

TOWN OF HAMILTON
FORM A
APPLICATION FOR ENDORSEMENT
OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section II-B of the Hamilton Planning Board Subdivision Regulations.

Hamilton, Massachusetts, date 7/18/25

To the Planning Board:

The undersigned, believing that the accompanying plan of his property in the Town of Hamilton does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Name of Applicant Harborlight Community Partners, Inc. Phone # Pat: 978-473-7161
Address 600 Cummings Center, STE 270-X, Beverley, MA 01915

Name of Owner Britton Family LLC Phone # Nathan: 202-285-3928
Bea: 978-468-2733

Address 465 Highland Street, Hamilton, MA 01962

Name of Engineer or Surveyor Hancock Associates Phone # 978-777-3050

Address 185 Centre Street, Danvers, MA 01923

Deed of property recorded in Essex Southern District Registry,

Book 34313 Page 385

Location and Description of Property:

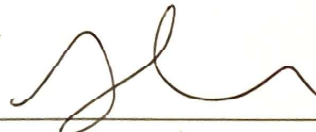
Site is located on the northerly side of Asbury Street and to the west of Canter Brook Lane.

The site is currently an open field with a tree line along Asbury Street and the easterly property line.

Assessor's Map 20 Lot 11

Signature of Owner

Date


7/24/25



SO. ESSEX #162 Bk:34313 Pg:385

08/21/2015 11:02 DEED Pg 1/4

QUITCLAIM DEED

BRITTON FAMILY LIMITED PARTNERSHIP, a Massachusetts limited partnership, with an address c/o Caleb Loring, III, 400 Essex Street, Beverly Farms, Massachusetts 01915, for nominal consideration of \$10.00 paid, grants to BRITTON FAMILY LLC, a Massachusetts limited liability company, with an address of Hemenway & Barnes LLP, 60 State Street, Boston, Massachusetts 02109, with quitclaim covenants, two certain parcels of land, together with any buildings and improvements thereon, situated in Hamilton, Essex County, Massachusetts, and described as follows:

PARCEL ONE:

The land with the buildings thereon and any other improvements thereon, situated in said Hamilton and being Lot 2A containing 118.5 acres of land, more or less, according to a plan of land entitled "Plan of Land in Hamilton, MA Prepared for Peter & Beatrice Britton," by Hancock Survey Associates, Inc., dated April 16, 1996 and recorded with the Essex County South District Registry of Deeds in Plan Book 308 as Plan 11 (the "1996 Plan").

Parcel One is conveyed together with the right to use Dodge Street, a private way of variable width, also known as Hickory Lane, shown on the 1996 Plan, in common with others entitled thereto for all purposes heretofore granted to the grantor or its predecessors in interest.

PARCEL TWO:

The land with any buildings and improvements thereon shown as Parcel A containing 13.1 acres of land, more or less, shown on a plan of land entitled "Plan of Land in Hamilton, MA Prepared for Peter & Beatrice Britton," by Hancock Survey Associates, Inc., dated September 8, 1995 and recorded with said Deeds in Plan Book 305 as Plan 36 (the "1995 Plan").

Parcel One and Parcel Two are conveyed subject to and together with (a) the rights, easements, and agreements set forth or referred to in a deed of Michael W. Totten, et. al. to Joseph A. Stanislaw, et. al. recorded with said Deeds, Book 13384, Page 20, (b) conservation restrictions entered into by Ruth Ellen Patton Totten with the Essex County Greenbelt Association, Inc. by agreement recorded with said Deeds, Book 12215, Page 189, (c) all rights, conditions, easements, restrictions and reservations of record insofar as the same are in force and effect.

Attn: SYB
Hemenway & Barnes LLP
60 State Street, 8th Floor
Boston, MA 02109-1899

Land off Highland Street
Hamilton, MA

For title to Parcel One and Parcel Two, see deed of Peter P. Britton and Beatrice T. Britton dated September 4, 1997 and recorded with said Deeds, Book 14309, Page 432.

The grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

EXECUTED as a sealed instrument this 4th day of August, 2015.

BRITTON FAMILY LIMITED
PARTNERSHIP

By: Caleb Loring III
Caleb Loring, III, General Partner

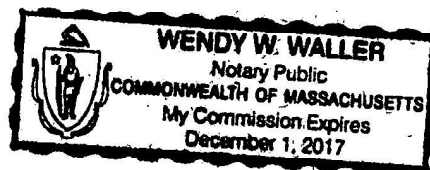
By: Peter P. Britton
Peter P. Britton, General Partner

By: Beatrice T. Britton
Beatrice T. Britton, General Partner

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Essex

Before me, the undersigned notary, on this 4th day of August, 2015, personally appeared Caleb Loring, III who is personally known to me or was proved to me through a current document issued by a federal or state government agency bearing a photographic image of the signatory's face and signature, to be the person whose name is signed to the foregoing instrument and acknowledged to me that he signed it as his free act and deed and free act and deed of Britton Family Limited Partnership, in his capacity as General Partner of Britton Family Limited Partnership, voluntarily for its stated purpose.

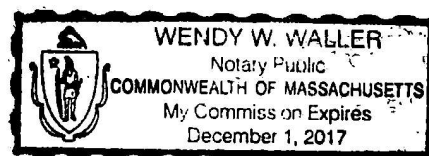
Wendy W. Waller
[notary seal]



COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Essex

Before me, the undersigned notary, on this 4th day of August, 2015, personally appeared Peter P. Britton who is personally known to me or was proved to me through a current document issued by a federal or state government agency bearing a photographic image of the signatory's face and signature, to be the person whose name is signed to the foregoing instrument and acknowledged to me that he signed it as his free act and deed and free act and deed of Britton Family Limited Partnership, in his capacity as General Partner of Britton Family Limited Partnership, voluntarily for its stated purpose.

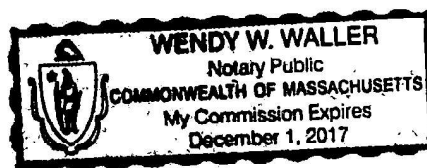
Wendy W. Waller
[notary seal]



COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Essex

Before me, the undersigned notary, on this 4th day of August, 2015, personally appeared Beatrice T. Britton who is personally known to me or was proved to me through a current document issued by a federal or state government agency bearing a photographic image of the signatory's face and signature, to be the person whose name is signed to the foregoing instrument and acknowledged to me that she signed it as her free act and deed and free act and deed of Britton Family Limited Partnership, in her capacity as General Partner of Britton Family Limited Partnership, voluntarily for its stated purpose.

Wendy W. Waller
[notary seal]



ADDRESS OF PREMISES: Land off Highland Street in Hamilton, Massachusetts



July 30, 2025

Hamilton Planning Board
Attn: Mr. Mark Connors
650 Asbury Street
Hamilton, MA 01936

Subject: ANR Subdivision Request – 461 Asbury Street

Dear Planning Board members,

Harborlight Homes would like to request that the proposed ANR Subdivision at 461 Asbury Street be added to the August 19th hearing agenda instead of the August 5th hearing, despite the date of submission to Mr. Connors. This change in date will allow me to attend the hearing in case the Board has any questions about the plan, proposed subdivision, or history of the future development that this subdivision will enable.

Sincerely,

Patrick Connolly

Patrick Connolly
Project Manager