

MEMORANDUM

To: The Amesbury Planning Board
From: Paul J. Gagliardi, Esquire
Dalton & Finegold, LLP
Date: June 21, 2023
Subject: 87 South Hampton Road, Amesbury, Massachusetts
Request to Modify Definitive Subdivision

The Applicant has been requested to provide supplemental information for the proposed modification of the existing subdivision plan. Below is an explanation of what is actually being proposed.

1. The Applicant is requesting that the Planning Board Decision of October 22, 2018 be modified to enable him to modify Lots 6 and 7 as shown on the plan prepared by Engineering Land Services, LLC, which the Board approved in 2018, entitled "Modification Plan (Definitive Cluster Residential Development) Amesbury, Massachusetts, Owner: Ronald Francoeur, Date: 20-FEB-2018, Scale 1" = 50'" said plan being recorded in the Essex South District Registry of Deeds in Plan Book 477, Plan 12 (the "Existing Conditions Plan"), a copy of which has been filed with the Board and is our Existing Conditions Plan .
2. The Applicant is proposing to divide Lot 6 into two lots, they being Proposed Lot 6A and Proposed Lot 6B as shown on the modification plan prepared by Millennium Engineering entitled "Plan of Land in Amesbury, MA, showing Amended Modification at 87 South Hampton Road & 0 Woodman Road, Scale: 1" = 50', Date: August 3, 2023" (the "Modification Plan") which was filed with Board on August 3, 2023. The Applicant is requesting this modification to enable him to create one lot (Proposed Lot 6A) for the horse barn, paddocks and other equestrian related structures and uses and a second lot (Proposed Lot 6B) for the existing single family residential home. The two proposed lots comprise the exact same area as the existing Lot 6.
3. The Applicant is also proposing to divide Lot 7 (the Open Space Parcel) into two lots as well, they being Proposed Lot 7A and Proposed Lot 7B. Proposed Lot 7A would be conveyed together with Proposed Lot 6A. The allowed uses would be restricted to equestrian uses related to the equestrian uses on Lot 6A as well as agricultural and passive recreational uses. Proposed Lot 7B would be conveyed together with Proposed Lot 6B. The allowed uses for Proposed Lots 7B would be restricted to agricultural and passive recreational uses. These two lots also comprise the exact same area as the existing Lot 7.

The Applicant has also been requested to explain how this proposed modification will affect the existing access to Lot 6, the utilities serving Lot 6 and the Requirements under Section XI.D. Therefore, I will review those below.

4. Allowable Tract Size

The Applicant's remaining land (Lots 6 and 7) contains 28.5 acres, 21.59 acres, 75.75% of which shall remain open space.

5. Allowable Uses

Proposed Lot 6B will continue to be used for residential purposes and Proposed Lot 6A will continue to be used for equestrian and agricultural related uses. Proposed Lots 7A and 7B will continue to be used as Open Space. Lot 6A does not contain 5 acres which is required for agricultural uses but when combined with Lot 7A, the total area for the equestrian and agricultural uses will far exceed the 5 acre minimum requirement. Lot 6A could be modified to create a lot with 5 acres, but the Applicant's intent was to keep the shared septic system wholly on Lot 6B.

6. Dimensional Regulation and Development Standards

(a) Building Height - "All buildings shall be limited to 35 feet in height." Nothing is proposed which would violate this requirement. In fact, no new buildings are proposed.

(b) Lot Frontage - "All proposed lots have in excess of 100 feet of frontage." All proposed lots will have the required frontage on a public way.

(c) Lot Shape - Each of the proposed lots are of a size and shape that provides a building site which is in harmony with the natural features of the site. The location of the building sites were previously approved by the Planning Board.

(d) Lot Access - Access has not changed from the previous approval and attached hereto are the recorded driveway access easements.

(e) Building Site - Existing buildings are shown on the proposed plan and no new buildings are being proposed. The existing buildings were shown and approved by the Board in 2018.

(f) Open Space - Open space is 75.75% of the Applicant's remaining land which is in excess of 50% required by the Zoning Ordinance. The Open Space is not being altered.

(g) Stormwater - As indicated in a previously filed opinion from James Melvin, PE, the proposed realignment of the lotlines will not change any of the previously

approved stormwater.

(h) Minimum Yard Requirement - All of the buildings will meet all of the yard requirements if the modified plan is approved.

(i) Utilities and Access Easement - Again, nothing is changing. See attached copy of the recorded Access and Utility Easement. The easements will remain in the same locations.

(j) Preservation Restriction - Attached is the Preservation Restriction which was originally filed for approval with the Board on July 30, 2020. No action was ever taken by the Board in connection with this so this has never been recorded. If the proposed modification is approved, by the Board, this document will need to be revised to coincide with the modified subdivision and submitted to the Board for approval.

DRIVEWAY ACCESS EASEMENT - LOT 6A

QUITCLAIM DEED

25

KNOW ALL MEN BY THESE PRESENTS, that LUTZ N. WALLEM AND WALTRAUD WALLEM, husband and wife, of 96 Woodman Road, Town of South Hampton, County of Rockingham, and State of New Hampshire, for consideration of Two Hundred Forty-Three Thousand Five Hundred and 00/100 Dollars (\$243,500.00) grant to RONALD A. FRANCOEUR, of 59 Elm Street, Town of Salisbury, Commonwealth of Massachusetts, with QUITCLAIM COVENANTS the following:

Two certain parcels of land, with the buildings thereon, if any, situate in the Town of Amesbury, County of Essex and Commonwealth of Massachusetts, more particularly bounded and described as follows:

PARCEL ONE: A certain tract or parcel of land, with the buildings thereon, situate on the Northerly side of South Hampton Road in the Town of Amesbury, County of Essex and Commonwealth of Massachusetts, and being shown as Lot 8 on a plan entitled "Plan of Land in Amesbury, MA for Lutz & Waltraud Wallem," by W.C. Cammett Engineering, Inc. dated April 28, 1992, recorded as Plan 276 B 40 in the Essex South District Registry of Deeds, bounded and described as follows:

Beginning at a point on the Northerly sideline of South Hampton Road, said point being the Southerly most point of the herein described parcel, thence heading N 34° 05' 24" W along a stone wall a distance of 40.24' to a drill hole set in said stone wall; thence turning and running N 39° 48' 48" W along said stone wall a distance of 57.74' to a drill hole set; thence running along the same course and along said stone wall a distance of 246.61' to an iron rod set in said stone wall; thence turning and running N 39° 04' 48" W along said stone wall a distance of 169.92' to a drill hole set in said stone wall; thence running along the same course a distance of 19.45' to a point; thence turning and running N 41° 26' 09" E a distance of 590.00' to a point; thence turning and running N 78° 59' 53" E a distance of 847.56' to a point; thence turning and running S 75° 38' 47" E a distance of 62.80' to a point; thence turning and running S 43° 21' 48" W a distance of 1381.21' to a point on the Northerly side of South Hampton Road, and the point of beginning. Said parcel containing 12.50 acres, more or less.

Subject to the Massachusetts General Laws Chapter 61A agricultural or horticultural land tax lien.

Together with the rights to use and maintain the septic system as installed on Lot 7, of the above mentioned plan; however, the within grantees, and their heirs and assigns, will be responsible for maintaining the septic line from the septic system to the buildings on Lot 8, as shown on said plan.

Together with the right to pass and repass, for any and all purposes, over the bituminous drive as it runs across Lot 7 as shown on the above mentioned plan. Further, subject to the rights of the owners, heirs and assigns of Lot 7 to pass and repass, for any and all purposes, over the bituminous drive as it runs across Lot 8 as shown on the above mentioned plan. The owners of Lot 7, their heirs and assigns, and the owners of Lot 8, and their heirs and assigns, will be equally responsible for maintaining said bituminous drive.

Meaning and intending to convey a portion of the premises conveyed to the within grantors by deed of Thomas M. Joyce, dated July 28, 1978, and recorded in the Essex South District Registry of Deeds at Book 6498, Page 554.

Page One of Two Pages

DEEDS REC'D
ESSEX SOUTH
874
CANCELLED
TAX 555.18
CASH 555.18
6477A000 11.15
EXCISE TAX

PARCEL TWO: A certain tract or parcel of land, with the buildings thereon, situate on the Northerly side of South Hampton Road in the Town of Amesbury, County of Essex and Commonwealth of Massachusetts, and being shown as Lot 9 on a plan entitled "Plan of Land in Amesbury, MA for Lutz & Waltraud Wallem," by W.C. Cammett Engineering, Inc. dated April 28, 1992, recorded as Plan Bk 276 Pl. 40 in the Essex South District Registry of Deeds, bounded and described as follows:

Beginning at a drill hole set in a stone wall on the Northerly sideline of South Hampton Road, said point being the Southerly most point of the herein described parcel, thence running N 28° 41' 43" W a distance of 159.74' to a drill hole set in said stone wall; thence turning and running N 32° 29' 30" W a distance of 73.14' to a drill hole set in said stone wall; thence turning and running N 34° 05' 24" W a distance of 279.69' to a point; thence turning and running N 43° 21' 48" E along Lot 8 of the above mentioned plan a distance of 770.62' to point; thence turning and running S 46° 38' 12" E along Lot 10 of the above mentioned plan a distance of 523.93' to a point at a stone wall on the Northerly sideline of Woodman Road as shown on said plan; thence turning and running S 42° 30' 46" W along said stone wall a distance of 68.17' to a drill hole set in said stone wall; thence turning and running S 44° 01' 41" W along said stone wall a distance of 139.72' to a drill hole set in said stone wall; thence turning and running S 43° 06' 15" W along said stone wall a distance of 171.49' to a drill hole set in said stone wall; thence turning and running S 43° 31' 17" W along said stone wall a distance of 107.30' to a drill hole set in said stone wall; thence turning and running S 43° 58' 48" W along said stone wall a distance of 132.62' to a drill hole set in said stone wall; thence turning and running S 41° 54' 56" W along said stone wall a distance of 104.39' to a drill hole set in said stone wall; thence turning and running S 44° 19' 25" W along said stone wall a distance of 137.78' to a drill hole set in said stone wall; thence turning and running S 79° 13' 18" W a distance of 45.74' to a drill hole set in a stone wall on the Northerly sideline of South Hampton Road, and the point of beginning. Said parcel containing 10.00 acres, more or less.

Subject to the Massachusetts General Laws Chapter 61A agricultural or horticultural land tax lien.

Meaning and intending to convey a portion of the premises conveyed to the within grantors by deed of Thomas M. Joyce, dated July 28, 1978, and recorded in the Essex South District Registry of Deeds at Book 6498, Page 554.

Executed this 13th day of July, 1992.

Lutz N. Wallem
Lutz N. Wallem
Waltraud Wallem
Waltraud Wallem

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Personally appeared before me this 13th day of July, 1992, the above-named Lutz N. Wallem and Waltraud Wallem known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes contained therein.

J. A. Mall
Justice of the Peace / Notary Public

Page Two of Two Pages

lutzwallem.qcs

LOCUS MAP

PLAN BOOK 200 PL. 10

DATE: July 10, 1992

APPROVED: *[Signature]*

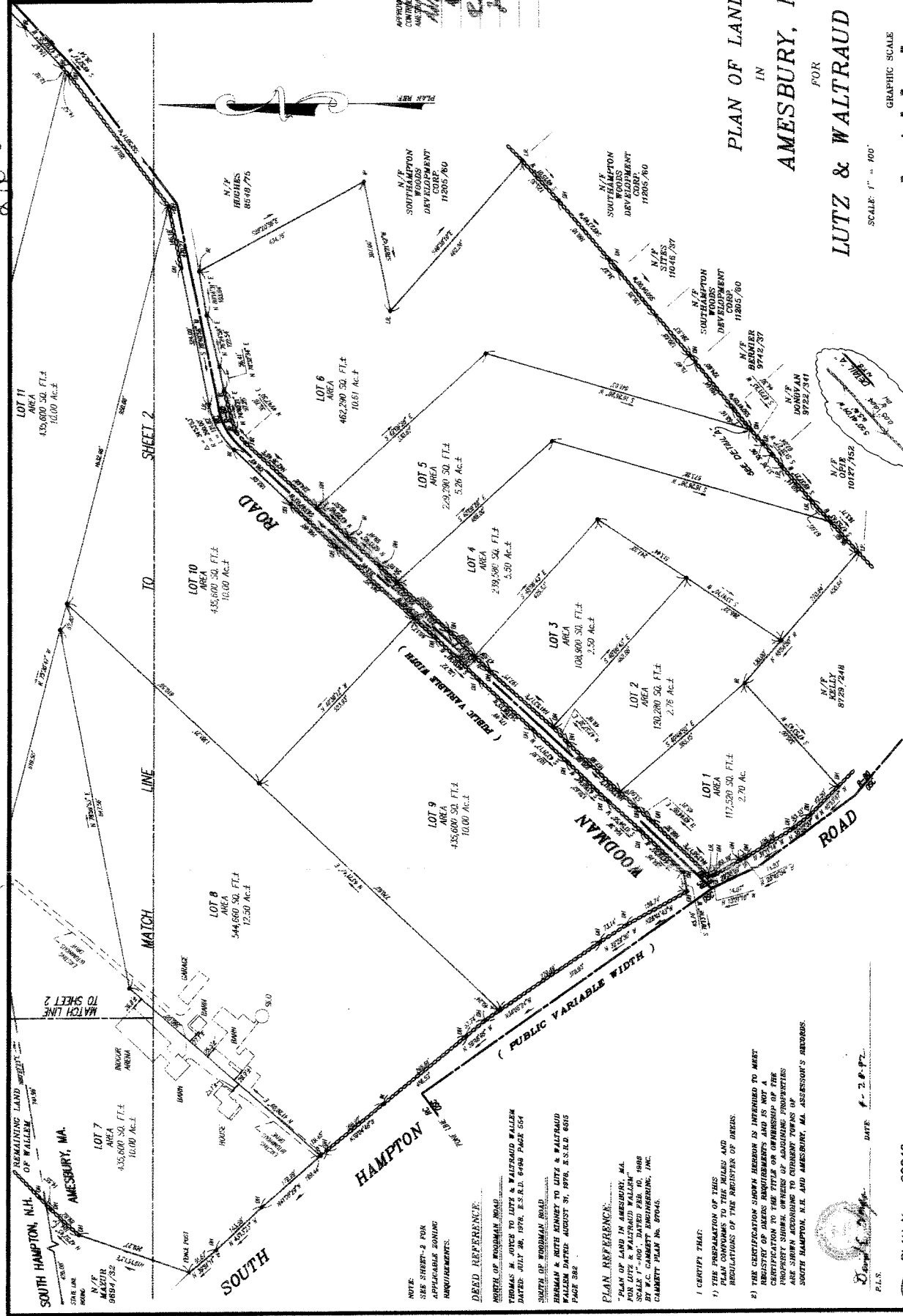
FOR REPLY USE ONLY

APPROVAL UNDER SUBORDINATE CONTROL LAW NOT REQUIRED. ALL RIGHTS RESERVED. *[Signature]*

DATE: 5-2-92

PLAN OF LAND IN AMESBURY, MA FOR LUTZ & WALTRAUD WALLEM

APRIL 20, 1992



NOTE:
SEE SHEET-3 FOR APPLICABLE ZONING REQUIREMENTS.

DEED REFERENCE:
NORTH OF WOODMAN ROAD
THOMAS W. JOYCE TO LUTZ & WALTRAUD WALLEM
DATED: JULY 10, 1974, E.S. 12, 6494 PAGE 504

SOUTH OF WOODMAN ROAD
THOMAS W. JOYCE TO LUTZ & WALTRAUD WALLEM
DATED: AUGUST 31, 1974, E.S. 12, 6515 PAGE 502

PLAN REFERENCE:
"PLAN OF LAND IN AMESBURY, MA FOR LUTZ & WALTRAUD WALLEM" SCALE: 1" = 100' DATED: FEB. 10, 1988 BY: W. C. CANNETT ENGINEERING, INC. CANNETT PLAN No. 87045

I CERTIFY THAT:
1) THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
2) THE CERTIFICATION UNDER HEREIN IS INTENDED TO MEET THE REQUIREMENTS OF MASS. REG. 800.001 AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJACENT PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWNS OF SOUTH HAMPTON, N.H. AND AMESBURY, MA. ASSESSOR'S RECORDS.

PLAN No. 92042
W. C. CANNETT ENGINEERING, INC.
297 ELM STREET AMESBURY, MA.

DATE: 4-20-92

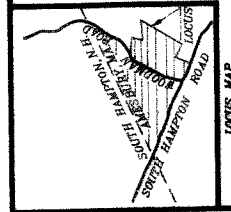
PLAN No. 92042
W. C. CANNETT ENGINEERING, INC.
297 ELM STREET AMESBURY, MA.

PLAN BOOK 2016 PLAN 10
 JULY 10 1912
 W.C. CAMMETT ENGINEERING, INC.
 297 ELM STREET AMESBURY, MA

49626 2016

PLAN REFERENCE:
 "PLAN OF LAND IN AMESBURY, MA
 FOR LUTZ & WALTRAUD WALLEN"
 SCALE 1"=100'. DATED FEB. 10, 1908
 BY W.C. CAMMETT ENGINEERING, INC.
 CAMMETT PLAN NO. 07000.

DEED REFERENCE:
 NORTH OF WOODMAN ROAD
 THOMAS M. JOYCE TO LUTZ & WALTRAUD WALLEN
 DATED JULY 26, 1916, E.S.D. 6496 PAGE 554
 SOUTH OF WOODMAN ROAD
 HERMAN & MATH KENNEY TO LUTZ & WALTRAUD WALLEN
 DATED AUGUST 21, 1916, E.S.D. 6515 PAGE 382



FOR REGISTRY USE ONLY

APPROVED UNDER SUBSTANTIATION
 CONTINGENT UPON THE
 COMPLETION OF THE
 SURVEYING WORK
 BY THE
 ENGINEER
 W.C. CAMMETT
 297 ELM STREET
 AMESBURY, MA

DATE: 5-1-92

APPLICABLE ZONING REQUIREMENTS

ZONE NO.	ZONE
R-60	R-60
MIN. LOT:	80,000 SQ. FT.
FRONTAGE:	200 FEET
MIN. YARD SETBACKS:	
FRONT:	40 FEET
SIDE:	10 FEET
REAR:	20 FEET

* MEASUREMENTS BEING BY LAW MUST NOT EXCEED DIMENSIONAL REQUIREMENTS FOR YARD SETBACKS IN SAME NO. SETBACKS LISTED FOR THE SAME ARE REQUIRED MIN. YARD AND ARE TO BE APPROVED BY THE PLANNING BOARD.

PLAN No. 92042
 W. C. CAMMETT ENGINEERING, INC.
 297 ELM STREET AMESBURY, MA.

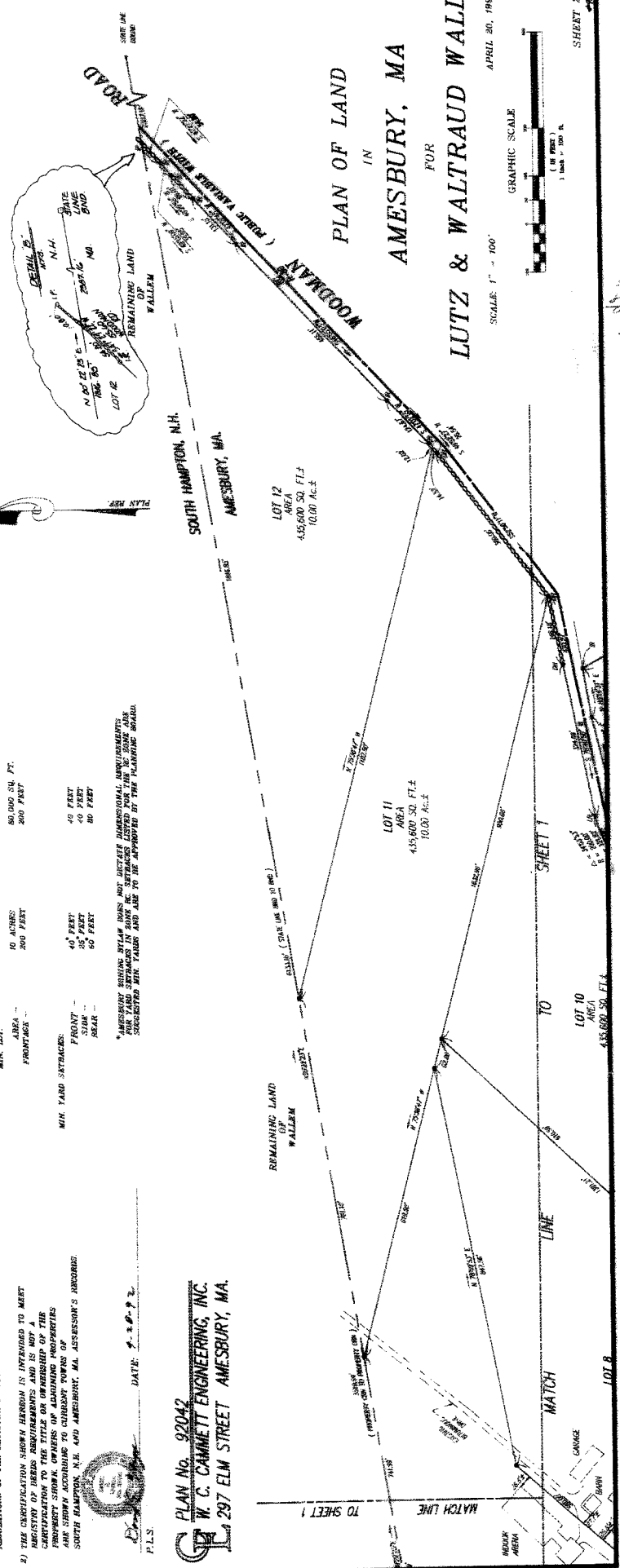
PLAN OF LAND
 IN
 AMESBURY, MA
 FOR
 LUTZ & WALTRAUD WALLEN

SCALE: 1" = 100'

GRAPHIC SCALE



SHEET 2 OF 2



EASEMENT AGREEMENT - LOT 6B

PLEASE RETURN TO:
Healey, Deshaies, Gagliardi & Woolfe, PC
BOX 54



SO.ESSEX #961 Bk:39005 Pg:276
09/30/2020 04:01 PM EMNT Pg 1/3
eRecorded

EASEMENT AGREEMENT

The undersigned, Ronald A. Francoeur, Trustee of 87 South Hampton Road Realty Trust under a Declaration of Trust dated November 30, 2017, as evidenced by Trustee's Certificate Pursuant to M.G.L. c. 184 §35 duly recorded with the Essex South District Registry of Deeds in Book 36392, Page 132; and Ronald A. Francoeur, Trustee of 2 Woodman Road Realty Trust under a Declaration of Trust dated November 30, 2017, as evidenced by Trustee's Certificate Pursuant to M.G.L. c. 184 §35 duly recorded with the Essex South District Registry of Deeds in Book 36392, Page 126 (the "undersigned"), is the owner of a certain parcel of land located on Woodman Road and South Hampton Road in Amesbury, Essex County, Massachusetts (the "Premises") and more particularly described in two quitclaim deeds recorded in the Essex South District Registry of Deeds at Book 36392, Pages 130 and 134; and

WHEREAS, the Amesbury Planning Board (the "Board") has approved a Definitive Subdivision Plan and Site Plan Approval Modification - Cluster Residential pursuant to the Board's decision dated October 22, 2018 (the "Decision") recorded with the Essex South District Registry of Deeds at Book 37178, Page 545, along with plans prepared by Engineering Land Services, LLC entitled "Modification Plan (Definitive Cluster Residential Development) (Plan Book 408, Plan 02) Amesbury, Massachusetts, Owner: Ronald Francoeur, 2 Woodman Road, Amesbury, MA, Lots 1, 2, 3, 4, 5, 6 and 7 (Open Space), Date: 20-Feb-2018, Scale: 1" = 50'" said plan being recorded in the Essex South District Registry of Deeds in Plan Book 477, Plan 12 (the "Plan"); and

WHEREAS, in accordance with the requirements of the Decision, the undersigned hereby creates certain easement rights as follows:

1. Lot 6 shall have the right to travel to and from Woodman Road over the proposed 30 foot wide driveway/access easement located on Lot 7, all as shown on the Plan, for purposes of ingress and egress to and from Lot 6 and said Woodman Road.

2. Lot 6 shall have the right to place, install or construct in, on, over, along and under the proposed 30 foot wide utility (electric/cable) easement located on Lot 7, as shown on the Plan, such pipes, overhead lines, conduits and other appurtenances necessary for the transmission of electricity, telephone and cable and shall have the right to and may grant permission to public utility companies to enter upon said premises to place, install, repair or relocate said pipes, overhead lines, conduits and other necessary appurtenances for the transmission of electricity, telephone and cable service in accordance with such company or companies' regulations, practices and tariffs filed with the Department of Public Utilities.

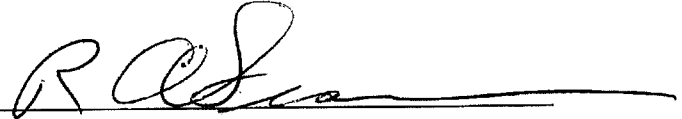
3. Lot 6 shall have the right to place, install or construct in, on, along, under and upon the proposed 30 foot wide water line easement located on Lot 7, as shown on the Plan, such pipes, conduits and manholes and other appurtenances as may be necessary for the transmission of water and sewer service and shall have the right to and may grant permission to public utility companies or water companies and/or the City of Amesbury, to enter upon said premises to place, install, repair or relocate pipes, conduits, manholes and other necessary appurtenances for the transmission of said water or sewer service in accordance with such company or companies' regulations, practices and tariffs filed with the Department of Public Utilities or the Division of Water Supply.

4. Lots 2, 3, 4 & 5 shall be subject to a 20' wide drainage easement, as shown on the Plan, for stormwater management purposes. The Trustee(s) of the Woodman Road Homeowners Trust and the City of Amesbury shall have the right to enter onto said Lots for the purpose of maintaining the drainage system and the stormwater treatment structures (the "stormwater management facilities") located within said drainage easement.

5. Lot 7 shall be subject to a 35' wide drainage easement, as shown on the Plan, for stormwater management purposes. The Trustee(s) of the Woodman Road Homeowners Trust and the City of Amesbury shall have the right to enter onto said Lot for the purpose of maintaining the drainage system and the stormwater treatment structures (the "stormwater management facilities") located within said drainage easement.

6. Lot 7 shall be subject to the right and easement granted to the owner of Lot 1 to enter upon said Lot 7 to construct, install, lay, operate, maintain, inspect, upgrade, repair, remove, excavate, replace and expand the existing leaching field which is located on Lot 7 and which services the home on Lot 1 as well as any other component of the septic system which services the home on Lot 1, all as further described in a deed recorded in the Essex South District Registry of Deeds in Book 38886, Page 490.

Executed as a sealed instrument this 29th day of September, 2020.

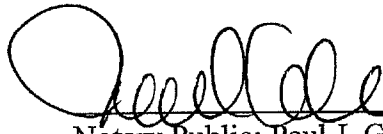


Ronald A. Francoeur, Trustee
87 South Hampton Road Realty Trust &
2 Woodman Road Realty Trust

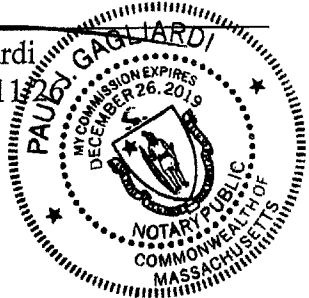
COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

On this 29th day of September, 2020, before me, the undersigned notary public, personally appeared Ronald A. Francoeur, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public: Paul J. Gagliardi
My commission expires: 12/11/2019



PERMANENT OPEN SPACE CONSERVATION RESTRICTIONS & MANAGEMENT PLAN

Permanent Open Space Conservation Restriction and Management Plan

WHEREAS, Ronald A. Francoeur, Trustee of 87 South Hampton Road Realty Trust u/d/t dated November 30, 2017, as evidenced by Trustee Certificate pursuant to M.G.L. c 184 § 35 duly recorded with the Essex South District Registry of Deeds in Book 36392, Page 132 (the “undersigned”), is the owner of a certain parcel of land located on Woodman Road and South Hampton Road in Amesbury, Essex County, Massachusetts (the “Premises”) and more particularly described in a quitclaim deed recorded at the Essex South District Registry of Deeds at Book 36392, Page 134; and

WHEREAS, the Amesbury Planning Board (the “Board”) has approved a Definitive Subdivision Plan and Site Plan Approval Modification – Cluster Residential pursuant to the Board’s decision dated October 22, 2018 (the “Decision”) recorded at the Essex South District Registry of Deeds at Book 37178, Page 545, along with Plans prepared by Engineering Land Services, LLC entitled “Modification Plan (Definitive Cluster Residential Development) (Plan Book 408, Plan 02) Amesbury, Massachusetts, Owner: Ronald Francoeur, 2 Woodman Road, Amesbury, MA, Lots 1, 2, 3, 4, 5, 6 and 7 (Open Space), Date: 20-Feb-2018, Scale: 1" = 50”” said plans being recorded in the Essex South District Registry of Deeds in Plan Book 477, Plan 12 (the “Plans”); and

WHEREAS in its Decision, the Planning Board required the Applicant to record a permanent conservation restriction on Lot 7 (the “Open Space Parcel”).

NOW THEREFORE, THIS AGREEMENT WITNESSETH, that in consideration of the Amesbury Planning Board’s approval of the Definitive Subdivision Plan and Site Plan Modification and of one dollar in hand paid, receipt and sufficiency of which is hereby acknowledged, the undersigned covenants and agrees with the City of Amesbury that the Open Space Parcel shall be subject to the following permanent restrictions on its use:

1. The Open Space Parcel shall remain in its natural, vegetative state with no provision for site alteration, except as otherwise provided herein or in the Decision or as may be hereafter approved by the Board.
2. The barn and other agricultural campus buildings located on the Open Space Parcel shall not be substantially changed in visual character, shall only be used for agricultural purposes, and any additions or minor changes shall not detract from the historical character of these buildings without the Board's prior approval.
3. The Open Space Parcel shall be subject to a prohibition on the removal of trees, land clearing, and site grading provided, however, the Open Space Parcel may be altered, cleared, graded and trees removed for forestry management purposes and maintenance purposes, and for allowed agricultural, equestrian or passive recreational purposes.
4. The Open Space Parcel shall be managed, maintained, owned and used for agricultural, equestrian or passive recreational use only.
5. The Open Space Parcel may be used for growing and harvesting of hay and other crops, as pastures for horses and other similar animals and for riding horses. Paddocks may be constructed and maintained on the Open Space Parcel for use in conjunction with the equestrian use on the Open Space Parcel as well as on the adjoining lots as shown on the Plan.
6. No permanent structures other than those which currently exist shall be located on the Open Space Parcel without the prior approval of the Board, provided, however, fencing shall not be considered a "permanent structure" for the purpose of this document.
7. Notwithstanding anything to the contrary contained herein, fields may be turned as needed and other land disturbance activities necessary to maintain the agricultural/pasture use of the fields are allowed.
8. Ownership of the Open Space Parcel is to be private, and such private ownership status is to remain in perpetuity unless amended as allowed in the following paragraph.
9. These Restrictions may be amended by the undersigned so long as he owns a lot within the subdivision, or by any subsequent owner of the Open Space Parcel, without the consent of any other lot owner in the subdivision, by an instrument in writing referencing this document and recorded in the Essex South District Registry of Deeds provided a majority of the Amesbury Planning Board approves of such amendment.

Executed as a sealed instrument this _____ day of _____, 2020.

Ronald A. Francoeur, Trustee
87 South Hampton Road Realty Trust

THE COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

On this _____ day of _____, 2020, before me, the undersigned notary public, personally appeared Ronald Francoeur, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public:
My Commission Expires _____