

Hawley Road and Laurel Drive: The two roads are included in the preliminary draft warrant for the special town meeting of October 22 (see below). Kopelman and Paige recommend that a title search be performed on both roads and that the abutters should pay for it.

The Select Board may begin the process of notifying the Planning Board of the Select Board's intention to lay out Hawley Road as a public way. The Planning Board will have 45 days during which they may respond.

The Select Board may set a date for the layout of Laurel Drive and provide proper notice to abutters.

Step 1 – Selectmen Vote Intention to Lay Out Hawley Road as Public Way

Motion of Intention to Lay Out Hawley Road  
as a Public Way

I move that the Select Board vote its intention to lay out Hawley Road as a public way, all as shown on a plan entitled "Hawley Road -- Definitive Plan for the Subdivision of Land in Hadley, Massachusetts" dated March 2, 1970, prepared by A. A. Solander, Engineer, recorded with the Hampshire County Registry of Deeds in Plan Book 75, Page 118 and on file with the Town Clerk, and to forward this vote and the plan to the Planning Board for its comments and recommendations pursuant to G.L. c. 41, §§81G and 81I.

Affected Premises:  
Mt. Warner Road  
Hadley, MA

## **MASSACHUSETTS QUITCLAIM DEED**

### **KNOW ALL MEN BY THESE PRESENTS**

that **ROBERTS BUILDERS, INC.**, a corporation duly established under the laws of the Commonwealth of Massachusetts, having its usual place of business at 200 Bay Road, Amherst, Hampshire County, Massachusetts, in consideration of

-----**ONE AND 00/100 DOLLARS (\$1.00)**-----

grants to **THE INHABITANTS OF THE TOWN OF HADLEY**, c/o Board of Selectmen, Town Hall, Hadley, MA 01035

*with QUITCLAIM COVENANTS*

the land in Hadley, Hampshire County, Massachusetts, shown as the roadway of the subdivision on plan of land entitled, "HAWLEY ROAD, Definitive Plan for The Subdivision of Land in Hadley, Massachusetts" prepared by A. A. Solander, Engineer, South Hadley, Mass., dated March 2, 1970 and recorded in the Hampshire County Registry of Deeds in Plan Book 75, Page 118, more particularly bounded and described as follows:

Beginning at a gun barrel set on the Northerly side of Mt. Warner Road, which gun barrel marks the southeasterly corner of the premises to be conveyed and the southwesterly corner of land now or formerly of F.M. & E.L. Bielunis; thence N 18° 11' 10" W along the westerly sideline of said land now or formerly of F.M. & E.L. Bielunis a distance of 299.97 feet to a Gun Barrel set; thence on a curve to the right having a radius of 205' a arch length of 47.71 feet to a point; thence northerly a distance of 76.14 feet to a point; thence on a curve to the right an arch length of 26.76 feet to a point; thence N 71° 48' 50" E a distance of 107.44' to a point at land now or formerly of F. J. & H. M. & J.F. Kentfield, the last four courses being along Lot 15 as shown on said plan; thence northwesterly a distance of 50' to a point at the southwesterly corner of Lot 14 as shown on said plan; thence westerly a distance of 86.15' to a concrete bound to be set; thence on a curve to the right, an arch length of 35.57' to a concrete bound to be set; thence on a curve to the left having a radius of 125' an arch length of 66.84 feet to a concrete bound to be set; thence N 36° 55' 15" W a distance of 80.10 feet to a point, the last four courses being along Lot 14 shown on said plan; thence continuing N 36° 55' 15" W a distance of 56.19' to a point; thence on a curve to the right having a radius of 300' an arch length of 69.16 feet to a point, the last two courses being along the westerly sideline of Lot 13 shown on said plan; thence continuing on a curve to the right having a radius of 300' an arch length of 31.91 feet to a point; thence N 17° 37' W a distance of 93.14 feet to a point, the last two courses being along the westerly sideline of Lot 12 shown on said plan; thence continuing N 17° 37' W along the westerly side of Lot 11 shown on said plan a distance of 125.00 feet to a point; thence continuing N 17° 37' W a distance of 31.86 feet to a concrete bound to be set; thence on a curve to the right having a radius of 275' an arch length of 74.23 feet to a concrete bound to be set; thence on a curve to the left having a radius of 40' an arch length of 19.57 feet to

a point, the last three courses being along the westerly side of Lot 10 shown on said plan; thence continuing along the southerly side of a 4.248 acre parcel of land shown on said plan, on a curve to the left having a radius of 40' an arch length of 120.92 feet to a point; thence continuing on a curve to the left having a radius of 40' an arch length of 24.40 feet to a concrete bound to be set; thence on a curve to the right having a radius of 42' an arch length of 33.35 feet to a concrete bound to be set; thence southeasterly a distance of 27.03 feet to a concrete bound to be set; thence continuing southeasterly a distance of 58.82 feet to a point, the last four courses being along the easterly side of Lot 9 shown on said plan; thence continuing southeasterly along the easterly line of Lot 8 shown on said plan a distance of 132.25 feet to a point; thence continuing southeasterly a distance of 58.93 feet to a concrete bound to be set; thence on a curve to the left an arch length of 66.31 feet to a point; the last two courses being along Lot 7 shown on said plan; thence continuing on a curve to the left an arch length of 51.61 feet to a concrete bound to be set; thence southeasterly a distance of 73.52 feet to a point, the last two courses being along Lot 6 shown on said plan; thence continuing southeasterly a distance of 62.78 feet to a concrete bound to be set; thence on a curve to the right an arch length of 41.98 feet to a concrete bound to be set; thence S 4° 51' 07" E a distance of 23.69 feet to a point, the last three courses being along the easterly sideline of Lot 5 shown on said plan; thence continuing S 4° 51' 07" E along the easterly sideline of Lot 4 shown on said plan a distance of 125.00 feet to a point; thence continuing S 4° 51' 07" E a distance of 16.31 feet to a concrete bound to be set; thence on a curve to the left an arch length of 59.34 feet to a concrete bound to be set; thence southeasterly a distance of 50.21 feet to a point, the last three courses being along the easterly sideline of Lot 3 shown on said plan; thence continuing southeasterly along the easterly sideline of Lot 2 shown on said plan a distance of 125.01 feet to a point; thence continuing southeasterly a distance of 105.10 feet to a concrete bound to be set; thence on a curve to the right an arch length of 31.31 feet to a point marking the southerly most easterly point of Lot 1 shown on said plan, the last two courses being along the easterly sideline of Lot 1 shown on said plan; thence N 71° 31' E along the northerly sideline of said Mt. Warner Road a distance of 69.89 feet to the Gun Barrel set at the point of beginning.

Hereby conveying a portion of the premises described in deed of G. R. & S. Corporation to Russell & Roberts Builders, Inc. (now known as Roberts Builders, Inc.) dated October 22, 1970 and recorded in the Hampshire County Registry of Deeds in Book 1583, Page 107.

*In witness whereof*, the said ROBERTS BUILDERS, INC. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Barry L. Roberts, its President & Treasurer, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**ROBERTS BUILDERS, INC.**

By:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Barry L. Roberts, President & Treasurer

COMMONWEALTH OF MASSACHUSETTS  
HAMPSHIRE, SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, the undersigned notary public, personally appeared Barry L. Roberts, as President and Treasurer of Roberts Builders, Inc., proved to me through satisfactory identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed same as his free act and deed for the purposes stated therein on behalf of Roberts Builders, Inc.

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Lydia Szych, Notary Public  
My Commission Expires: October 5, 2018

June 17, 2015

Mr. James Maksimoski, Chair  
Planning Board  
Town of Hadley  
100 Middle Street  
Hadley, MA 01035

Subject: Layout of Hawley Road as a Town Way

Dear Mr. Maksimoski:

At a duly noticed meeting of the Board of Selectmen held on June 17, 2015, the Select Board voted its intention to lay out Hawley Road as a town way, all as shown on a plan entitled "Hawley Road -- Definitive Plan for the Subdivision of Land in Hadley, Massachusetts" dated March 2, 1970, prepared by A. A. Solander, Engineer, recorded with the Hampshire County Registry of Deeds in Plan Book 75, Page 118 and on file with the Town Clerk. The Select Board hereby submits the plan to the Planning Board for its comments and recommendations pursuant to G.L. c. 41, §§81G and 81I.

Please review the enclosed plan and provide, in writing, your comments and/or recommendation relative to the layout of Hawley Road as a public way.

Following the required notifications, the Select Board will place the layout of Hawley Road on the Select Board's meeting agenda for August 5, 2015. Provided that the Planning Board has submitted its recommendation by that date, the Select Board will vote on whether to lay out Hawley Road as a town way and to place an article on the warrant for the next scheduled Town Meeting for acceptance of the foregoing.

Thank you for your cooperation.

\_\_\_\_\_, Chairman  
Select Board

Step 3 – Send Letter to Owners At Least 7 Days Prior to Selectmen’s Layout Meeting

[Town Letterhead]

\_\_\_\_\_, 2015

BY CERTIFIED MAIL – RETURN RECEIPT REQUESTED

[owner]  
[address]

Re: Layout of Laurel Drive

Dear \_\_\_\_\_:

The Town of Hadley is considering accepting Laurel Drive as a town way. I am writing to inform you that the Select Board will consider the layout of Laurel Drive at a public way at its meeting on \_\_\_\_\_, \_\_\_\_\_, 2015 at \_\_\_\_\_, held at \_\_\_\_\_.

The plans showing the layout of Laurel Drive are entitled “Plan for the Subdivision of Land in Hadley, Mass. Belonging to Edward Berestka” dated January 1976, recorded in the Hampshire County Registry of Deeds in Plan Book 101, Page 1 and on file with the Town Clerk, and as shown on a plan entitled “Plan of Land in Hadley, Mass Owned by Edward Berestka Et Ux Showing Proposed Road and Eight Lots” dated April 1968, recorded in the Hampshire County Registry of Deeds in Plan Book 73, Page 118 and on file with the Town Clerk. The plans are available for viewing at the Town Clerk’s Office from 9:00 a.m. to 4:00 p.m., Monday through Friday

If the Select Board votes to lay out Laurel Drive as a public way, the Select Board will request Town Meeting to accept Laurel Drive as a town way. Town Meeting will also be asked to authorize the Select Board to acquire, by purchase, gift, and/or eminent domain, the fee to or easements in the roadway and any drainage, access, utility or other related easements required on the abutting lots.

Should you have any questions regarding this matter, please contact \_\_\_\_\_ at \_\_\_\_\_.

Sincerely,

\_\_\_\_\_