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HAMILTON, MA

September 21, 2026

2026 SEP 21 AM 10:07

Hamilton Planning Board
Wenham Town Hall
138 Main Street
Wenham, MA 01984

Via Hand Delivery

**Subject: Definitive Subdivision Plan
10 Meyer Lane
(Assessor's Map 31, Lot 8)**

Dear Board Members:

On behalf of the Applicant, North Shore Property Group, LLC, we herewith submit this Definitive Subdivision Plan application for their 9.95-acre parcel at 10 Meyer Lane (Map 31, Lot 8). This application is for construction of a new private street, generally consistent with the Hamilton Subdivision Rules and Regulations, creating three residential parcels where one exists.

Please find enclosed the following:

1. Definitive Plans (Cover, C-1 through C-9);
2. Form B – Definitive Subdivision Application;
3. Certified Abutters List;
4. Stormwater Management Report;
5. Title 5 Soil Logs performed by Griffin Engineering in August 2026 witnessed by Greg Bernard (Board of Health Agent);
6. \$2,300 Filing Fee (\$2,500 + 500 x 2 Lots - \$1,200 (Prelim. Sud. Fee))

This plan has evolved from the Preliminary Subdivision plan approved by the Board on May 7, 2026. The number of lots and basic layout has not changed. The road entrance was moved approximately 28-ft west towards Meyer Road to better fit site topography.

The private, dead-end right-of-way will be 50-feet wide and 460-feet long with a 120-ft diameter cul-de-sac. The constructed roadway will have 20-ft paved width, bituminous curb and a NFPA hammerhead turnaround. The roadway will be equipped with a modern stormwater management system that adheres to Massachusetts stormwater management guidelines.

The proposed lots conform to Hamilton requirements for the RA zoning district.

Requested Waivers

Due to the small size of the proposed project (private dead-end street serving two residences) and to better accommodate existing conditions, the Applicant requests the following waivers from the Town of Hamilton Subdivision Rules and Regulations:

- Section V.C.Widths.a – The Applicant requests a waiver to reduce the pavement width from 32-ft to 20-ft.

Section VI.B.3 – Granite curbing is required along the round corners at intersections. The Applicant proposes bituminous concrete curb instead.

Additional Information

The Board's May 7th Preliminary Plan approval requested that this definitive subdivision address the following:

1. Implementation of innovative landscaping approaches which minimize clear-cutting and preserve buffers and mature landscaping
Clear cutting was minimized. Woodland area on-site will be reduced from 85% to 66% of the site. Street trees are provided along the private way.
2. Clear delineation of areas of disturbance
Limit of clearing line is shown on Sheets C-4 & C-5.
3. Preservation of existing bridal paths
The existing bridle path is relocated slightly, and continues to connect to Meyer Lane with 32 Boardman Lane.
4. Incorporation of Dark Sky compliant exterior lighting
No street lighting is proposed for the proposed private roadway. Each residence will have typical exterior lighting. A lamp post is shown along each driveway.
5. Terracing techniques to reduce grading and need for large retaining walls
Terrace walls are proposed on Lot 3 to reduce grading into the 100-ft buffer zone.
6. Close coordination with Conservation Commission during review of Definitive Plan
Notice of Intent will be submitted to the Conservation Commission shortly.
7. Soil testing confirming adequate wastewater disposal
Septic system soil test pits performed in August 2026 by Griffin Engineering Group and witnessed by the Hamilton Health Agent demonstrate excellent

soil characteristics for septic system construction. Soils generally consisted of sandy loam and sand to a depth of at least 8-feet. Soils are suitable for both stormwater infiltration and wastewater disposal. Test pit locations are shown on the enclosed plans (Sheet C-1, C-5 & C-6).

8. Adequate supply of potable water is provided

A new 6-inch CLDI is proposed to connect to the existing water main in Meyer Lane, providing potable water to the three lots.

We look forward to meeting with the Board at its convenience to describe this plan further and respond to questions or comments.

Very truly yours,
Griffin Engineering Group, LLC


Robert H. Griffin, P.E.

Enclosures as noted.

cc: City Clerk (Copy of Application Forms Only)
Hamilton Board of Health (Copy of Application and Plans)
Hamilton Dept. of Public Works (Copy of Application and Plans)
Hamilton Conservation Commission (Copy of Application and Plans)
M. Buonfiglio, North Shore Property Group

FORM B
HAMILTON PLANNING BOARD
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

File one completed form with the Planning Board and a copy with the Town Clerk in accordance with the requirements of Section III-B.

Hamilton, Mass., SEPTEMBER 11 20 26

To the Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located
In the Town of Hamilton for approval as a subdivision under the requirements of the
Subdivision Control Law and the rules and Regulations Governing the Subdivision of
Land of the Planning Board in the Town of Hamilton.

Name of Subdivider NORTH SHORE PROPERTY GROUP, LLC Phone # [REDACTED]

Address 49 TREMONT STREET, PEABODY, MA 01970

Name of Engineer or Surveyor ROBERT H. GRIFFIN, P.E. Phone # 978-927-5111

Address 495 CABOT STREET, 2ND FLOOR, BEVERLY, MA 01915

Deed of Property Recorded in Essex Southern District Registry

Book 43375 Page 365

Assessors Map 31 Lot 8

Location and Description of Property: SEE ATTACHED DEED

Signature of Owner 

Address 49 Tremont Street Peabody, MA 01960

Date 9/11/2026

A list of the names and addresses of the abutters of this subdivision is attached. Verification will be made by the Planning Board.



SO.ESSEX #200 Bk:43375 Pg:365
05/08/2026 12:56 PM DEED Pg 1/4

eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 05/08/2026 12:56 PM
ID: 1708787 Doc# 20260508002000
Fee: \$6,840.00 Cons: \$1,500,000.00

Recording information only above this line

MASSACHUSETTS QUITCLAIM DEED

We, Channing B. Howard of Byfield, Essex County, Massachusetts and Catherine G. Galli of Essex, Essex County, Massachusetts, Successor Trustees of the Meyer Lane Nominee Trust, u/d/t dated December 11, 2000, and recorded with the Essex South District Registry of Deeds on May 9, 2001, in Book 17167, Page 461

For consideration paid, and in full consideration of One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00.00)

GRANT TO North Shore Property Group, LLC, a Massachusetts Limited Liability Company with a principal place of business at 49 Tremont Street, Peabody, Massachusetts 01960

with quitclaim covenants

A certain parcel of land, together with the buildings and improvements thereon, situate in Hamilton, Essex County, Massachusetts, consisting of two parcels, known and numbered as 10 Meyer Lane, and being shown as Lot 21 on Plan entitled "Plan of a portion of a subdivision of land in Hamilton, Mass., belonging to George D. Aldrich et ux and others" dated December 31, 1954 by Shurcliff and Shurcliff, landscape architects, recorded with the Essex South District Registry of Deeds, at Book 4126, Page 1, and being more particularly bounded and described as follows:

PARCEL I

SOUTHERLY and
SOUTHWESTERLY

by a private road by three lines measuring respectively one hundred eighty-eight feet, more or less, eighty-one feet, more or less, and twenty-five feet, more or less; thence

Property Address: 10 Meyer Lane, Hamilton, Massachusetts 01982

NORTHWESTERLY by land now or formerly of Johnson, one thousand thirty-two feet, more or less; thence

NORTHEASTERLY by land now or formerly of Wendell, four hundred one and 40/100 feet; and

SOUTHEASTERLY by Lot 20 on said Plan seven hundred thirty-three feet, more or less.

For title, see deed of Jack S. Pond, dated October 15, 1964, and recorded with the Essex South District Registry of Deeds, at Book 5219, Page 740; and the same are hereby conveyed subject to and with the benefit of the restrictions therein set forth or referred to as modified by an agreement between George D. Aldrich and Jack S. Pond, dated October 6, 1964.

PARCEL II

Also, a certain parcel of land in Hamilton, with the buildings thereon, bounded:

SOUTHWESTERLY by the center line of Meyer Lane, one hundred one and 97/100 (101.97) feet; thence

NORTHWESTERLY by land of the Grantors shown as Lot 21 on the plan hereinafter referred to, seven hundred sixty-three and 61/100 (763.61) feet; thence

NORTHEASTERLY by land now or formerly of Wendell by two lines, two hundred thirty-six and 45/100 (236.45) feet and one hundred twenty-three and 24/100 (123.24) feet respectively; and

SOUTHEASTERLY by land now or formerly of Coffin shown as Lot 20B on said plan by two lines, six hundred fifty-three and 59/100 (653.59) feet and twenty-five and 69/100 (25.69) feet respectively.

Containing 3.56 acres, more or less, and being shown as Lot 20A on a "Plan of Land in Hamilton, Property of Alice M. Coffin", dated November 9, 1967, by Essex Survey Service and filed with said Registry of Deeds in Plan Book 97, Plan 110.

Said premises are conveyed subject to and with the benefit of the easements and restrictions set forth or referred to in deed from New England Land Company to George D. Aldrich, dated October 31, 1951, and recorded with said Essex South District Registry of deeds, in Book 3856, Page 567.

Said Lot 20A is to be held together with said other land of the Grantors as one parcel pending further order of the Planning board of the Town of Hamilton.

Said premises are granted and conveyed with the benefit of and subject to all rights, easements, conditions and restrictions of record insofar as the same are now in force and applicable.

The undersigned Grantors hereby voluntarily release and relinquish all rights of Homestead, if any, on behalf of the Trust and any Trust Beneficiary, as set forth in Massachusetts General Laws, Chapter 188, and state under the pains and penalties of perjury that there are no other persons entitled to any Homestead rights in the above-described property.

Meaning and intending to describe and convey the same premises conveyed to the Grantors herein by deed of Edwin M. Howard, Jr., and Laura B. Howard, dated December 11, 2000, and recorded with the Essex South District Registry of Deeds on May 9, 2001, in Book 17167, Page 467. See death certificate of Edwin M. Howard, Jr., recorded herewith and death certificate of Laura B. Howard recorded at Book 40252, Page 87.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK
SIGNATURE PAGE TO FOLLOW

Executed as a sealed instrument this 6th day of April, 2026.

MEYER LANE NOMINEE TRUST

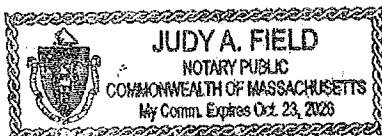
By: *Channing B. Howard*
Channing B. Howard, Successor Trustee

By: *Catherine G. Galli*
Catherine G. Galli, Successor Trustee

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

On this 6th day of April, 2026, before me, the undersigned Notary Public, personally appeared Channing B. Howard and Catherine G. Galli, Successor Trustee as aforesaid, proved to me through satisfactory evidence of identification, which were ☒ photographic identification being *MPL* ☐ oath or affirmation of a credible witness ☐ personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, as Successor Trustees of the Meyer Lane Nominee Trust.



Judy A. Field
Notary Public
My Commission Expires:

TOWN OF HAMILTON
Planning Board
CERTIFICATE OF PARTIES IN INTEREST

Pursuant to Massachusetts General Laws, Chapter 40A, Section 11, the undersigned Assessor of the Town of Hamilton, hereby certifies that the names and addresses appearing on the list appended hereto are those of the:

- (a) abutters 100'
- (b) owners of land directly opposite on any public or private street or way
- X (c) owners of land within 300' of the property line of the property at:

10 Meyer Lane

So. Hamilton

Dated September 14, 2026

Prepared by Assessor's Office of the Town of Hamilton.

Jane Dooley
Director of Assessing



300 feet Abutters List Report

Hamilton, MA
September 14, 2026

Subject Property:

Parcel Number: 31-0008
CAMA Number: 31-000-0008
Property Address: 10 MEYER LN

Mailing Address: NORTH SHORE PROPERTY GROUP LLC
49 TREMONT ST
PEABODY, MA 01960

Abutters:

Parcel Number: 31-0003
CAMA Number: 31-000-0003
Property Address: 0 MEYER RD (OFF)

Mailing Address: ESSEX COUNTY GREENBELT ASSOCIA
82 EASTERN AVE
ESSEX, MA 01929

Parcel Number: 31-0006
CAMA Number: 31-000-0006
Property Address: 86 MEYER RD

Mailing Address: HERBAWI SAMI & SROUJI SAMIR TR
286 FRANKLIN ST
CAMBRIDGE, MA 02139

Parcel Number: 31-0007
CAMA Number: 31-000-0007
Property Address: 104 MEYER RD

Mailing Address: MCCARTHY MARGARET T TRUSTEE
MARGARET T MCCARTHY TRUST
104 MEYER RD
SOUTH HAMILTON, MA 01982

Parcel Number: 31-0010
CAMA Number: 31-000-0010
Property Address: 24 MEYER LN

Mailing Address: CLEMENTS SCOTT R JANET L
PO BOX 162
HAMILTON, MA 01936

Parcel Number: 31-0011
CAMA Number: 31-000-0011
Property Address: 25 MEYER LN

Mailing Address: WEEKES MARGERY S
P.O. BOX 172
HAMILTON, MA 01936

Parcel Number: 31-0012
CAMA Number: 31-000-0012
Property Address: 15 MEYER LN

Mailing Address: TALBOT-MINKIN CARLOTTA FOX
TRUSTEE
15 MEYER LN
SOUTH HAMILTON, MA 01982

Parcel Number: 31-0013
CAMA Number: 31-000-0013
Property Address: 128 MEYER RD

Mailing Address: CABOT ELLEN
PO BOX 90
HAMILTON, MA 01936

Parcel Number: 31-0014
CAMA Number: 31-000-0014
Property Address: 103 MEYER RD

Mailing Address: POSILLICO PHILIP R VICKIE L
103 MEYER RD
SOUTH HAMILTON, MA 01982

Parcel Number: 31-0015
CAMA Number: 31-000-0015
Property Address: 81 MEYER RD

Mailing Address: CONRAD ERIC LAUREN
81 MEYER RD
SOUTH HAMILTON, MA 01982

Parcel Number: 31-0023
CAMA Number: 31-000-0023
Property Address: 0 BOARDMAN LN

Mailing Address: ESSEX COUNTY GREENBELT ASSOC
82 EASTERN AVE
ESSEX, MA 01929



www.cai-tech.com

9/14/2026

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300 feet Abutters List Report

Hamilton, MA
September 14, 2026

Parcel Number: 31-0026
CAMA Number: 31-000-0026
Property Address: 34 BOARDMAN LN

Mailing Address: CAMERON PATRICIA O & DAVID H
PATRICIA O CAMERON 1998 REVO T
34 BOARDMAN LN
SOUTH HAMILTON, MA 01982

Parcel Number: 31-0027
CAMA Number: 31-000-0027
Property Address: 32 BOARDMAN LN

Mailing Address: VIGODA ROBERT A TRUSTEE YOUNG
CHILDREN'S IRREV
32 BOARDMAN LANE
SO. HAMILTON, MA 01982

Parcel Number: 31-0028
CAMA Number: 31-000-0028
Property Address: 30 BOARDMAN LN

Mailing Address: BOTSFORD THOMAS W C/O BOTSFORD
JUDITH
30 BOARDMAN LN
SOUTH HAMILTON, MA 01982

Parcel Number: 31-0029
CAMA Number: 31-000-0029
Property Address: 22 BOARDMAN LN

Mailing Address: VANCE CHRISTOPHER H & LAURA
22 BOARDMAN LANE
S. HAMILTON, MA 01982

Parcel Number: 31-0051
CAMA Number: 31-000-0051
Property Address: 0 MEYER LN

Mailing Address: MEYER LN RLTY TR C/O REN REALTY
19 FIELDBROOK DR
NORWOOD, MA 02062

Parcel Number: 31-007A
CAMA Number: 31-07A-000A
Property Address: 100 MEYER RD

Mailing Address: FITZGIBBONS KEVIN FITZGIBBONS
KRISTIN
100 MEYER RD
HAMILTON, MA 01982



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Abutters List Report - Hamilton, MA