

**NOTICE OF INTENT**

**PARAGON DUNES  
MIXED-USE DEVELOPMENT  
189 & 193 NANTASKET AVENUE &  
0 GEORGE WASHINGTON BOULEVARD  
HULL, MASSACHUSETTS**

**Applicant:**

**PROCOPIO COMPANIES  
35 VILLAGE ROAD SUITE 702  
MIDDLETON, MASSACHUSETTS, 01949**

**Prepared By:**

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
31 BELLOWS ROAD  
RAYNHAM, MASSACHUSETTS, 02767**

**CEC Project 334-762**

**January 2024**



**Civil & Environmental Consultants, Inc.**

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## 1.0 INTRODUCTION

This narrative has been prepared by Civil & Environmental Consultants, Inc. (CEC) to supplement the WPA Form 3 – Notice of Intent (NOI) submitted on behalf of the Procopio Companies (the “Applicant”), to the Hull Conservation Commission for the redevelopment of three parcels, which collectively comprise 3.3-acres of land located in Hull, Massachusetts, between Nantasket Avenue and George Washington Boulevard, south of Wharf Avenue. The Applicant is proposing to perform construction at Assessors Parcels 37-002, 37-003 and 37-004 (the “Site”). The project includes the construction of new mixed-use building consisting of commercial space along Nantasket Avenue, 132 units of residential housing, associated parking, circulation areas, pedestrian walkways, landscaping, stormwater, utility and site improvements (the “Project”).

The Site is located between the Atlantic Ocean to the East and tidal flats and a Coastal Bank associated with the Weir River Estuary to the west. The landform underlying the existing development is classified as a barrier beach which is a regulated resource area in accordance with MassDEP regulations. The Site is also located within a FEMA Flood zone, which is identified as Land Subject to Coastal Storm Flowage. This NOI is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00).

This Project Narrative describes the existing conditions, wetland resource areas, and proposed design/regulatory compliance for work within jurisdictional areas on and near the site. The proposed project is depicted on the Site Plans provided under separate cover and the design of the stormwater management system and compliance with the MassDEP Stormwater Management Standards is detailed in the Stormwater Management Report provided under separate cover.

## **2.0 SITE INFORMATION**

### **2.1 PROJECT LOCATION**

The Site is located on approximately 3.3-acres of land located in Hull, Massachusetts, between Nantasket Avenue and George Washington Boulevard, south of Wharf Avenue.

The project area is located at Assessors Parcels 37-002, 37-003 and 37-004. The Site is located within the Commercial Recreation B zoning district and the Nantasket Beach Overlay and Flood Plain districts and contains existing building areas currently occupied by a mix of retail and entertainment spaces. The Site is bounded to the northwest by Department of Conservation and Recreation (DCR) properties, west by George Washington Boulevard, southwest by a DCR parking lot, northwest by Nantasket Avenue, and east by residential condominium developments. The tidal flats and resource areas on the westerly side of George Washington Boulevard have been identified as an Area of Critical Environmental Concern (ACEC) and an Outstanding Resource Water associated with the Weir River Estuary. The revetment along George Washington Boulevard is identified as a Coastal Bank, and the 100-ft buffer zone associated with this bank extends onto the Site. See Figure 1 for a Site Location Map and Figure 2 for an Aerial Site Plan and Figure 4 for a Resource Area Exhibit.

The easterly portion of the Site is located within Federal Emergency Management Agency (FEMA) Flood Zone AO (Depth = 3 feet) and the westerly portion of the Site along George Washington Boulevard is located within FEMA Flood Zone AE (Elevation = 10.0 ft) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Town of Hull, Map 25023C0038J effective July 17, 2012 as modified by a Letter of Map Revision (LOMR) on January 24, 2018. Refer to Figure 3.

### **2.2 PROJECT BACKGROUND & EXISTING CONDITIONS**

The Site is currently occupied by a mini-golf course, commercial arcade and Paragon Boardwalk development which includes storage containers used for retail spaces and restrooms along with concrete parking and site areas and wooden decking above compacted gravel. The Paragon Boardwalk project included new stormwater controls within the parking area that provided improved water quality treatment of the stormwater runoff. The Paragon Boardwalk development was previously approved by the Conservation Commission under an Order of Conditions, MassDEP File #035-1453. The Paragon Boardwalk project was constructed; however will be razed as part of the proposed project.

The Site also includes an abandoned go-kart track located within a long, linear parcel along George Washington Boulevard and over time, the areas around the go-kart track have overgrown with a variety of invasive and opportunistic species. A paved parking area with stormwater management

improvements was proposed within the long linear parcel and approved by the conservation Commission under an Order of Conditions, MassDEP File SE35-1614. The improvements included as part of this project approved under the OOC have not been constructed.

Under existing conditions, approximately 45% of the Site is covered by impervious areas consisting of the existing buildings on the property, miniature golf water features, turf, a concrete area behind the Paragon Boardwalk retail and entertainment space used for parking and loading and a concrete track that had historically been used for go-kart recreation as part of Paragon Park. A significant amount of the Site beneath a wooden boardwalk area consists of compacted gravel.

Existing topography within the Site ranges from approximate elevation 18-ft (NAVD 88) within the peak of the miniature golf area to approximate elevation 7.5-ft at a catch basin along the existing go-kart track. The existing grade along Nantasket Avenue frontage is at approximate elevation 13-ft sloping to the west to the lower side of the Site along George Washington Boulevard. The majority of the Site slopes towards the existing catch basin in the center of the site with some of the runoff captured in a drainage inlet next to the existing storage containers and retail building at the easterly end of the Site. The existing buildings and concrete area behind the Paragon Boardwalk retail and entertainment space used for parking and loading flows to an existing catch basin and water quality unit within the existing parking area. The remainder of the Site flows overland to an existing drainage inlet in the miniature golf course. See the Existing Conditions Plan included in the Site Plans under separate cover for reference.

Stormwater runoff from the Site ultimately discharges to the drainage systems in George Washington Boulevard or the adjacent DCR parking lot via the outlet pipe from the existing structures. A more detailed description of the drainage patterns is included in Section 2.3 and the Stormwater Management Report provided under separate cover.

### **2.3 PROPOSED PROJECT**

As previously noted, the project includes the construction of new mixed-use building consisting of commercial space along Nantasket Avenue, 132 units of residential housing, associated parking, circulation areas, pedestrian walkways, landscaping, stormwater, utility and site improvements (the “Project”). The Project will include new water quality and quantity controls designed to protect surface and groundwater resources and adjacent properties from potential impacts resulting from the proposed Project. The proposed improvements will be designed in accordance with the MassDEP Stormwater Management Standards for redevelopments.

In the proposed condition, approximately 70% of the Site will be impervious, consisting of the proposed mixed-use building, courtyard areas, paved parking areas and sidewalks. The remainder of the Site will consist of landscaped and undisturbed grassed areas. The overall drainage patterns

within the Site will be maintained discharging to the municipal system in the same locations as existing conditions. The stormwater runoff from the proposed building, courtyards, and northern paved parking area will be directed to subsurface water quality and subsurface infiltration chambers before overflowing into the existing municipal system. Within the new southern paved parking area, stormwater runoff will be directed to a series of catch basins which will flow into a drainage pipe conveying stormwater flows underground through a new water quality structure to subsurface infiltration chambers where additional water quality treatment and infiltration will be provided before discharging to the existing municipal system. As previously noted, the stormwater management improvements in this portion of the Site were previously approved by the Conservation Commission following an extensive peer review process.

The Project includes the demolition of the existing site features and clearing of the surrounding area in order to construct a new mixed-use building consisting of commercial space along Nantasket Avenue, 132 residential apartment units, associated parking, circulation areas, pedestrian walkways, landscaping, site improvements and stormwater management improvements. Erosion control measures are to be installed along the downslope edge of the work area prior to any construction activities commencing and are detailed in the Stormwater Report included under separate cover.

Calculations are provided in the Stormwater Report provided under separate cover demonstrating that the project will provide water quality improvements and stormwater recharge meeting the Massachusetts Stormwater Management Handbook requirements and post-development peak discharge rates will not exceed pre-existing discharge rates for all storm events up to and including the 100-year storm.

Site Plans depicting existing features, site topography, and the proposed improvements are provided under separate cover. Sheet 3 shows a site locus map of the entire site with the existing conditions; this sheet is at a scale of 1" = 50' to allow a perspective of the entire work area and adjacent areas. Sheets 4 through 6 have been prepared at a scale of 1" = 20', allowing for a more detailed look at the work areas, and existing conditions of the Site within the coastal resource areas. Sheet 7 includes the location of Erosion & Sediment Controls installed near the limit of work.

## **2.4 RESOURCE DELINEATION**

The following data sources were examined during the preliminary site investigation:

- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps
- United States Geological Survey Topographic Quadrangle;
- MassGIS MassDEP Wetland and Hydrography Data layers;
- MassGIS Natural Heritage Atlas Data layers;

- United States Department of Agriculture, Natural Resources Conservation Service (USDA- NRCS) Soil Survey.

Resource areas identified include Barrier Beach and Land Subject to Coastal Storm Flowage, based upon review of the above-referenced information. The revetment along George Washington Boulevard has been identified as a Coastal Bank, and the 100-ft buffer zone associated with the Bank extends onto the Site. No other coastal or wetland resource areas were observed on the site, including Coastal Dune or Coastal Beach.

The tidal flats and resource areas on the westerly side of George Washington Boulevard have been identified as an Area of Critical Environmental Concern (ACEC) and an Outstanding Resource Water associated with the Weir River Estuary. No NHESP Estimated Habitats of Rare Wildlife or NHESP Priority Habitats of Rare Species were identified within the project area.

### **3.0 REGULATORY COMPLIANCE**

The limits of the construction activities located within the coastal resource areas discussed herein are depicted on the Site Plans provided under separate cover. Work within the resource areas includes disturbance of previously developed and overgrown areas within Land Subject to Coastal Storm Flowage and work within previously developed Barrier Beach and 100-ft buffer zone to Coastal Bank regulated under the Massachusetts Wetlands Protection Act. The Town of Hull does not have a local wetland protection Bylaw or Ordinance. The proposed work is designed to minimize adverse effects on the coastal resource areas.

#### **3.1 LAND SUBJECT TO COASTAL STORM FLOWAGE – 310 CMR 10.04 WPA**

Section 310 CMR 10.04 of the WPA defines Land Subject to Coastal Storm Flowage (LSCSF) as land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater. According to the July 17, 2012 FEMA Flood Insurance Rate Map for Plymouth County, Map Number 25023C0038J, and the Letter of Map Revisions (LOMR) effective January 24, 2018, the majority of the Study Area is designated as a Zone AE and Zone AO. Zone AE is classified as an area subject to the 1% annual chance flood (100-year flood), where base flood elevations have been determined at Elevation 10 NAVD 88. Zone AO is defined as an area subject to the 1% annual chance flood with flood depths of one to three feet (usually sheet flow on sloping terrain); where average flood depths have been determined at three feet. The 100-year floodplain or LSCSF extends throughout the Study Area.

The WPA does not have performance standards for Land Subject to Coastal Storm Flowage. The Applicant has designed the project to address the 100-year floodplain. The project will provide improved flood conveyance within the floodplain by providing a significant amount of open areas between the proposed structures allowing for a drainage paths for flood waters that may be encountered. The garage level is proposed at elevation 11.0 ft (NGVD88) which is located one foot above the Zone AE Flood Elevation of 10.0 ft along George Washington Boulevard. The garage will be designed to be wet flood-proofed and will include flood openings along perimeter walls allowing flood waters to enter and pass through the garage, receding as the flood events pass. The proposed commercial storefronts and lobby area will be dry-flood proofed to protect the interior spaces from flooding in accordance with Building Code requirements and FEMA regulations. The residential components of the building are proposed on the first floor at elevation 23.5-ft, which is approximately 7-ft above the Zone AO regulatory floodplain along Nantasket Avenue (approximate elevation 16.5 ft) providing freeboard to the current 100-year FEMA regulatory floodplain as well as added resiliency associated with potential sea level rise and increased storm intensities should they be experienced in the future.



### **3.2 BARRIER BEACHES – 310 CMR 10.29 WPA**

Section 310 CMR 10.29 of the WPA defines Barrier Beach as “a narrow low-lying strip of land generally consisting of coastal beaches and coastal dunes extending roughly parallel to the trend of the coast. It is separated from the mainland by a narrow body of fresh, brackish or saline water or a marsh system. A barrier beach may be joined to the mainland at one or both ends.” Lots 3 and 4 and the northern half of Lot 2 are located on the barrier beach. The redevelopment portion of the project site within the portion designated a barrier beach is fully developed and does not contain a Coastal Dune or Coastal Beach.

This section documents the projects compliance for work within a Barrier Beach under Section 310 CMR 10.29 of the WPA, although the area is not functioning as such. The performance standards are identified in italics and a response is presented below in standard format.

*(3) When a Barrier Beach Is Determined to Be Significant to Storm Damage Prevention, Flood Control, Marine Fisheries or Protection of Wildlife Habitat. 310 CMR 10.27(3) through (6) (coastal beaches) and 10.28(3) through (5) (coastal dunes) shall apply to the coastal beaches and to all coastal dunes which make up a barrier beach.*

The site does not contain a Coastal Dune or Coastal Beach; therefore the performance standards above are not applicable. The proposed work area consists entirely of previously developed areas including building and paved areas. A portion of the 0 George Washington Parcel consists of the former go-cart track and was overgrown with invasive and opportunistic species. As such, the project complies with this standard.

*(4) Notwithstanding the provisions of 310 CMR 10.29(3), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.*

The site is not located within an area of specified habitat of rare vertebrate or invertebrate species. This standard is not applicable.

Based on the existing site conditions, the Project will not adversely affect the Barrier Beach and is in compliance with the performance standards per Section 310 CMR 10.29 of the WPA.

### **3.3 BUFFER ZONE TO COASTAL BANK – 310 CMR 10.30 WPA**

Section 310 CMR 10.30 of the WPA defines Coastal Banks as “..the seaward face of any elevated landform, other than a coastal dune..”. Landforms are generally defined as natural features; however, the Coastal Bank located on the westerly side of George Washington Boulevard is located within 100-feet of the Site and consist of a man-made rip rap revetment. For the purposes

of this NOI filing, the top and bottom of Coastal Bank have been identified utilizing the guidance provided by MassDEP under the WPA. No work is proposed within the Coastal Bank; however, work will be performed within previously degraded areas within 100-feet of the resource area. When a Coastal Bank is determined to be significant to storm damage prevention or flood control because it is a vertical buffer to storm water, 310 CMR 10.30(6) through (8) applies. The performance standards are identified in italics and a response is presented below in standard format

*(6) Any project on such a coastal bank or within 100 feet landward of the top of such coastal bank shall have no adverse effects on the stability of the coastal bank.*

No work is proposed within the Bank; however, the work is proposed within the 100-ft buffer zone of the Bank. The proposed activities will result in improvements to the overall stormwater management quality and peak rates of runoff from the Site, utilizing existing drainage connections to the municipal drainage system which will result in no adverse effects on the stability of the existing coastal bank.

*(7) Bulkheads, revetments, seawalls, groins or other coastal engineering structures may be permitted on such a coastal bank except when such bank is significant to storm damage prevention or flood control because it supplies sediment to coastal beaches, coastal dunes, and barrier beaches.*

No Bulkheads, revetments, seawalls, groins or other coastal engineering structures are proposed on the Coastal Bank. This standard does not apply.

*(8) Notwithstanding the provisions of 310 CMR 10.30(3) through (7), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.*

The project is not located within Estimated Habitat Map of State-listed Rare Wetlands Wildlife areas as published by the Natural Heritage and Endangered Species Program. This standard does not apply.

### **3.4 PROJECT IMPROVEMENTS & ENHANCEMENTS**

The Applicant has incorporated a detailed landscaping plan including a mix of plantings selected from the Coastal Landscaping in Massachusetts Plant List, offered by the Massachusetts Office of Coastal Zone Management (CZM). The plantings will provide a vegetated buffer to the Horizon Condominiums to the east and provide landscaping within the proposed parking lot and perimeter areas. The Project also includes significant courtyard and plaza areas along Nantasket Avenue that will provide opportunities to activate the streetscape and engage with the public realm.

As previously noted, the Project has been designed to break up the storefronts along Nantasket Avenue provide ample opportunities for flood waters to pass through the Site, and the residential apartments have been designed to provide significant freeboard above the 100-year flood plain providing enhanced resiliency to potential future sea level rise and increased storm intensities.

The Project also includes a comprehensive stormwater management system providing improved water quality treatment, stormwater recharge and flood control in order to better protect the wetland interests.

## 4.0 CONCLUSION

The Project design presented herein and as shown on the Site Plans has been prepared in accordance with applicable local, state, and federal regulations. The design includes Best Management Practices for maintaining stormwater runoff quality both during and after construction, and is designed to protect downstream and underlying receiving waters from stormwater related impacts. The redevelopment Project will result in an improvement of stormwater runoff quality and quantity and will be designed to provide a resilient design considering sea level rise.

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**FIGURES**

FIGURE 1 – SITE LOCUS  
FIGURE 2 – AERIAL SITE PLAN  
FIGURE 3 – FEMA MAP  
FEMA FIRMETTE

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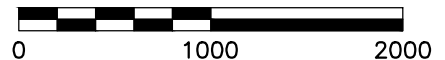
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**REFERENCE**

1. ORTHOGRAPHIC AERIAL IMAGERY, MAPS AND PARCELS ARE BASED ON GIS DATA PROVIDED BY THE BUREAU OF GEOGRAPHIC INFORMATION (MASS GIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SERVICES.

SCALE IN FEET



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 www.cecinc.com

PARAGON DUNES  
 MIXED-USE DEVELOPMENT  
 HULL, MASSACHUSETTS

SITE LOCUS

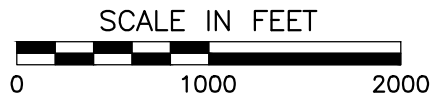
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DATE:	DECEMBER 2023	DWG SCALE:	1" = 1,000'	PROJECT NO.:	334-762		



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**REFERENCE**

- 1. ORTHOGRAPHIC AERIAL IMAGERY, MAPS AND PARCELS ARE BASED ON GIS DATA PROVIDED BY THE BUREAU OF GEOGRAPHIC INFORMATION (MASS GIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SERVICES.



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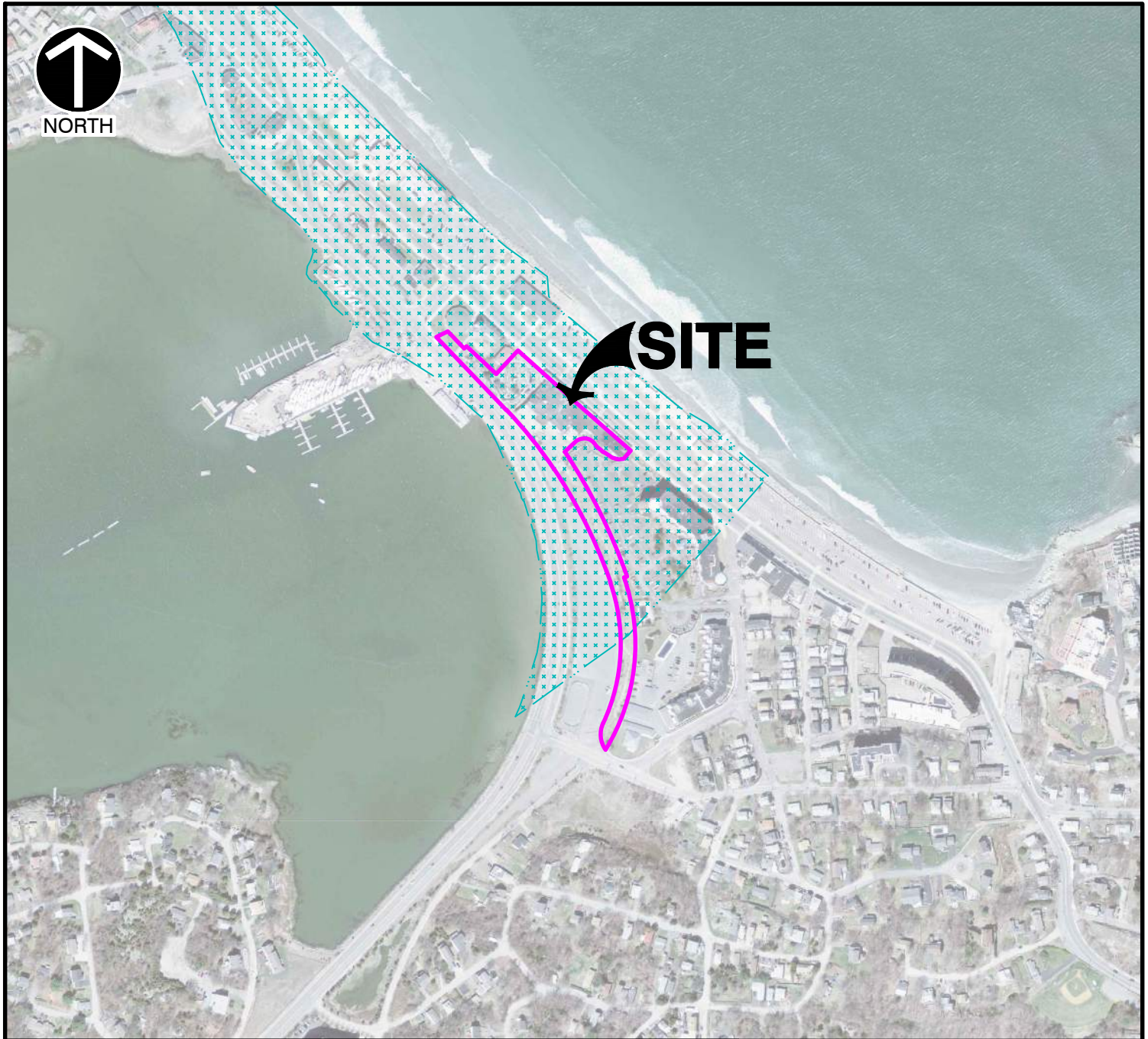
PARAGON DUNES  
MIXED-USE DEVELOPMENT  
HULL, MASSACHUSETTS

SITE LOCUS

DRAWN BY: MJT	CHECKED BY: MJT	APPROVED BY: KPS	FIGURE NO.:
DATE: DECEMBER 2023	DWG SCALE: 1" = 1,000'	PROJECT NO: 334-762	<b>2</b>







**LEGEND**



EXISTING BARRIER BEACH

**REFERENCE**

1. ORTHOGRAPHIC AERIAL IMAGERY, MAPS AND PARCELS ARE BASED ON GIS DATA PROVIDED BY THE BUREAU OF GEOGRAPHIC INFORMATION (MASS GIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OR TECHNOLOGY AND SECURITY SERVICES.



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PARAGON DUNES  
MIXED-USE DEVELOPMENT  
HULL, MASSACHUSETTS

RESOURCE AREA EXHIBIT

DRAWN BY:	KPS	CHECKED BY:	KPS	APPROVED BY:	KPS	FIGURE NO.:	<b>4</b>
DATE:	DECEMBER 2023	DWG SCALE:	500	PROJECT NO.:	334-762		

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**APPENDIX A**

**ABUTTERS LIST  
NOTICE TO ABUTTERS  
AFFIDAVIT OF SERVICE**

---

# HULL BOARD OF ASSESSORS

## ABUTTERS LIST APPLICATION

DATE REQUESTED 1/26/2024

- DATE PAID pd

### MINIMUM OF ONE (1) WORKING DAY REQUIRED TO PRODUCE LIST

SUBJECT PROPERTY ADDRESS 189 and 193 Nantasket Avenue and 0 George Washington Boulevard  
002, 003  
MAP 37 LOT and 004 OWNER Nantasket Dune Holdings, LLC

### REASON FOR ABUTTERS LIST

CONSERVATION COMMISSION  
 TRAILERS HEARINGS

**ALL PARCELS WITHIN 100' OF LOT LINES**

ZONING BOARD OF APPEALS & SITE PLAN REVIEW

**ALL PARCELS WITHIN 300' OF LOT LINES**

**TWO SETS OF LABELS – ONE RECORD CARD**

COMMON VICTUALER LICENSE

LIQUOR LICENSE

ENTERTAINMENT LICENSE

**ABUTTERS 300' (STREETS ARE TRANSPARENT)**

OTHER \_\_\_\_\_

### PROVIDE CRITERION FOR LIST

100-ft radius abutters list for Notice of Intent Application (NOI)

---

PERSON REQUESTING LIST Kay Mae L. Pascua, E.I.T. from Civil & Environmental Consultants, Inc.

ADDRESS 31 Bellows Rd, Raynham, MA 02767

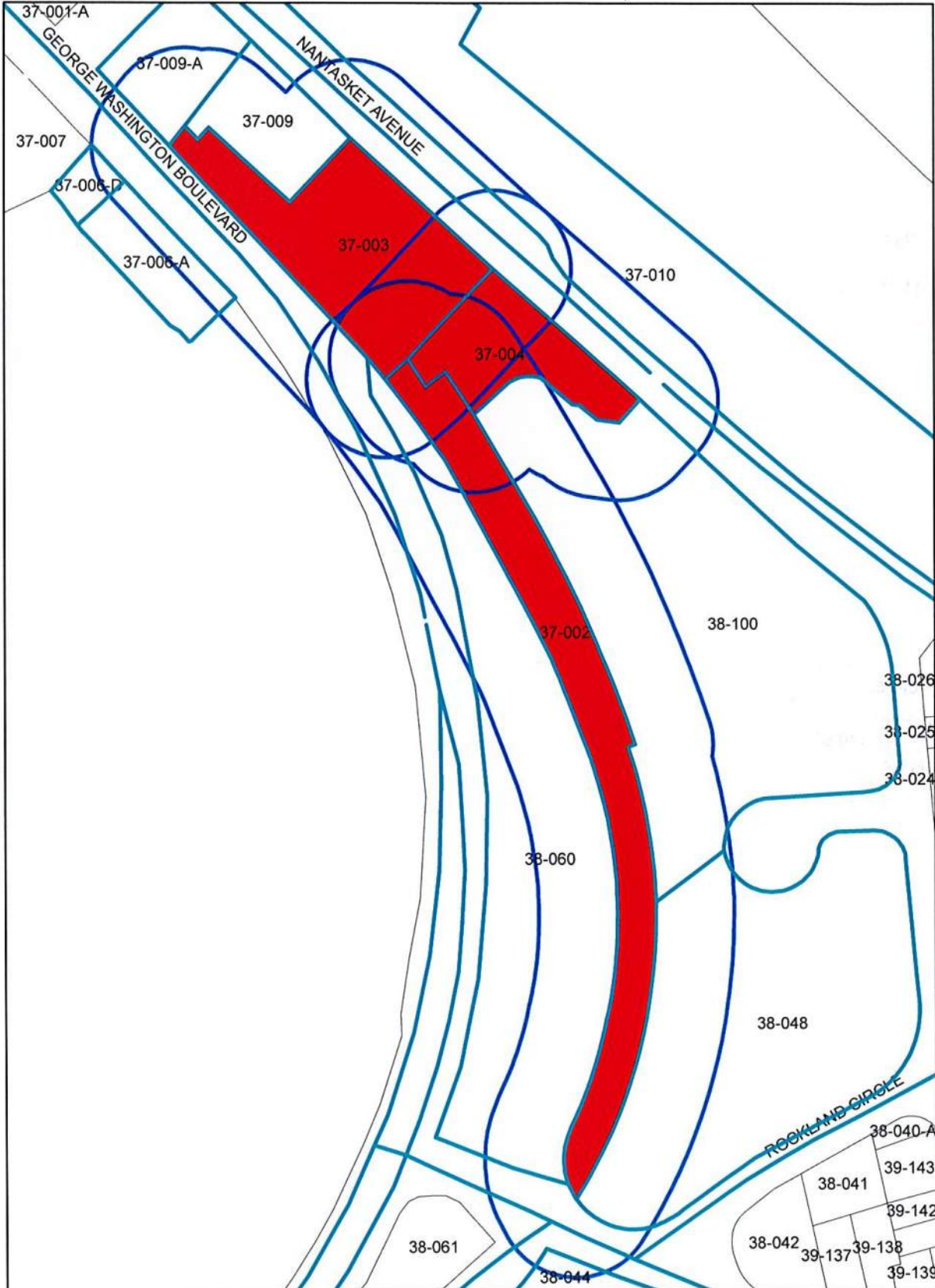
TELEPHONE 774-501-2176

LIST TO BE PICKED UP

MAILED

# 37-002, 37-003, 37-004

100 FT, JANUARY 29, 2024



For assessment purposes only: not to be used in legal boundary descriptions



*Patriot Properties*

# HULL

## **Abutters List**

01/29/2024

10:27:25AM

**HULL**  
**Abutters List**

**Subject Parcel ID: 37-002, 37-003, 37-004**

**Subject Property Location:**

	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
3943	GEO WASH BLVD	NANTASKET DUNE HOLDINGS LLC		PO BOX 2	HINGHAM	MA	02043
3944	193 NANTASKET AVE	NANTASKET DUNE HOLDINGS LLC		PO BOX 2	HINGHAM	MA	02043
3945	189 NANTASKET AVE	NANTASKET DUNE HOLDINGS LLC		PO BOX 2	HINGHAM	MA	02043
3948	50 GEO WASH BLVD	BAYSIDE MARKETING SYSTEMS INC	C/O OBRIEN EDWARD	P O BOX 262	HULL	MA	02045
3951	46 GEO WASH BLVD	TOWN OF HULL		253 ATLANTIC AVE	HULL	MA	02045
3955	211 NANTASKET AVE	MA/DCR	REAL PROPERTY OFFICE	251 CAUSEWAY ST	BOSTON	MA	02114
3956	1 WHARF AVENUE	MA/DCR	REAL PROPERTY OFFICE	251 CAUSEWAY ST	BOSTON	MA	02114
3958	184 NANTASKET AVE	MA/DCR	REAL PROPERTY OFFICE	251 CAUSEWAY ST	BOSTON	MA	02114
3990	ROCKLAND CIRCLE	VINTON RAYMOND B TRS TWO-A RL TY TRUST TY TRU		PO BOX 833	HULL	MA	02045
3992	15 PARK AVE	WOO MING MING	WOO LYNN	15 PARK AVE #209	HULL	MA	02045
3994	9 PARK AVE	HORIZONS CONDO ASSOCIATION		9 PARK AVE	HULL	MA	02045
3995	9 PARK AVE, Unit 101	DUNN NANCY E & HEAVERN DENISE R TRS	SUNRISE RLTY TR	9 PARK AVE UNIT 101	HULL	MA	02045
3996	9 PARK AVE, Unit 102	GREEN JOHN & MARILYN S		9 PARK AVENUE #102	HULL	MA	02045
3997	9 PARK AVE, Unit 103	NICHOLS MARIE D	C/O OMALLEY MARIE N	9 PARK AVE UNIT 103	HULL	MA	02045
3998	9 PARK AVE, Unit 104	MACKAY ANNE M & MARIE B	MACKAY DANIEL F	9 PARK AVE #104	HULL	MA	02045
3999	9 PARK AVE, Unit 105	GRIFFIN JOHN J JR		9 PARK AVE UN #105	HULL	MA	02045
4000	9 PARK AVE, Unit 106	JUST JOSEPH	BOSCARINO SARA	9 PARK AVE UNIT 106	HULL	MA	02045
4001	9 PARK AVE, Unit 107	AINSLIE FRANCES		9 PARK AVE #107	HULL	MA	02045
4002	9 PARK AVE, Unit 109	PAULICELLI LINDA L		9 PARK AVE #109	HULL	MA	02045
4003	9 PARK AVE, Unit 111	THONET KATHLEEN		9 PARK AVE #111	HULL	MA	02045
4004	9 PARK AVE, Unit 113	COLEMAN KATHLEEN		9 PARK AVE UN 113	HULL	MA	02045
4005	9 PARK AVE, Unit 115	MANNETTA LISA M		9 PARK AVE #115	HULL	MA	02045
4006	9 PARK AVE, Unit 117	WALSH KELLY A		9 PARK AVE UNIT #117	HULL	MA	02045
4007	9 PARK AVE, Unit 201	OHARA ANN		9 PARK AVE #201	HULL	MA	02045
4008	9 PARK AVE, Unit 202	MARLOWE MICHAEL & PAMELA SOUZA		6 OLD COLONY RD	HULL	MA	02045
4009	9 PARK AVE, Unit 203	MARTINEZ EDWIN A		9 PARK AVE #203	HULL	MA	02045
4010	9 PARK AVE, Unit 204	MURPHY STEPHEN D	TRS 9 PARK AVE RLTY TRUST	9 PARK AVE #204	HULL	MA	02045
4011	9 PARK AVE, Unit 205	YAKUBIAN ANNEMARIE		9 PARK AVE #205	HULL	MA	02045
4012	9 PARK AVE, Unit 206	THOMPSON HEATHER J TRS	HEATHER J THOMPSON TRUST	9 PARK AVE UN 206	HULL	MA	02045
4013	9 PARK AVE, Unit 207	LEVINE ARLINE		9 PARK AVE #207	HULL	MA	02045
4014	9 PARK AVE, Unit 208	SAVOIE TERTTU T & THOMAS		193 COLONIAL DR	QUINCY	MA	02169
4015	9 PARK AVE, Unit 209	BOSE SUSAN J		9 PARK AVE UN 209	HULL	MA	02045
4016	9 PARK AVE, Unit 210	VUMBACA GIORGIO V & ISABELLA		9 PARK AVE UNIT 210	HULL	MA	02045
4017	9 PARK AVE, Unit 211	SPRIANO NANCY A TRS	RICHARD A SPRIANO LIVING FAM TR	18 ACCORD POND DR	HINGHAM	MA	02043
4018	9 PARK AVE, Unit 213	MCAULIFFE NANCY J TRS	NANCY J MCAULIFFE REV TR	9 PARK AVE UNIT 213	HULL	MA	02045
4019	9 PARK AVE, Unit 215	PERRY SUSAN		9 PARK AVE UN 215	HULL	MA	02045
4020	9 PARK AVE, Unit 217	BLANCO GLORIA MARIA		9 PARK AVE UNIT 217	HULL	MA	02045
4021	9 PARK AVE, Unit 301	BARANOV VLADIMIR		9 PARK AVENUE #301	HULL	MA	02045
4022	9 PARK AVE, Unit 302	KUKUNOV DMITRY & TATIANA		33 BIRCH STREET	WESTWOOD	MA	02090
4023	9 PARK AVE, Unit 303	MCLAUGHLIN JUDITH L		9 PARK AVE #303	HULL	MA	02045

# HULL

## Abutters List

**Subject Parcel ID: 37-002, 37-003, 37-004**

**Subject Property Location:**

	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
4024	9 PARK AVE, Unit 304	WATER VIEW INVESTMENTS LLC		9 PARK AVE UNIT 304	HULL	MA	02045
4025	9 PARK AVE, Unit 305	MURRAY CHARLES B		9 PARK AVE #305	HULL	MA	02045
4026	9 PARK AVE, Unit 306	BALDASSINI JAMES D		121 NANTASKET AVE #702	HULL	MA	02045
4027	9 PARK AVE, Unit 307	WHITE SETH D TRS	9 PARK AVE UT 307 RLTY TR	ONE DERBY STREET	HINGHAM	MA	02043
4028	9 PARK AVE, Unit 308	CUNNINGHAM GREGORY H JR		9 PARK AVE #308	HULL	MA	02045
4029	9 PARK AVE, Unit 309	PEEPLES DAVID & AMANDA D		22 BANCROFT RD	COHASSET	MA	02025
4030	9 PARK AVE, Unit 310	GLENNON JOSEPH M TRS	JOSEPH M GLENNON NOMINEE TR	260 COMMONWEALTH AVE	CHESTNUT HILL	MA	02467
4031	9 PARK AVE, Unit 311	SCOLLEY PHILIP H III	SCOLLEY KATHLEEN B	9220 SPRING TIME DR	VERO BEACH	FL	32963
4032	9 PARK AVE, Unit 312	MCLAUGHLIN MARK		9 PARK AVE UNIT 312	HULL	MA	02045
4033	9 PARK AVE, Unit 313	BOYLE CAMILLE P CAMILLE P		9 PARK AVE #313	HULL	MA	02045
4034	9 PARK AVE, Unit 314	KNIGHT CAROLINE LIFE EST	BREEN MICHAEL J	9 PARK AVE #314	HULL	MA	02045
4035	9 PARK AVE, Unit 315	MACFARLANE DONNA M & JOSEPH A TRS TRS	MACFARLANE HULL RLTY TR	9 PARK AVE #315	HULL	MA	02045
4036	9 PARK AVE, Unit 316	AGHAZARIAN ARPY		9 PARK AVE #316	HULL	MA	02045
4037	9 PARK AVE, Unit 317	LOUVAR ALLEN R & HOLLY J		9 PARK AVE #317	HULL	MA	02045
4038	9 PARK AVE, Unit 318	TAYLOR JOHN E		9 PARK AVE-UNIT #318	HULL	MA	02045
4039	9 PARK AVE, Unit 401	WELSH PETER AND TRACEY		75 LAMBERTS LANE	COHASSET	MA	02025
4040	9 PARK AVE, Unit 402	CARLSON CYNTHIA C	CARLSON KURT W	9 PARK AVE UT 402	HULL	MA	02045
4041	9 PARK AVE, Unit 403	FREDERICK CHRISTINE D TRS	CHRISTINE D FREDERICK REV TR	9 PARK AVE #403	HULL	MA	02045
4042	9 PARK AVE, Unit 404	BRESLIN DANIEL		9 PARK AVE UNIT #404	HULL	MA	02045
4043	9 PARK AVE, Unit 405	GERAGHTY PATRICK & CHARLENE		9 PARK AVE #405	HULL	MA	02045
4044	9 PARK AVE, Unit 406	WHIFFEN KATHRYN A		9 PARK AVE #406	HULL	MA	02045
4045	9 PARK AVE, Unit 407	SHIRAZI HOMA F		9 PARK AVE #407	HULL	MA	02045
4046	9 PARK AVE, Unit 408	SMITH MELISSA & RONALD		111 THAXTER ST	HINGHAM	MA	02043
4047	9 PARK AVE, Unit 409	HERSHMAN JUNE B		9 PARK AVE #409	HULL	MA	02045
4048	9 PARK AVE, Unit 410	ROTHE EDWARD J & PAMELA		15 RINGBOLT ROAD	HINGHAM	MA	02043
4049	9 PARK AVE, Unit 411	JORDAN GEORGE		9 PARK AVE #411	HULL	MA	02045
4050	9 PARK AVE, Unit 412	DALEY MAUREEN TRS	MAUREEN DALEY LIVING TR	9 PARK AVE UNIT 412	HULL	MA	02045
4051	9 PARK AVE, Unit 413	CREPEAU RONALD		9 PARK AVE #413	HULL	MA	02045
4052	9 PARK AVE, Unit 414	KING WALTER T JR & JEANNE B		9 PARK AVE #414	HULL	MA	02045
4053	9 PARK AVE, Unit 415	NARDO VINCENT JR		9 PARK AVE #415	HULL	MA	02045
4054	9 PARK AVE, Unit 416	SWEENEY THOMAS C JR & JOAN B TRS TRS	THE ATLANTIC RLTY TR	9 PARK AVE #416	HULL	MA	02045
4055	9 PARK AVE, Unit 417	SEGAL SHELDON & SANDRA J BALER LIFE EST LIFE EST	BLASER LEE	9 PARK AVE #417	HULL	MA	02045
4056	9 PARK AVE, Unit 418	BLASETTI ROMALDA E LIFE EST	BLASETTI MARK S	9 PARK AVENUE #418	HULL	MA	02045
4057	9 PARK AVE, Unit 501	CLINTON BRENDA LIFE EST	CLINTON TYLER J TRS	9 PARK AVE #501	HULL	MA	02045
4058	9 PARK AVE, Unit 502	SANDLER ROBERT N & ELAINE R		9 PARK AVE #502	HULL	MA	02045
4059	9 PARK AVE, Unit 503	WILSON BARBARA G TRS	9 PARK AVE UNIT 503 RLTY TR	9 PARK AVE UNIT #503	HULL	MA	02045
4060	9 PARK AVE, Unit 504	FIOTTO ANTHONY S & SARA L		9 PARK AVENUE #504	HULL	MA	02045
4061	9 PARK AVE, Unit 505	PICARD COLETTE N		9 PARK AVENUE	HULL	MA	02045
4062	9 PARK AVE, Unit 506	BENNETT PATRICIA		9 PARK AVE #506	HULL	MA	02045
4063	9 PARK AVE, Unit 507	NARDO VINCENT JR		9 PARK AVE UNIT 415	HULL	MA	02045

**HULL**  
**Abutters List**

**Subject Parcel ID: 37-002, 37-003, 37-004**

**Subject Property Location:**

	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
4064	9 PARK AVE, Unit 508	WILLIAMS THELMA J		9 PARK AVENUE #508	HULL	MA	02045
4065	9 PARK AVE, Unit 509	SKEHAN JULIE F		9 PARK AVE #509	HULL	MA	02045
4066	9 PARK AVE, Unit 510	REED ROBERT A		9 PARK AVENUE #510	HULL	MA	02045
4067	9 PARK AVE, Unit 511	DALEY LINDA L	BAGNI DONNA A TRS	9 PARK AVE #511	HULL	MA	02045
4068	9 PARK AVE, Unit 512	LEBEL KEVIN C		9 PARK AVENUE #512	HULL	MA	02045
4069	9 PARK AVE, Unit 513	HALL MICHAEL J		9 PARK AVE #513	HULL	MA	02045
4070	9 PARK AVE, Unit 514	STEFFEN LAUREN M TRS	FEENEY FAM IRREV TR 2022	9 PARK AVE #514	HULL	MA	02045
4071	9 PARK AVE, Unit 515	DITTMAN ANN D		9 PARK AVE UNIT #515	HULL	MA	02045
4072	9 PARK AVE, Unit 516	GRASHKINA-HRISTOV ALEXANDRA I		9 PARK AVENUE #516	HULL	MA	02045
4073	9 PARK AVE, Unit 517	JOYCE GARRETT M TRS	JOYCE FAM IRREV TR	9 PARK AVE #517	HULL	MA	02045
4074	9 PARK AVE, Unit 518	FOLEY JANICE		9 PARK AVE #518	HULL	MA	02045
4075	9 PARK AVE, Unit 601	VAITZBLIT CYNTHIA		283 OLD PICKARD RD	CONCORD	MA	01742
4076	9 PARK AVE, Unit 602	DUFAULT MARILYN J		9 PARK AVE #602	HULL	MA	02045
4077	9 PARK AVE, Unit 603	WALDEN LEILA TRS	LEILA WALDEN REALTY TRUST	9 PARK AVE #603	HULL	MA	02045
4078	9 PARK AVE, Unit 604	BOLANOS JENNY A		9 PARK AVE #604	HULL	MA	02045
4079	9 PARK AVE, Unit 605	HARRIMAN EDWIN K & DONNA L		9 PARK AVE #605	HULL	MA	02045
4080	9 PARK AVE, Unit 606	ROCHE JOAN P & JOSEPH L TRS	REV INDENTURE TR JOAN P ROCHE	37 WESTMORELAND AVE	LONGMEADOW	MA	01106
4081	9 PARK AVE, Unit 607	GREEN SUSAN S & ANTHONY		PO BOX 206	HULL	MA	02045
4082	9 PARK AVE, Unit 608	SMITH WADE Z		9 PARK AVE #608	HULL	MA	02045
4083	9 PARK AVE, Unit 609	BIGGER SUSAN A	BELANGER KEVIN G	9 PARK AVE #609	HULL	MA	02045
4084	9 PARK AVE, Unit 610	YOUNG LAWRENCE A LAWRENCE A	YOUNG KAREN A	9 PARK AVE #610	HULL	MA	02045
4085	9 PARK AVE, Unit 611	BALINSKI JAMES D TRS ALEXANDER RLTY TRS RLTY TF		PO BOX 1211	BREWSTER	MA	02631
4086	9 PARK AVE, Unit 612	HERRING JOHN	VNUK MONIKA	3 CEDAR ACRES DR	COHASSET	MA	02025
4087	9 PARK AVE, Unit 613	BREAULT LAURA E		9 PARK AVE #613	HULL	MA	02045
4088	9 PARK AVE, Unit 614	FEDERAL NATIONAL MORTGAGE ASSOCIATION		5600 GRANITE PKWY BLDG VII	PLANO	TX	75024
4089	9 PARK AVE, Unit 616	GAO RONG		27 NANCY RD	MILTON	MA	02186
4090	9 PARK AVE, Unit 617	LEE ELSA		555 DUDLEY ROAD	NEWTON CENTEMA		02459
4091	9 PARK AVE, Unit 618	CEASAR NORA T & ROBERT M TRS R EVOCABLE TR	CEV VICTORIA CEASAR RULE	41 DEAN RD	MARLBOROUGH	MA	01752
4092	9 PARK AVE, Unit 701	MARIANO JOANNE E TRS	LANE SANDRA J TRS	9 PARK AVE #701	HULL	MA	02045
4093	9 PARK AVE, Unit 702	WILLIAMS PATSY		9 PARK AVE #702	HULL	MA	02045
4094	9 PARK AVE, Unit 703	LINSKY J E		9 PARK AVE #703	HULL	MA	02045
4095	9 PARK AVE, Unit 704	CAMPBELL COLIN W & LORRAINE D		9 PARK AVE #704	HULL	MA	02045
4096	9 PARK AVE, Unit 705	CARCIONE LOUISE M TRS	LOUISE M CARCIONE REVOCABLE TR	9 PARK AVE #705	HULL	MA	02045
4097	9 PARK AVE, Unit 706	ANASTAS ROBIN		9 PARK AVE #706	HULL	MA	02045
4098	9 PARK AVE, Unit 707	WHITING PAUL T & JACQUELINE A TRS TRS	WHITING FAMILY TRUST	9 PARK AVE UNIT #707	HULL	MA	02045
4099	9 PARK AVE, Unit 708	KELLY WILLIAM P & JANICE M		9 PARK AVE #708	HULL	MA	02045
4100	9 PARK AVE, Unit 709	BOOKER KIMBERLY MILLS TRS	VIRGINIA M MILLS IRREV TR	9 PARK AVE #709	HULL	MA	02045
4101	9 PARK AVE, Unit 710	DFL PROPERTY MANAGEMENT LLC		318 TELLER AVE	GRAND JUNCTIOCO		81501
4102	9 PARK AVE, Unit 711	TRICONI RICHARD S & WILMAA TRS TRS	WILMAA TRICONI FAM TR	9 PARK AVE #711	HULL	MA	02045
4103	9 PARK AVE, Unit 712	RAFTOPOULOS GERAMISSO N		9 PARK AVE UN 712	HULL	MA	02045



# HULL

## Abutters List

**Subject Parcel ID: 37-002, 37-003, 37-004**

**Subject Property Location:**

	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
4104	9 PARK AVE, Unit 713	YOUNG LAWRENCE A & KAREN A		9 PARK AVE #610	HULL	MA	02045
4105	9 PARK AVE, Unit 714	WINN-SHERLOCK JEAN TRS	JEAN WINN-SHERLOCK LIVING TR	9 PARK AVE #714	HULL	MA	02045
4106	9 PARK AVE, Unit 716	HARRISON CHRISTOPHER N LIFE EST LIFE EST	CHRISTOPHER N HARRISON LIV TR	121 HIGH ST	HINGHAM	MA	02043
5696	15 PARK AVE, Unit 101	KAY JOYCE A LIFE EST	MEAGHER JOHN & PERRY	15 PARK AVE UNIT 101	HULL	MA	02045
5697	15 PARK AVE, Unit 102	HARRIS LESLIE R & WALTER C JR		15 PARK AVE #102	HULL	MA	02045
5698	15 PARK AVE, Unit 103	KRZYWDA EDWARD D & CAROL C		15 PARK AVE #103	HULL	MA	02045
5699	15 PARK AVE, Unit 104	OUIMETTE GENEVIEVE H		15 PARK AVE #104	HULL	MA	02045
5700	15 PARK AVE, Unit 105	KELLY BRIAN HUGH & EOIN	GILROY RACHEL M	15 PARK AVE #105	HULL	MA	02045
5701	15 PARK AVE, Unit 106	MCCUMBER STEPHEN J TRS	MCCUMBER LIV TR	15 PARK AVE #106	HULL	MA	02045
5702	15 PARK AVE, Unit 107	BRENNAN SARSFIELD P & FRANCES		15 PARK AVENUE #107	HULL	MA	02045
5703	15 PARK AVE, Unit 108	KEOUGH DANIEL P & MARIE		15 PARK AVE #108	HULL	MA	02045
5704	15 PARK AVE, Unit 111	SPRINGHAM JEAN E		15 PARK AVENUE #111	HULL	MA	02045
5705	15 PARK AVE, Unit 113	EL-HILALI MIMOUNA	MOHI-UDDIN KHAN MOHAMMAD	15 PARK AVE UNIT 113	HULL	MA	02045
5706	15 PARK AVE, Unit 109	BRAMWELL PAULA J TRS	PAULA J BRAMWELL TR	15 PARK AVE #109	HULL	MA	02045
5707	15 PARK AVE, Unit 110	THOMPSON CAROL J		15 PARK AVE #110	HULL	MA	02045
5708	15 PARK AVE, Unit 112	LUCAS DAVID		15 PARK AVE #112	HULL	MA	02045
5709	15 PARK AVE, Unit 114	GARDELLA TONY & SHEILA		49 MOHAWK AVENUE	LANTHAM	NY	12110
5710	15 PARK AVE, Unit 202	HAFFEY ROBERT & KATHLEEN		15 PARK AVE #202	HULL	MA	02045
5711	15 PARK AVE, Unit 201	WRIGHT TIMOTHY W & JANIS A		15 PARK AVENUE #201	HULL	MA	02045
5712	15 PARK AVE, Unit 203	MCSWEENEY V KAREN TRS	MCSWEENEY FAMILY TRUST 2007	2915 CYPRESS TRACE CIR #202	NAPLES	FL	34119
5713	15 PARK AVE, Unit 204	MCDERMOTT WILLIAM WILLIAM		15 PARK AVE #204	HULL	MA	02045
5714	15 PARK AVE, Unit 205	LEATHERMAN JOHN E & MARY F TRS TRS	JOHN E & MARY F LEATHERMAN LIVING	15 PARK AVENUE #205	HULL	MA	02045
5715	15 PARK AVE, Unit 206	SARNO LINDA M		15 PARK AVENUE #206	HULL	MA	02045
5716	15 PARK AVE, Unit 207	WEBSTER DONNA J		15 PARK AVENUE #207	HULL	MA	02045
5717	15 PARK AVE, Unit 208	MANCUSO MICHAEL S & STANICE G TRS TRS	STANICE G & MICHAEL S MANCUSO LIV	21 BOBBY JONES DR	ANDOVER	MA	01810
5718	15 PARK AVE, Unit 209	STOLL EDWIN C TRS	TULLY STOLL CHERYL TRS	6 SULLIVAN TERRACE	FRAMINGHAM	MA	01701
5719	15 PARK AVE, Unit 210	CAWLEY JAMEILE D JAMEILE D	CAWLEY MARGARET D	15 PARK AVE # 210	HULL	MA	02045
5720	15 PARK AVE, Unit 211	KIRK CAROLYN		15 PARK AVE UNIT 211	HULL	MA	02045
5721	15 PARK AVE, Unit 212	ROTHER EDWARD J TRS	ROTHER PAMELA FONTAINE TRS	15 RINGBOLT RD	HINGHAM	MA	02043
5722	15 PARK AVE, Unit 213	MURRAY SUSAN & DIANE TRS	SUSAN & DIANE MURRAY REV TR	15 PARK AVE #213	HULL	MA	02045
5723	15 PARK AVE, Unit 214	FORTNAM ANNE		15 PARK AVENUE #214	HULL	MA	02045
5724	15 PARK AVE, Unit 301-A	DAILEY STEPHANIE M STEPHANIE M		15 PARK AVE UNIT 301-A	HULL	MA	02045
5725	15 PARK AVE, Unit 301-B	MULLEN RUTH M TRS	RUTH M MULLEN REVOCABLE TRUST	15 PARK AVE #301B	HULL	MA	02045
5726	15 PARK AVE, Unit 302	CONROY NUALA		15 PARK AVENUE #302	HULL	MA	02045
5727	15 PARK AVE, Unit 305	VALICENTI KERRY M		15 PARK AVENUE #305	HULL	MA	02045
5728	15 PARK AVE, Unit 308	BRENNAN MATTHEW		15 PARK AVE #308	HULL	MA	02045
5729	15 PARK AVE, Unit 309	LALLY ANDREW S ANDREW S		15 PARK AVENUE #309	HULL	MA	02045
5730	15 PARK AVE, Unit 401	DEMBOWSKI PATRICIA E		15 PARK AVE #401	HULL	MA	02045
5731	15 PARK AVE, Unit 303	OSTROW LESLIE		15 PARK AVE UNIT 303	HULL	MA	02045
5732	15 PARK AVE, Unit 304	TOPPAN CHARLES F		1600 BEACON ST #901	BROOKLINE	MA	02446

# HULL Abutters List

**Subject Parcel ID: 37-002, 37-003, 37-004**

**Subject Property Location:**

	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
5733	15 PARK AVE, Unit 306	FOX EDWARD		15 PARK AVE #306	HULL	MA	02045
5734	15 PARK AVE, Unit 307	MCCAFFREY MICHAEL		15 PARK AVE #307	HULL	MA	02045
5735	15 PARK AVE, Unit 402	ANDERSON ERIC R II & ROBERT S	TRS ANDERSON RLTY TR	PO BOX 2003	ABINGTON	MA	02351
5736	15 PARK AVE, Unit 403	MURPHY CARRIE T & JAMES P		15 PARK AVE #403	HULL	MA	02045
5737	15 PARK AVE, Unit 404	CURTIS JAMES V & DESIREE L		17 PLEASANT PLACE	FARMINGVILLE	NY	11738
5738	15 PARK AVE, Unit 405	FINN PAUL M & EVELYN M		15 PARK AVE #405	HULL	MA	02045
5739	15 PARK AVE, Unit 406	BOYLE MICHAEL GERARD	BOYLE KIMBERLY ANN	15 PARK AVE #406	HULL	MA	02045
5778	GEO WASHINGTON BLV	MA/DCR	REAL PROPERTY OFFICE	251 CAUSEWAY ST	BOSTON	MA	02114

Parcel Count: **168**

**End of Report**

GEO WASH BLVD HULL, MA 02045 NANTASKET DUNE HOLDINGS LLC PO BOX 2 HINGHAM, MA 02043-0000	37-002 LUC: 368	9 PARK AVE HULL, MA 02045 HORIZONS CONDO ASSOCIATION 9 PARK AVE HULL, MA 02045-0000	38-100 LUC: 996	9 PARK AVE, Unit 113 HULL, MA 02045 COLEMAN KATHLEEN 9 PARK AVE UN 113 HULL, MA 02045-0000	38-113 LUC: 102
193 NANTASKET AVE HULL, MA 02045 NANTASKET DUNE HOLDINGS LLC PO BOX 2 HINGHAM, MA 02043-0000	37-003 LUC: 368	9 PARK AVE, Unit 101 HULL, MA 02045 DUNN NANCY E & HEAVERN DENISE R TRS SUNRISE RLTY TR 9 PARK AVE UNIT 101 HULL, MA 02045	38-101 LUC: 102	9 PARK AVE, Unit 115 HULL, MA 02045 MANNETTA LISA M 9 PARK AVE #115 HULL, MA 02045-0000	38-115 LUC: 102
189 NANTASKET AVE HULL, MA 02045 NANTASKET DUNE HOLDINGS LLC PO BOX 2 HINGHAM, MA 02043-0000	37-004 LUC: 368	9 PARK AVE, Unit 102 HULL, MA 02045 GREEN JOHN & MARILYN S 9 PARK AVENUE #102 HULL, MA 02045-0000	38-102 LUC: 102	9 PARK AVE, Unit 117 HULL, MA 02045 WALSH KELLY A 9 PARK AVE UNIT #117 HULL, MA 02045-0000	38-117 LUC: 102
211 NANTASKET AVE HULL, MA 02045 MA/DCR REAL PROPERTY OFFICE 251 CAUSEWAY ST BOSTON, MA 02114-0000	37-009 LUC: 901	9 PARK AVE, Unit 103 HULL, MA 02045 NICHOLS MARIE D C/O OMALLEY MARIE N 9 PARK AVE UNIT 103 HULL, MA 02045-0000	38-103 LUC: 102	9 PARK AVE, Unit 201 HULL, MA 02045 OHARA ANN 9 PARK AVE #201 HULL, MA 02045-0000	38-201 LUC: 102
176 NANTASKET AVE HULL, MA 02045 MA/DCR REAL PROPERTY OFFICE 251 CAUSEWAY ST BOSTON, MA 02114-0000	37-010 LUC: 925	9 PARK AVE, Unit 104 HULL, MA 02045 MACKEY ANNE M & MARIE B MACKEY DANIEL F 9 PARK AVE #104 HULL, MA 02045-0000	38-104 LUC: 102	9 PARK AVE, Unit 202 HULL, MA 02045 MARLOWE MICHAEL & PAMELA SOUZA 6 OLD COLONY RD HULL, MA 02045-0000	38-202 LUC: 102
178 NANTASKET AVE HULL, MA 02045 MA/DCR REAL PROPERTY OFFICE 251 CAUSEWAY ST BOSTON, MA 02114-0000	37-010 LUC: 925	9 PARK AVE, Unit 105 HULL, MA 02045 GRIFFIN JOHN J JR 9 PARK AVE UN #105 HULL, MA 02045-0000	38-105 LUC: 102	9 PARK AVE, Unit 203 HULL, MA 02045 MARTINEZ EDWIN A 9 PARK AVE #203 HULL, MA 02045-0000	38-203 LUC: 102
184 NANTASKET AVE HULL, MA 02045 MA/DCR REAL PROPERTY OFFICE 251 CAUSEWAY ST BOSTON, MA 02114-0000	37-010 LUC: 925	9 PARK AVE, Unit 106 HULL, MA 02045 JUST JOSEPH BOSCARINO SARA 9 PARK AVE UNIT 106 HULL, MA 02045-0000	38-106 LUC: 102	9 PARK AVE, Unit 204 HULL, MA 02045 MURPHY STEPHEN D TRS 9 PARK AVE RLTY TRUST 9 PARK AVE #204 HULL, MA 02045-0000	38-204 LUC: 102
ROCKLAND CIRCLE HULL, MA 02045 VINTON RAYMOND B TRS TWO-A RL TY TR PO BOX 833 HULL, MA 02045-0000	38-044 LUC: 391	9 PARK AVE, Unit 107 HULL, MA 02045 AINSLIE FRANCES 9 PARK AVE #107 HULL, MA 02045-0000	38-107 LUC: 102	9 PARK AVE, Unit 205 HULL, MA 02045 YAKUBIAN ANNEMARIE 9 PARK AVE #205 HULL, MA 02045-0000	38-205 LUC: 102
15 PARK AVE HULL, MA 02045 WOO MING WOO LYNN 15 PARK AVE #209 HULL, MA 02045-0000	38-048 LUC: 996	9 PARK AVE, Unit 109 HULL, MA 02045 PAULICELLI LINDA L 9 PARK AVE #109 HULL, MA 02045-0000	38-109 LUC: 102	9 PARK AVE, Unit 206 HULL, MA 02045 THOMPSON HEATHER J TRS HEATHER J THOMPSON TRUST 9 PARK AVE UN 206 HULL, MA 02045-0000	38-206 LUC: 102
GEO WASHINGTON BLVD HULL, MA 02045 MA/DCR REAL PROPERTY OFFICE 251 CAUSEWAY ST BOSTON, MA 02114-0000	38-060 LUC: 925	9 PARK AVE, Unit 111 HULL, MA 02045 THONET KATHLEEN 9 PARK AVE #111 HULL, MA 02045-0000	38-111 LUC: 102	9 PARK AVE, Unit 207 HULL, MA 02045 LEVINE ARLINE 9 PARK AVE #207 HULL, MA 02045-0000	38-207 LUC: 102

9 PARK AVE, Unit 208 HULL, MA 02045 LUC: 102 SAVOIE TERTTU T & THOMAS 193 COLONIAL DR QUINCY, MA 02169-0000	38-208	9 PARK AVE, Unit 304 HULL, MA 02045 LUC: 102 WATER VIEW INVESTMENTS LLC 9 PARK AVE UNIT 304 HULL, MA 02045-0000	38-304	9 PARK AVE, Unit 314 HULL, MA 02045 LUC: 102 KNIGHT CAROLINE LIFE EST BREEN MICHAEL J 9 PARK AVE #314 HULL, MA 02045-0000	38-314
9 PARK AVE, Unit 209 HULL, MA 02045 LUC: 102 BOSE SUSAN J 9 PARK AVE UN 209 HULL, MA 02045-0000	38-209	9 PARK AVE, Unit 305 HULL, MA 02045 LUC: 102 MURRAY CHARLES B 9 PARK AVE #305 HULL, MA 02045-0000	38-305	9 PARK AVE, Unit 315 HULL, MA 02045 LUC: 102 MACFARLANE DONNAM & JOSEPH A TRS MACFARLANE HULL RLTY TR 9 PARK AVE #315 HULL, MA 02045-0000	38-315
9 PARK AVE, Unit 210 HULL, MA 02045 LUC: 102 VUMBACA GIORGIO V & ISABELLA 9 PARK AVE UNIT 210 HULL, MA 02045	38-210	9 PARK AVE, Unit 306 HULL, MA 02045 LUC: 102 BALDASSINI JAMES D 121 NANTASKET AVE #702 HULL, MA 02045-0000	38-306	9 PARK AVE, Unit 316 HULL, MA 02045 LUC: 102 AGHAZARIAN ARPY 9 PARK AVE #316 HULL, MA 02045-0000	38-316
9 PARK AVE, Unit 211 HULL, MA 02045 LUC: 102 SPRIANO NANCY A TRS RICHARD A SPRIANO LIVING FAM TR 18 ACCORD POND DR HINGHAM, MA 02043-0000	38-211	9 PARK AVE, Unit 307 HULL, MA 02045 LUC: 102 WHITE SETH D TRS 9 PARK AVE UT 307 RLTY TR ONE DERBY STREET SUITE 207 HINGHAM, MA 02043-0000	38-307	9 PARK AVE, Unit 317 HULL, MA 02045 LUC: 102 LOUVAR ALLEN R & HOLLY J 9 PARK AVE #317 HULL, MA 02045-0000	38-317
9 PARK AVE, Unit 213 HULL, MA 02045 LUC: 102 MCAULIFFE NANCY J TRS NANCY J MCAULIFFE REV TR 9 PARK AVE UNIT 213 HULL, MA 02045	38-213	9 PARK AVE, Unit 308 HULL, MA 02045 LUC: 102 CUNNINGHAM GREGORY H JR 9 PARK AVE #308 HULL, MA 02045-0000	38-308	9 PARK AVE, Unit 318 HULL, MA 02045 LUC: 102 TAYLOR JOHN E 9 PARK AVE-UNIT #318 HULL, MA 02045-0000	38-318
9 PARK AVE, Unit 215 HULL, MA 02045 LUC: 102 PERRY SUSAN 9 PARK AVE UN 215 HULL, MA 02045-0000	38-215	9 PARK AVE, Unit 309 HULL, MA 02045 LUC: 102 PEEPLS DAVID & AMANDA D 22 BANCROFT RD COHASSET, MA 02025-0000	38-309	9 PARK AVE, Unit 401 HULL, MA 02045 LUC: 102 WELSH PETER AND TRACEY 75 LAMBERTS LANE COHASSET, MA 02025-0000	38-401
9 PARK AVE, Unit 217 HULL, MA 02045 LUC: 102 BLANCO GLORIA MARIA 9 PARK AVE UNIT 217 HULL, MA 02045-0000	38-217	9 PARK AVE, Unit 310 HULL, MA 02045 LUC: 102 GLENNON JOSEPH M TRS JOSEPH M GLENNON NOMINEE TR 260 COMMONWEALTH AVE CHESTNUT HILL, MA 02467-0000	38-310	9 PARK AVE, Unit 402 HULL, MA 02045 LUC: 102 CARLSON CYNTHIA C CARLSON KURT W 9 PARK AVE UT 402 HULL, MA 02045-0000	38-402
9 PARK AVE, Unit 301 HULL, MA 02045 LUC: 102 BARANOV VLADIMIR 9 PARK AVENUE #301 HULL, MA 02045-0000	38-301	9 PARK AVE, Unit 311 HULL, MA 02045 LUC: 102 SCOLLEY PHILIP H III SCOLLEY KATHLEEN B 9220 SPRING TIME DR VERO BEACH, FL 32963-0000	38-311	9 PARK AVE, Unit 403 HULL, MA 02045 LUC: 102 FREDERICK CHRISTINE D TRS CHRISTINE D FREDERICK REV TR 9 PARK AVE #403 HULL, MA 02045-0000	38-403
9 PARK AVE, Unit 302 HULL, MA 02045 LUC: 102 KUKUNOV DMITRY & TATIANA 33 BIRCH STREET WESTWOOD, MA 02090-0000	38-302	9 PARK AVE, Unit 312 HULL, MA 02045 LUC: 102 MCLAUGHLIN MARK 9 PARK AVE UNIT 312 HULL, MA 02045	38-312	9 PARK AVE, Unit 404 HULL, MA 02045 LUC: 102 BRESLIN DANIEL 9 PARK AVE UNIT #404 HULL, MA 02045-0000	38-404
9 PARK AVE, Unit 303 HULL, MA 02045 LUC: 102 MCLAUGHLIN JUDITH L 9 PARK AVE #303 HULL, MA 02045-0000	38-303	9 PARK AVE, Unit 313 HULL, MA 02045 LUC: 102 BOYLE CAMILLE P 9 PARK AVE #313 HULL, MA 02045-0000	38-313	9 PARK AVE, Unit 405 HULL, MA 02045 LUC: 102 GERAGHTY PATRICK & CHARLENE 9 PARK AVE #405 HULL, MA 02045-0000	38-405

9 PARK AVE, Unit 406 HULL, MA 02045 LUC: 102 WHIFFEN KATHRYN A 9 PARK AVE #406 HULL, MA 02045-0000	38-406	9 PARK AVE, Unit 416 HULL, MA 02045 LUC: 102 SWEENEY THOMAS C JR & JOAN B TRS THE ATLANTIC RLTY TR 9 PARK AVE #416 HULL, MA 02045-0000	38-416	9 PARK AVE, Unit 508 HULL, MA 02045 LUC: 102 WILLIAMS THELMA J 9 PARK AVENUE #508 HULL, MA 02045-0000	38-508
9 PARK AVE, Unit 407 HULL, MA 02045 LUC: 102 SHIRAZI HOMA F 9 PARK AVE #407 HULL, MA 02045-0000	38-407	9 PARK AVE, Unit 417 HULL, MA 02045 LUC: 102 SEGAL SHELDON & SANDRA J BALER LIFE BALER LEE 9 PARK AVE #417 HULL, MA 02045-0000	38-417	9 PARK AVE, Unit 509 HULL, MA 02045 LUC: 102 SKEHAN JULIE F 9 PARK AVENUE #509 HULL, MA 02045-0000	38-509
9 PARK AVE, Unit 408 HULL, MA 02045 LUC: 102 SMITH MELISSA & RONALD 111 THAXTER ST HINGHAM, MA 02043-0000	38-408	9 PARK AVE, Unit 418 HULL, MA 02045 LUC: 102 BLASETTI ROMALDA E LIFE EST BLASETTI MARK S 9 PARK AVENUE #418 HULL, MA 02045-0000	38-418	9 PARK AVE, Unit 510 HULL, MA 02045 LUC: 102 REED ROBERT A 9 PARK AVENUE #510 HULL, MA 02045-0000	38-510
9 PARK AVE, Unit 409 HULL, MA 02045 LUC: 102 HERSHMAN JUNE B 9 PARK AVE #409 HULL, MA 02045-0000	38-409	9 PARK AVE, Unit 501 HULL, MA 02045 LUC: 102 CLINTON BRENDA LIFE EST CLINTON TYLER J TRS 9 PARK AVE #501 HULL, MA 02045-0000	38-501	9 PARK AVE, Unit 511 HULL, MA 02045 LUC: 102 DALEY LINDA L BAGNI DONNA A TRS 9 PARK AVE #511 HULL, MA 02045-0000	38-511
9 PARK AVE, Unit 410 HULL, MA 02045 LUC: 102 ROTHE EDWARD J & PAMELA 15 RINGBOLT ROAD HINGHAM, MA 02043-0000	38-410	9 PARK AVE, Unit 502 HULL, MA 02045 LUC: 102 SANDLER ROBERT N & ELAINE R 9 PARK AVE #502 HULL, MA 02045-0000	38-502	9 PARK AVE, Unit 512 HULL, MA 02045 LUC: 102 LEBEL KEVIN C 9 PARK AVENUE #512 HULL, MA 02045-0000	38-512
9 PARK AVE, Unit 411 HULL, MA 02045 LUC: 102 JORDAN GEORGE 9 PARK AVE #411 HULL, MA 02045-0000	38-411	9 PARK AVE, Unit 503 HULL, MA 02045 LUC: 102 WILSON BARBARA G TRS 9 PARK AVE UNIT 503 RLTY TR 9 PARK AVE UNIT #503 HULL, MA 02045	38-503	9 PARK AVE, Unit 513 HULL, MA 02045 LUC: 102 HALL MICHAEL J 9 PARK AVE #513 HULL, MA 02045-0000	38-513
9 PARK AVE, Unit 412 HULL, MA 02045 LUC: 102 DALEY MAUREEN TRS MAUREEN DALEY LIVING TR 9 PARK AVE UNIT 412 HULL, MA 02045-0000	38-412	9 PARK AVE, Unit 504 HULL, MA 02045 LUC: 102 FIOTTO ANTHONY S & SARA L 9 PARK AVENUE #504 HULL, MA 02045-0000	38-504	9 PARK AVE, Unit 514 HULL, MA 02045 LUC: 102 STEFFEN LAUREN M TRS FEENEY FAM IRREV TR 2022 9 PARK AVE #514 HULL, MA 02045-0000	38-514
9 PARK AVE, Unit 413 HULL, MA 02045 LUC: 102 CREPEAU RONALD 9 PARK AVE #413 HULL, MA 02045-0000	38-413	9 PARK AVE, Unit 505 HULL, MA 02045 LUC: 102 PICARD COLETTE N 9 PARK AVENUE HULL, MA 02045-0000	38-505	9 PARK AVE, Unit 515 HULL, MA 02045 LUC: 102 DITTMAN ANN D 9 PARK AVE UNIT #515 HULL, MA 02045-0000	38-515
9 PARK AVE, Unit 414 HULL, MA 02045 LUC: 102 KING WALTER T JR & JEANNE B 9 PARK AVE #414 HULL, MA 02045-0000	38-414	9 PARK AVE, Unit 506 HULL, MA 02045 LUC: 102 BENNETT PATRICIA 9 PARK AVE #506 HULL, MA 02045-0000	38-506	9 PARK AVE, Unit 516 HULL, MA 02045 LUC: 102 GRASHKINA-HRISTOV ALEXANDRA I 9 PARK AVENUE #516 HULL, MA 02045-0000	38-516
9 PARK AVE, Unit 415 HULL, MA 02045 LUC: 102 NARDO VINCENT JR 9 PARK AVE #415 HULL, MA 02045-0000	38-415	9 PARK AVE, Unit 507 HULL, MA 02045 LUC: 102 NARDO VINCENT JR 9 PARK AVE UNIT 415 HULL, MA 02045-0000	38-507	9 PARK AVE, Unit 517 HULL, MA 02045 LUC: 102 JOYCE GARRETT M TRS JOYCE FAM IRREV TR 9 PARK AVE #517 HULL, MA 02045-0000	38-517

9 PARK AVE, Unit 518 HULL, MA 02045 FOLEY JANICE 9 PARK AVE #518 HULL, MA 02045-0000	38-518 LUC: 102	9 PARK AVE, Unit 610 HULL, MA 02045 YOUNG LAWRENCE A YOUNG KAREN A 9 PARK AVE #610 HULL, MA 02045-0000	38-610 LUC: 102	9 PARK AVE, Unit 703 HULL, MA 02045 LINSKY J E 9 PARK AVE #703 HULL, MA 02045-0000	38-703 LUC: 102
9 PARK AVE, Unit 601 HULL, MA 02045 VAITZBLIT CYNTHIA 283 OLD PICKARD RD CONCORD, MA 01742-0000	38-601 LUC: 102	9 PARK AVE, Unit 611 HULL, MA 02045 BALINSKI JAMES D TRS ALEXANDER RLTY PO BOX 1211 BREWSTER, MA 02631-0000	38-611 LUC: 102	9 PARK AVE, Unit 704 HULL, MA 02045 CAMPBELL COLIN W & LORRAINE D 9 PARK AVE #704 HULL, MA 02045-0000	38-704 LUC: 102
9 PARK AVE, Unit 602 HULL, MA 02045 DUFAULT MARILYN J 9 PARK AVE #602 HULL, MA 02045-0000	38-602 LUC: 102	9 PARK AVE, Unit 612 HULL, MA 02045 HERRING JOHN VNUK MONIKA 3 CEDAR ACRES DR COHASSET, MA 02025-0000	38-612 LUC: 102	9 PARK AVE, Unit 705 HULL, MA 02045 CARCIONE LOUISE M TRS LOUISE M CARCIONE REVOCABLE TR 9 PARK AVE #705 HULL, MA 02045-0000	38-705 LUC: 102
9 PARK AVE, Unit 603 HULL, MA 02045 WALDEN LEILA TRS LEILA WALDEN REALTY TRUST 9 PARK AVE #603 HULL, MA 02045-0000	38-603 LUC: 102	9 PARK AVE, Unit 613 HULL, MA 02045 BREault LAURA E 9 PARK AVE #613 HULL, MA 02045-0000	38-613 LUC: 102	9 PARK AVE, Unit 706 HULL, MA 02045 ANASTAS ROBIN 9 PARK AVE #706 HULL, MA 02045-0000	38-706 LUC: 102
9 PARK AVE, Unit 604 HULL, MA 02045 BOLANOS JENNY A 9 PARK AVE #604 HULL, MA 02045-0000	38-604 LUC: 102	9 PARK AVE, Unit 614 HULL, MA 02045 FEDERAL NATIONAL MORTGAGE ASSOCIATI 5600 GRANITE PKWY BLDG VII PLANO, TX 75024	38-614 LUC: 102	9 PARK AVE, Unit 707 HULL, MA 02045 WHITING PAUL T & JACQUELINE A TRS WHITING FAMILY TRUST 9 PARK AVE UNIT #707 HULL, MA 02045-0000	38-707 LUC: 102
9 PARK AVE, Unit 605 HULL, MA 02045 HARRIMAN EDWIN K & DONNA L 9 PARK AVE #605 HULL, MA 02045-0000	38-605 LUC: 102	9 PARK AVE, Unit 616 HULL, MA 02045 GAO RONG 27 NANCY RD MILTON, MA 02186-0000	38-616 LUC: 102	9 PARK AVE, Unit 708 HULL, MA 02045 KELLY WILLIAM P & JANICE M 9 PARK AVE #708 HULL, MA 02045-0000	38-708 LUC: 102
9 PARK AVE, Unit 606 HULL, MA 02045 ROCHE JOAN P & JOSEPH L TRS REV INDENTURE TR JOAN P ROCHE 37 WESTMORELAND AVE LONGMEADOW, MA 01106-0000	38-606 LUC: 102	9 PARK AVE, Unit 617 HULL, MA 02045 LEE ELSA 555 DUDLEY ROAD NEWTON CENTER, MA 02459-0000	38-617 LUC: 102	9 PARK AVE, Unit 709 HULL, MA 02045 BOOKER KIMBERLY MILLS TRS VIRGINIA M MILLS IRREV TR 9 PARK AVE #709 HULL, MA 02045-0000	38-709 LUC: 102
9 PARK AVE, Unit 607 HULL, MA 02045 GREEN SUSAN S & ANTHONY PO BOX 206 HULL, MA 02045-0000	38-607 LUC: 102	9 PARK AVE, Unit 618 HULL, MA 02045 CEASAR NORA T & ROBERT M TRS R EVOC C/O VICTORIA CEASAR RULE 41 DEAN RD MARLBOROUGH, MA 01752-0000	38-618 LUC: 102	9 PARK AVE, Unit 710 HULL, MA 02045 DFL PROPERTY MANAGEMENT LLC 318 TELLER AVE GRAND JUNCTION, CO 81501-0000	38-710 LUC: 102
9 PARK AVE, Unit 608 HULL, MA 02045 SMITH WADE Z 9 PARK AVE #608 HULL, MA 02045-0000	38-608 LUC: 102	9 PARK AVE, Unit 701 HULL, MA 02045 MARIANO JOANNE E TRS LANE SANDRA J TRS 9 PARK AVE #701 HULL, MA 02045-0000	38-701 LUC: 102	9 PARK AVE, Unit 711 HULL, MA 02045 TRICONI RICHARD S & WILMA A TRS WILMA A TRICONI FAM TR 9 PARK AVE #711 HULL, MA 02045-0000	38-711 LUC: 102
9 PARK AVE, Unit 609 HULL, MA 02045 BIGGER SUSAN A BELANGER KEVIN G 9 PARK AVE #609 HULL, MA 02045-0000	38-609 LUC: 102	9 PARK AVE, Unit 702 HULL, MA 02045 WILLIAMS PATSY 9 PARK AVE #702 HULL, MA 02045-0000	38-702 LUC: 102	9 PARK AVE, Unit 712 HULL, MA 02045 RAFTOPOULOS GERAMISSO N 9 PARK AVE UN 712 HULL, MA 02045-0000	38-712 LUC: 102

9 PARK AVE, Unit 713 HULL, MA 02045 38-713 LUC: 102 YOUNG LAWRENCE A & KAREN A 9 PARK AVE #610 HULL, MA 02045-0000	15 PARK AVE, Unit 108 HULL, MA 02045 62-108 LUC: 102 KEOUGH DANIEL P & MARIE 15 PARK AVE #108 HULL, MA 02045-0000	15 PARK AVE, Unit 204 HULL, MA 02045 62-204 LUC: 102 MCDERMOTT WILLIAM 15 PARK AVE #204 HULL, MA 02045-0000
9 PARK AVE, Unit 714 HULL, MA 02045 38-714 LUC: 102 WINN-SHERLOCK JEAN TRS JEAN WINN-SHERLOCK LIVING TR 9 PARK AVE #714 HULL, MA 02045-0000	15 PARK AVE, Unit 109 HULL, MA 02045 62-109 LUC: 102 BRAMWELL PAULA J TRS PAULA J BRAMWELL TR 15 PARK AVE #109 HULL, MA 02045-0000	15 PARK AVE, Unit 205 HULL, MA 02045 62-205 LUC: 102 LEATHERMAN JOHN E & MARY F TRS JOHN E & MARY F LEATHERMAN LIVING T 15 PARK AVENUE #205 HULL, MA 02045-0000
9 PARK AVE, Unit 716 HULL, MA 02045 38-716 LUC: 102 HARRISON CHRISTOPHER N LIFE EST CHRISTOPHER N HARRISON LIV TR 121 HIGH ST HINGHAM, MA 02043-0000	15 PARK AVE, Unit 110 HULL, MA 02045 62-110 LUC: 102 THOMPSON CAROL J 15 PARK AVE #110 HULL, MA 02045-0000	15 PARK AVE, Unit 206 HULL, MA 02045 62-206 LUC: 102 SARNO LINDA M 15 PARK AVENUE #206 HULL, MA 02045-0000
15 PARK AVE, Unit 101 HULL, MA 02045 62-101 LUC: 102 KAY JOYCE A LIFE EST MEAGHER JOHN & PERRY 15 PARK AVE UNIT 101 HULL, MA 02045-0000	15 PARK AVE, Unit 111 HULL, MA 02045 62-111 LUC: 102 SPRINGHAM JEAN E 15 PARK AVENUE #111 HULL, MA 02045-0000	15 PARK AVE, Unit 207 HULL, MA 02045 62-207 LUC: 102 WEBSTER DONNA J 15 PARK AVENUE #207 HULL, MA 02045-0000
15 PARK AVE, Unit 102 HULL, MA 02045 62-102 LUC: 102 HARRIS LESLIE R & WALTER C JR 15 PARK AVE #102 HULL, MA 02045-0000	15 PARK AVE, Unit 112 HULL, MA 02045 62-112 LUC: 102 LUCAS DAVID 15 PARK AVE #112 HULL, MA 02045-0000	15 PARK AVE, Unit 208 HULL, MA 02045 62-208 LUC: 102 MANCUSO MICHAEL S & STANICE G TRS STANICE G & MICHAEL S MANCUSO LIVIN 21 BOBBY JONES DR ANDOVER, MA 01810-0000
15 PARK AVE, Unit 103 HULL, MA 02045 62-103 LUC: 102 KRZYWDA EDWARD D & CAROL C 15 PARK AVE #103 HULL, MA 02045-0000	15 PARK AVE, Unit 113 HULL, MA 02045 62-113 LUC: 102 EL-HILALI MIMOUNA MOHI-UDDIN KHAN MOHAMMAD 15 PARK AVE UNIT 113 HULL, MA 02045-0000	15 PARK AVE, Unit 209 HULL, MA 02045 62-209 LUC: 102 STOLL EDWIN C TRS TULLY STOLL CHERYL TRS 6 SULLIVAN TERRACE FRAMINGHAM, MA 01701-0000
15 PARK AVE, Unit 104 HULL, MA 02045 62-104 LUC: 102 OUIMETTE GENEVIEVE H 15 PARK AVE #104 HULL, MA 02045-0000	15 PARK AVE, Unit 114 HULL, MA 02045 62-114 LUC: 102 GARDELLA TONY & SHEILA 49 MOHAWK AVENUE LANTHAM, NY 12110	15 PARK AVE, Unit 210 HULL, MA 02045 62-210 LUC: 102 CAWLEY JAMEILE D CAWLEY MARGARET D 15 PARK AVE # 210 HULL, MA 02045-0000
15 PARK AVE, Unit 105 HULL, MA 02045 62-105 LUC: 102 KELLY BRIAN HUGH & EOIN GILROY RACHEL M 15 PARK AVE #105 HULL, MA 02045-0000	15 PARK AVE, Unit 201 HULL, MA 02045 62-201 LUC: 102 WRIGHT TIMOTHY W & JANIS A 15 PARK AVENUE #201 HULL, MA 02045-0000	15 PARK AVE, Unit 211 HULL, MA 02045 62-211 LUC: 102 KIRK CAROLYN 15 PARK AVE UNIT 211 HULL, MA 02045-0000
15 PARK AVE, Unit 106 HULL, MA 02045 62-106 LUC: 102 MCCUMBER STEPHEN J TRS MCCUMBER LIV TR 15 PARK AVE #106 HULL, MA 02045-0000	15 PARK AVE, Unit 202 HULL, MA 02045 62-202 LUC: 102 HAFFEY ROBERT & KATHLEEN 15 PARK AVE #202 HULL, MA 02045-0000	15 PARK AVE, Unit 212 HULL, MA 02045 62-212 LUC: 102 ROTHER EDWARD J TRS ROTHER PAMELA FONTAINE TRS 15 RINGBOLT RD HINGHAM, MA 02043-0000
15 PARK AVE, Unit 107 HULL, MA 02045 62-107 LUC: 102 BRENNAN SARSFIELD P & FRANCES 15 PARK AVENUE #107 HULL, MA 02045-0000	15 PARK AVE, Unit 203 HULL, MA 02045 62-203 LUC: 102 MCSWEENEY V KAREN TRS MCSWEENEY FAMILY TRUST 2007 2915 CYPRESS TRACE CIR #202 NAPLES, FL 34119-0000	15 PARK AVE, Unit 213 HULL, MA 02045 62-213 LUC: 102 MURRAY SUSAN & DIANE TRS SUSAN & DIANE MURRAY REV TR 15 PARK AVE #213 HULL, MA 02045-0000

15 PARK AVE, Unit 214 HULL, MA 02045 62-214

LUC: 102

FORTNAM ANNE  
15 PARK AVENUE #214  
HULL, MA 02045-0000

15 PARK AVE, Unit 402 HULL, MA 02045 62-402

LUC: 102

ANDERSON ERIC R II & ROBERT S  
TRS ANDERSON RLTY TR  
PO BOX 2003  
ABINGTON, MA 02351-0000

15 PARK AVE, Unit 302 HULL, MA 02045 62-302

LUC: 102

CONROY NUALA  
15 PARK AVENUE #302  
HULL, MA 02045-0000

15 PARK AVE, Unit 403 HULL, MA 02045 62-403

LUC: 102

MURPHY CARRIE T & JAMES P  
15 PARK AVE #403  
HULL, MA 02045-0000

15 PARK AVE, Unit 303 HULL, MA 02045 62-303

LUC: 102

OSTROW LESLIE  
15 PARK AVE UNIT 303  
HULL, MA 02045

15 PARK AVE, Unit 404 HULL, MA 02045 62-404

LUC: 102

CURTIS JAMES V & DESIREE L  
17 PLEASANT PLACE  
FARMINGVILLE, NY 11738-0000

15 PARK AVE, Unit 304 HULL, MA 02045 62-304

LUC: 102

TOPPAN CHARLES F  
1600 BEACON ST #901  
BROOKLINE, MA 02446-0000

15 PARK AVE, Unit 405 HULL, MA 02045 62-405

LUC: 102

FINN PAUL M & EVELYN M  
15 PARK AVE #405  
HULL, MA 02045-0000

15 PARK AVE, Unit 305 HULL, MA 02045 62-305

LUC: 102

VALICENTI KERRY M  
15 PARK AVENUE #305  
HULL, MA 02045-0000

15 PARK AVE, Unit 406 HULL, MA 02045 62-406

LUC: 102

BOYLE MICHAEL GERARD  
BOYLE KIMBERLY ANN  
15 PARK AVE #406  
HULL, MA 02045-0000

15 PARK AVE, Unit 306 HULL, MA 02045 62-306

LUC: 102

FOX EDWARD  
15 PARK AVE #306  
HULL, MA 02045-0000

50 GEO WASH BLVD HULL, MA 02045 37-006-A

LUC: 326

BAYSIDE MARKETING SYSTEMS INC  
C/O OBRIEN EDWARD  
P O BOX 262  
HULL, MA 02045-0000

15 PARK AVE, Unit 307 HULL, MA 02045 62-307

LUC: 102

MCCAFFREY MICHAEL  
15 PARK AVE #307  
HULL, MA 02045-0000

46 GEO WASH BLVD HULL, MA 02045 37-006-D

LUC: 930

TOWN OF HULL  
253 ATLANTIC AVE  
HULL, MA 02045-0000

15 PARK AVE, Unit 308 HULL, MA 02045 62-308

LUC: 102

BRENNAN MATTHEW  
15 PARK AVE #308  
HULL, MA 02045-0000

1 WHARF AVENUE HULL, MA 02045 37-009-A

LUC: 901

MA/DCR  
REAL PROPERTY OFFICE  
251 CAUSEWAY ST  
BOSTON, MA 02114-0000

15 PARK AVE, Unit 309 HULL, MA 02045 62-309

LUC: 102

LALLY ANDREW S  
15 PARK AVENUE #309  
HULL, MA 02045-0000

15 PARK AVE, Unit 301-A HULL, MA 02045 62-301-A

LUC: 102

DAILEY STEPHANIE M  
15 PARK AVE UNIT 301-A  
HULL, MA 02045-0000

15 PARK AVE, Unit 401 HULL, MA 02045 62-401

LUC: 102

DEMBOWSKI PATRICIA E  
15 PARK AVE #401  
HULL, MA 02045-0000

15 PARK AVE, Unit 301-B HULL, MA 02045 62-301-B

LUC: 102

MULLEN RUTH M TRS  
RUTH M MULLEN REVOCABLE TRUST  
15 PARK AVE #301B  
HULL, MA 02045-0000



## Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

*This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).*

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

- A. A Notice of Intent was filed with the Town of Hull Conservation Commission on January 31, 2024 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

The project proposes to demolish existing structures and site features on three parcels of land and construct a mixed- use, multi-family residential development with ancillary parking, landscape improvements, and utility improvements. Work is proposed within Barrier Beach, Land Subject to Coastal Storm Flowage and the Buffer Zone to Coastal Bank.

- B. The name of the applicant is: The Procopio Companies
- C. The address of the land where the activity is proposed is: 0 George Washington Boulevard and 189 and 193 Nantasket Avenue in Hull, Massachusetts.
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Hull Conservation Commission, located at 1235 Atlantic Avenue, Hull, MA 02045. The regular business hours of the Commission are Mondays through Thursdays from 7:45 am to 5:00 pm, and the Commission may be reached at (781)-925-8102.
- E. Copies of the Notice of Intent may be obtained from the applicant or Civil & Environmental Consultants, Inc. by calling (774) 501-2176. An administrative fee may be applied for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Town of Hull Conservation Commission. Notice of the public hearing will be published in the Hull Times at least five business days in advance.

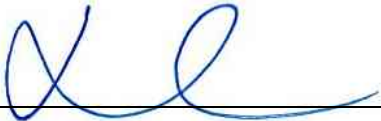
Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.

**AFFIDAVIT OF SERVICE**

Under the Massachusetts Wetlands Protection Act (to be submitted to the Massachusetts Department of Environmental Protection and the Conservation Commission when filing a Notice of Intent) I, Karlis Skulte, hereby certify under the pains and penalties of perjury that in January 2024 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the **DEP GUIDE TO ABUTTER NOTIFICATION DATED APRIL 8, 1994**, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act By the Procopio Companies with the Town of Hull Conservation Commission on January 31, 2024 for property located at 0 George Washington Boulevard and 189 and 193 Nantasket Avenue in Hull, Massachusetts.

The form of the notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

  
Name

1/29/2024  
Date

---

**APPENDIX B**

**NOTICE OF INTENT (WPA FORM 3)**

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**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 3 – Notice of Intent**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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MassDEP File Number

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Document Transaction Number

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City/Town

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:  
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

**1. Project Location (Note: electronic filers will click on button to locate project site):**

189 & 193 NANTASKET AVENUE & 0 GEORGE WASHINGTON BOULEVARD	Hull	02045
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.269279° N	70.855373° W
Map 37	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	Lots 002, 003, and 004	
	g. Parcel /Lot Number	

**2. Applicant:**

David	Roache	
a. First Name	b. Last Name	
Procopio Companies		
c. Organization		
33 Village Road		
d. Street Address		
Middleton	Massachusetts	01949
e. City/Town	f. State	g. Zip Code
(781) 233-3190	droache@procopiocompanies.com	
h. Phone Number	i. Fax Number	j. Email Address

**3. Property owner (required if different from applicant):**  Check if more than one owner

Chris	Reale	
a. First Name	b. Last Name	
Nantasket Dune Holdings, LLC		
c. Organization		
197 Nantasket Avenue		
d. Street Address		
Hull	MA	02045
e. City/Town	f. State	g. Zip Code
(857) 302-4473	chris@onshoreprop.com	
h. Phone Number	i. Fax Number	j. Email address

**4. Representative (if any):**

Karlis	Skulte	
a. First Name	b. Last Name	
Civil & Environmental Consultants, Inc.		
c. Company		
31 Bellows Road		
d. Street Address		
Raynham	MA	02767
e. City/Town	f. State	g. Zip Code
774-409-2176	774-501-2669	kskulte@cecinc.com
h. Phone Number	i. Fax Number	j. Email address

**5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):**

\$1,050.00	\$512.50	\$537.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 3 – Notice of Intent**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

---

MassDEP File Number

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Document Transaction Number

---

City/Town

**A. General Information (continued)**

6. General Project Description:

The project includes the construction of new mixed-use building consisting of 6,971 sf of commercial space, 132 units of residential, associated parking, circulation areas, pedestrian walkways, landscaping, stormwater and site improvements

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home  | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial   | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities   | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry)   | 8. <input type="checkbox"/> Transportation                |
| 9. <input checked="" type="checkbox"/> Other <span style="border: 1px solid black; padding: 2px;">Mixed-Use Residential &amp; Commercial</span> |   |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Plymouth	
a. County	b. Certificate # (if registered land)
49206	253 (Lots 2 & 4) and 250 (Lot 3)
c. Book	d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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Provided by MassDEP:

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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
----------------------	-------------------------------	--

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area, Size of Proposed Alteration, Proposed Replacement (if any)
a. Designated Port Areas
b. Land Under the Ocean
c. Barrier Beach
d. Coastal Beaches
e. Coastal Dunes
f. Coastal Banks
g. Rocky Intertidal Shores
h. Salt Marshes
i. Land Under Salt Ponds
j. Land Containing Shellfish
k. Fish Runs
l. Land Subject to Coastal Storm Flowage

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings b. number of replacement stream crossings



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

- August 1, 2017  
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

- Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage

2.  Assessor's Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.





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**C. Other Applicable Standards and Requirements (cont'd)**

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).  
 Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1.  Project is exempt from MESA review.  
 Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. \_\_\_\_\_ a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP

3.  Separate MESA review completed.  
 Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -  
 Southeast Marine Fisheries Station  
 Attn: Environmental Reviewer  
 836 South Rodney French Blvd.  
 New Bedford, MA 02744  
 Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930  
 Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP’s Boston Office. For coastal towns in the Southeast Region, please contact MassDEP’s Southeast Regional Office.

c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

---

MassDEP File Number

---

Document Transaction Number

---

City/Town

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

**C. Other Applicable Standards and Requirements (cont'd)**

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- 
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
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 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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MassDEP File Number

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Document Transaction Number

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City/Town

**D. Additional Information (cont'd)**

- 3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4.  List the titles and dates for all plans and other materials submitted with this NOI.
 

Paragon Dunes Mixed-Use Redevelopment Site Plans	
a. Plan Title	
Civil & Environmental Consultants, Inc.	Karlis Skulte, PE
b. Prepared By	c. Signed and Stamped by
January 31, 2024	varies
d. Final Revision Date	e. Scale
Stormwater Management Report	January 2024
f. Additional Plan or Document Title	g. Date
- 5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8.  Attach NOI Wetland Fee Transmittal Form
- 9.  Attach Stormwater Report, if needed.

**E. Fees**

- 1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

388	1/30/2024
2. Municipal Check Number	3. Check date
387	1/30/2024
4. State Check Number	5. Check date
Civil & Environmental Consultants, Inc.	
6. Payor name on check: First Name	7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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MassDEP File Number

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Document Transaction Number

---

City/Town

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant	1/29/2024
3. Signature of Property Owner (if different)	1/29/24
5. Signature of Representative (if any)	1/29/2024

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Applicant Information**

**1. Location of Project:**

189 & 193 NANTASKET AVENUE & 0 GEORGE WASHINGTON BOULEVARD

a. Street Address

Hull

b. City/Town

c. Check number

d. Fee amount

**2. Applicant Mailing Address:**

David

a. First Name

Roache

b. Last Name

Procopio Companies

c. Organization

33 Village Rd

d. Mailing Address

Middletown

MA

01949

e. City/Town

f. State

g. Zip Code

(781) 233-3190

droache@procopiocompanies.com

h. Phone Number

i. Fax Number

j. Email Address

**3. Property Owner (if different):**

Chris

a. First Name

Reale

b. Last Name

Nantasket Dune Holdings, LLC

c. Organization

197 Nantasket Avenue

d. Mailing Address

Hull

MA

02045

e. City/Town

f. State

g. Zip Code

(857) 302-4473

chris@onshoreprop.com

h. Phone Number

i. Fax Number

j. Email Address

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3(b)	1	\$1,050.00	\$1,050.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			_____
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$1,050.00
State share of filing Fee:			a. Total Fee from Step 5 \$512.50
City/Town share of filing Fee:			b. 1/2 Total Fee <b>less</b> \$12.50 \$537.50
			c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

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**APPENDIX C**

**PHOTOGRAPHS**

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**Photograph 1:** Rear of Paragon Boardwalk Site along GW Blvd.



**Photograph 2:** Former Go-Kart Track within 0 GW Blvd Parcel looking North



Civil & Environmental Consultants, Inc.  
Raynham, MA

Phone: 774-501-2176 Toll Free: 866-312-2024

Paragon Dunes  
189 & 193 Nantasket Avenue, 0 George Washington Blvd.  
CEC Project: 334-762





**Photograph 3:** Former Go-Kart Track within 0 GW Blvd Parcel looking South



**Photograph 4:** Structure at South end of 0 GW Blvd Parcel



Civil & Environmental Consultants, Inc.  
Raynham, MA

Phone: 774-501-2176 Toll Free: 866-312-2024

Paragon Dunes  
189 & 193 Nantasket Avenue, 0 George Washington Blvd.  
CEC Project: 334-762



**Photograph 5:** Paragon Boardwalk.



**Photograph 6:** Paragon Boardwalk.



Civil & Environmental Consultants, Inc.  
Raynham, MA

Phone: 774-501-2176 Toll Free: 866-312-2024

Paragon Dunes  
189 & 193 Nantasket Avenue, 0 George Washington Blvd.  
CEC Project: 334-762



**Photograph 7:** Arcade Building.



**Photograph 8:** Restaurant (formerly Dalat) at South End of Project along Nantasket Avenue.



Civil & Environmental Consultants, Inc.  
Raynham, MA

Phone: 774-501-2176 Toll Free: 866-312-2024

Paragon Dunes  
189 & 193 Nantasket Avenue, 0 George Washington Blvd.  
CEC Project: 334-762



**Photograph 9:** Rear of Dalat Restaurant along Art Walk



**Photograph 10:** Mini-Golf Course



Civil & Environmental Consultants, Inc.  
Raynham, MA

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