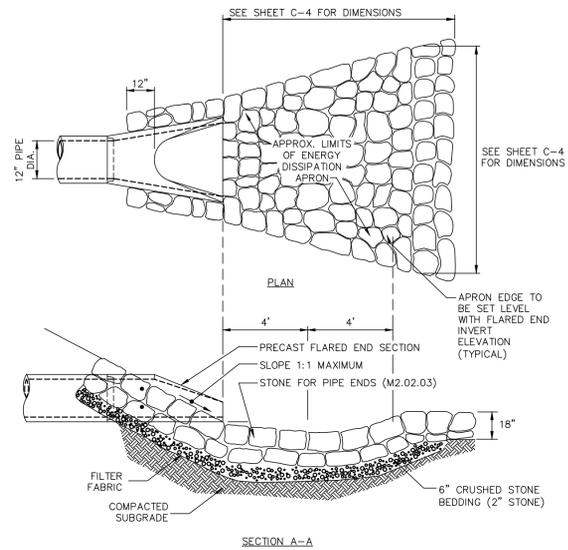
D50 SIZE = 0.50 FEET 6.0 INCHES

% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE FROM	SIZE OF STONE TO
100	9 INCHES	12 INCHES
85	8 INCHES	11 INCHES
50	6 INCHES	9 INCHES
15	2 INCHES	3 INCHES

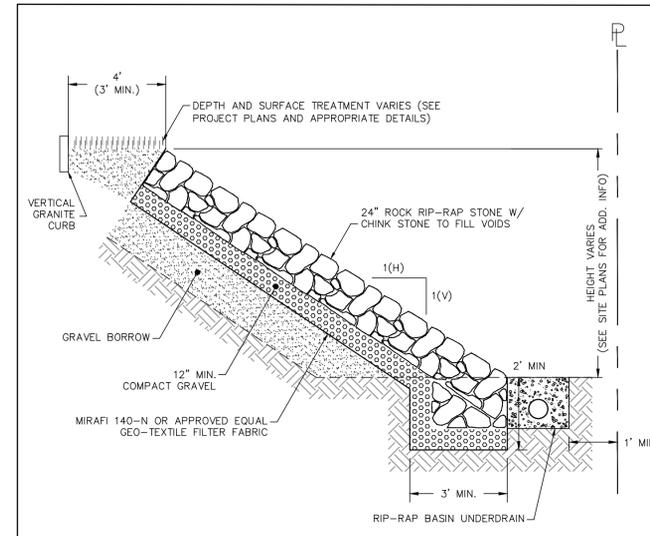
THICKNESS OF LAYER = 1.5 X MAX. STONE SIZE = 16 INCHES

MAINTENANCE
THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

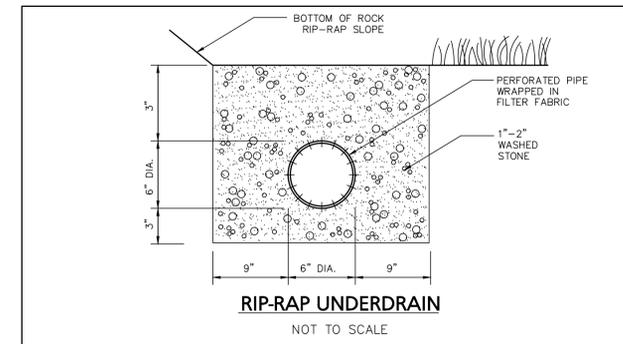
CONSTRUCTION SPECIFICATIONS
1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC OR RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIPRAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.



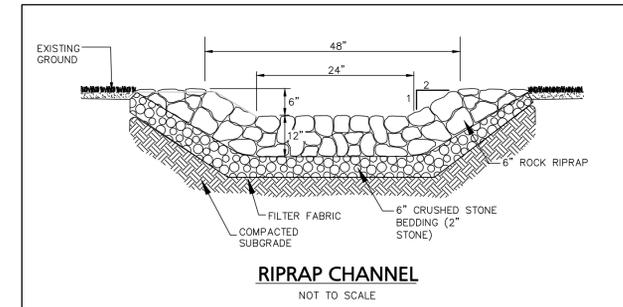
FLARED END SECTION WITH STONE PROTECTION
NOT TO SCALE



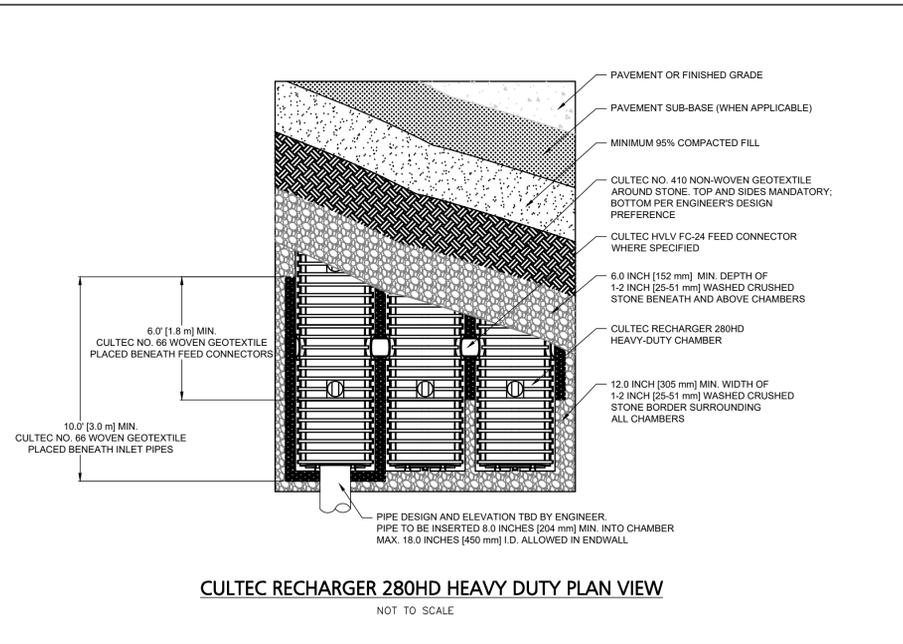
TYPICAL ROCK RIP-RAP SLOPE DETAIL
NOT TO SCALE



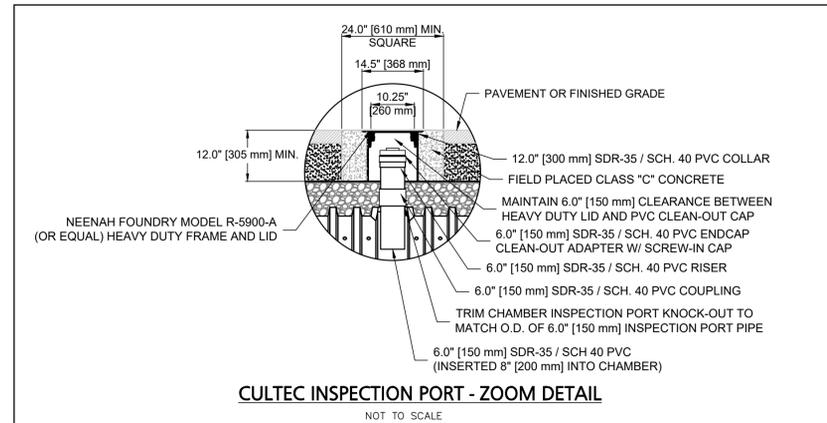
RIP-RAP UNDERDRAIN
NOT TO SCALE



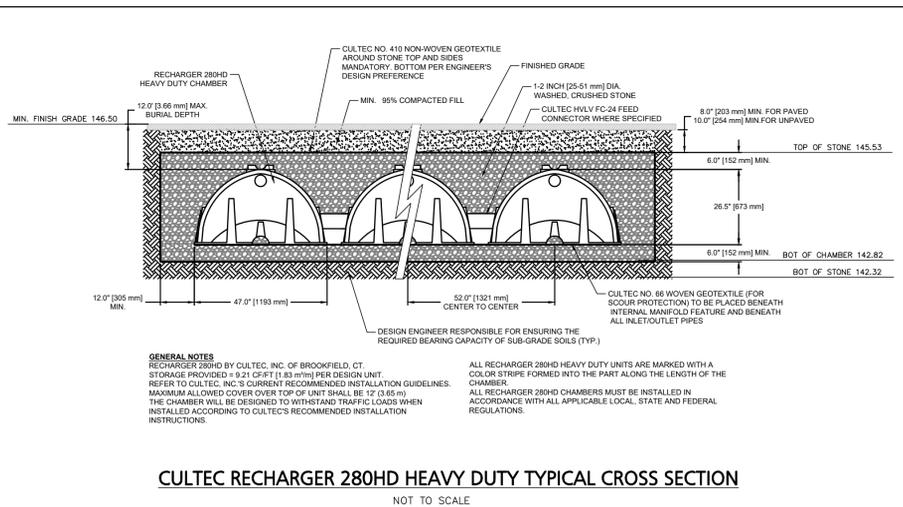
RIPRAP CHANNEL
NOT TO SCALE



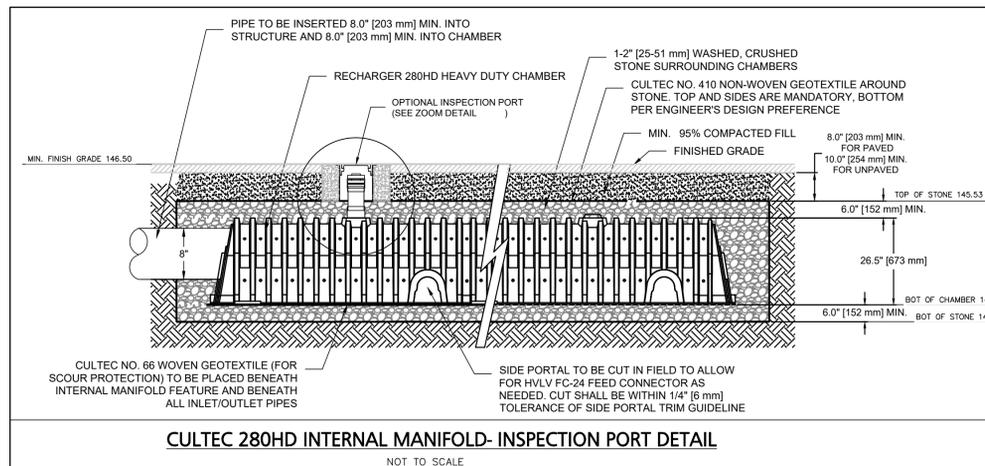
CULTEC RECHARGER 280HD HEAVY DUTY PLAN VIEW
NOT TO SCALE



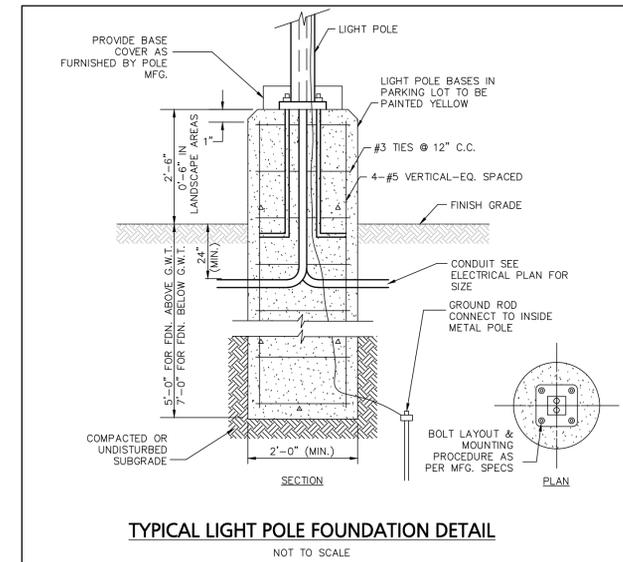
CULTEC INSPECTION PORT - ZOOM DETAIL
NOT TO SCALE



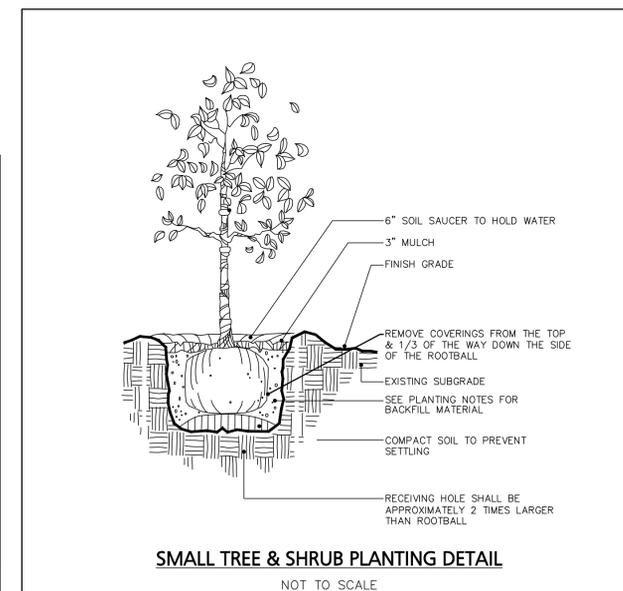
CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL CROSS SECTION
NOT TO SCALE



CULTEC 280HD INTERNAL MANIFOLD- INSPECTION PORT DETAIL
NOT TO SCALE



TYPICAL LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE



SMALL TREE & SHRUB PLANTING DETAIL
NOT TO SCALE

DATE	DESCRIPTION
REVISIONS	

OWNER / APPLICANT:
AJM CONSTRUCTION
100 FRASIER LANE
TEWKSBURY, MA 01876

PROJECT:
1325 MAIN STREET
TEWKSBURY, MA 01876

DATE ISSUED: FEBRUARY 12, 2026

PROJECT #: 25-10844

PREPARED BY: KC

ISSUED FOR REVIEW
FEBRUARY 12, 2026

PROFESSIONAL ENGINEER FOR CIVIL DESIGN
CONSULTANTS, INC.

CIVIL DESIGN
CONSULTANTS, INC.
344 North Main Street | Andover, MA 01810
(978) 416-0320 | www.civilcli.com

DRAWING TITLE:
CONSTRUCTION DETAILS

DRAWING #:

D-4