

Red 10/13/20

**ARMY & ROCHE, L.L.C.**  
**Attorneys At Law**  
**120 Front Street, 8<sup>th</sup> Floor**  
**Worcester, Massachusetts 01608**

*Lawrence F. Army*  
*Lawrence F. Army, Jr*  
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*Bryn Zawada*

Tel. (508) 793-1900

October 9, 2020

Town of Stow  
Zoning Board of Appeals  
Attn: Karen Kelleher  
380 Great Road  
Stow MA 01775

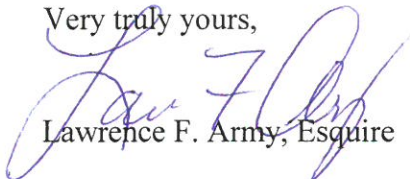
RE: Aleta and Anthony Labiento  
74 Pine Point Road- Variances and Special Permit

Dear Karen:

Enclosed please find an application for filing of Four (4) Variances and an application for a special permit along with Fifteen(15) sets of site plans, Fifteen (15) sets of floor plans, my memorandum of support for the same and a certified abutters list. Also enclosed are several black and white photos of the current structures located on the premises. Also enclosed is the required filing fee for each application in the amount of \$676.00. Please file the documents with Zoning Board of Appeals. Please schedule a hearing as soon as possible

Thank you should you have any questions, please do not hesitate to contact me at the above listed number.

Very truly yours,

  
Lawrence F. Army, Esquire

Enclosures

ZONING BOARD OF APPEALS  
STOW, MASSACHUSETTS 01775

APPLICATION FOR HEARING

Please follow the instructions carefully. Failure to complete the form properly or to supply the required plan, properly engineered, will result in denial of the request. Submission of the form to the Board for review prior to filing is strongly recommended.

1. Nature of relief sought. Circle only one. If multiple relief is sought, complete a form for each item.

a. PETITION FOR VARIANCE: Applicable Bylaw Section \_\_\_\_\_

b. APPLICATION FOR SPECIAL PERMIT: Applicable Bylaw Section 3.9.1

c. APPEAL FROM UNFAVORABLE ACTION: Specify action \_\_\_\_\_

Board or Official \_\_\_\_\_ Date of Action \_\_\_\_\_

d. OTHER (Specify) \_\_\_\_\_

2. Name of Applicant Anthony Labiento and Aleta Labiento

Address 333 East Shore Drive, Massapequa, N Y 11758

C/O Lawrence F. Army, Esquire, 120 Front Street, Worcester  
State MA Zip Code 01608 Tel 508-414-0221

3. Location of Property 74 Pine Point Road, Stow, MA

Assessors' Map # \_\_\_\_\_ Parcel # 835 Area in sq. ft. 10,018

Applicant is Owner \_\_\_\_\_ Tenant \_\_\_\_\_ Agent/Attorney x Purchaser \_\_\_\_\_

Property Owner Name Anthony Labiento and Aleta Labiento

Address 333 East Shore Drive, Massapequa, N Y 11758 Telephone 516-710-4064

4. Definitive plan(s) or site plans in accordance with the accompanying instruction sheet shall be included with the application.

See site plan and floor plans attached to this application.

5. Description of problem for which relief is sought. If a request for lot line variance(s), state the variance(s) sought in actual feet.  
 Applicants want to replace the existing structure at 74 Pine Point Road, A dwelling and a three care garage and build a new home and three car garage with a loft above the garage. The exisiting house and garage are very old and unsightly with various editions built since the home was built in 1925. Applicants have submitted a memorandum herewith for the Board's consideration.
6. Justification for request:  
 The applicant intends on making the new dwelling and garage their new permanent home by replacing the current dwelling and garage which is a legally existing but non-conforming sturcture. The intended structure will be built almost exactly on the current dwellings footprint.
7. List of names and addresses of abutters and abutters of abutters within 300 feet of the property line of the petitioner, together with a copy of the Assessors' map showing the corresponding locations of those names listed. See the abutters list attached herewith for the names and addresses of abutters to the subject property.

I hereby certify that I have read and complied with the instructions accompanying this application and request a hearing before the Board of Appeals.

Signature of applicant or representative *Lisa Fitzpatrick for Applicant*

Address 120 Front Street, Worcester, MA 01608 Telephone 508-444-0221

Owner's permission (if other than applicant)  *Neter Sabers*  
*Anthony Sabers*

\*\*\*\*\*

**WARNING**

Failure to provide all of the information and documentation as required by the Stow Board of Appeals rules, regulations and instructions for filing an application for special permit or a petition for variance may very well result in an automatic denial by the Board after opening the public hearing.

Read and understood: *Lisa Fitzpatrick for Owner*  
 Signature of Applicant/Petitioner

# TOWN OF STOW

## ZONING BOARD OF APPEALS

### Memorandum in Support of Special Permit Aleta and Anthony Labiento

Now comes the petitioner and in support of its application for special permit, and site plan review and states the following:

#### **THE EXISTING STRUCTURE:**

The subject matter of the requested special permit is located on a parcel of land with an existing residential building with an attached enclosed porch (boat house) and an open porch and is located at 74 Pine Point Road on Lake Boon. The petitioners are Aleta Labiento and Anthony Labiento residing in Massapequa New York. The Labientos acquired the subject property by a deed dated November 27, 2018 as recorded with Middlesex South District Deeds in Book 71944, Page 327. The site is located in the zoning district designated as R. The land is shown on the Town of Stow's Assessor's map as parcel #835. The land is slopes from front to back and is substantially flat where the current structure is located. The general character of the surrounding neighborhood substantially consists of residential houses on or near Lake Boon.

The parcel of land contains a two story dwelling with a covered porch constructed partially over water with a boat garage located underneath. In addition, A three car detached garage is located on the rear lot of the property. Other homes located on Lake Boon are located close to the shore of the lake and are all used as residences. The neighborhood can be characterized as residential with houses that are one and one-half to two story structures the premises are serviced by on site private sewer system. Water is provided by an on-site well.

The structure has three level and consist of a basement, first floor and second level. access to the house is from Pine Point road to the rear of the structure. The basement Is unfinished and contains 568 square feet of space. The first level of the dwelling contain 952 square feet of space with two full baths, two bedrooms and an open area. The second story of the home contains 384 square feet of space and has two bedrooms, and a full bath room. In addition, there is a covered porch that extends over the shore of Lake Boon. It contains 252 square feet of space. Lastly, there is an open porch attached to the dwelling that contains 56 square feet of space. The structure a slanted roof.

**THE PROPOSED USE:**

The petitioners propose to tear down the structure currently located on the premises and to construct a new larger two story dwelling with a walk out basement. The petitioner new dwelling will have 3,282 square feet of living space. The structure currently existing on the property consists of 2,257 square feet of living space. The dwelling now located on the property will be removed and the new dwelling shall be built on the same site with additional space added to the new building as outlined in the site plans and floor plans submitted with the petition before the Board. The building will be erected with a full dormer on the rear and a side dormer to allow more head room on the upper level of the house. The new structure shall have a full basement containing a great room (recreation room), a bed room, a full bath room and a storage and mechanical room. The first level of the dwelling shall have an open area consisting of a living room, kitchen and den, a bed room, one and one half bath rooms and a pantry. The upper level of the house shall contain two bed rooms, an office, a full bath room and a laundry room. A patio will be place outside the walk out basement and shall contain 215 square feet of patio area.

In addition to the main structure noted above, the petitioners plan to build a new three car detached garage on the property located on the northerly side of Pine Point Road. The garage located on this portion of the premises will be demolished. The new structure will be constructed on the sale foot print as the current garage and will include a completed loft area consisting of approximately 455 square feet. The loft will have a one half bath room and an open area for an office or artist studio. The existing garage has an unfinished loft area in the three car garage. The petitioner has also planned on several other revisions to the landscaping around the structures to be built. A new patio at the back of the premises facing the water front consisting of 215 Square feet and a new sidewalk at the rear of the dwelling leading to Pine Point Road which will be 67 square feet. Lastly, the petitioners have agreed to complete work on the water front as requested by the Conservation Commission and set forth in the Commission’s order of conditions.

The current building does not have off street parking. However, there is a three care garage and area in front of the garage across the road from the dwelling where cars may be parked. The new garage shall be constructed with a pitched roof.

**SPECIAL PERMIT REQUESTED:**

The petitioners request the Zoning Board of Appeals (hereinafter referred to as ZBA) issue a special permit to extend a nonconforming structure pursuant to M.G.L. Chapter 40A, Section 6 and the Zoning Ordinance Section 3.9 et seq. The proposed new construction of a residence and detached three car garage to be built at 74 Pine Pont Road will be an extension of a currently existing non-conforming structure as defined by the zoning by-law and M. G. L. Chapter 40A Section 6 and the zoning by-law for the following reasons: (1) The size of the subject lot does not meet the area required set forth in the by-law in Section 4.4 Table of Dimensional Requirements in Residence Zoning District: area required: 65,340square feet -

subject lot is 12,045 Square Feet and therefore non-conforming. (2) The required frontage is said sections is 200 feet- the subject lot has 59.98 feet of frontage, therefore non-conforming. (3) Front yard requirement of said section is 30 Feet- existing lot has 17.6 feet and therefore is non-conforming. (4) Side yard requirement is 25 feet – existing lot has 11.4 feet and therefore is non-conforming. (5) Rear Yard requirement is 40 feet – existing lot has 4.68 feet to the pond and therefore non-conforming. All the non-conforming dimensional issues will not change with the construction of the proposed dwelling except the rear yard. The rear yard non-conformance will be 14.12 feet where the requirement is 40 feet of rear yard. The petitioner have increased the living area and attempted to square off the resulting structure. Their plan is to make the residence a year round home for their family instead of the current seasonal dwelling that exists at the current time. The proposed dwelling has been designed to be esthetically pleasing, in conformance with abutting structures and to improve the view and vistas of surrounding properties in this area from Lake Boon. The dwelling has been squared off to promote a more pleasing appearance for this home.

In order to grant a special permit as requested the ZBA must find:

- (a) The specific site is an appropriate location for the extension of the non-conforming structure. Specifically the Board must find the reconstruction, or alteration or extension will not be substantially more detrimental to the established character of the neighborhood than the existing non-conforming structure is at present. The petitioners planned reconstruction of the current structure located on the premises will be more beneficial to the established character of the current neighborhood because the new dwelling will be esthetically in keeping with the lake shore are the surrounding abutting homes. All abutting properties have residential building located thereon. The building to be removed from the subject premises was built in 1925. Additions and alternatives have been made to the house over the years. The structure is unsightly in its present configuration. In addition, the private sewer system and the well both need to be upgraded as outlined in the site plans submitted to the Board. The proposed dwelling and removal of the seasonal covered porch will allow a better view of Lake Boon from abutting properties. Lastly a covered porch will be removed and the immediate shore line shall be improved as required by the Stow Conservation Commission.
- (b) The Board must find the extension of the non-conforming structure will not negatively impact abutting properties and derogate from the general character of the neighborhood. The proposed building and use will be consistent with and in harmony with the long established character of the neighborhood. Most of the abutting properties on Pine Pont Road are primarily used as residences the petitioners proposal is the construction of their residence on the subject site. This use is in keeping with the established character of the neighborhood and will make the immediate neighborhood more esthetically pleasing and in conformity with abutting properties. Both immediate abutter's dwellings have been modernized and updated. The proposed extension and reconstruction of the structure on 74 Pine point Road will complement the properties of each abutter.

In order to grant a special permit as requested by the petitioner, the ZBA must find as follows: The desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the by law. The petitioners respectfully requested the ZBA grant them a special permit to allow the extension and alteration of the non-conforming structure currently existing on the land know as 74 Pine Point Road, Stow, MA by the construction of the House and there car garage as presented to the Board on the plans submitted herewith

Anthony Labiento  
Aleta Labiento

By: 

Lawrence F. Army, Esquire  
Attorney for Petitioner  
Army & Roche, L.L.C.  
120 Front Street  
Worcester, MA 01608  
Tel: (5-08) 414-0221

October 5, 2020





5. Description of problem for which relief is sought. If a request for lot line variance(s), state the variance(s) sought in actual feet.

Applicant wants to remove the current dwelling and garage and build a new Home and garage on the existing lot. The dwelling is leagly non-conforming. The variances are requested as follows: 1. Rear Yard- existing 4.68 feet - proposed 14.12 feet. The applicant may need two side yard variances existng 11.4 ft -proposed 11.4. 3. Front Yard existing 17.6 feet \*

6. Justification for request:

The applicant cannot build the proposed dwelling on the subject lot of land because the lot is substandard in size. The applicant cannot acquire any additional land because both abutters do not have any open space to convey. The lot slopes from front to back and abuts Lake Boon as its rear border.

7. List of names and addresses of abutters and abutters of abutters within 300 feet of the property line of the petitioner, together with a copy of the Assessors' map showing the corresponding locations of those names listed. Attached is a lidt of abutters .

5(continued) proposed front yard will be 17.6 feet.

I hereby certify that I have read and complied with the instructions accompanying this application and request a hearing before the Board of Appeals.

Signature of applicant or representative *Sp. F. City City Jr. Own.*

Address 120 Front Street Worcester, MA 01608 Telephone 508-414-0221

Owner's permission (if other than applicant) *Aleta Luberto*  
*Anthony Luberto*

\*\*\*\*\*

**WARNING**

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Read and understood: *Sp. F. City City Jr. Own.*  
Signature of Applicant/Petitioner

SUMMARY OF BOARD OF APPEALS ACTION

Received by ZBA \_\_\_\_\_ Hearing Date \_\_\_\_\_

Publishing Dates \_\_\_\_\_ Abutter Mailing \_\_\_\_\_

Decision required by \_\_\_\_\_ Decision notices sent \_\_\_\_\_  
(Within 100 days of filing for variance)  
(Within 90 days of hearing for special permit)

Granted \_\_\_\_\_ Denied \_\_\_\_\_

Withdrawn on \_\_\_\_\_ By \_\_\_\_\_  
Signature

04/02

# **MEMORANDUM IN OF A VARIANCE**

**Anthony Labiento and Aleta Labiento**

## **THE EXISTING STRUCTURE:**

The subject matter of the requested special permit is located on a parcel of land with an existing residential building with an attached enclosed porch (boat house) and an open porch and is located at 74 Pine Point Road on Lake Boon. The petitioners are Aleta Labiento and Anthony Labiento residing in Massapequa New York. The Labientos acquired the subject property by a deed dated November 27, 2018 as recorded with Middlesex South District Deeds in Book 71944, Page 327. The site is located in the zoning district designated as R. The land is shown on the Town of Stow's Assessor's map as parcel #835. The land is slopes from front to back and is substantially flat where the current structure is located. The general character of the surrounding neighborhood substantially consists of residential houses on or near Lake Boon.

The parcel of land contains a two story dwelling with a covered porch constructed partially over water with a boat garage located underneath. In addition, A three car detached garage is located on the rear lot of the property. Other homes located on Lake Boon are located close to the shore of the lake and are all used as residences. The neighborhood can be characterized as residential with houses that are one and one-half to two story structures the premises are serviced by on site private sewer system. Water is provided by an on-site well.

The structure has three level and consist of a basement, first floor and second level. access to the house is from Pine Point road to the rear of the structure. The basement Is unfinished and contains 568 square feet of space. The first level of the dwelling contain 952 square feet of space with two full baths, two bedrooms and an open area. The second story of the home contains 384 square feet of space and has two bedrooms, and a full bath room. In addition, there is a covered porch that extends over the shore of Lake Boon. It contains 252 square feet of space. Lastly, there is an open porch attached to the dwelling that contains 56 square feet of space. The structure a slanted roof.

## **THE PROPOSED USE:**

The petitioners propose to tear down the structure currently located on the premises and to construct a new larger two story dwelling with a walk out basement. The petitioner new dwelling will have 3,282 square feet of living space. The structure currently existing on the property consists of 2,257 square feet of living space. The dwelling now located on the property will be removed and the new dwelling shall be built on the same site with additional space added to the new building as outlined in the site plans and floor plans submitted with the petition before the Board. The building will be erected with a full dormer on the rear and a side dormer to allow more head room on the upper level of the house. The new structure shall have a full basement containing a great room (recreation room), a bed room, a full bath room and a storage and mechanical room. The first level of the dwelling shall have an open area consisting of a living room, kitchen and den, a bed room, one and one half bath rooms and a pantry. The upper level of the house shall contain two bed rooms, an office, a full bath room and a laundry room. A patio will be place outside the walk out basement and shall contain 215 square feet of patio area.

In addition to the main structure noted above, the petitioners plan to build a new three car detached garage on the property located on the northerly side of Pine Point Road. The garage located on this portion of the premises will be demolished. The new structure will be constructed on the sale foot print as the current garage and will include a completed loft area consisting of approximately 455 square feet. The loft will have a one half bath room and an open area for an office or artist studio. The existing garage has an unfinished loft area in the three car garage. The petitioner has also planned on several other revisions to the landscaping around the structures to be built. A new patio at the back of the premises facing the water front consisting of 215 Square feet and a new sidewalk at the rear of the dwelling leading to Pine Point Road which will be 67 square feet. Lastly, the petitioners have agreed to complete work on the water front as requested by the Conservation Commission and set forth in the Commission's order of conditions.

Anthony Labiento and Aleta Labiento, the Petitioners, are requesting a variance for the reconstruction of a residential on property located at 74 Pine Point Road and the alteration of a three car garage and loft located thereon. Both structures are existing non con-forming structures as defined under M. G. L., Chapter 40A and the Town of Stow zoning by-laws. The property is in the Residence Zoning District. The premises located at 74 Pine Point Road does not conform with the dimensional requirements of the zoning by-law in section 4.4 Table of Dimensional Requirements: In particular the existing non-conforming structure does not meet the sides, rear and front yard provisions of the by-law.

1. The premises has 17.6 feet of front yard area – the zoning by-law requires 30 feet of front yard.
2. The premises has 11.4 feet of side yard area on both sides of the dwelling- the zoning by-law requires 25 feet of side yard area.
3. The premises currently has 4.65 feet of rear yard area and will have 14.12 feet of rear yard area after construction is completed- the zoning by-law requires 40 feet of rear yard area.

Variations are requested for each of the dimensional requirements noted above.

In order to obtain a variance, the petitioner must satisfy the requirements of Massachusetts General Laws Chapter 40A Section 10. The ZBA must determine the facts to support the petitioner's request for the variance.

**A. OWING TO CIRCUMSTANCES RELATING TO THE SOIL CONDITIONS, OR TOPOGRAPHY OF SUCH LAND OR STRUCTURES AND ESPECIALLY AFFECTING SUCH LAND OR STRUCTURES BUT NOT AFFECTING GENERALLY THE ZONING DISTRICT IN WHICH IT IS LOCATED, A LITERAL ENFORCEMENT OF THE PROVISIONS OF THE ORDINANCE OR BY-LAW WOULD INVOLVE SUBSTANTIAL HARDSHIP, FINANCIAL OR OTHERWISE**

The parcel of land located at 74 Pine Pond Road consists of two parcels separated by the layout of Pine Point Road. The subject lot contains 12045 square feet of land and does not have access or available area on either side of the lot to expand the area and or the road frontage. The dwelling located thereon takes up most of the area of the land. The current non-conforming structure is old and not well kept up. The landowners want to construct a modern structure that is not made up of different angles and additions but is one esthetically pleasing structure. The proposed dwelling will be squared off with a patio and walkway that accommodates the new structure. The land slopes from the roadway to the shore of Lake Boon. The additional work to be performed on the lake shore will enhance the shore line by the removal of the covered porch which extends very near to the water way.

**B. THE DESIRABLE RELIEF MAY BE GRANTED WITHOUT NULLIFYING OR SUBSTANTIALLY DEROGATING FROM THE INTENT OR PURPOSE OF SUCH ORDINANCE OR BY-LAW**

The proposed construction of the new home will not derogate from the intent and purpose of the by-law. The area is zoned for residential uses. The petitioners proposed use is in keeping with the intent of the zoning district I, e residential uses. The existing non-conforming structure is in violation of the dimensional requirement of section 4.4 of the by-law. The proposed structure will not change the current violations but will maintain them and will improve the rear yard required area.

**C. THE DESIRABLE RELIEF MAY BE GRANTED WITHOUT SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD**

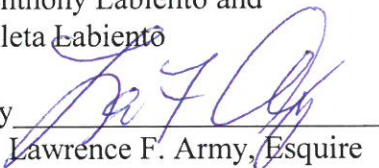
A survey of the abutting properties and other properties along Pine point Road reveals all properties are used as residence on both sides of the street. Most of the premises have out building such as garages and or storage buildings. The petitioners proposed construction is in compliance with the general character of the neighborhood. The proposed structure will still be a non-conforming structure but will not be detrimental to the public good. The proposed building will be in harmony with other uses of properties in this area.

**D. CONCLUSION:**

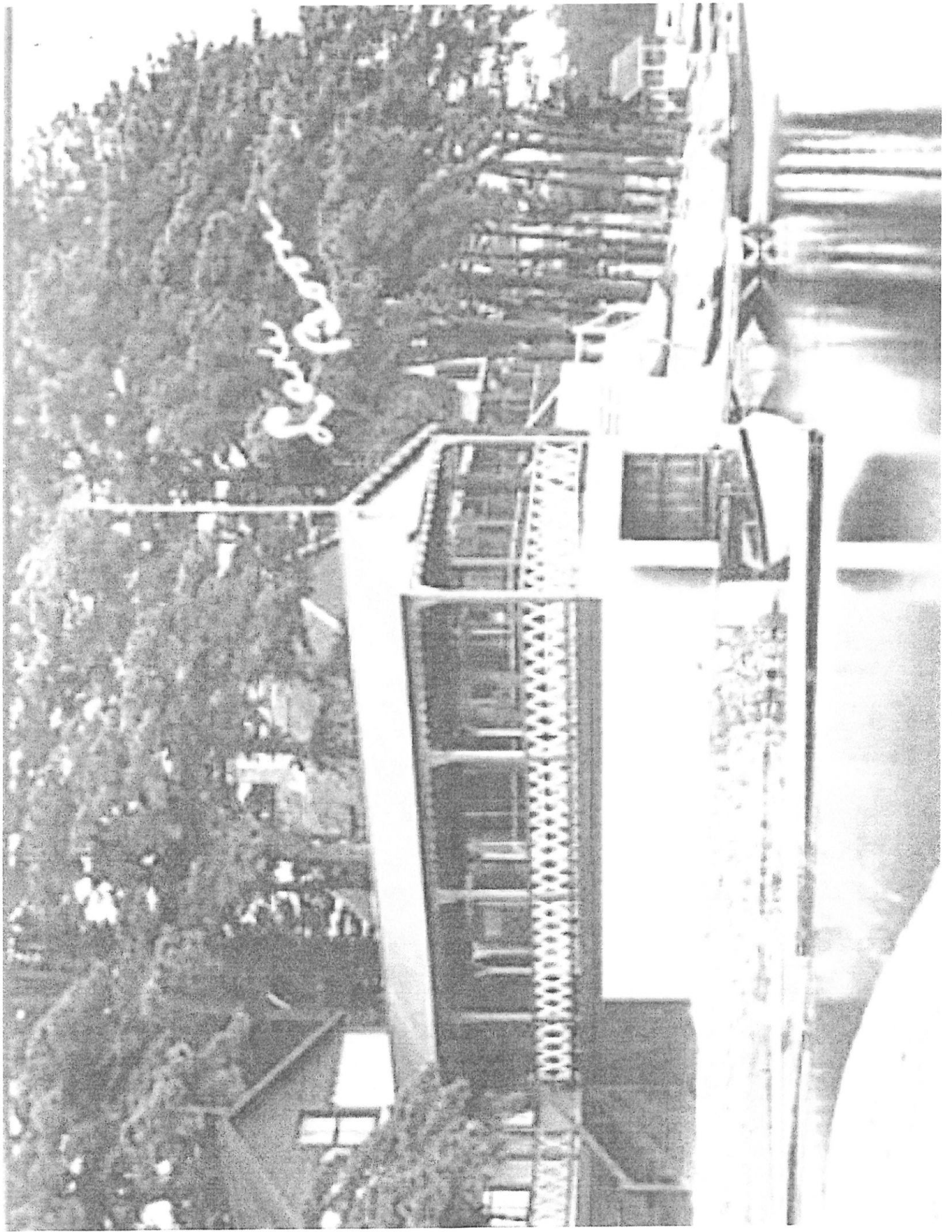
The variances requested to allow construction of a new dwelling and three car garage with a loft on the second level will not be substantially detrimental to the public good and will not derogate from the purpose and intent of the By-Law. The land is unique because it is a small, steep tract of land, which ends at the lake shore of Lake Boon. The parcel is narrow and does not allow for the required side, front and rear yard area to be met. In addition the area and frontage are preexisting and cannot be extended because there are not any available parcels of land that could add area and/or frontage to the subject land. The petitioners hereby respectfully request that the Zoning Board grant variance from the provisions of the zoning by-law section 4.4 as noted above.

Respectfully submitted  
Anthony Labiento and  
Aleta Labiento

By



Lawrence F. Army, Esquire  
Attorney for Petitioners  
120 Front Street, Worcester, MA 01608  
Tel: 508- 414-0221  
October 5, 2020



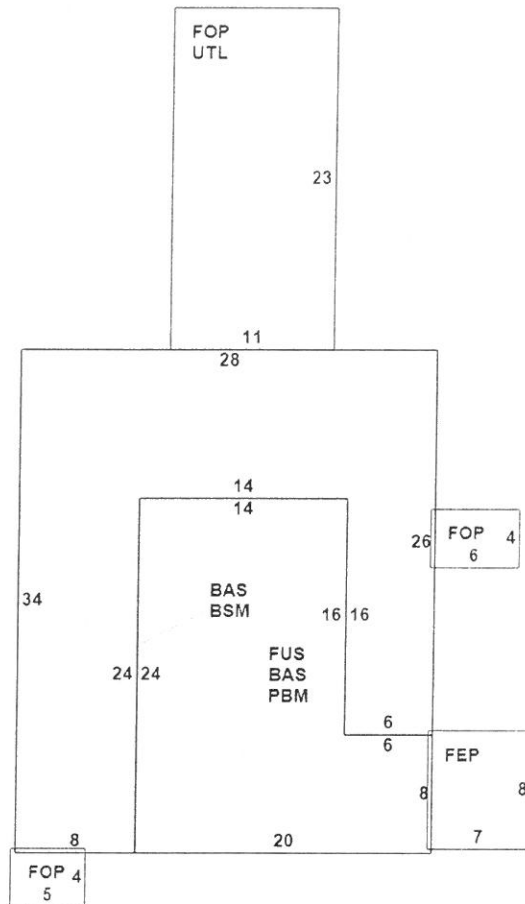
Building Percent Good: 3  
 Replacement Cost  
 Less Depreciation: \$5,300

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade	D-
Stories	2
House Color	Natural
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Average
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Forced Air-Duc
AC Type	None
Bedrooms	2
Full Baths	2
Half Baths	0
Extra Fixtures	0
Total Rooms	5
Bath Style	Average
Kitchen Style	Average
Extra Kitchens	0
Interior/Exterior	Same
Rec Room	0
Fin Bsmt Area	0
Attic	None
WB FPL Openings	0
MTL FPL Stacks	0
Unfinished Area	0
WB FPL Stacks	0
MTL FPL Openings	0.00
Basement Area	952
Bsmt Garage	0
In-Law Apts	0
Special Feature	Unknown
Family Room(s)	0
Brick Size 1	0



(http://images.vgsi.com/photos/StowMAPhotos//PICTURE\00085701.JPG)

**Building Layout**



(ParcelSketch.ashx?pid=835&bid=835)

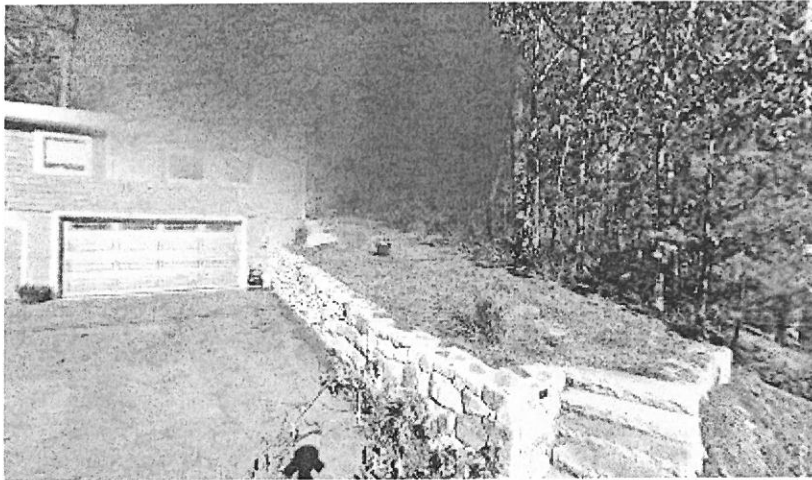
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	952	952
FUS	Finished Upper Story	384	384
BSM	Basement	568	0
FEP	Enclosed Porch	56	0
FOP	Open Porch	297	0



# Google Maps 74 Pine Point Rd







Map data ©2020 200 ft



## 74 Pine Point Rd

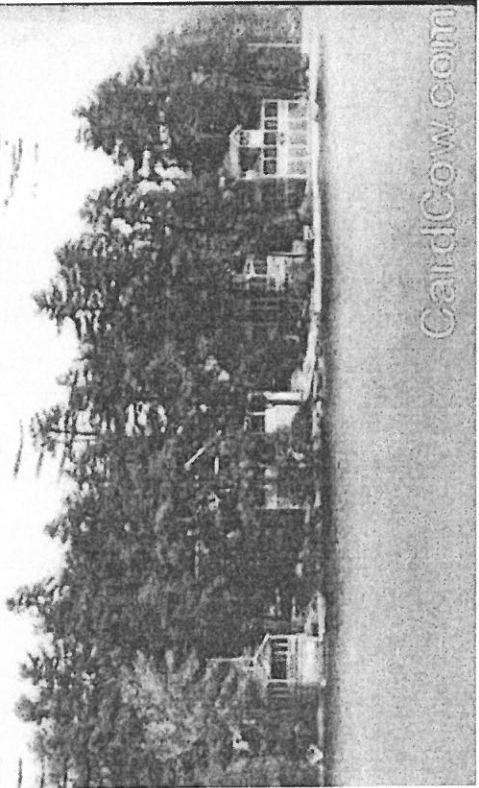
Stow, MA 01775

-   
 Directions
-   
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phone
-   
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CF4W+HH Stow, Massachusetts



PINE POINT, LAKE BOON, MASS. 424



CardCow.com

**ASSESSORS OFFICE  
ABUTTERS LIST REQUEST FORM**

DATE REQUESTED: September 4, 2020  
(Lists will be available within 10 days of receipt of request.)

PROPERTY LOCATION: 74 Pine Point Road Stow, MA Parcel ID: 835  
Aleta Labiento Owner

NAME: Attorney Lawrence F. Army

ADDRESS: 120 Front Street, Worcester, MA 01608

TELEPHONE: 508-414-0221

REASON FOR ABUTTERS LIST: Appeal to Stow Board of Appeals  
for a special permit and dimentional variances.  
-----

For office use only:

DC \_\_\_\_\_ DPU \_\_\_\_\_ CH \_\_\_\_\_ NR \_\_\_\_\_

FEE FOR ABUTTERS LIST: \$20.00 for first 20 entries or less and  
\$ 1.00 per entry above 20 entries.

**ABUTTERS LIST**  
**74 Pine Point Rd**  
**MAP U1 PARCEL 27**

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000U-1 000013	46 PINE POINT RD	FERRY DIANA		46 PINE POINT ROAD	STOW	MA	01775	27761	539
000U-1 000014	52 PINE POINT RD	TOWNSEND ANASTASIA		52 PINE POINT RD	STOW	MA	01775	67897	272
000U-1 000015	54 PINE POINT RD	SWEET DOUGLAS M		54 PINE POINT RD	STOW	MA	01775	23253	258
000U-1 000018	58 PINE POINT RD	STILES JANET C		58 PINE POINT ROAD	STOW	MA	01775	67233	592
000U-1 000019	60 PINE POINT RD	PHALAN NEAL F		60 PINE POINT RD	STOW	MA	01775	21842	465
000U-1 000020	62 PINE POINT RD	COSTALES JAWET L		62 PINE POINT RD	STOW	MA	01775	49758	540
000U-1 000021	64 PINE POINT RD	64 PINE POINT REALTY TRUST		801 SPYGLASS LANE	VERO BEACH	FL	32963	62301	83
000U-1 000022	66 PINE POINT RD	GAHAGAN CHRISTOPHER C REVOCABLE TR		120 MAIN STREET	SOUTHBOROUGH	MA	01772	65330	50
000U-1 000024	68 PINE POINT RD	JACKSON JR PAUL K		70 SIBLEY POND RD	PITTSFIELD	ME	04967	32485	238
000U-1 000025	70 PINE POINT RD	BLEAU RICHARD O		70 PINE POINT ROAD	STOW	MA	01775	30535	70
000U-1 000026	72 PINE POINT RD	ROGERS THE K ALLEN REVOCABLE TRUST		72 PINE POINT RD	STOW	MA	01775	63567	280
000U-1 000027	74 PINE POINT RD	LABIENTO ALETA		333 EAST SHORE DR	MASSAPEQUA	NY	11758	71944	326
000U-1 000028	76 PINE POINT RD	WALSH LIVING TRUST		76 PINE POINT RD	STOW	MA	01775	70616	411
000U-1 000029	78 PINE POINT RD	BONITATIBUS MANUEL G		78 PINE POINT ROAD	STOW	MA	01775	21913	306
000U-1 000030	80 PINE POINT RD	VAUGHAN LAWRENCE M		179 NAGOG HILL RD	ACTON	MA	01720	12475	501
000U-1 000031	82 PINE POINT RD	HALPRIN LEWIS H/JUDITH J		82 PINE POINT RD	STOW	MA	01775	25135	360
000U-1 000032	84 PINE POINT RD	MCMAHON JOHN D		249 DUTTON RD	SUDBURY	MA	01776	30769	296
000U-1 000046	18 MARTIN LN	HENNESSY JOHN M		18 MARTIN LANE	STOW	MA	01775	14153	584
000U-1 000047	0 PINE POINT RD	JACKSON JR PAUL K		905 FOULK ROAD	WILMINGTON	DE	19803	32485	238
000U-1 000048	55 PINE POINT RD	DEVINE MICHAEL		55 PINE POINT ROAD	STOW	MA	01775	51304	204
000U-1 00017A	56 PINE POINT RD	GUMBERT BRUCE		56 PINE POINT ROAD	STOW	MA	01775	24655	173

9/9/20

