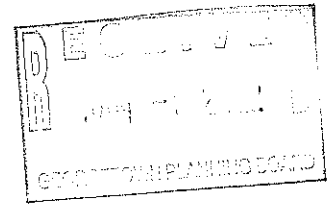


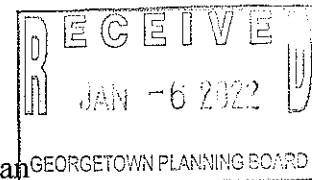
MCCANN & MCCANN, P.C.

ATTORNEYS AT LAW
89 NEWBURY STREET, SUITE 302
DANVERS, MASSACHUSETTS 01923
TELEPHONE: 978-739-8484
FACSIMILE: 978-739-8455
E-MAIL: NMCCANN@MCCANNLAW.COM



January 6, 2022
Hand Delivery

Georgetown Planning Board
Georgetown Town Hall
1 Library Street
Georgetown, MA 01833



Re: Application for Approval of a Definitive Subdivision Plan
20 Carleton Drive, Georgetown MA
Assessor Map 15, Lot 46

Dear Board Members and Mr. Cashell:

In accordance with Massachusetts General Law Chapter 41, Section 81T, Georgetown Planning Board Regulations Chapter 365 Subdivision Regulation, Article IV, Section 365-21 *et seq*, and Section 53 of the Acts of 2020, NOTICE enclosed herewith please find an **Application for Approval of a Definitive Subdivision Plan** filed on behalf of Applicant: G. Mello Disposal Corp. with an address of 95 Tenney Street, Georgetown, MA 01833, Property Owner: East-West Mirra Realty LLC and East-West Realty Trust, property owner, with an address of 6 Norino Way, Georgetown MA 01833, relative to the property located at: 20 Carleton Drive, Georgetown, MA, and shown on the Georgetown Tax Assessor's Map as Map 15 Lot 46. The completed Form E application and plan are enclosed, together with a copy of the Notice to the Town Clerk and letter to the Board of Health. As directed by the Georgetown Planner and Planning Board Agent, an electronic copy of this Application Package is being sent this day via email to the Georgetown Planning Board.

The Application Package consists of:

1. Form E (sometimes referred to as Form C; forms are identical in content)
2. Filing Fee \$ 3,200.00 (\$4,000 minus Preliminary Plan filing fee)
3. Definitive Subdivision Plan (4 copies) plus electronic set
4. Abutters List
5. Current Deeds
6. Copy of relevant portion of Assessor's Map
7. USGS Map
8. Copy of relevant portion of map of Georgetown scale one inch equals 1,000 feet as prepared by the Planning Board

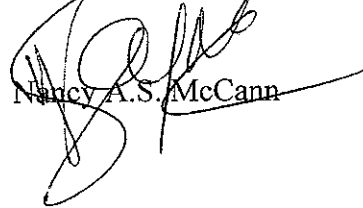
9. Stormwater Management Report (4 copies)
10. Closing Calculations (4 copies)

Please note, Administrative and Project review fees will be submitted once determined by the Planning Board.

I understand that the Planning Board will prepare the notice of public hearing.

Thank you, and please feel free to contact me with any questions.

Very truly yours,



Nancy A.S. McCann

NASM/kjl
Enclosure

cc. Town Clerk
Board of Health
Building Inspector
Fire Chief
Board of Water Commissioners
Manager of Municipal Light Department
Highway Surveyor
Conservation Commission

FORM E

(Adopted December 20, 1972; revised 5/96, 4/02)

APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLANDate: January 5, 2022

To the Planning Board of the Town of Georgetown,

The undersigned being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Definitive Plan of Land off 20 Carleton Drive in Georgetown, Massachusetts (Assessor's Map 15, Lot 46)

by: G. Mello Disposal Corp. prepared by MorinCameron Group, dated: January 6, 2022

And described as follows: located: 20 Carleton Drive

number of lots proposed: 2, total acreage of tract: 14.57 acres

Hereby submits said plan as DEFINITIVE plan in accordance with the Rules and Regulations of the Georgetown Planning Board and makes application to the Board for approval of said plan.

The undersigned's titles to said land is derived from: See attached title information

by deed dated _____ and recorded in the _____ District Registry of Deeds Book _____

Page _____, registered in the _____ Registry District of the Land Court, Certificate of Title No. _____

; and said land is free of encumbrances except for the following: None

Said plan has (✓) has not () evolved from a preliminary plan submitted to the Board on
June 10, 2021 and approved (with modifications) (✓) disapproved () on
July 15, 2021

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Applicant's name: G. Mello Disposal Corp. - Contract Purchaser under Purchase & Sale Agreement

Applicant's address: 95 Tenney Street, Georgetown, MA 01833

Applicant's phone number: 978-352-8581

Applicant's signature: _____

If the applicant is not the owner:

Owner's name: East-West Mirra Realty, LLC East-West Realty Trust

Owner's address: 6 Norino Way, Georgetown, MA 01833

Owner's phone number: 978-374-3100

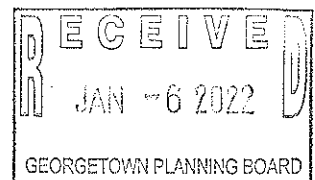
Owner's signature: See attached authorization

Received by the Town Clerk:

Date: _____

Signature: _____

Time: _____



Title Information

The undersigned's title to said land is derived from East-West Mirra Realty Trust by deed dated January 7, 2002 recorded with the Southern Essex District Registry of Deeds in Book 18149, Page 578; Elizabeth J. Green et al by deed dated October 28, 2019, and recorded with the Southern Essex District Registry of Deeds in Book 37974, Page 544; and Ruth M. Hanson by deed dated April 10, 2001 recorded in the Southern Essex District Registry of Deeds in Book 17059, Page 401.

Owner's Authorization

The undersigned being the owner of a certain parcel of vacant land on Carlton Drive, Georgetown, MA containing 14.572 acres, shown as Lot A on a plan recorded with the Southern Essex Registry of Deeds in Plan Book 374, Plan 34, and further shown on Georgetown Assessor's Map 15, Lot 46 ("the Premises") hereby assents to the filing by G. Mello Disposal Corp. or its representative of any and all municipal and state applications as may be necessary or desirable to permit the development of a solid waste transfer station and recycling facility on the Premises. Thank you.

East-West Mirra Realty LLC

By: 

Norino Mirra, Manager

Date: _____

By: 

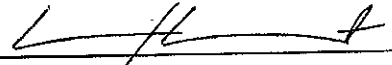
Antonio Mirra, Manager

Date: 12-13-2018

Owner's Authorization

The undersigned being the owner of a certain parcel of vacant land on Carlton Drive, Georgetown, MA containing 14.572 acres, shown as Lot A on a plan recorded with the Southern Essex Registry of Deeds in Plan Book 374, Plan 34, and further shown on Georgetown Assessor's Map 15, Lot 46 ("the Premises") hereby assents to the filing by G. Mello Disposal Corp. or its representative of any and all municipal and state applications as may be necessary or desirable to permit the development of a solid waste transfer station and recycling facility on the Premises. Thank you.

East-West Realty, Trust

By: 
Martin J. Arsenault, Attorney for the Trust

Date: January 5, 2022

G. MELLO DISPOSAL CORP.

95 TENNEY STREET
P.O. BOX 348
GEORGETOWN, MA 01833

PAY TO THE
ORDER OF Town of Georgetown

Three Thousand Two Hundred and 00/100*****

Town of Georgetown
1 Library St
Georgetown, Ma 01833

MEMO

Salenfive

53-7055/2113

1/5/2022

\$ 3,200.00

DOLLARS



AUTHORIZED SIGNATURE

⑈039414⑈ ⑆211370558⑆

0882001209⑈

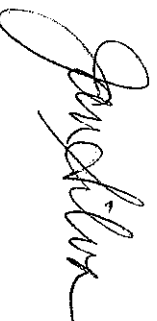
39414

**TOWN OF GEORGETOWN
ABUTTER LIST**

PARCEL #15-46 ~ 20 CARLETON DRIVE ~ PREPARED FOR PLANNING BOARD 300'

PARCEL ID	PARCEL ADDRESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP CODE
14-10	E MAIN ST	EAST WEST MIRRA REALTY LLC		6 NORINO WY	GEORGETOWN	MA	01833
15-26	5 SPAULDING RD	SAWYER MELINDA ANN TRUSTEE	KOPACZYNSKI IRR TRUST	5 SPAULDING RD	GEORGETOWN	MA	01833
15-27	SPAULDING RD	DRISKILL, EMMA	POWERS-SMITH, CONOR	3 SPAULDING RD	GEORGETOWN	MA	01833
15-28	3 SPAULDING RD	DRISKILL, EMMA	POWERS-SMITH, CONOR	3 SPAULDING RD	GEORGETOWN	MA	01833
15-29	1 SPAULDING RD	FRASH, SCOTT		1 SPAULDING RD	GEORGETOWN	MA	01833
15-29A	1A SPAULDING RD	ENOS BARRY M TR OF	CARLTON REALTY LLC	P O BOX 183	GEORGETOWN	MA	01833
15-29B	1B SPAULDING RD	ENOS BARRY M. TR	CARLETON REALTY LLC	PO BOX 183	GEORGETOWN	MA	01833
15-30	35 TENNEY ST	TYSON, CHRISTOPHER GRAHAM	KIMBERLY MARA TYSON	35 TENNEY ST	GEORGETOWN	MA	01833
15-30A	33 TENNEY ST	MEDWID WILLIAM J	RACHEL S THOMAS-MEDWID	33 TENNEY ST	GEORGETOWN	MA	01833
15-41	E MAIN ST (1 KATIE LN)	SMITH AMY E TRUSTEE	AMY E SMITH FAMILY TRUST	E MAIN ST (1 KATIE LN)	GEORGETOWN	MA	01833
15-44	4 CARLETON DR	DESMOND JOHN S & THOMASIN J BERRY TR	SALISBURY REALTY TRUST	21 PACELLA PARK DR	RANDOLPH	MA	02368
15-45	CARLETON DR	ENOS, BARRY M & JOHN TRST	B & R RLTY TRST OF GEORGETOWN	P O BOX 183	GEORGETOWN	MA	01833
15-46	20 CARLETON DR	EAST WEST MIRRA LLC		6 NORINO WAY	GEORGETOWN	MA	01833
15-68	16 CARLETON DR	ENOS, BARRY M & JOHN TRST	B & R RLTY TRST OF GEORGETOWN	P O BOX 183	GEORGETOWN	MA	01833

Town of Georgetown
ASSESSORS OFFICE
CERTIFIED COPY
Georgetown, MA 01833



DECEMBER 21, 2021

QUITCLAIM DEED

EAST-WEST REALTY TRUST, a Massachusetts realty trust under Declaration of Trust dated October 17, 1996, recorded with the Essex South Registry of Deeds in Book 13802 at Page 349 with a business address of 6 Norino Way, Georgetown, Essex County, Massachusetts, for consideration paid and in full consideration of One Dollar (\$1.00), grant to EAST-WEST MIRRA REALTY LLC, a Delaware limited liability company, with a business address of 6 Norino Way, Georgetown, Essex County, Massachusetts with quitclaim covenants, the following described parcels of land:

With Quitclaim Covenants

A certain parcel of land situated in Georgetown in said County and Commonwealth, containing about five acres and bounded as follows:

Beginning at the southwesterly corner thereof by land sometime of Josiah Goodwin called the "Close", thence running easterly by the wall of said Goodwin land about twenty (20) rods to a south end of a lane; thence across said lane about one and one-half (1½) rods to land sometime of said Goodwin; thence south by the wall and said last mentioned land about fifteen (15) rods to a corner; thence easterly by a wall and ditch by said Goodwin land about forty-one (41) rods to a corner; thence northerly by a ditch by land sometime of said Goodwin eleven (11) rods to a brook; thence easterly by the brook by land formerly of George J. Tenney about thirty (30) rods to a corner by land formerly of Sylvanus Merrill; thence southerly by a fence and ditch by land formerly of said Merrill about eighty-one (81) rods to a stake and stones by land formerly of Richard Tenney; thence westerly on a straight line by said Richard Tenney land about ninety (90) rods to the easterly end of a wall by land formerly of Samuel Pearson and others; thence westerly by the wall by said Pearson land about forty-four (44) rods to a corner; thence northerly by the wall by land formerly of Joseph Pickard about twenty-two (22) rods to a corner; thence northwesterly by the wall by said Pickard land about thirty (30) rods to a corner by land formerly of Alpha S. Tenney called the "Sheep Pasture"; thence northeasterly on a straight line by said Alpha S. Tenney land about eleven (11) rods to the corner first described, together with a right of way from the "Back Road" to said premises through the land and the old barn yard as heretofore used. Being the same premises conveyed by deed from Alvin F. Marden dated March 28, 1944 and recorded at the Essex Registry of Deeds, Southern District, in Deed Book 3364 at Page 257.

For title to the above parcel, see Deed of Nancy Gosson, Trustee of Carlton Drive Realty Trust, dated June 19, 2001 and recorded with the Essex South District Registry of Deeds at Book 17319 at Page 223.

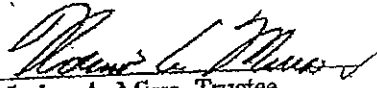
Grantee: East-West Mirra Realty Trust LLC
6 Norino Way, Georgetown, MA 01833.

EKL/31403/1/512170v1

Deed
18149/578

Witness my hand and seal this 21st day of December, 2001.

EAST-WEST REALTY TRUST

By: 
Norino A. Mirra, Trustee

By: 
Ralph V. Mirra, Trustee


By: 
Antonio Mirra, Sr., Trustee

COMMONWEALTH OF MASSACHUSETTS

December 21, 2001

Essex, ss.

Then personally appeared Norino A. Mirra, Ralph V. Mirra, and Antonio Mirra, Sr. to me known and known by me to be the Trustees of EAST-WEST REALTY TRUST and the persons executing the foregoing instrument on behalf of said Trust, and being duly sworn, swore that said instrument executed by them to be their free acts and deeds in said capacity and the free act and deed of said Trust. ✓


Notary Public, Ronald N. Stetler
My Commission Expires: June 28, 2007



SO.ESSEX #519 Bk:37974 Pg:544
10/28/2019 02:26 PM DEED Pg 1/3
eRecorded

RELEASE DEED

Elizabeth J. Green, Margaret J. Travers, Patricia A. Kelly, John M. Travers and Mary K. Salem, being all of the heirs of John C. Travers, for consideration paid, and for the full consideration of **One Dollar** (\$1.00), grant to East-West Mirra, LLC of 6 Norino Way, Georgetown, Massachusetts 01833, all of our right, title and interest in the land, together with any buildings thereon, located at Carleton Drive, Georgetown, Massachusetts, bounded and described as follows:

The land located on the northerly side of Carleton Drive, and shown as "Lot A" on a plan of land entitled "Plan of Land in Georgetown, MA (Essex County) Scale 1" = 60'", dated January 6, 2004, drawn by Precision Land Surveying, Inc., and recorded with Essex South District Registry of Deeds in Plan Book 374, Page 34.

Being a portion of the premises described in deeds recorded with Essex South District Registry of Deeds in Book 2168, at Page 233; Book 2617, Page 353; and Book 2617, Page 354.

See also Estate of John C. Travers, Essex Probate Court Docket Number 06P2865-AD1.

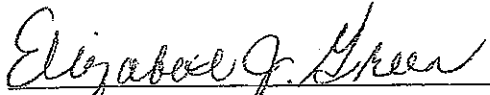
See also Estate of Maria Travers, Essex Probate Court Docket Number 06P2866-AD1.

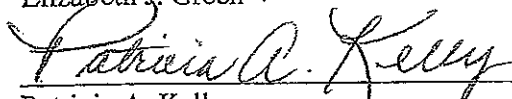
See also Estate of Manuel Travers, also known as Manuel Tavares, Essex Probate Court Docket Number 230207.

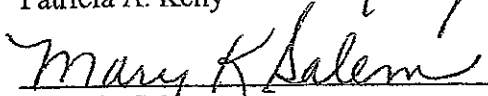
Signatures appear on page to follow.

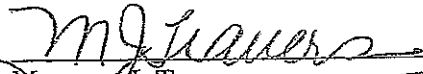
Property Address: Carleton Drive, Georgetown, Massachusetts

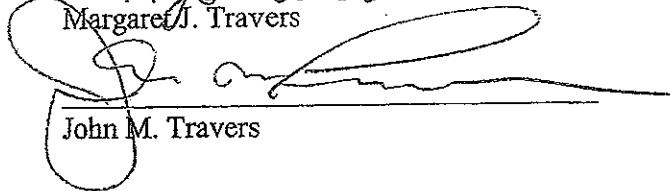
Witness our hands and seals this 12th day of October, 2006.


Elizabeth J. Green


Patricia A. Kelly


Mary K. Salem


Margaret J. Travers

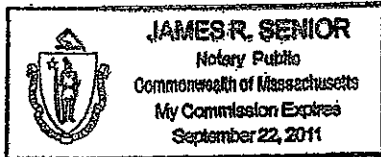

John M. Travers


*Release Deed from Elizabeth J. Green, Margaret J. Travers, Patricia A. Kelly, John M. Travers and Mary K. Salem
being all of the heirs of John C. Travers, to East-West Mirra, LLC,
"Lot A" Carleton Drive, Georgetown, Massachusetts*

THE COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 12th day of October, 2006, before me, the undersigned notary public, personally appeared Margaret J. Travers, Patricia A. Kelly, John M. Travers and Mary K. Salem, proved to me through satisfactory evidence of identification, which is a Massachusetts drivers license with photographic image and signature, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed voluntarily for its stated purpose.

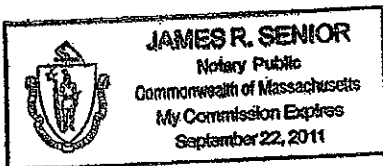




James R. Senior, Notary Public
My Commission Expires: 9/22/2011

THE COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 12th day of October, 2006, before me, the undersigned notary public, personally appeared Elizabeth J. Green, proved to me through satisfactory evidence of identification, which is **A FLORIDA DRIVER'S LICENSE WITH SIGNATURE AND PHOTOGRAPHIC IDENTIFICATION** with photographic image and signature, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed voluntarily for its stated purpose.




James R. Senior, Notary Public
My Commission Expires: 9/22/2011

QUITCLAIM DEED

BK17059 PG401

I, Ruth M. Hanson, of Middlesex County, Massachusetts, for consideration paid and in full consideration of Six Hundred Eighty Thousand and 00/100 (\$680,000.00), grant to EAST-WEST REALTY TRUST under a Declaration of Trust dated June 27, 1996, and recorded with Essex South District Registry of Deeds in Book 13802 at Page 349 of Six Norino Way, Georgetown, Essex County, Massachusetts, with quitclaim covenants, the following described parcels of land:

Parcel 1 *ML*

A certain parcel of land, with any buildings thereon, situate in Georgetown, Essex County, Massachusetts, shown on "Plan of Land in Georgetown, belonging to Michael Pifalo", drawn by R. T. Ricker and H. J. O'Hare, Reg. Engs., dated May 18, 1955, recorded with Essex South District Deeds in Book 4210, Page 512, bounded and described as follows: Beginning at an iron pipe at the northwesterly corner of said premises and running thence,

SOUTHEASTERLY	by East Main Street, two hundred eighty-nine and thirty-four one hundredths (289.34) feet; thence
SOUTHERLY	by land of a party unknown, eighty and twenty-six one hundredths (80.26) feet; thence
SOUTHWESTERLY	by land of a party unknown, four hundred and thirty-nine (439) feet to an iron pipe; thence
NORTHERLY	by land of Pifalo, four hundred and ninety-two and forty one-hundredths (492.40) feet to point of beginning.

Parcel 2 *NV*

Also another parcel of land situate on the Southerly side of East Main Street, in said Georgetown as shown on said plan, bounded and described as follows:

NORTHEASTERLY	by East Main Street, three hundred sixty nine and fourteen hundredths (369.14) feet;
SOUTHEASTERLY	by land now or formerly of Hoyt, being the parcel first above described, as shown on said plan, four hundred ninety-two and forty-hundredths (492.40) feet;
SOUTHERLY	by land of owners unknown as shown on said plan, eighty-two (82) feet;
SOUTHWESTERLY	by Route 133, as shown on said plan, three hundred seventy (370) feet, more or less; and
NORTHWESTERLY	by land of Commonwealth of Massachusetts as shown on said plan, five hundred thirty-five and ten hundredths (535.10) feet.

Containing Four and One-half Acres of land more or less, as shown on said plan.

For my title to the above two parcels, see deed of Michael Pifalo dated December 2, 1955 and recorded with Essex South District Registry of Deeds at Book 4236, Pages 60-61.

RETURN TO:

JAMES R. SENIOR
348 PARK ST. SUITE 207E
N. READING, MA 01864

Dec 2

17059 1401

PROPERTY ADDRESS: EAST MAIN ST., GEORGETOWN, MA
CARLETON DRIVE, GEORGETOWN, MA

Parcel 3

Believe To C. Salem Front Lot

BK17059 PG402

A certain parcel of land situate in ~~George~~ town, Essex County, Massachusetts, and bounded and described as follows:

Beginning at the Southerly corner thereof by the road and land now or formerly of Joshua Jewett, thence running North 28° 61 rods and 20 links to a corner by land now or formerly of Mrs. R. Doe; thence North 34° West 23 rods and 11 links to a corner by land now or formerly of G. J. Tenney; thence Southerly by the land of said Tenney in a direct line about sixty (60) rods to said Road; and thence Easterly by said road twenty-three (23) rods and eleven (11) links to the point of beginning.

Containing 8 acres, more or less.

Subject to any and all rights obtained in the Taking of Easement recorded in Essex South District Registry of Deeds, Book 2887, page 390, and further described in Plan 6 of Plan Book 60 in said Registry. Also subject to any and all rights obtained in Taking recorded in said Registry, Book 3858, Page 521.

For title to Parcel 3, see deed of Lewis E. Trull and Marion E. Trull dated September 19, 1955 and recorded with Essex South District Registry of Deeds at Book 4208, Page 108. See also probate for the Estate of John J. Hanson, filed with the Middlesex Probate Court as file number 91P6025F. See also death certificate of John J. Hanson recorded herewith.

Witness my hand and seal this 10th day of April, 2001.

SALEM
DEEDS REG 10
ESSEX SOUTH
04/10/01 2:55 PM
000000 #8384
FEE \$108.00
CASH \$3100.80

Ruth M. Hanson
Ruth M. Hanson

By: William J. Hanson
William J. Hanson, under power of attorney recorded herewith

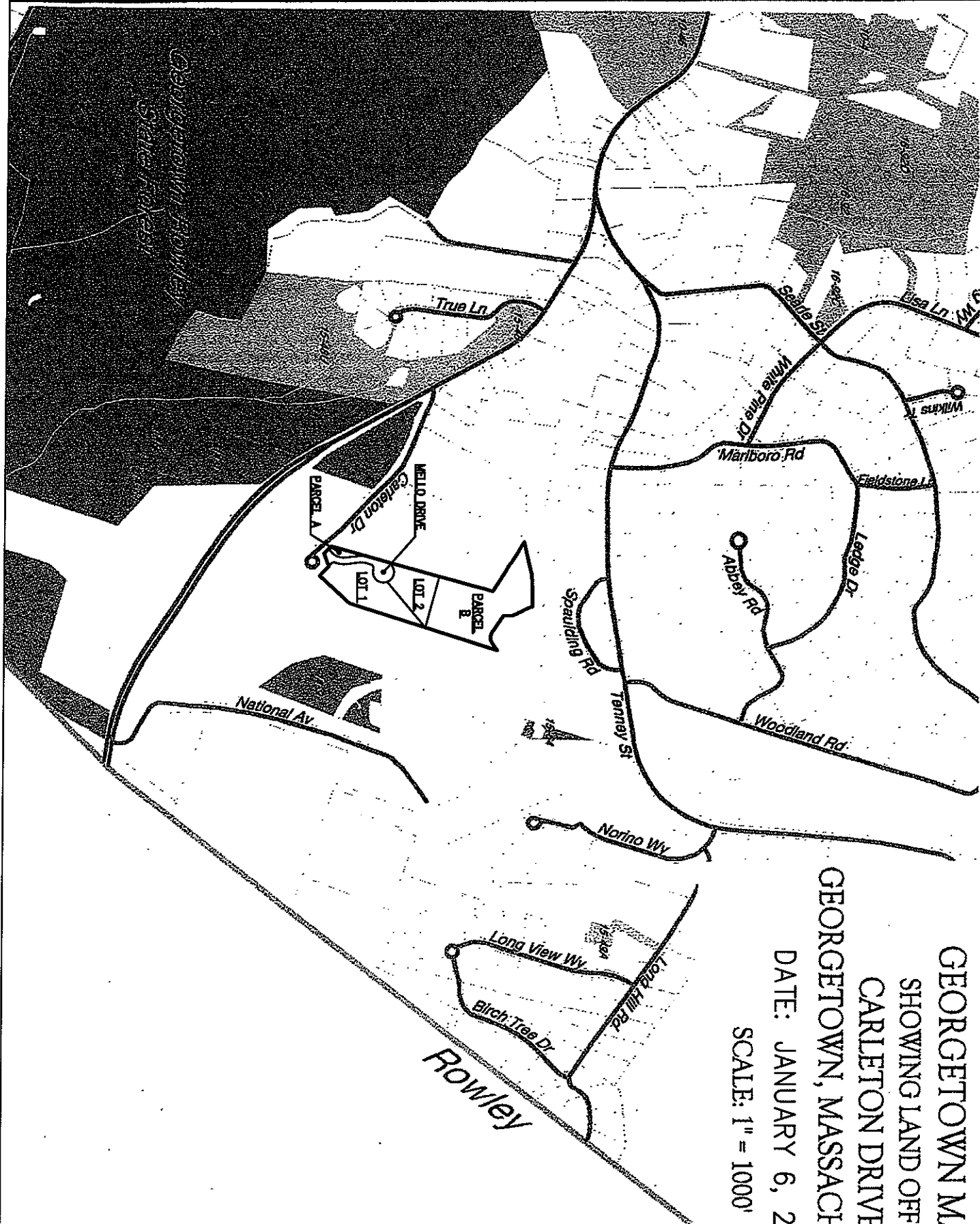
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

April 10, 2001

Then personally appeared the above-named William J. Hanson and acknowledged the foregoing instrument to be the free act and deed of Ruth M. Hanson by William J. Hanson under power of attorney.

Betty Ann Blatman
Betty Ann Blatman, Notary Public
My commission expires: 12/31/04



GEORGETOWN MAP

SHOWING LAND OFF:
CARLETON DRIVE

GEORGETOWN, MASSACHUSETTS

DATE: JANUARY 6, 2022

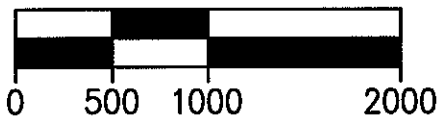
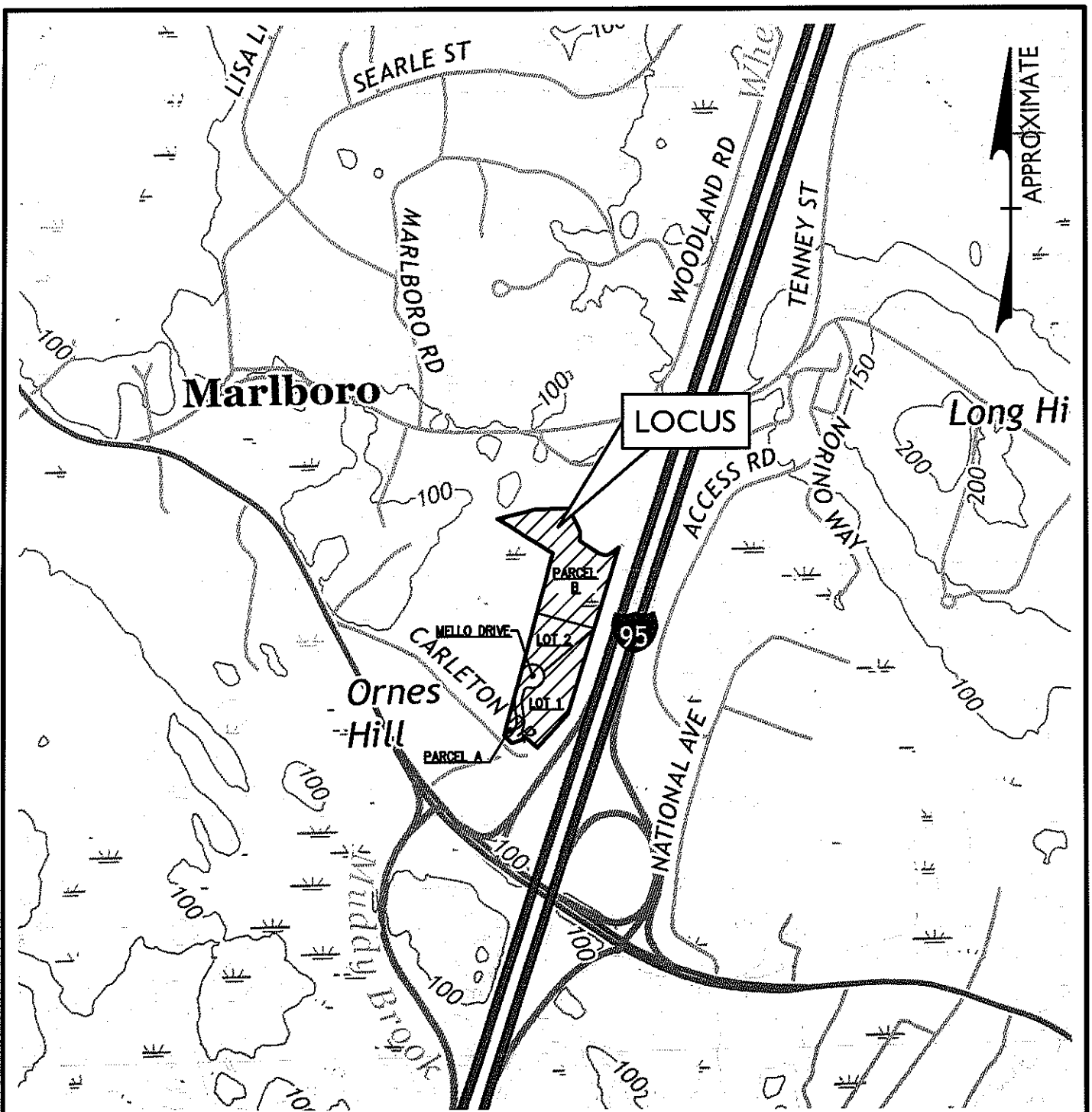
SCALE: 1" = 1000'





Town of Georgetown
Property Parcel Map

**Merrirock Valley
Planning Commission**[illegible]



THE MORIN-CAMERON GROUP, INC.

66 ELM STREET, DANVERS, MA 01923

P | 978.777.8586

WWW.MORINCAMERON.COM

DATE: JANUARY 6, 2022

Scale: 1" = 1000'

USGS MAP
LAND OFF CARLETON DRIVE
IN
GEORGETOWN, MA

MCCANN & MCCANN, P.C.

ATTORNEYS AT LAW
89 NEWBURY STREET, SUITE 302
DANVERS, MASSACHUSETTS 01923
TELEPHONE: 978-739-8484
FACSIMILE: 978-739-8455
E-MAIL: NMCCANN@MCCANNLAW.COM

January 6, 2022
Certified Mail

Town of Georgetown Fire Chief
Chuck Savage, Acting Fire Chief
47 Central Street
Georgetown, MA 01833

Re: Application for Approval of a Preliminary Subdivision Plan
20 Carleton Drive, Georgetown MA
Assessor Map 15, Lot 46

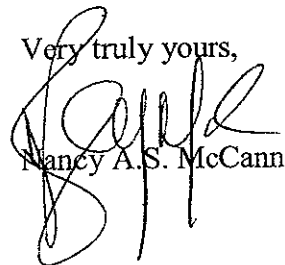
Dear Chief Savage:

In accordance with Georgetown Planning Board Regulations Chapter 365 Subdivision Regulation, Section 365-24, enclosed please find a copy of the Application for Definitive Subdivision Plan Approval filed January 6, 2022, with the Georgetown Planning Board by **Applicant** G. Mello Disposal Corp, relative to the property located at **20 Carleton Drive, Georgetown, MA**, and shown on the Georgetown Tax Assessor's Map as Map 15 Lot 46, together with two copies of the Definitive Subdivision Plan as submitted.

Pursuant to Section 365-24, the Planning Board requests that your office comment on this Application.

Should you have any questions, please feel free to contact me. Thank you.

Very truly yours,



Nancy A.S. McCann

NASM/kjl
Enclosure
cc. Georgetown Planning Board

MCCANN & MCCANN, P.C.

ATTORNEYS AT LAW
89 NEWBURY STREET, SUITE 302
DANVERS, MASSACHUSETTS 01923
TELEPHONE: 978-739-8484
FACSIMILE: 978-739-8455
E-MAIL: NMCCANN@MCCANNLAW.COM

January 6, 2022
Certified Mail

Angelo Salamone, Georgetown Building Inspector
Georgetown Town Hall
1 Library Street
Georgetown, MA 01833

Re: Application for Approval of a Preliminary Subdivision Plan
20 Carleton Drive, Georgetown MA
Assessor Map 15, Lot 46

Dear Building Inspector Salamone:

In accordance with Georgetown Planning Board Regulations Chapter 365 Subdivision Regulation, Section 365-24, enclosed please find a copy of the Application for Definitive Subdivision Plan Approval filed January 6, 2022, with the Georgetown Planning Board by **Applicant G. Mello Disposal Corp**, relative to the property located at **20 Carleton Drive, Georgetown, MA**, and shown on the Georgetown Tax Assessor's Map as Map 15 Lot 46, together with two copies of the Definitive Subdivision Plan as submitted.

Pursuant to Section 365-24, the Planning Board requests that your office comment on this Application.

Should you have any questions, please feel free to contact me. Thank you.

Very truly yours,


Nancy A.S. McCann

NASM/kjl
Enclosure
cc. Georgetown Planning Board

MCCANN & MCCANN, P.C.

ATTORNEYS AT LAW
89 NEWBURY STREET, SUITE 302
DANVERS, MASSACHUSETTS 01923
TELEPHONE: 978-739-8484
FACSIMILE: 978-739-8455
E-MAIL: NMCCANN@MCCANNLAW.COM

January 6, 2022
Certified Mail

Board of Water Commissioners
Georgetown Water Department
1 Moulton Street
Georgetown, MA 01833

Re: Application for Approval of a Preliminary Subdivision Plan
20 Carleton Drive, Georgetown MA
Assessor Map 15, Lot 46

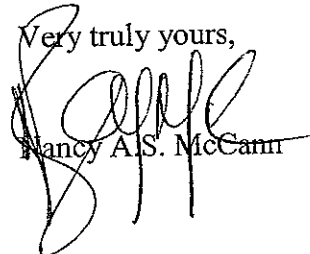
Dear Commissioners:

In accordance with Georgetown Planning Board Regulations Chapter 365 Subdivision Regulation, Section 365-24, enclosed please find a copy of the Application for Definitive Subdivision Plan Approval filed January 6, 2022, with the Georgetown Planning Board by **Applicant** G. Mello Disposal Corp, relative to the property located at **20 Carleton Drive, Georgetown, MA**, and shown on the Georgetown Tax Assessor's Map as Map 15 Lot 46, together with two copies of the Definitive Subdivision Plan as submitted.

Pursuant to Section 365-24, the Planning Board requests that your office comment on this Application.

Should you have any questions, please feel free to contact me. Thank you.

Very truly yours,


Nancy A.S. McCann

NASM/kjl
Enclosure
cc. Georgetown Planning Board

MCCANN & MCCANN, P.C.

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TELEPHONE: 978-739-8484
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E-MAIL: NMCCANN@MCCANNLAW.COM

January 6, 2022
Certified Mail

Peter Durkee, Georgetown Highway Surveyor
Georgetown Highway Department
1 Library Street
Georgetown, MA 01833

Re: Application for Approval of a Preliminary Subdivision Plan
20 Carleton Drive, Georgetown MA
Assessor Map 15, Lot 46

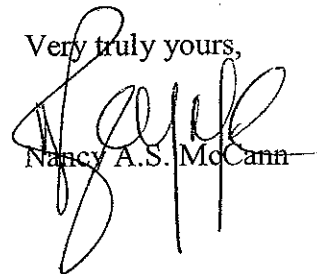
Dear Mr. Durkee:

In accordance with Georgetown Planning Board Regulations Chapter 365 Subdivision Regulation, Section 365-24, enclosed please find a copy of the Application for Definitive Subdivision Plan Approval filed January 6, 2022, with the Georgetown Planning Board by **Applicant G. Mello Disposal Corp**, relative to the property located at **20 Carleton Drive, Georgetown, MA**, and shown on the Georgetown Tax Assessor's Map as Map 15 Lot 46, together with two copies of the Definitive Subdivision Plan as submitted.

Pursuant to Section 365-24, the Planning Board requests that your office comment on this Application.

Should you have any questions, please feel free to contact me. Thank you.

Very truly yours,



Nancy A.S. McCann

NASM/kjl
Enclosure
cc. Georgetown Planning Board

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E-MAIL: NMCCANN@MCCANNLAW.COM

January 6, 2022
Certified Mail

Georgetown Manager of Municipal Light Department
Georgetown Electric Department Office
94 Searle Street
Georgetown, MA 01833

Re: Application for Approval of a Preliminary Subdivision Plan
20 Carleton Drive, Georgetown MA
Assessor Map 15, Lot 46

Dear Mr. Schofield:

In accordance with Georgetown Planning Board Regulations Chapter 365 Subdivision Regulation, Section 365-24, enclosed please find a copy of the Application for Definitive Subdivision Plan Approval filed January 6, 2022, with the Georgetown Planning Board by **Applicant G. Mello Disposal Corp**, relative to the property located at **20 Carleton Drive, Georgetown, MA**, and shown on the Georgetown Tax Assessor's Map as Map 15 Lot 46, together with two copies of the Definitive Subdivision Plan as submitted.

Pursuant to Section 365-24, the Planning Board requests that your office comment on this Application.

Should you have any questions, please feel free to contact me. Thank you.

Very truly yours,


Nancy A.S. McCann

NASM/kjl
Enclosure
cc. Georgetown Planning Board

MCCANN & MCCANN, P.C.

ATTORNEYS AT LAW
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TELEPHONE: 978-739-8484
FACSIMILE: 978-739-8455
E-MAIL: NMCCANN@MCCANNLAW.COM

January 6, 2022
Certified Mail

Georgetown Conservation Commission
1 Library Street
Georgetown, MA 01833

Re: Application for Approval of a Preliminary Subdivision Plan
20 Carleton Drive, Georgetown MA
Assessor Map 15, Lot 46

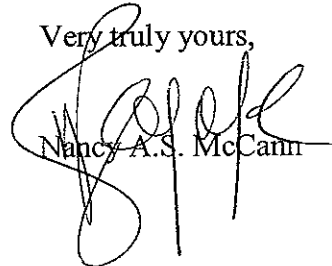
Dear Commissioners:

In accordance with Georgetown Planning Board Regulations Chapter 365 Subdivision Regulation, Section 365-24, enclosed please find a copy of the Application for Definitive Subdivision Plan Approval filed January 6, 2022, with the Georgetown Planning Board by **Applicant G. Mello Disposal Corp**, relative to the property located at **20 Carleton Drive, Georgetown, MA**, and shown on the Georgetown Tax Assessor's Map as Map 15 Lot 46, together with two copies of the Definitive Subdivision Plan as submitted.

Pursuant to Section 365-24, the Planning Board requests that your office comment on this Application.

Should you have any questions, please feel free to contact me. Thank you.

Very truly yours,



Nancy A.S. McCann

NASM/kjl
Enclosure
cc. Georgetown Planning Board

MCCANN & MCCANN, P.C.

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TELEPHONE: 978-739-8484
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E-MAIL: NMCCANN@MCCANNLAW.COM

RECEIVED
TOWN CLERKS OFFICE
GEORGETOWN, MA

2022 JAN -6 AM 10:24

January 6, 2022
Hand Delivery

Kerri Ann McManus, Town Clerk
Georgetown Town Hall
1 Library Street
Georgetown, MA 01833

NOTICE OF FILING

RE: Application for Approval of a Preliminary Subdivision Plan
Property: 20 Carleton Drive, Georgetown MA
Assessor Map 15, Lot 46
Applicant: G. Mello Disposal Corp.

Dear Ms. McManus:

In accordance with Massachusetts General Law Chapter 41, Section 81T, Georgetown Planning Board Regulations Chapter 365 Subdivision Regulation, Section 365-21 *et seq*, NOTICE is hereby given that an application for approval of a Definitive Subdivision Plan has been filed this day with the Georgetown Planning Board on behalf of G. Mello Disposal Corp., with an address of 95 Tenney Street, Georgetown, MA 01833, (East-West Mirra Realty LLC and East-West Realty Trust property owners with an address of 6 Norino Way, Georgetown MA 01833), relative to the property located at 20 Carleton Drive, Georgetown, MA, and shown on the Georgetown Tax Assessor's Map as Map 15 Lot 46. Included with this Notice is a copy of the Form E Application for Definitive Subdivision Plan Approval and the Definitive Subdivision Plan as submitted this day, January 6, 2022, to the Planning Board.

Thank you, and please feel free to contact me with any questions.

Very truly yours,


Nancy A. S. McCann

NASM/kjl
Enclosure

RECEIVED
TOWN CLERKS OFFICE
GEORGETOWN, MA

FORM E

(Adopted December 20, 1972; revised 5/96, 4/02)

SPA / SDN #: _____

2022 JAN -6 AM 10:26

Date: January 5, 2022

To the Planning Board of the Town of Georgetown,

The undersigned being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Definitive Plan of Land off 20 Carleton Drive in Georgetown, Massachusetts (Assessor's Map 15, Lot 46)

by: G. Mello Disposal Corp. prepared by MorinCameron Group, dated: January 6, 2022

And described as follows: located: 20 Carleton Drive

number of lots proposed: 2, total acreage of tract: 14.57 acres

Hereby submits said plan as DEFINITIVE plan in accordance with the Rules and Regulations of the Georgetown Planning Board and makes application to the Board for approval of said plan.

The undersigned's titles to said land is derived from: See attached title information

by deed dated _____ and recorded in the _____ District Registry of Deeds Book _____

Page _____, registered in the _____ Registry District of the Land Court, Certificate of Title No. _____

; and said land is free of encumbrances except for the following: None

Said plan has (☒) has not () evolved from a preliminary plan submitted to the Board on
June 10, 2021 and approved (with modifications) (☒) disapproved () on
July 15, 2021

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Applicant's name: G. Mello Disposal Corp. - Contract Purchaser under Purchase & Sale Agreement

Applicant's address: 95 Tenney Street, Georgetown, MA 01833

Applicant's phone number: 978-352-8581

Applicant's signature: _____

If the applicant is not the owner:

Owner's name: East-West Mirra Realty, LLC East-West Realty Trust

Owner's address: 6 Norino Way, Georgetown, MA 01833

Owner's phone number: 978-374-3100

Owner's signature: See attached authorization

Received by the Town Clerk:

Date: _____

Signature: _____

Time: _____

Title Information

The undersigned's title to said land is derived from East-West Mirra Realty Trust by deed dated January 7, 2002 recorded with the Southern Essex District Registry of Deeds in Book 18149, Page 578; Elizabeth J. Green et al by deed dated October 28, 2019, and recorded with the Southern Essex District Registry of Deeds in Book 37974, Page 544; and Ruth M. Hanson by deed dated April 10, 2001 recorded in the Southern Essex District Registry of Deeds in Book 17059, Page 401.

Owner's Authorization

The undersigned being the owner of a certain parcel of vacant land on Carlton Drive, Georgetown, MA containing 14.572 acres, shown as Lot A on a plan recorded with the Southern Essex Registry of Deeds in Plan Book 374, Plan 34, and further shown on Georgetown Assessor's Map 15, Lot 46 ("the Premises") hereby assents to the filing by G. Mello Disposal Corp. or its representative of any and all municipal and state applications as may be necessary or desirable to permit the development of a solid waste transfer station and recycling facility on the Premises. Thank you.

East-West Mirra Realty LLC

By: 

Norino Mirra, Manager

Date: _____

By: 

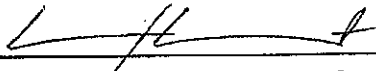
Antonio Mirra, Manager

Date: 12-13-2018

Owner's Authorization

The undersigned being the owner of a certain parcel of vacant land on Carlton Drive, Georgetown, MA containing 14.572 acres, shown as Lot A on a plan recorded with the Southern Essex Registry of Deeds in Plan Book 374, Plan 34, and further shown on Georgetown Assessor's Map 15, Lot 46 ("the Premises") hereby assents to the filing by G. Mello Disposal Corp. or its representative of any and all municipal and state applications as may be necessary or desirable to permit the development of a solid waste transfer station and recycling facility on the Premises. Thank you.

East-West Realty, Trust

By: 
Martin J. Arsenault, Attorney for the Trust

Date: January 5, 2022

MCCANN & MCCANN, P.C.

ATTORNEYS AT LAW
89 NEWBURY STREET, SUITE 302
DANVERS, MASSACHUSETTS 01923
TELEPHONE: 978-739-8484
FACSIMILE: 978-739-8455
E-MAIL: NMCCANN@MCCANNLAW.COM

January 6, 2022
Hand Delivery

Town of Georgetown Board of Health
Georgetown Town Hall
1 Library Street
Georgetown, MA 01833

RECEIVED
JAN 06 2022

Re: Application for Approval of a Preliminary Subdivision Plan
20 Carleton Drive, Georgetown MA
Assessor Map 15, Lot 46

GEORGETOWN
BOARD OF HEALTH

Dear Members of the Board:

In accordance with Massachusetts General Law Chapter 41, Section 81T and 81U and Georgetown Planning Board Regulations Chapter 365 Subdivision Regulation, Section 365-21 *et seq.*, **Applicant** G. Mello Disposal Corp., Applicant, with an address of 95 Tenney Street, Georgetown, MA 01833, (East-West Mirra Realty LLC and East-West Realty Trust, property owner, with an address of 6 Norino Way, Georgetown MA 01833), has submitted to the Georgetown Planning Board this day a **Definitive Subdivision Plan** for approval relative to the property located at 20 Carleton Drive, Georgetown, MA, and shown on the Georgetown Tax Assessor's Map as Map 15 Lot 46. I have enclosed a copy of the Definitive Subdivision Plan dated January 6, 2022, together with Form E Application for Approval of Definitive Subdivision Plan as filed with the Planning Board on January 6, 2022.

Should the Board of Health have any questions, please feel free to contact me.
Thank you.

Very truly yours,

Nancy A.S. McCann

NASM/kjl
Enclosure

cc. Georgetown Planning Board

FORM E

(Adopted December 20, 1972; revised 5/96, 4/02)

APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLANDate: January 5, 2022

To the Planning Board of the Town of Georgetown,

The undersigned being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Definitive Plan of Land off 20 Carleton Drive in Georgetown, Massachusetts (Assessor's Map 15, Lot 46)by: G. Mello Disposal Corp. prepared by MorinCameron Group, dated: January 6, 2022And described as follows: located: 20 Carleton Drivenumber of lots proposed: 2, total acreage of tract: 14.57 acres

Hereby submits said plan as DEFINITIVE plan in accordance with the Rules and Regulations of the Georgetown Planning Board and makes application to the Board for approval of said plan.

The undersigned's titles to said land is derived from: See attached title information

by deed dated _____ and recorded in the _____ District Registry of Deeds Book _____

Page _____, registered in the _____ Registry District of the Land Court, Certificate of Title No. _____

; and said land is free of encumbrances except for the following: NoneSaid plan has (☒) has not () evolved from a preliminary plan submitted to the Board on
June 10, 2021 and approved (with modifications) (☒) disapproved () on
July 15, 2021

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Applicant's name: G. Mello Disposal Corp. - Contract Purchaser under Purchase & Sale AgreementApplicant's address: 95 Tenney Street, Georgetown, MA 01833Applicant's phone number: 978-352-8581

Applicant's signature: _____

If the applicant is not the owner:Owner's name: East-West Mirra Realty, LLC East-West Realty TrustOwner's address: 6 Norino Way, Georgetown, MA 01833Owner's phone number: 978-374-3100Owner's signature: See attached authorization**Received by the Town Clerk:**

Date: _____

Signature: _____

Time: _____

RECEIVED
JAN 06 2022GEORGETOWN
BOARD OF HEALTH

Title Information

The undersigned's title to said land is derived from East-West Mirra Realty Trust by deed dated January 7, 2002 recorded with the Southern Essex District Registry of Deeds in Book 18149, Page 578; Elizabeth J. Green et al by deed dated October 28, 2019, and recorded with the Southern Essex District Registry of Deeds in Book 37974, Page 544; and Ruth M. Hanson by deed dated April 10, 2001 recorded in the Southern Essex District Registry of Deeds in Book 17059, Page 401.

Owner's Authorization

The undersigned being the owner of a certain parcel of vacant land on Carlton Drive, Georgetown, MA containing 14.572 acres, shown as Lot A on a plan recorded with the Southern Essex Registry of Deeds in Plan Book 374, Plan 34, and further shown on Georgetown Assessor's Map 15, Lot 46 ("the Premises") hereby assents to the filing by G. Mello Disposal Corp. or its representative of any and all municipal and state applications as may be necessary or desirable to permit the development of a solid waste transfer station and recycling facility on the Premises. Thank you.

East-West Mirra Realty LLC

By: _____

Norino Mirra, Manager

Date: _____

By: _____

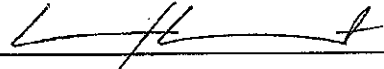
Antonio Mirra, Manager

Date: 12-13-2018

Owner's Authorization

The undersigned being the owner of a certain parcel of vacant land on Carlton Drive, Georgetown, MA containing 14.572 acres, shown as Lot A on a plan recorded with the Southern Essex Registry of Deeds in Plan Book 374, Plan 34, and further shown on Georgetown Assessor's Map 15, Lot 46 ("the Premises") hereby assents to the filing by G. Mello Disposal Corp. or its representative of any and all municipal and state applications as may be necessary or desirable to permit the development of a solid waste transfer station and recycling facility on the Premises. Thank you.

East-West Realty, Trust

By: 
Martin J. Arsenault, Attorney for the Trust

Date: January 5, 2022