



BOXBOROUGH ZONING BOARD OF APPEALS

29 Middle Road, Boxborough, Massachusetts 01719

Phone: 978.264.1722

APPLICATION

1. Location of property: Assessor's Map 13 Parcel 004
 Street Number 1414 Street Name MASSACHUSETTS AVENUE
 Zoning district: OP
 Within 100' of wetlands and filing with Conservation Commission [] yes [] N/A

Printed Name

Address

Phone

2. Owner(s): LPCH BOXBOROUGH LP 161 WORCESTER ROAD FRAMINGHAM, MA 01701

Owner(s):

3. Applicant: GRAPHIC IMPACT BY: HEATHER DUDKO 37 OLD MEETINGHOUSE RD. AUBURN, MA 01501

4. Nature of relief sought: Variance _____ Special Permit _____ Comprehensive Permit _____
 Amend Existing Decision X Appeal of an Official's Decision _____

5. Applicable Section(s) of the Zoning Bylaw: 6300 SIGNS. 6307(5)(6)
 (Specifically list each ZBL Section.)

6. Nature and justification of request: UPDATE / REPLACE EXISTING FREE STANDING SIGN AND ACCESSORY SIGNS AS PREVIOUSLY APPROVED
 (Attach additional pages if necessary.)

DECISION NO 2001-1 (JUNE 4, 2001)

7. State the name of any person(s) authorized to represent you before the Board.
JOHN KENZEL GRAPHIC IMPACT / HEATHER DUDKO AGENT

8. The undersigned certify that he/she has read and examined this application and the "Application and ZBA Procedures" and that the proposed project is accurately represented in the statements made in this application.

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

Heather Dudko
Property Owner's Signature (REQUIRED)

Heather Dudko Agent
Property Owner's Signature (REQUIRED)

Heather Dudko
Applicant's Signature (if different from owner)

Date

Date

Date

9-4-2021

11/6/2021 (RUNS 11/28/2021)

9-4-21



BOXBOROUGH ZONING BOARD OF APPEALS

29 Middle Road, Boxborough, Massachusetts 01719

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www.boxborough-ma.gov

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(Specify list each ZBL Section.)

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(Attach additional pages if necessary.)

7. State the name of any person(s) authorized to represent you before the Board. JOHN RENZI, GRAPHIC IMPACT / HEATHER DUKKO, AGENT

8. The undersigned certify that he/she has read and examined this application and the "Application and ZBA Procedures" and that the proposed project is accurately represented in the statements made in this application.

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Heather Dukko
Property Owner's Signature (REQUIRED)

Heather Dukko, Agent
Property Owner's Signature (REQUIRED)

John Renzi
Applicant's Signature (if different from owner)

9-4-2021
Date

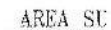
11/6/2021
Date

9-9-21
Date

13-004.

LPC17 Выходовых LP

UNIQUE PROPERTY



PARCEL

1-2-113

1-2-116.2

1-2-117

1-2-125

2-2-134

2-2-134
2-2-209

2-2-209
1-2-124

1-2-124

TOTAL:

TOTAL:

This is an original, unpublished drawing created by Cadwell Products Company, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Cadwell Products Company, Inc. It is not to be shown to anyone outside of your organization, nor is it to be used or exhibited in any fashion.

DATE: 05.21.21

REVISÉ:

REVISÉ: 09.21.21

REVISED:

Customer approval: _____ DATE: _____

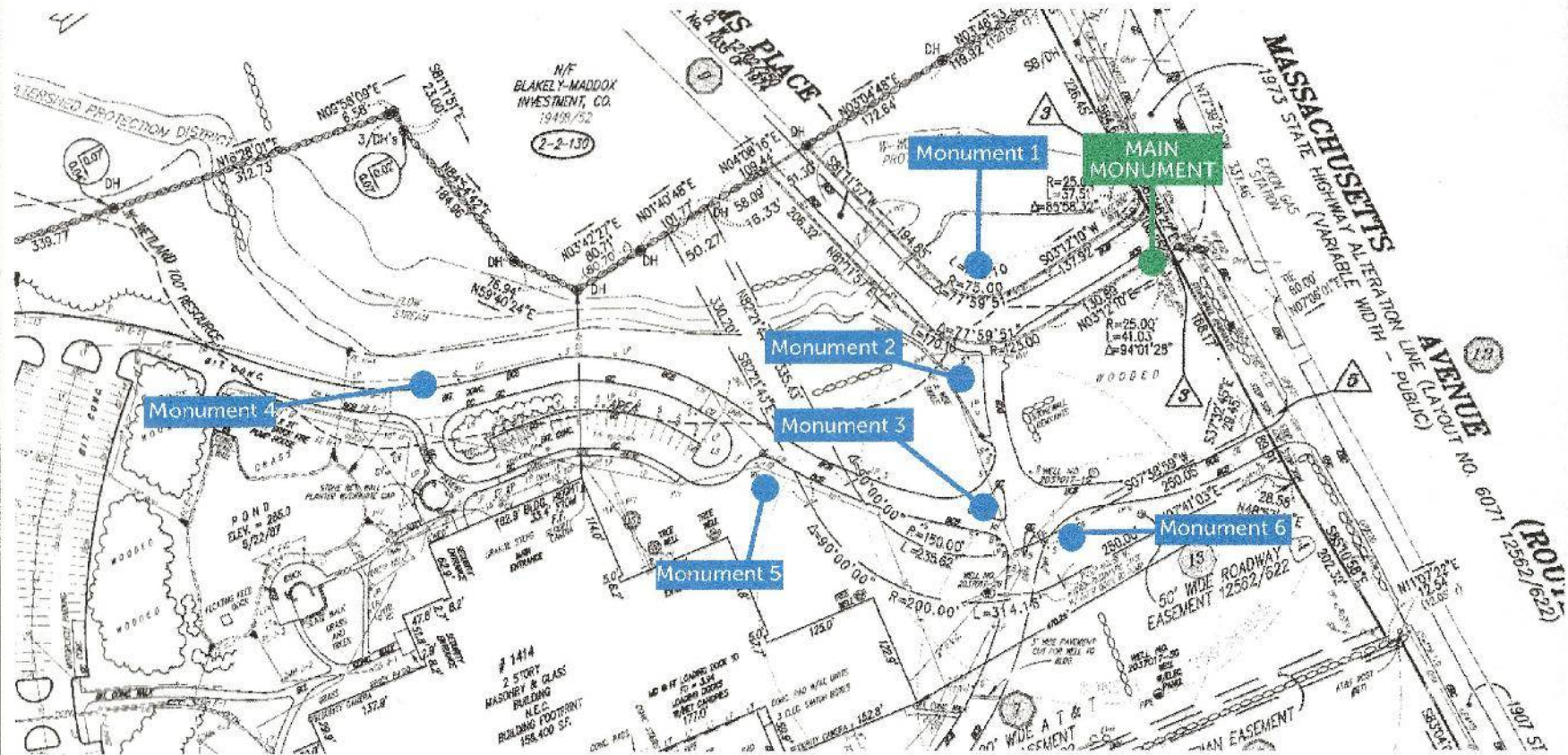


1414 MASSACHUSETTS AVE
DORCHESTER, MA SHEET: 8 OF 8

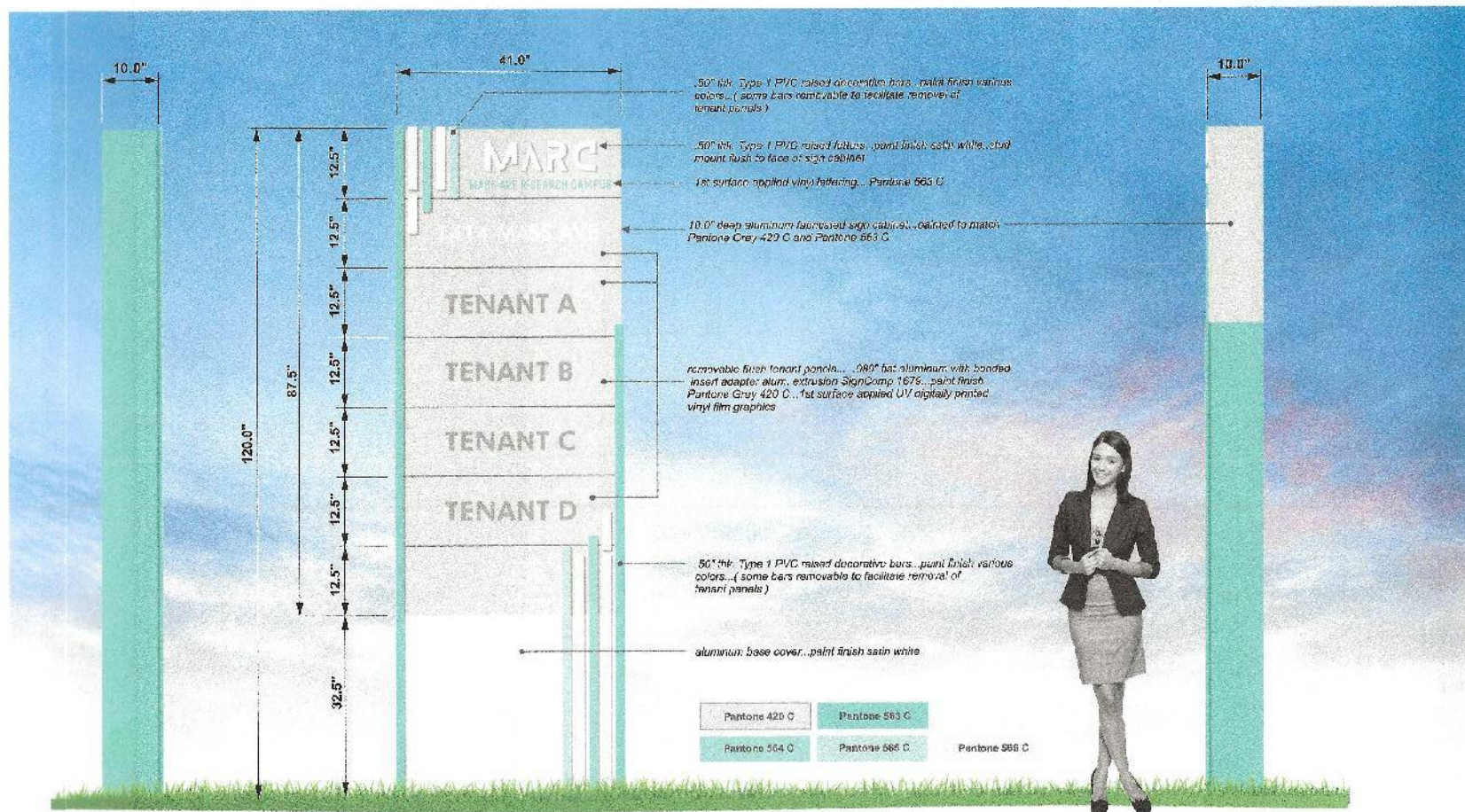
SHEET: 8 OF 8

DRAWN BY: LH

ENLARGED VIEW



— Freestanding Identification Sign —

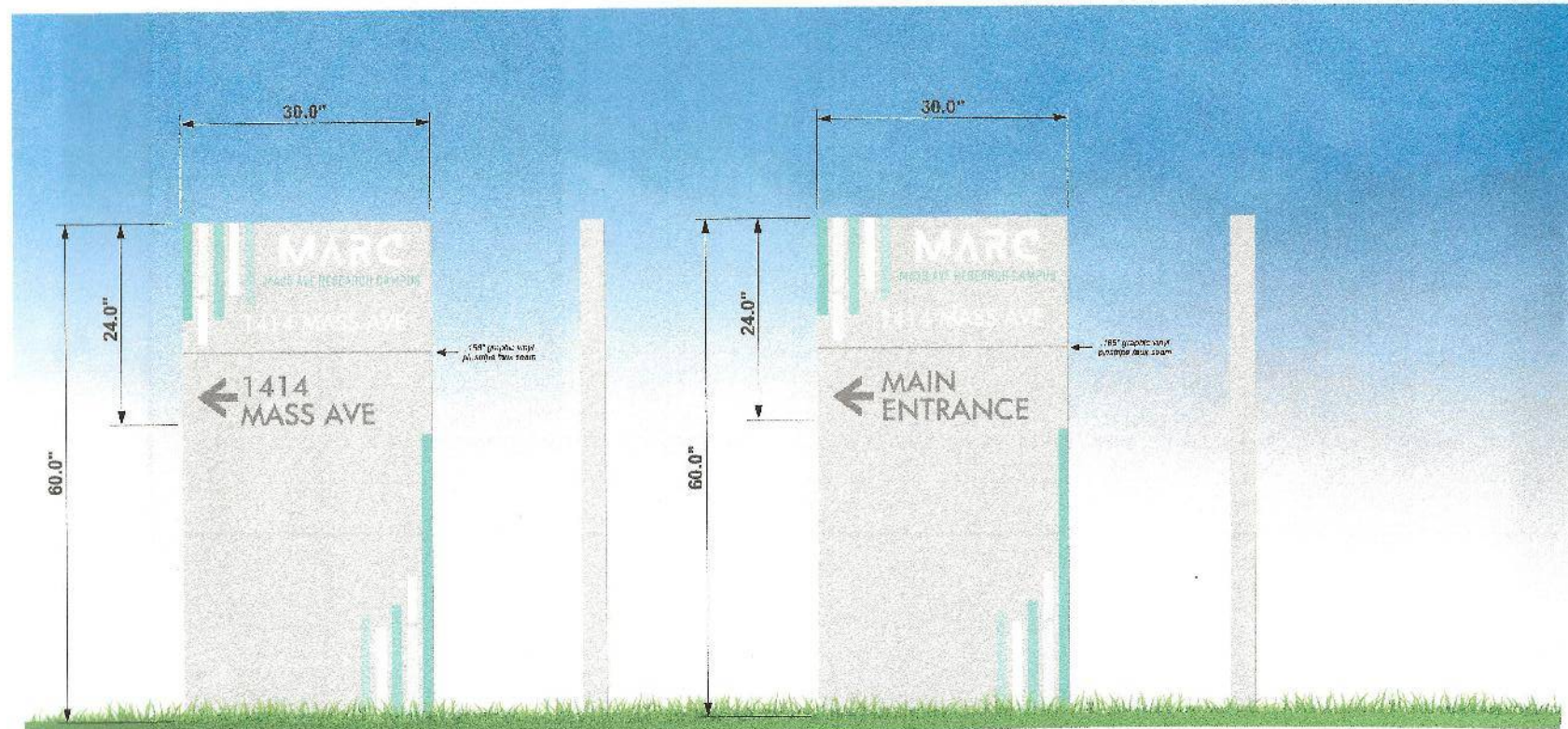


(1)...Single Sided Externally Illuminated Main Monument Sign...NTS... 25 sq. ft. area

note: exterior spot/floodlight fixtures TBD...by others

CADWELL design + sign your brand our purpose	This is an original, unpublished drawing created by Cadwell Products Company, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Cadwell Products Company, Inc. It is not to be shown to anyone outside of your organization, nor is it to be used or exhibited in any fashion.	MARC EXTERIOR SIGNAGE		DATE: 05.21.21	REVISED:	
		1414 MASSACHUSETTS AVE BOSTON, MA	SHEET: 1 OF 3	DRAWN BY: LF	REVISED: 06.21.21	
Customer approval: _____			DATE: _____			

- FREESTANDING DIRECTIONAL SIGNS -



1 (1)...SF Directional Sign...NTS 5.0 Sq. Graphic Area

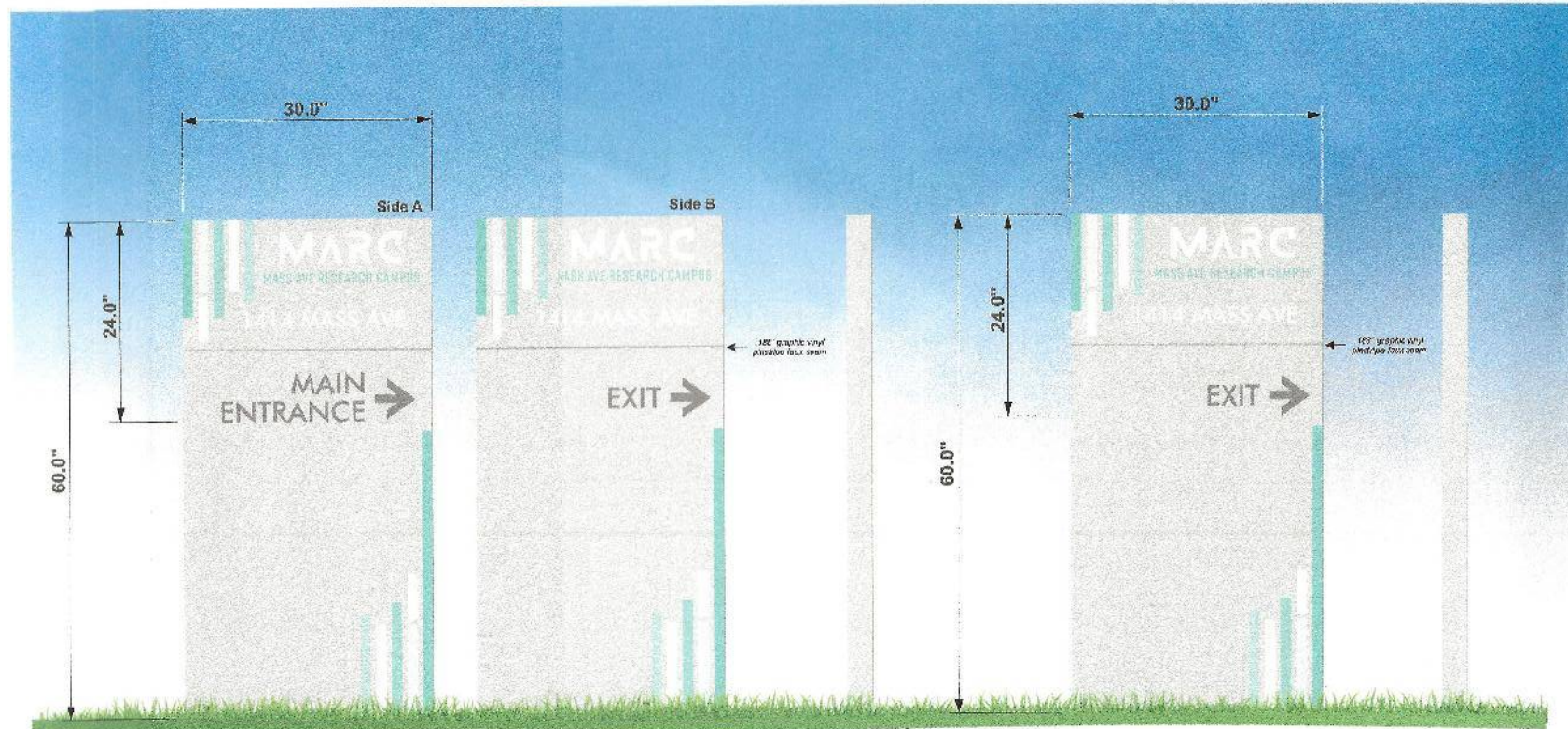
- * 3.0" deep aluminum fabricated sign...painted Pantone Grey 420 C
- * 1st surface applied vinyl graphics/lettering
- * 2.0" square alum. tube posts within sign frame....direct bury in concrete

2 (1)...SF Directional Sign...NTS 5.0 Sq. Graphic Area

- * 3.0" deep aluminum fabricated sign...painted Pantone Grey 420 C
- * 1st surface applied vinyl graphics/lettering
- * 2.0" square alum. tube posts within sign frame....direct bury in concrete

CADWELL design + sign your brand our purpose	This is an original, unpublished drawing created by Cadwell Products Company, Inc. It is submitted for your personal use in connection with a project being planned for you by Cadwell Products Company, Inc. It is not to be shown to anyone outside of your organization, nor is it to be used or exhibited in any fashion.		MARC EXTERIOR SIGNAGE		DATE: 05.21.21	REVISED:	
	1414 MASSACHUSETTS AVE BOSTON, MA		SHEET: 2 OF 8	DRAWN BY: L	REVISED: 09.21.21	REVISED:	
Customer approval: _____					DATE: _____		

— Freestanding Directional Signs —



3 (1)...DF Directional Sign...NTS 5.0 Sq. Graphic Area

- * 3.0" deep aluminum fabricated sign...painted Pantone Grey 420 C
- * 1st surface applied vinyl graphics/lettering
- * 2.0" square alum. tube posts within sign frame....direct bury in concrete

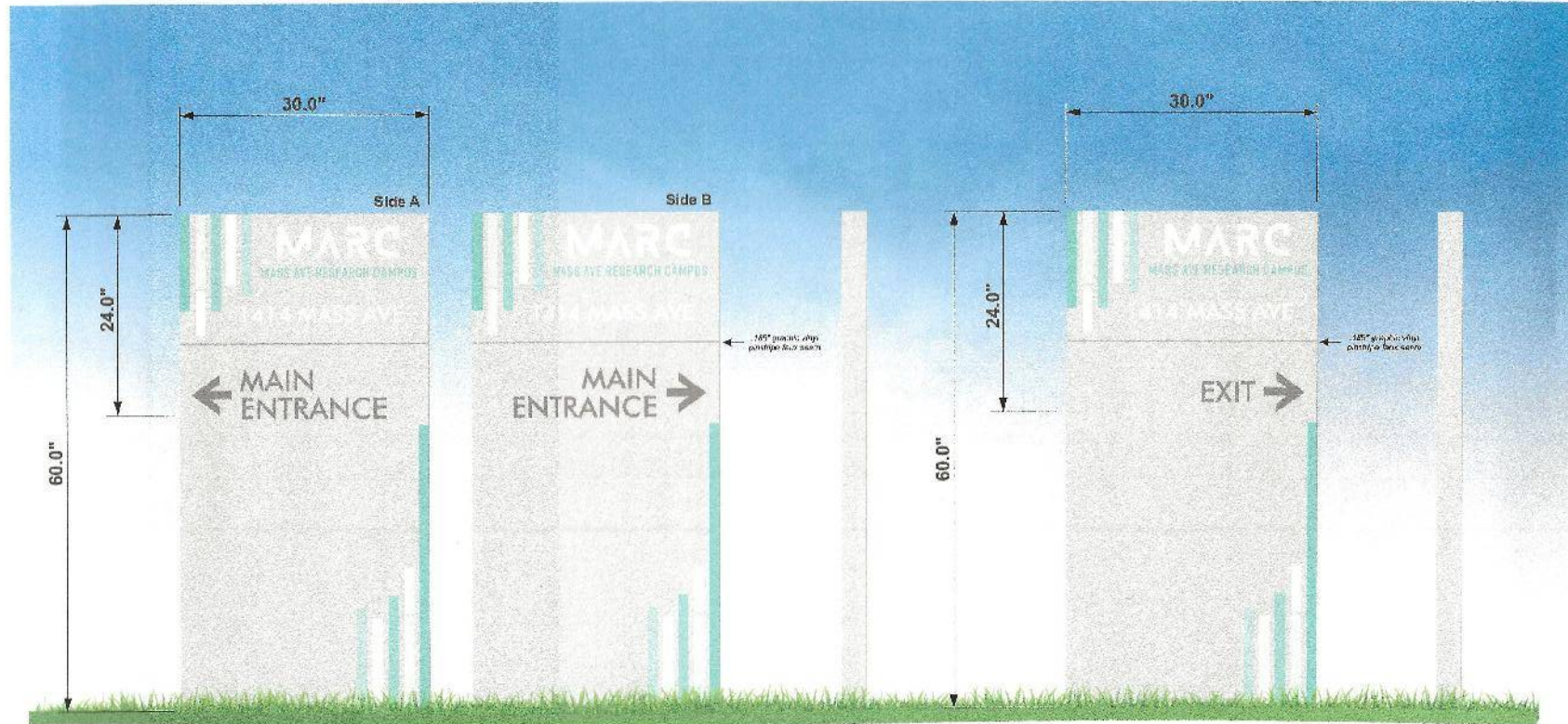
5 (1)...SF Directional Sign...NTS 5.0 Sq. Graphic Area

- * 3.0" deep aluminum fabricated sign...painted Pantone Grey 420 C
- * 1st surface applied vinyl graphics/lettering
- * 2.0" square alum. tube posts within sign frame....direct bury in concrete

CADWELL design + sign your brand our purpose	This is an original, unpublished drawing created by Cadwell Products Company, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Cadwell Products Company, Inc. It is not to be shown to anyone outside of your organization, nor is it to be used on websites, in any manner. 1414 MASSACHUSETTS AVE DORCHESTER, MA	MARC EXTERIOR SIGNAGE SHEET: 2 OF 5 DRAWN BY: LH	DATE: 05.21.21 REVISED: 09.21.21	REVISED: REVISED: Customer approval: _____ DATE: _____
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— FREESTANDING DIRECTIONAL SIGNS —



4 (1)...DF Directional Sign...NTS 5.0 Sq. Graphic Area

- * 3.0" deep aluminum fabricated sign...painted Pantone Grey 420 C
- * 1st surface applied vinyl graphics/lettering
- * 2.0" square alum. tube posts within sign frame....direct bury in concrete

6 (1)...DF Directional Sign...NTS 5.0 Sq. Graphic Area

- * 3.0" deep aluminum fabricated sign...painted Pantone Grey 420 C
- * 1st surface applied vinyl graphics/lettering
- * 2.0" square alum. tube posts within sign frame....direct bury in concrete

CADWELL
design + sign
your brand | our purpose

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1434 MASSACHUSETTS AVE
BOXBOROUGH, MA

SHEET: 4 OF 8

MARC EXTERIOR SIGNAGE

DRAWN BY: LH

DATE: 05.21.21

REVISED:

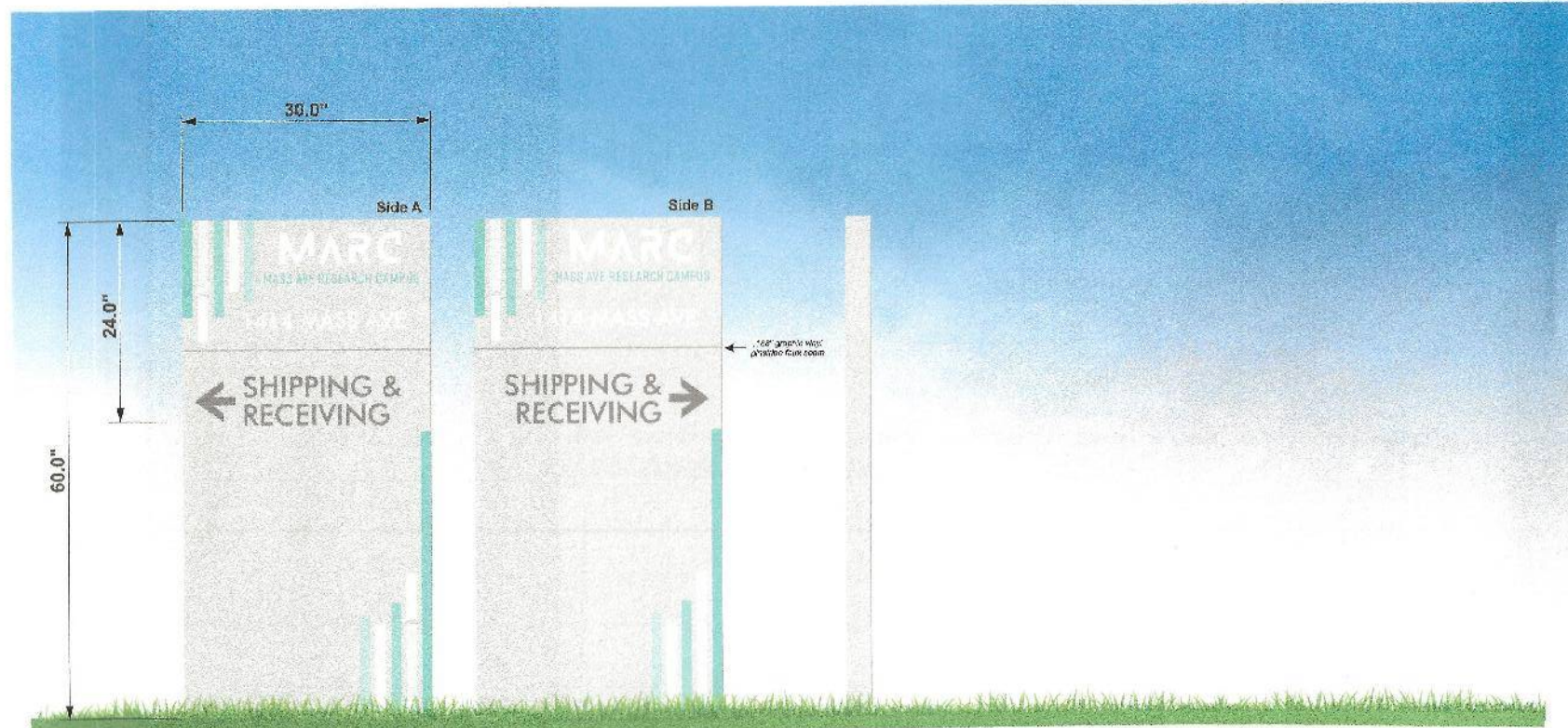
REVISED: 09.21.21

REVISED:

Customer approval: _____ DATE: _____



- Free Standing Directional Signs -

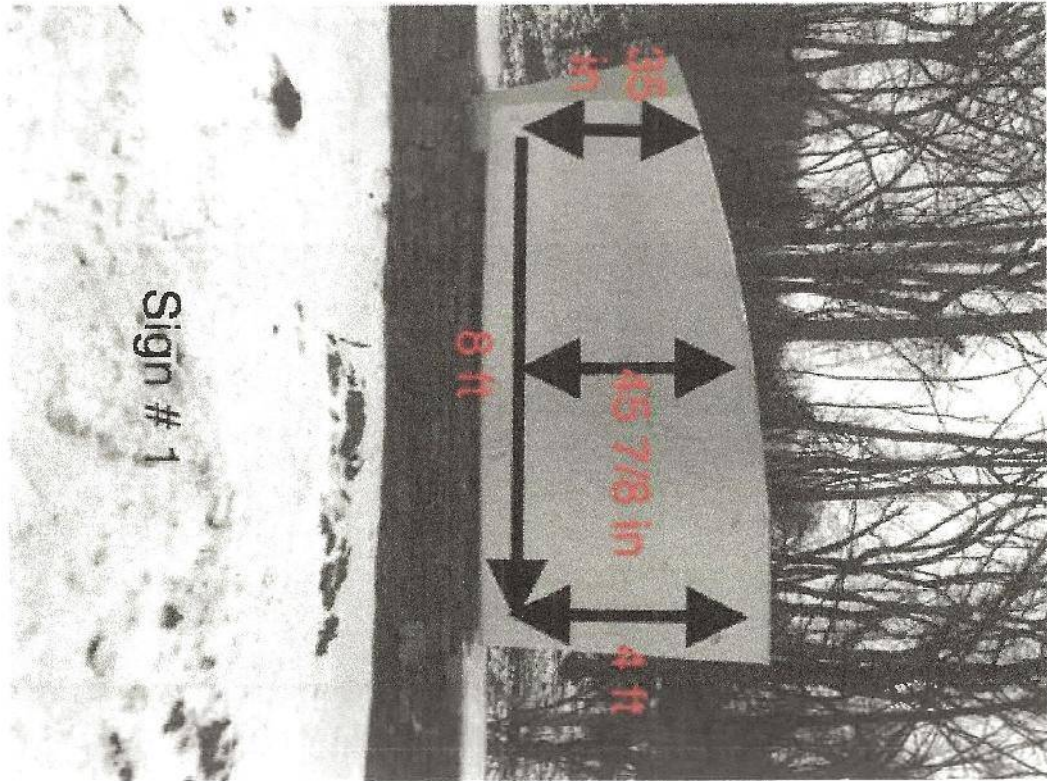


7 (1)...DF Directional Sign...NTS 5.0 Sq. Graphic Area

- * 3.0" deep aluminum fabricated sign...painted Pantone Grey 420 C
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	1414 MASSACHUSETTS AVE BOXBOROUGH, MA	SHEET 16 OF 8	DRAWN BY: LH	

—EXISTING FREESTANDING IDENTIFICATION SIGN—



EXISTING FREE-STANDING DIRECTIONAL SIGNS



-EXISTING FREE-STANDING DIRECTIONAL SIGNS-



EXISTING FREESTANDING DIRECTIONAL SIGN



EXISTING FREESTANDING DIRECTIONAL SIGN



EXISTING FREESTANDING DIRECTIONAL SIGN





Boxborough, MA

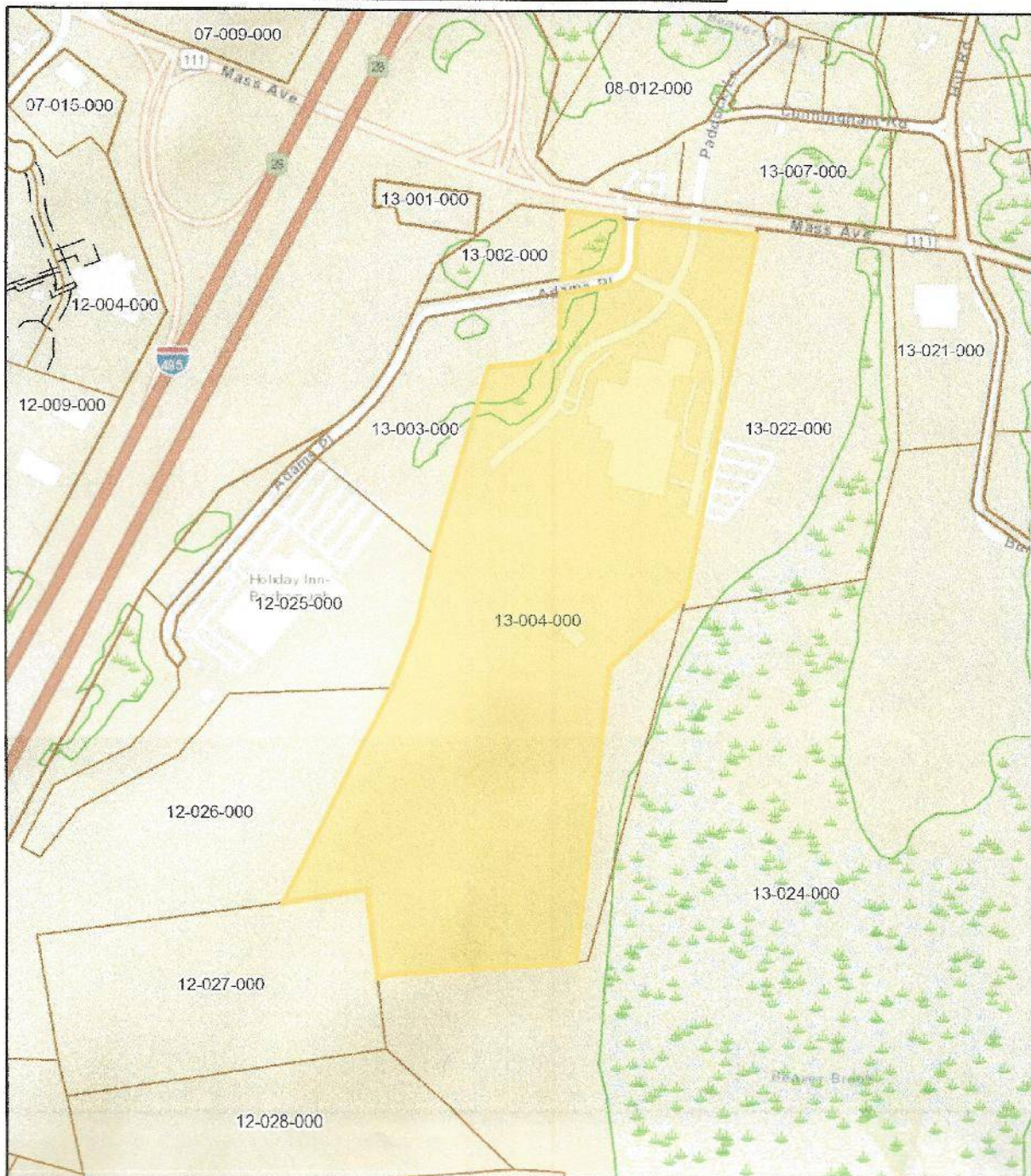
1 inch = 555 Feet



November 2, 2021



www.cai-tech.com



Data shown on this map 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 map.

Owner Société Générale
Financial Corporation

Owner deed ref:
31154/533 m 4



BOXBOROUGH BOARD OF APPEALS

Decision No. 2001-1

Dated: June 4, 2001

Decision of the Board of Appeals on the Appeal and Petition of Beals and Thomas, Inc., on behalf of Cisco Development Partners-NEDC, LLC c/o Cisterra Partners, LLC, 260 Franklin Street, Suite 1840, Boston, Massachusetts 02116-3712.

This is an application for a Special Permit pursuant to MGL Chapter 40A and Boxborough Zoning By-Law Sections 3200, Signs, and Section 4300, Lands Bordering the W-District, to construct 11 free standing signs, 3 of which are within the within the W-District buffer zone. The property owner is Société Générale Financial Corporation, 1221 Avenue of the Americas, New York, New York 10020. The subject property is located at 1414 Massachusetts Avenue, Boxborough, MA and is shown on Assessor's Map 2, Group 2, Parcels 130 & 209.

After causing notice of the time and place of its public hearing and of the subject matter thereof to be published, posted and mailed to the petitioner, abutters, Planning Board, Board of Selectmen, Board of Health, Inspector of Buildings, Conservation Commission and Town Clerk as required by law; David Kembel, Chairman of the Board of Appeals, called the hearing to order at 8:00 p.m. February 20, 2001. On Tuesday, April 3, 2001, and with the consent of the applicant, the matter was completely reheard by the Board due to the illness of a participating Board Member. The hearing continued to a site walk on May 1, 2001 at which time the hearing was closed. Board of Appeals Members David Kembel, Lisa St. Amand, Christian Habersant, Bruce Sabot and Peter Joy were present throughout the proceedings. Present for the application on behalf of Cisco Development Partners were Scott Ross of Cisterra Partners, LLC, and Michael Snow of Beals and Thomas, Inc. Also present was Thomas Gibbons representing Harvard Ridge Condominiums.

The following were rendered as exhibits:

- Exhibit A: Plan of Land prepared for Cisco Development Partners-NEDC, LLC ("CDP") c/o Cisterra Partners, LLC, prepared by Beals and Thomas, Inc., dated January 25, 2001, for Site 1, 1414 Massachusetts Ave., Boxborough, MA, entitled SITE SIGNAGE EXHIBIT PLAN, and hearing notice
- Exhibit B: Application for Special Permit Package dated January 26, 2001.
- Exhibit B-1: Site Identification Sign in Exhibit B, Section 4: Exhibit 1, A.
- Exhibit B-2: Drawing in Exhibit B showing poles for signs, Section 4: Exhibit 1, A.
- Exhibit B-3: Directional Signs in Exhibit B, Section 5: Exhibit 2.
- Exhibit C: Second copy of Plan of Land prepared for Cisco Development Partners-NEDC, LLC ("CDP") by Beals and Thomas dated January 25, 2001, signed by Michael J. Snow and entitled SITE SIGNAGE EXHIBIT PLAN.
- Exhibit D: Memorandum from Town Planner dated February 12, 2001.
- Exhibit E: Boxborough Zoning Bylaw excerpts, May 2000 with copy of Board's Decisions Nos. 96-08 and 97-03 attached.

The Board met to deliberate on the proceedings on June 4, 2001. After due consideration of the application, the record of the proceedings, and the Exhibits, the Board makes the following **FINDINGS OF FACT:**

1414 Massachusetts Avenue
Request for Freestanding Sign and Directional Signs

Filed in the Office of the Town Clerk on June 5, 2001 @ 10:30 a.m.

Beaver Brook Road off Swanson
Boxborough

33507 PAGE 413
SEE PLANNING RECORD BOOK

PL # 659

1. The subject property is located at 1414 Massachusetts Avenue, Roxborough, MA. The property borders Massachusetts Avenue and is in the Office Park District.
2. The applicant proposes to construct one freestanding identification sign and ten freestanding directional signs.
3. Three of the proposed signs, EXS. 01, 02 and 04, are located within the 100-foot buffer zone to the W-District.
4. The applicant has filed and received a modified Order of Conditions from the Conservation Commission, included in Exhibit B.
5. No lighting is proposed for these signs.
6. The driveway layout at 1414 Massachusetts Avenue is confusing and directional signs would aid in the safe and efficient flow of traffic on the premises.
7. Section 6200 of the Zoning Bylaw defines "Sign" as an item "placed on a public way or within public view."
8. All of the proposed directional signs, with the exception of EX.07, are located beyond the public view.
9. Sign EX.07, as proposed, directs traffic to Rte. 2 by use of Rte. 111 instead of I-495.
10. The Memorandum from the Town Planner, Exhibit D, states that the Planning Board recommends that any references to Route 111 and Route 2 be eliminated from the directional signs, and that if any directional sign to Route 2 is allowed, it should direct traffic via I-495.

CONCLUSIONS: The applicant in its submission has met the requirements of Zoning Bylaw Section 4300 for Wetlands. All measures have been taken to mitigate any adverse impacts to the W-District buffer and wetlands, and the proposed use shall not endanger the health and safety of the occupants of the public and the use is consistent with the general purposes of the W-District. In addition, the applicant has substantially met the requirements of Section 3200, Signs, with the exception of small concerns regarding the direction of traffic flow from the premises and the visibility of a directional sign from a public way.

Therefore, after due consideration of the foregoing and the exhibits presented at the hearing, the Board of Appeals on June 4, 2001, voted unanimously to grant a special permit to allow one freestanding identification sign and 10 freestanding directional signs subject to the following conditions:

1. The applicant shall obtain a building permit from the Building Inspector prior to installation of the signs.
2. The applicant shall remove the existing freestanding signs from the premises.
3. The location and appearance of the signs shall be as presented both in Exhibit C and by testimony of the applicant's representatives, except as detailed here and in Condition No. 4, below. In particular, the freestanding identification sign referred to on the Site Signage Exhibit Plan as EX.01 shall not exceed 32 square feet, including the cap, as testified to by the applicant's representative Michael Snow.
4. All references to I-495 and Rte. 111 on the signs labeled EX.05, EX.06, EX.09, and EX.13 shall be changed to read "EXIT." The text on the sign labeled EX.07 shall be deleted with the exception of "TO I-495" and the accompanying arrow. Sign EX.07 shall be located 100' farther in from Massachusetts Avenue so as to mitigate its visibility from a public way.

5. The signs shall be located entirely on the applicant's property and shall be sited so as not to interfere with sight distance, traffic flow, or road maintenance.
6. The signs shall not be lit in any manner without further approval from the Board of Appeals.
7. The applicant shall comply with all requirements of the Conservation Commission's Order of Conditions. DEP File #113-362, as modified for sign placement.
8. No additional signs identifying the building, its owners, or its tenants shall be placed on the building or elsewhere on the premises.
9. Any changes or modifications to the plan shall require approval of the Board of Appeals. Violation of any of the conditions of this decision shall be grounds for revocation of this special permit, or of any building or occupancy permit granted hereunder.

The foregoing restrictions have been spelled out for the purpose of emphasizing their importance, but are not intended to be all inclusive or to negate the remainder of the Boxborough Zoning Bylaw.

The Board shall have the power to modify or amend the terms and conditions of a special permit on the application of the owner, lessee or mortgagee of the premises or upon its own motion. All the provisions of this paragraph applicable to approval shall, where apt, be applicable to such modification or amendment.

This permit shall not be valid until recorded with the Middlesex South District Registry of Deeds and evidence of such recording provided to the Inspector of Buildings.

This special permit will expire on June 4, 2003 if a substantial use thereof has not commenced except for good cause. Any further request for extension of time set forth herein must be made in writing to the Board at least thirty (30) days prior to June 4, 2003, and the Board herein reserves the right and power to grant or deny such extension without a public hearing. The Board shall not grant any extension of said permit unless it finds that the use of the property in question or construction on the site has begun and is proceeding in a timely manner except for good cause.

Appeals, if any, shall be made pursuant to Section 17 of the Massachusetts General Laws, Chapter 40A and shall be filed within twenty (20) days after the date of filing of the above referenced decision with the Town Clerk.

Witness our hands this 17th day of June 2001.

BOXBOROUGH BOARD OF APPEALS:

David Kembel
David Kembel, Chairman

Bruce Sabot
Bruce Sabot, Member

Lisa St. Amant
Lisa St. Amant, Member

Peter Joy
Peter Joy, Member

I, Virginia B. Richardson, hereby do certify that this is a true copy of the above Board of Appeals Decision # 2001-1 filed on June 19, 2001

Virginia B. Richardson
Virginia B. Richardson, Town Clerk



TOWN OF BOXBOROUGH
Town Assessor
29 Middle Road
Boxborough, Massachusetts 01719
978-264-1720 • FAX 978-264-3127
sgenna@boxborough-ma.gov

REQUESTER ☒
OFFICE ☐
TOWN BOARD ☐

REQUEST FOR ABUTTERS

DATE OF REQUEST: 11/2/2021 DATE LIST NEEDED: 11/3/2021 (or as soon as possible)
PROPERTY LOCATION: 1414 MASSACHUSETTS AVE.

MAP 13 LOT 04 BLOCK _____
PROPERTY OWNER: LPCH BOXBOROUGH LP c/o LINCOLN PROPERTY

REASON FOR LIST

- ☐ CONSERVATION COMMISSION
☒ ZONING BOARD OF APPEALS
☐ PLANNING BOARD
☐ PRELIMINARY PLAN
☐ SITE PLAN
☐ DEFINITIVE PLAN
☐ SPECIAL PERMIT
☐ BOARD OF SELECTMEN
☐ OTHER _____

RADIUS FOR ABUTTERS

300 FEET ☒ IMMEDIATE ☐ OTHER ☐ _____

REQUESTER INFORMATION

NAME HEATHER DUOKO
ADDRESS 27 OLD MATTINGHOUSE RD.
AUBURN, MA 01501
PHONE (508) 612-6954 EMAIL hwoodhopkins@charter.net

OFFICE USE ONLY

DATE LIST PREPARED: 11/3/21
FEE CHARGED: 13- AMOUNT PAID \$ _____
DATE PAID: _____ ☐ CHECK # _____
☐ CASH

FEE SCHEDULE: \$1.00 PER NAME
\$10.00 MINIMUM
\$30.00 MAXIMUM

LIST IS VALID FOR SIX (6) MONTHS. TOWN ASSESSOR IS ALLOWED TEN (10) BUSINESS DAYS FROM DATE OF REQUEST TO PROVIDE CERTIFIED LIST OF ABUTTERS.



1414 Mass Ave

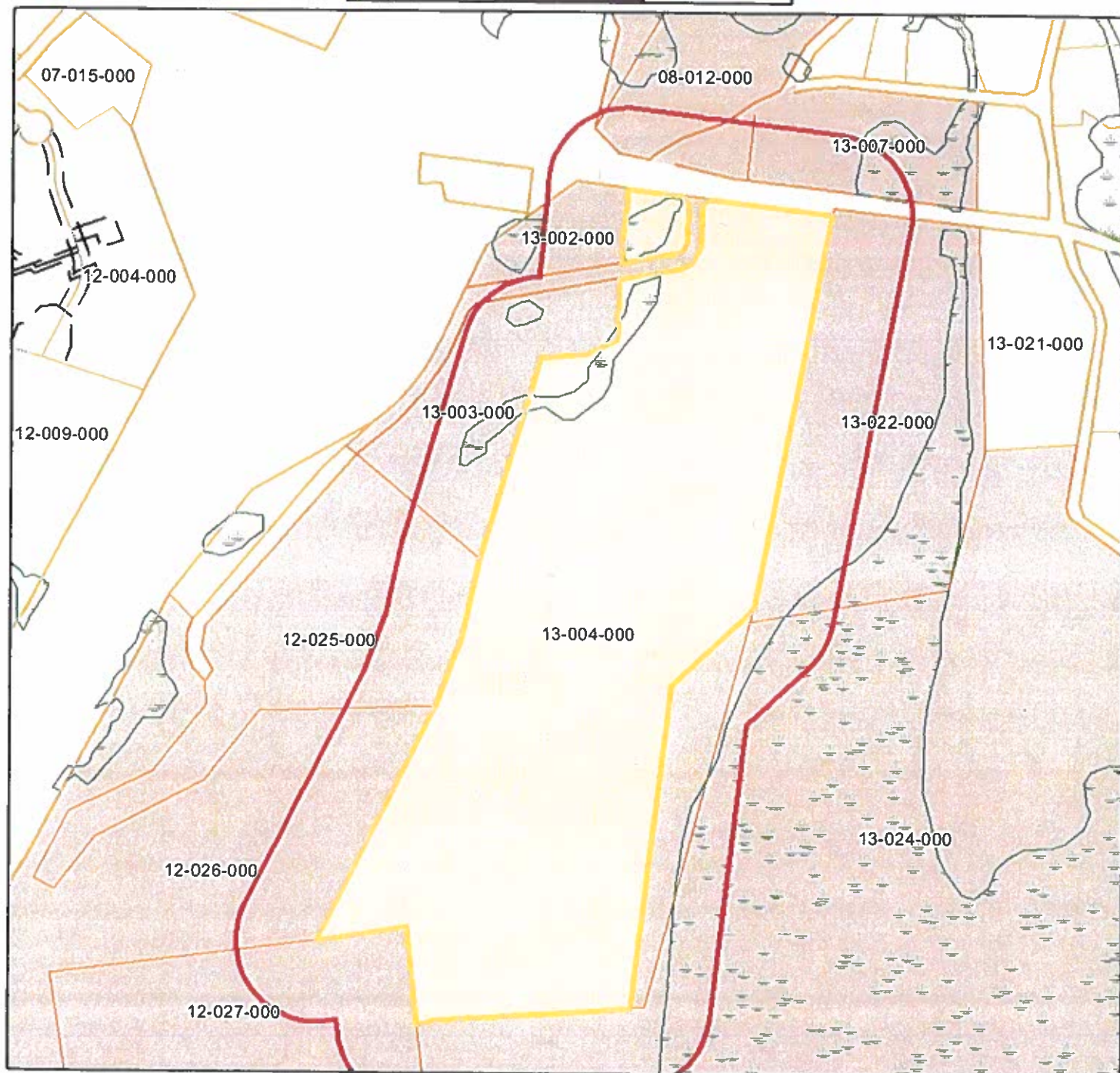
Boxborough, MA



November 3, 2021

1 inch = 555 Feet

www.cai-tech.com



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BOXBOROUGH HOSPITALITY LLC
242 ADAMS PLACE
BOXBOROUGH, MA 01719

GUTIERREZ ARTURO J
200 WHEELER ROAD
BURLINGTON, MA 01803

JEFFERSON AT BEAVER BROOK LLC
C/O JPI
600 E LAS COLINAS BLVD SUITE 1
IRVING, TX 75039

LPCH BOXBOROUGH LP
2 MILL & MAIN PL STE 505
MAYNARD, MA 01754

PAULEO, LLC
P.O. BOX 2809
DUXBURY, MA 02332

GUTIERREZ ARTURO J
200 WHEELER ROAD
BURLINGTON, MA 01803

GUTIERREZ ARTURO J
200 WHEELER ROAD
BURLINGTON, MA 01803

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C/O JPI
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IRVING, TX 75039

LPCH BOXBOROUGH LP
2 MILL & MAIN PL STE 505
MAYNARD, MA 01754

GUTIERREZ ARTURO J
200 WHEELER ROAD
BURLINGTON, MA 01803

GUTIERREZ ARTURO J, TRUSTEE
200 WHEELER ROAD
BURLINGTON, MA 01803

JEFFERSON AT BEAVER BROOK LLC
C/O JPI
600 E LAS COLINAS BLVD SUITE 1
IRVING, TX 75039

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2 MILL & MAIN PL STE 505
MAYNARD, MA 01754

DUXBURY, MA 02332
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C/O JPI
JEFFERSON AT BEAVER BROOK LLC

BURLINGTON, MA 01803
200 WHEELER ROAD
GUTIERREZ ARTURO J

BOXBOROUGH, MA 01719
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BOXBOROUGH HOSPITALITY LLC

MAYNARD, MA 01754
2 MILL & MAIN PL STE 505
LPCH BOXBOROUGH LP
IRVING, TX 75039
600 E LAS COLINAS BLVD SUITE 1
C/O JPI
JEFFERSON AT BEAVER BROOK LLC

BURLINGTON, MA 01803
200 WHEELER ROAD
GUTIERREZ ARTURO J

BURLINGTON, MA 01803
200 WHEELER ROAD
GUTIERREZ ARTURO J

MAYNARD, MA 01754
2 MILL & MAIN PL STE 505
LPCH BOXBOROUGH LP
IRVING, TX 75039
600 E LAS COLINAS BLVD SUITE 1
C/O JPI
JEFFERSON AT BEAVER BROOK LLC

BURLINGTON, MA 01803
200 WHEELER ROAD
GUTIERREZ ARTURO J, TRUSTEE

BURLINGTON, MA 01803
200 WHEELER ROAD
GUTIERREZ ARTURO J

11/3/2021

Zoning Board of Appeals

300 Feet

1414 Mass Ave

13-004-000

Erin Twomey

Certified by Erin Twomey (Dept Asst)

Jonathan Greeno, Assessor

PARCEL ID	LOCATION	OWNER1	ADDRESS	CITY	STATE	ZIP
08-012-000	67 CUNNINGHAM ROAD	JEFFERSON AT BEAVER BROOK LLC	C/O JPI 600 E LASCOLINAS BLVD Ste 1	IRVING	TX	75039
08-014-000	1 PADDOCK LANE	JEFFERSON AT BEAVER BROOK LLC	C/O JPI 600 E LASCOLINAS BLVD Ste 1	IRVING	TX	75039
12-025-000	242 ADAMS PLACE	BOXBOROUGH HOSPITALITY LLC	242 ADAMS PLACE	BOXBOROUGH	MA	01719
12-026-000	244 ADAMS PLACE	GUTIERREZ ARTURO J	200 WHEELER ROAD	BURLINGTON	MA	01803
12-027-000	244 A ADAMS PLACE	LPCH BOXBOROUGH LP	2 MILL & MAIN PL STE 505	MAYNARD	MA	01754
12-028-000	244 B ADAMS PLACE	LPCH BOXBOROUGH LP	2 MILL & MAIN PL STE 505	MAYNARD	MA	01754
13-002-000	121 ADAMS PLACE	GUTIERREZ ARTURO J	200 WHEELER ROAD	BURLINGTON	MA	01803
13-003-000	120 ADAMS PLACE	GUTIERREZ ARTURO J	200 WHEELER ROAD	BURLINGTON	MA	01803
13-005-000	1425 MASSACHUSETTS AVENUE	PAULEO, LLC	P.O. BOX 2809	DUXBURY	MA	02332
13-006-000	1415 MASSACHUSETTS AVENUE	JEFFERSON AT BEAVER BROOK LLC	C/O JPI 600 E LASCOLINAS BLVD Ste 1	IRVING	TX	75039
13-007-000	40 CUNNINGHAM ROAD	GUTIERREZ ARTURO J, TRUSTEE	200 WHEELER ROAD	BURLINGTON	MA	01803
13-022-000	1320 MASSACHUSETTS AVENUE	LPCH BOXBOROUGH LP	2 MILL & MAIN PL STE 505	MAYNARD	MA	01754
13-065-000	0 ADAMS PLACE	GUTIERREZ ARTURO J	200 WHEELER ROAD	BURLINGTON	MA	01803