

KNOW ALL MEN BY THESE PRESENTS

This instrument is intended as a restriction on a certain approved Modification of Definitive Subdivision Plan entitled "Fraser Drive" (29 Boutwell Rd.) dated July 23, 2015 revised through August 20, 2015 as prepared by Merrimack Engineering Services.

The modification of definitive plan had been submitted on July 24, 2015, and was the subject of a public hearing convened on September 8, 2015 and closed on September 8, 2015 and the plan approved on September 11, 2015. The application request is to add a fifth lot to the subdivision. The new lot labeled Lot 215-6B was created from taking a portion of land from lot 1-A and from Merrill Avenue Corp. (354 River Road).

The modification of definitive plan was approved subject to the following conditions:

Conditions of Approval:

This subdivision approval is limited to five (5) building lots as shown on the plans entitled Modification to Subdivision Plan of Land 29 Boutwell Road (Fraser Drive) last revised August 20, 2015 prepared by Merrimack Engineering Services sheets 1 and 2.

Sheet 1 of the modification plan and an instrument containing these conditions, shall be recorded at the North Essex County Registry of Deeds pursuant to the requirements of the Subdivision Rules and Regulations of the Andover Planning Board.

The owner of the lot labeled Lot 215-6B shall grant an easement to the homeowners' association allowing access to the sign easement.

Prior to any construction activities, the amendment to add this lot and grant access with an easement to maintain the sign to the Homeowners' Association must be reviewed by Town Counsel and staff and recorded at the North Essex County Registry of Deeds.


All other conditions recorded in the North Essex Registry of Deeds as book 13786 page 3886 shall remain in full force and effect.

Applicant: Belvedere Hill Group
Subdivision Street Name: Fraser Drive
Decision on: Application for Modification of a Definitive Plan

CERTIFICATION

I, Lawrence J. Murphy, Town Clerk of the Town of Andover, Massachusetts, do hereby certify that the preceding or attached decision of the Andover Planning Board was filed in the office of the Town Clerk on September 11, 2015 and that no appeal has been filed.

Dated: October 2, 2015


Lawrence J. Murphy
Town Clerk
Andover, Massachusetts

