

DROHAN TOCCHIO & MORGAN, P.C.

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ADAM J. BRODSKY
abrodsky@dtm-law.com

March 3, 2021

Via Email and Hand Delivery

Carol St. Pierre
Town Clerk
Town of Cohasset
41 Highland Avenue
Cohasset, Massachusetts 02050

**Re: 137 Nichols Road, Cohasset
Simplified Application for Special Permit for Dock**

Dear Ms. St. Pierre,

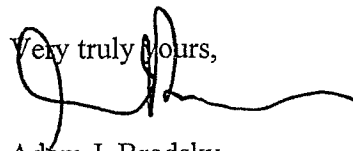
This office represents Brian Crumley, Minot Partners LLC, with regard to a Simplified Application for a Special Permit for a proposed dock located at 137 Nichols Road, Cohasset. Enclosed for filing please find the following:

1. Simplified Application for Special Permit for Docks (8 copies),
2. Letter from Adam J. Brodsky, Esq., to S. Woodworth Chittick, Chairman, Zoning Board of Appeals, in support of Application for Special Permit (8 copies),
3. Dock Concept Plan for 137 South Main Street, Cohasset, MA, prepared by Cavanaro Consulting dated March 3, 2021 (8 copies 24x36); and

We have also enclosed a check in the amount of \$150.00 for the Special Permit Application fee and a check in the amount of \$300.00 for the engineering deposit for the Application under Section 9 of the Bylaws. Finally, a Certified Abutters List for the Zoning Board of Appeals is being provided.

Thank you for your attention to this matter.

Very truly yours,



Adam J. Brodsky
Drohan Tocchio & Morgan, P.C.

Enclosures

Carol St. Pierre, Town Clerk
March 3, 2021
Page 2 of 2

cc: S. Woodworth Chittick, Chairman, Zoning Board of Appeals (*via* email)
Lauren Lind, Planning Director (*via* email)
John Hallin, Building Commissioner (*via* email)
Brian Crumley (*via* email)
John Cavanaro, P.E. (*via* email)



**TOWN OF COHASSET
ZONING BOARD OF APPEALS
SIMPLIFIED APPLICATION FOR SPECIAL PERMIT FOR DOCKS**

Is this application for special permit for a dock and float only? Yes No

If NO, fill out this application and the standard application.

Docket Number: _____

Address of Project: 137 Nichols Road, Cohasset, MA

Applicant: Brian Crumley

Address: 420 Crestwood Drive, Fort Worth, Texas, 76107

Phone: _____

Applicant's Representative: Adam J. Brodsky, Esq., Drohan Tocchio & Morgan, PC

Address: 175 Derby Street, Suite 30, Hingham, MA 02043

Phone: 781-749-7200

Relationship to Applicant: Attorney

Assessors' Map Page#: _____ **Lot #:** E2-21-03

Deed or Certificate#: **Book:** 30501 **Page:** 2

Is current building and lot conforming? Yes No

If no, list con-conforming dimensions: front yard, side yard, lot area

Conservation Commission Order of Conditions? Yes (attach) No

Planning Board Recommendation? Yes (attach) No

Chapter 91 License? Yes (attach) No

Dock Description: Elevation at entry ramp: 9.5 ft.
Length of Dock: Length of pier = 34.5 ft; length of gangway = 24 ft.
Elevation of Dock: 9.5 ft +/-
Width of Dock: Width of pier = 4ft
Height of Highest Point (inc. rail): 14 ft +/-
Mean High Water: 3.5 ft (NAVD)
Size of Float: 10 ft wide x 16 ft long
Number of Pilings: 10
Dimensions of Pilings: 12" max.
Number of Pilings above MHW: 4
Total ground coverage of Pilings above MHW: 4 +/- ft.
Distance from property sidelines: .5', _____
Railing Height (if any) above decking None

General:

Will there be storage of fuel or other combustibles on this structure? No

Will there be lights on any part of the structure, if so, describe: No

ATTACH SITE PLAN AND CONSTRUCTION PLAN

(See standard application for requirements)

ATTACH FLOOD PLAIN MAP

ATTACH ABUTTERS' LIST

14: Litigation Policy – Use of Town Counsel by the Zoning Board of Appeals (ZBA).


The applicant must read and acknowledge the following policy of the ZBA.

When zoning relief has been approved by the ZBA, either in whole or with conditions, Town Counsel will not primarily defend any appeal against such relief brought by parties claiming to be aggrieved, without the express written consent of both the Chairman of the ZBA and the Town Manager.

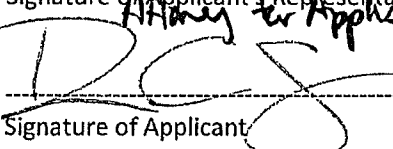
The successful applicant is the appropriate party to bear expenses associated with maintaining such relief, be it a Special Permit, a Variance, or an enforcement Appeal.

Generally, the Town will enter an appearance but will mount no active defense or Discovery: it will neither initiate motions nor will it undertake depositions or interrogatories unless prior approval is given per the above.

I HAVE READ AND UNDERSTAND THE ZBA LITIGATION POLICY AND THE RULES OF PROCEDURE FOR THE ZONING BOARD OF APPEALS



Signature of Applicant's Representative
Attorney for Applicant



Signature of Applicant

3/3/21
Date

3/3/21
Date

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ADAM J. BRODSKY
abrodsky@dtm-law.com

March 3, 2021

S. Woodworth Chittick, Chairman
Zoning Board of Appeals
Town Hall
41 Highland Avenue
Cohasset, MA 02025

Re: Minot Partners, LLC
137 Nichols Road, Cohasset
Simplified Application for Special Permit for Dock

Dear Mr. Chittick:

This office represents Minot Partners, LLC (the "Applicant") with regard to a proposed dock (the "Project") at 137 Nichols Road, Assessors' parcel E2-21-03 (the "Property"). The Applicant is seeking a Special Permit for the Project in the Floodplain and Watershed Protection District ("Floodplain District") in accordance § 300-9.7E. of the Town of Cohasset Zoning Bylaw (the "Bylaw").

I. Existing Conditions

The Applicant owns the Property by virtue of quitclaim deed from Susan S. Kenley dated September 28, 2012, recorded with the Norfolk County Registry of Deeds (the "Registry") at Book 30501, Page 2. The Property is shown on the Town of Cohasset Assessor's Maps as Parcel ID E2-21-03. The Property, which is situated in the Residence C Zoning District, comprises approximately .569 acres and is improved by a single family residence built in 1967. The Project is located in the FEMA F.I.R.M. Zone AE (Elevation 13) as shown on Community Map Panel No. 25021C 011BE, dated July 17, 2012, as affected by LOMR 16-01-0636P effective 3/12/2017. The Property is located in the Floodplain and Watershed Protection District.

II. Proposed Project

The Applicant seeks to construct a private dock at the Property to provide access to Little Harbor. The Project consists of 4 ft. wide x 34.5 ft. long pier, with a 24 ft. long gangway, leading

S. Woodworth Chittick, Chairman
February 25, 2021
Page 2

to a 10 ft. x 16 ft. float. The Project is depicted on a plan entitled "Dock Concept" for 137 Nichols Road, Cohasset, MA, prepared by Cavanaro Consulting dated March 3, 2021.

The Project requires a Special Permit for the Floodplain District under § 300-9.7E.

A. The Project Meets the Requirements Set Forth in § 300-9.7E.

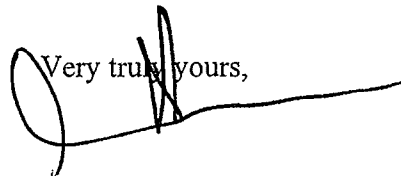
In the Floodplain District, no building or structure shall be constructed and no land filled, excavated, or otherwise changed in grade, except as permitted by § 300-9.5 or pursuant to a special permit issued by the Zoning Board of Appeals ("Board of Appeals"). See § 300-9.6A. The Applicant requests a Special Permit in accordance with § 300-9.7E.

§ 300-9.7E. allows private boat docks by Special Permit provided that (i) the docks structure does not exceed 20 ft. in height or 200 s.f. in total ground coverage and (ii) the dock will not adversely impact the water quality or natural drainage pattern of any watercourse. Here, the height of the pier, gangway and float are below the 20 ft. height threshold. Additionally, the Project has minimal intrusion on ground coverage, and does not exceed 200 feet in total ground coverage. Moreover, the dock also will not adversely impact water quality or natural drainage patterns.

III. Conclusion

The Project meets the requirements of § 300-9.E. and a Special Permit should be granted.

Should you require any additional information, please do not hesitate to contact us. Thank you for your consideration.

Very truly yours,


Adam J. Brodsky
Drohan, Tocchio & Morgan, P.C.

cc: Lauren Lind, Planning Director (via email)
John Hallin, Building Commissioner (via email)
Brian Crumley (via email)
John Cavanaro, P.E. Cavanaro Consulting (via email)

DATE	DESCRIPTION
10/15/10	ISSUED FOR PERMIT
08/10/10	ISSUED FOR PERMIT
07/10/10	ISSUED FOR PERMIT
06/10/10	ISSUED FOR PERMIT
05/10/10	ISSUED FOR PERMIT
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CAVANARO CONSULTING
 807 MAIN STREET
 DORCHESTER, MASSACHUSETTS 02001
 TEL: 781.250.8100
 FAX: 781.250.8100

DOCK PLAN
 137 NICHOLS ROAD
 COHASSET, MA 02025
 PREPARED FOR:
 BRIAN CRUMLEY
 420 CRESTWOOD DRIVE
 FORT WORTH, TX 76107

PROJECT NO.: 10130
 SCALE: AS SHOWN
 DESIGNED BY: CCH
 DRAWN BY: SPS
 SHEET NO. 1 OF 1

DATE: 3/2/10
 CHECKED BY: SPS
 REVISIONS:

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS SHALL BE AS SHOWN OR APPROVED BY THE ENGINEER.
 3. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
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LEGEND:
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 HAND HOLE
 ROOF DRAIN
 CATCH BASIN
 HYDRANT
 WATER GATE
 WATER SERVICE
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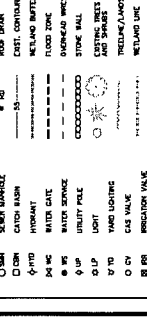
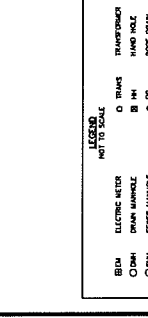
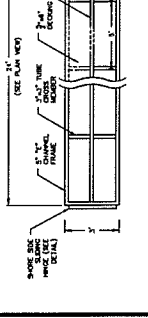
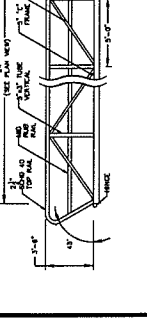
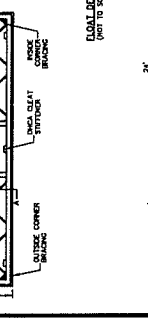
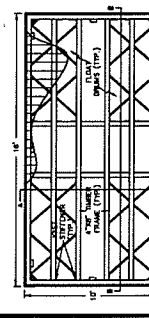
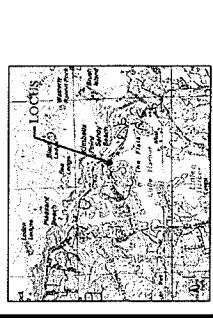
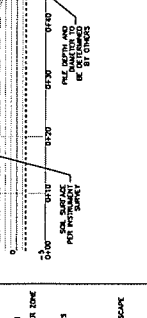
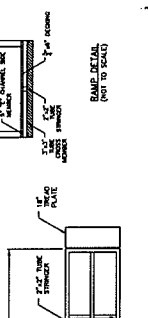
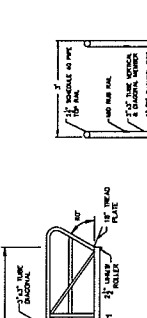
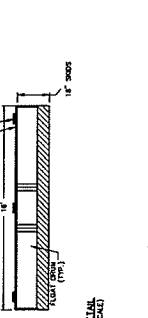
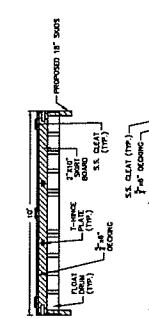
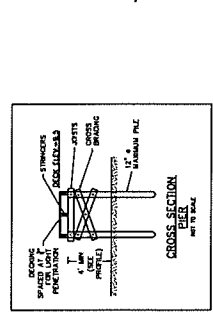
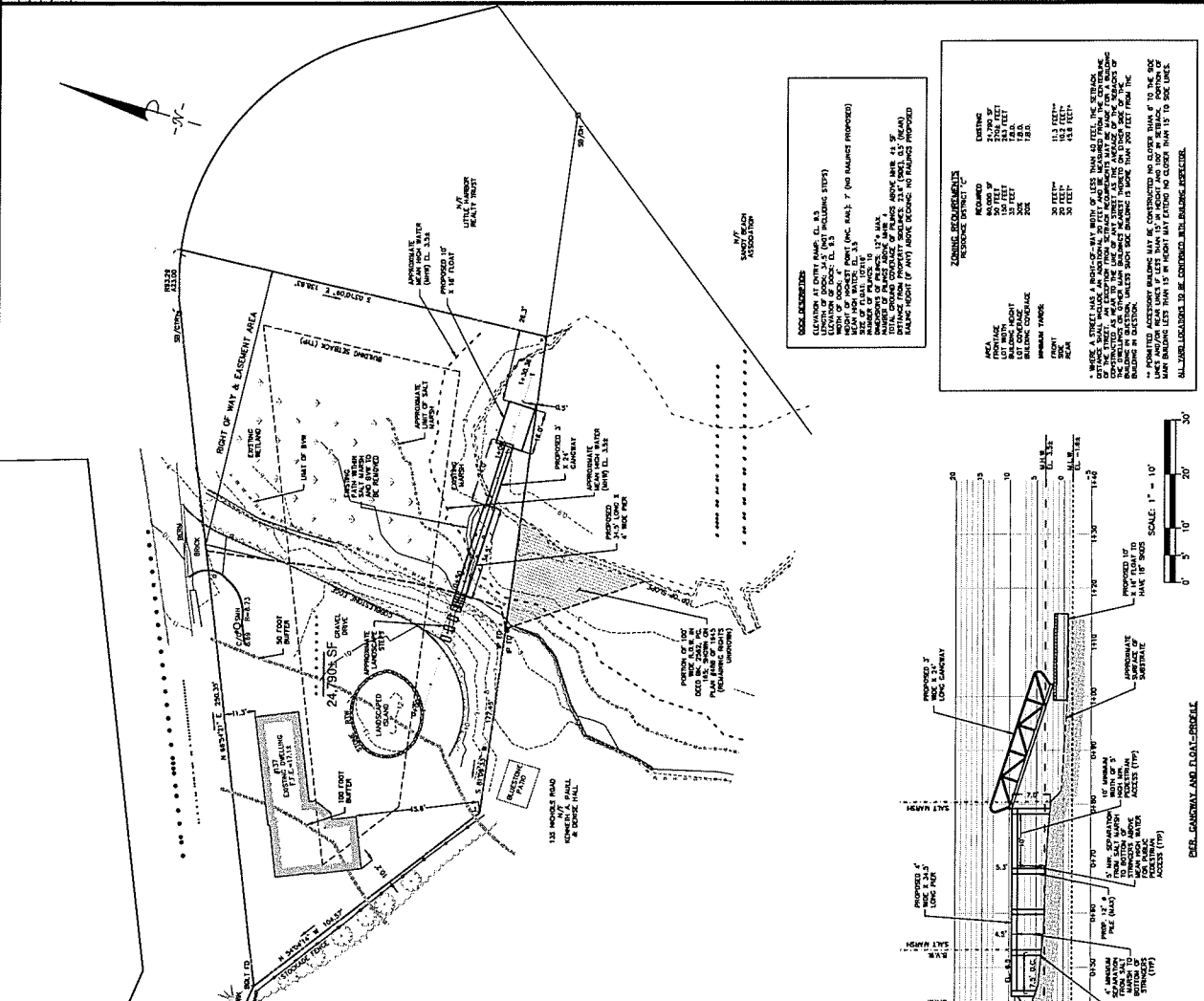
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137 NICHOLS ROAD - COHASSET, MA

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**COHASSET
BOARD OF ASSESSORS
ABUTTERS LIST COVER SHEET**

DATE: March 3, 2021

PARCEL ID: E2-21-003

ADDRESS: 137 NICHOLS ROAD

BOARD: Zoning Board

REQUIREMENTS: Parcels within 300 feet

Board: ZONING BOARD		TRUE COPY ATTEST: RC 03/03/2021						
Parcel ID	Owner	2nd Owner	Mailing Address	Town	State	Zip	Book & Pg	Location
Subject:								
E2-21-003	MINOT PARTNERS LLC		420 CRESTWOOD DRIVE	FORT WORTH	TX	76107	30501-2	137 NICHOLS RD
Abutters:								
E3-21-021	JAMES M RUTLEDGE FMLY TRUST JAMES	EILEEN M RUTLEDGE FMLY TR	111 NICHOLS ROAD	COHASSET	MA	02025	38023-251	111 NICHOLS RD
E2-21-083	COMEAU CHRISTOPHER D & MARCIA L		120 NICHOLS ROAD	COHASSET	MA	02025	27063-352	120 NICHOLS RD
E2-24-001X	SANDY BEACH ASSOCIATION	C/O ANNETTE SAWCHUK	432 BEECHWOOD STREET	COHASSET	MA	02025	1367-12	345 ATLANTIC AV
E3-21-006-00	FISHER MARY E		131 NICHOLS RD # 1	COHASSET	MA	02025	25802-194	131 NICHOLS RD UNIT 1
E3-21-006-00	MUNSON PENELOPE F		131 NICHOLS RD UNIT 2	COHASSET	MA	02025	13906-367	131 NICHOLS RD UNIT 2
E3-21-006-00	MOORE ROBERT & MARGARET		131 NICHOLS ROAD UNIT 3	COHASSET	MA	02025	34882-501	131 NICHOLS RD UNIT 3
E3-21-006-00	BURNS-RUSSELL ALICE		131 NICHOLS ROAD UNIT 4	COHASSET	MA	02025	38857-249	131 NICHOLS RD UNIT 4
E3-21-006-00	UNDERWOOD GREER M & EDWARD S		2180 PAGET CIR	NAPLES	FL	34112	33574-373	131 NICHOLS RD UNIT 5
E3-21-006-00	REARDON THOMAS M		131 NICHOLS ROAD UNIT 6	COHASSET	MA	02025	23231-272	131 NICHOLS RD UNIT 6
E3-21-006-00	J & M REALTY TR	KENNEDY MARY J TR	131 NICHOLS RD, UNIT #7	COHASSET	MA	02025	28810-50	131 NICHOLS RD UNIT 7
E3-21-006-00	WHITE ROBERT J		478 JAMAICAWAY	BOSTON	MA	02130	11560-400	131 NICHOLS RD UNIT 8
E3-24-002	SANDY BEACH ASSOCIATION	ROBIN LAWRENCE	15 BEACH STREET	COHASSET	MA	02025	1367-12	ATLANTIC AV
E3-21-006	CARAVEL BY THE SEA TRUST		131 NICHOLS RD	COHASSET	MA	02025	8206-615	131 NICHOLS RD
E2-21-001	LITTLE HARBOR REALTY TRUST	KENEALLY MICHAEL & SHEILA	125 NICHOLS ROAD	COHASSET	MA	02025	33042-156	NICHOLS RD
E2-21-004	PAULL KENNETH A	HALL DENISE	PO BOX 1507	CARNELIAN BAY	CA	96140	30318-132	135 NICHOLS RD
E3-21-005	NORTON JAMES J, JR	NORTON LISA M	133 NICHOLS RD	COHASSET	MA	02025	37944-346	133 NICHOLS RD
E3-21-008	TRIFFLETTI PHILIP	TRIFFLETTI LYN A	129 NICHOLS ROAD	COHASSET	MA	02025	32842-587	129 NICHOLS RD
E3-21-009	LITTLE HARBOR REALTY TRUST	KENEALLY MICHAEL & SHEILA	125 NICHOLS RD	COHASSET	MA	02025	33042-156	125 NICHOLS RD
E2-21-022	HEATHER LEE MARSHAK REV TRUST	MARSHAK, HEATHER LEE & D	121 NICHOLS RD	COHASSET	MA	02025	38403-223	121 NICHOLS RD
E2-21-084	RACZKOWSKI RICHARD G.	HAE-SOOK RA HELEN	181 LINDEN DRIVE	COHASSET	MA	02025	36690-337	130 NICHOLS RD
E2-22-001	RAWSON MICHAEL R	RAWSON ALICIA A	146 NICHOLS ROAD	COHASSET	MA	02025	11992-2	146 NICHOLS RD
E2-22-002	ANDREA L. WADE 2007 REV TRUST WADE		150 NICHOLS ROAD	COHASSET	MA	02025	38138-218	150 NICHOLS RD

Parcel ID: E2-21-003
MINOT PARTNERS LLC
420 CRESTWOOD DRIVE
FORT WORTH, TX 76107

Parcel ID: E2-21-001
LITTLE HARBOR REALTY
KENEALLY MICHAEL &
125 NICHOLS ROAD
COHASSET, MA 02025

Parcel ID: E2-21-004
PAULL KENNETH A
HALL DENISE
PO BOX 1507
CARNELIAN BAY, CA 96140

Parcel ID: E2-21-022
HEATHER LEE MARSHAK REV
MARSHAK, HEATHER LEE &
121 NICHOLS RD
COHASSET, MA 02025

Parcel ID: E2-21-083
COMEAU CHRISTOPHER D &
120 NICHOLS ROAD
COHASSET, MA 02025

Parcel ID: E2-21-084
RACZKOWSKI RICHARD G.
HAE-SOOK RA HELEN
181 LINDEN DRIVE
COHASSET, MA 02025

Parcel ID: E2-22-001
RAWSON MICHAEL R
RAWSON ALICIA A
146 NICHOLS ROAD
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Parcel ID: E2-22-002
ANDREA L. WADE 2007 REV
150 NICHOLS ROAD
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Parcel ID: E2-24-001X
SANDY BEACH ASSOCIATION
C/O ANNETTE SAWCHUK
432 BEECHWOOD STREET
COHASSET, MA 02025

Parcel ID: E3-21-005
NORTON JAMES J ,JR
NORTON LISA M
133 NICHOLS RD
COHASSET, MA 02025

Parcel ID: E3-21-006
CARAVEL BY THE SEA TRUST
131 NICHOLS RD
COHASSET, MA 02025

Parcel ID: E3-21-006-001
FISHER MARY E
131 NICHOLS RD # 1
COHASSET, MA 02025

Parcel ID: E3-21-006-002
MUNSON PENELOPE F
131 NICHOLS RD UNIT 2
COHASSET, MA 02025

Parcel ID: E3-21-006-003
MOORE ROBERT & MARGARET
131 NICHOLS ROAD UNIT 3
COHASSET, MA 02025

Parcel ID: E3-21-006-004
BURNS-RUSSELL ALICE
131 NICHOLS ROAD UNIT 4
COHASSET, MA 02025

Parcel ID: E3-21-006-005
UNDERWOOD GREER M &
2180 PAGET CIR
NAPLES, FL 34112

Parcel ID: E3-21-006-006
REARDON THOMAS M
131 NICHOLS ROAD UNIT 6
COHASSET, MA 02025

Parcel ID: E3-21-006-007
J & M REALTY TR
KENNEDY MARY J TR
131 NICHOLS RD, UNIT #7
COHASSET, MA 02025

Parcel ID: E3-21-006-008
WHITE ROBERT J
478 JAMAICAWAY
BOSTON, MA 02130

Parcel ID: E3-21-008
TRIFFLETTI PHILIP
TRIFFLETTI LYN A
129 NICHOLS ROAD
COHASSET, MA 02025

Parcel ID: E3-21-009
LITTLE HARBOR REALTY
KENEALLY MICHAEL &
125 NICHOLS RD
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JAMES M RUTLEDGE FMLY
EILEEN M RUTLEDGE FMLY
111 NICHOLS ROAD
COHASSET, MA 02025

Parcel ID: E3-24-002
SANDY BEACH ASSOCIATION
ROBIN LAWRENCE
15 BEACH STREET
COHASSET, MA 02025

**COHASSET
BOARD OF ASSESSORS
ABUTTERS LIST COVER SHEET**

DATE: March 3, 2021

PARCEL ID: E2-21-003

ADDRESS: 137 NICHOLS ROAD

BOARD: Zoning Board

REQUIREMENTS: Parcels within 300 feet

Board: ZONING BOARD		TRUE COPY ATTEST: RC 03/03/2021						
Parcel ID	Owner	2nd Owner	Mailing Address	Town	State	Zip	Book & Pg	Location
Subject:								
E2-21-003	MINOT PARTNERS LLC		420 CRESTWOOD DRIVE	FORT WORTH	TX	76107	30501-2	137 NICHOLS RD
Abutters:								
E3-21-021	JAMES M RUTLEDGE FMYL TRUST JAMES	EILEEN M RUTLEDGE FMYL TR	111 NICHOLS ROAD	COHASSET	MA	02025	38023-251	111 NICHOLS RD
E2-21-083	COMEAU CHRISTOPHER D & MARCIA L		120 NICHOLS ROAD	COHASSET	MA	02025	27063-352	120 NICHOLS RD
E2-24-001X	SANDY BEACH ASSOCIATION	C/O ANNETTE SAWCHUK	432 BEECHWOOD STREET	COHASSET	MA	02025	1367-12	345 ATLANTIC AV
E3-21-006-00	FISHER MARY E		131 NICHOLS RD # 1	COHASSET	MA	02025	25802-194	131 NICHOLS RD UNIT 1
E3-21-006-00	MUNSON PENELOPE F		131 NICHOLS RD UNIT 2	COHASSET	MA	02025	13906-367	131 NICHOLS RD UNIT 2
E3-21-006-00	MOORE ROBERT & MARGARET		131 NICHOLS ROAD UNIT 3	COHASSET	MA	02025	34882-501	131 NICHOLS RD UNIT 3
E3-21-006-00	BURNS-RUSSELL ALICE		131 NICHOLS ROAD UNIT 4	COHASSET	MA	02025	38857-249	131 NICHOLS RD UNIT 4
E3-21-006-00	UNDERWOOD GREER M & EDWARD S		2180 PAGET CIR	NAPLES	FL	34112	33574-373	131 NICHOLS RD UNIT 5
E3-21-006-00	REARDON THOMAS M		131 NICHOLS ROAD UNIT 6	COHASSET	MA	02025	23231-272	131 NICHOLS RD UNIT 6
E3-21-006-00	J & M REALTY TR	KENNEDY MARY J TR	131 NICHOLS RD, UNIT #7	COHASSET	MA	02025	28810-50	131 NICHOLS RD UNIT 7
E3-21-006-00	WHITE ROBERT J		478 JAMAICAWAY	BOSTON	MA	02130	11560-400	131 NICHOLS RD UNIT 8
E3-24-002	SANDY BEACH ASSOCIATION	ROBIN LAWRENCE	15 BEACH STREET	COHASSET	MA	02025	1367-12	ATLANTIC AV
E3-21-006	CARAVEL BY THE SEA TRUST		131 NICHOLS RD	COHASSET	MA	02025	8206-615	131 NICHOLS RD
E2-21-001	LITTLE HARBOR REALTY TRUST	KENEALLY MICHAEL & SHEILA	125 NICHOLS ROAD	COHASSET	MA	02025	33042-156	NICHOLS RD
E2-21-004	PAULL KENNETH A	HALL DENISE	PO BOX 1507	CARNELIAN BAY	CA	96140	30318-132	135 NICHOLS RD
E3-21-005	NORTON JAMES J, JR	NORTON LISA M	133 NICHOLS RD	COHASSET	MA	02025	37944-346	133 NICHOLS RD
E3-21-008	TRIFFLETTI PHILIP	TRIFFLETTI LYN A	129 NICHOLS ROAD	COHASSET	MA	02025	32842-587	129 NICHOLS RD
E3-21-009	LITTLE HARBOR REALTY TRUST	KENEALLY MICHAEL & SHEILA	125 NICHOLS RD	COHASSET	MA	02025	33042-156	125 NICHOLS RD
E2-21-022	HEATHER LEE MARSHAK REV TRUST	MARSHAK, HEATHER LEE & D	121 NICHOLS RD	COHASSET	MA	02025	38403-223	121 NICHOLS RD
E2-21-084	RACZKOWSKI RICHARD G.	HAE-SOOK RA HELEN	181 LINDEN DRIVE	COHASSET	MA	02025	36690-337	130 NICHOLS RD
E2-22-001	RAWSON MICHAEL R	RAWSON ALICIA A	146 NICHOLS ROAD	COHASSET	MA	02025	11992-2	146 NICHOLS RD
E2-22-002	ANDREA L. WADE 2007 REV TRUST WADE		150 NICHOLS ROAD	COHASSET	MA	02025	38138-218	150 NICHOLS RD

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MINOT PARTNERS LLC
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131 NICHOLS ROAD UNIT 4
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Parcel ID: E3-21-006-005
UNDERWOOD GREER M &
2180 PAGET CIR
NAPLES, FL 34112

Parcel ID: E3-21-006-006
REARDON THOMAS M
131 NICHOLS ROAD UNIT 6
COHASSET, MA 02025

Parcel ID: E3-21-006-007
J & M REALTY TR
KENNEDY MARY J TR
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COHASSET, MA 02025

Parcel ID: E3-21-006-008
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478 JAMAICAWAY
BOSTON, MA 02130

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129 NICHOLS ROAD
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ROBIN LAWRENCE
15 BEACH STREET
COHASSET, MA 02025

**COHASSET
BOARD OF ASSESSORS
ABUTTERS LIST COVER SHEET**

DATE: March 3, 2021

PARCEL ID: E2-21-003

ADDRESS: 137 NICHOLS ROAD

BOARD: Zoning Board

REQUIREMENTS: Parcels within 300 feet

Board: ZONING BOARD		TRUE COPY ATTEST: RC 03/03/2021						
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E3-21-006-00	WHITE ROBERT J		478 JAMAICAWAY	BOSTON	MA	02130	11560-400	131 NICHOLS RD UNIT 8
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E3-21-008	TRIFFLETTI PHILIP	TRIFFLETTI LYN A	129 NICHOLS ROAD	COHASSET	MA	02025	32842-587	129 NICHOLS RD
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E2-21-022	HEATHER LEE MARSHAK REV TRUST	MARSHAK, HEATHER LEE & D	121 NICHOLS RD	COHASSET	MA	02025	38403-223	121 NICHOLS RD
E2-21-084	RACZKOWSKI RICHARD G.	HAE-SOOK RA HELEN	181 LINDEN DRIVE	COHASSET	MA	02025	36690-337	130 NICHOLS RD
E2-22-001	RAWSON MICHAEL R	RAWSON ALICIA A	146 NICHOLS ROAD	COHASSET	MA	02025	11992-2	146 NICHOLS RD
E2-22-002	ANDREA L WADE 2007 REV TRUST WAD		150 NICHOLS ROAD	COHASSET	MA	02025	38138-218	150 NICHOLS RD

Parcel ID: E2-21-003
MINOT PARTNERS LLC
420 CRESTWOOD DRIVE
FORT WORTH, TX 76107

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HEATHER LEE MARSHAK REV
MARSHAK, HEATHER LEE &
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Parcel ID: E2-21-083
COMEAU CHRISTOPHER D &
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COHASSET, MA 02025

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RACZKOWSKI RICHARD G.
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Parcel ID: E3-21-006-001
FISHER MARY E
131 NICHOLS RD # 1
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Parcel ID: E3-21-006-002
MUNSON PENELOPE F
131 NICHOLS RD UNIT 2
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Parcel ID: E3-21-006-003
MOORE ROBERT & MARGARET
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COHASSET, MA 02025

Parcel ID: E3-21-006-004
BURNS-RUSSELL ALICE
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SANDY BEACH ASSOCIATION
ROBIN LAWRENCE
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DI&M
DROHAN TOCCHIO & MORGAN P.C.
ATTORNEYS AT LAW

175 DERBY ST. STE. 30
HINGHAM, MA 02043

ROCKLAND TRUST COMPANY
MILFORD, MA 01757

53-447/113

3/3/2021

PAY TO THE
ORDER OF TOWN OF COHASSET

\$ **150.00

DOLLARS

One Hundred Fifty and 00/100*****

TOWN OF COHASSET
41 Highland Ave
Cohasset, MA 02025

2 SIGNATURES REQUIRED OVER \$2500.00



AUTHORIZED SIGNATURE

MEMO

⑆03363⑆ ⑆01304478⑆ 7938002552⑆

DROHAN TOCCHIO & MORGAN, P.C.

TOWN OF COHASSET
6510 · Client Expense

AJB / 10478.1 / FF

3/3/2021

150.00

33631

OPERATING Account

150.00

DI&M
DROHAN TOCCHIO & MORGAN P.C.
ATTORNEYS AT LAW

175 DERBY ST. STE. 30
HINGHAM, MA 02043

ROCKLAND TRUST COMPANY
MILFORD, MA 01757



53-447/113

3/3/2021

PAY TO THE ORDER OF TOWN OF COHASSET

\$ **300.00

Three Hundred and 00/100 *****

DOLLARS

TOWN OF COHASSET
41 Highland Ave
Cohasset, MA 02025

2 SIGNATURES REQUIRED OVER \$2500.00



[Signature]
AUTHORIZED SIGNATURE

MEMO

⑈033632⑈ ⑆011304478⑆ 7938002552⑈

DROHAN TOCCHIO & MORGAN, P.C.

TOWN OF COHASSET
6510 · Client Expense

AJB / 10478.1 / PS

3/3/2021

33632

300.00

OPERATING Account

300.00

Security features. Details on back.