



CITY OF SOMERVILLE

Commonwealth of Massachusetts

93 Highland Avenue

Somerville, MA 02143

(617) 625-6600

BUSINESS LICENSE APPLICATION - Grant of Location

File #: 18-019218

License #: BL18-000101

Address: 88 DOVER ST

Licensee:

DBA Name: None

Business Ownership Type: Sole Proprietor

Legal Name of Entity: CHEUNG NAM & SING & SO LING

Owners/Officers: , , ,

License Information:

Grant of location issued to: CHEUNG NAM & SING & SO LING

Describe the reason for the work, and the intended beneficiaries: connect telecommunications wires from pole 195/4 underground to 88 Dover St. for the benefit of the future owners of that 3 family now under construction.

Insert here the same detailed description of the work as appears in the attached Grant of Location Order: Install 49 feet of telecommunications 3" conduit from pole 195/4 to 88 Dover St. per plan from DCI engineering dated 11/30/17 and amended 1/10/18. The location shown is labeled ETC conduit trench.

Approval Conditions:

Approved By:

John J. Long, Approved

Carlos Perez, Approved

John J. Long, Approved



ALD DAVIS
UTILITY
OWNER

CITY OF SOMERVILLE, MASSACHUSETTS
CITY CLERK'S OFFICE

JOSEPH A. CURTATONE
MAYOR

JOHN J. LONG
CITY CLERK

October 30, 2018

NOTICE

You are hereby notified that the Board of Aldermen will hold a Public Hearing on the following Petition. You are receiving this Notice because the Petitioner has reported that you own property that abuts the work that is being proposed. You and other members of the public are invited to attend and be heard at this Hearing. If you are unable to attend the hearing, you may send your comments by US mail or by email to my attention, but they must arrive no later than 12 Noon on the day of the hearing, in order to be sure they are conveyed to the Board.

PETITION: Property Owner Nam Cheung and Contractor Douglas George are applying for a Grant of Location to install 49 feet of conduit in Dover Street from Pole 195/4 to a point of pickup at 88 Dover Street.

PLACE: Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue, Somerville.

TIME: Thursday, November 8, 2018, at 7:00 PM.

PURPOSE: The work is necessary to provide service to 88 Dover Street.

John J. Long
City Clerk



CITY OF SOMERVILLE, MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

JOSEPH A. CURTATONE

MAYOR

STAN KOTY
Commissioner

RICK WILLETTE
Director of Operations

October 29, 2018

The Honorable Board of Aldermen
City Hall
93 Highland Avenue
Somerville MA, 02143

RE: Grant of Location
Douglas George
88 Dover Street

Dear Board Members:

Preliminary approval is recommended for the petition and plan of Douglas George to install approximately 49 feet of (1) 3-inch PVC telecommunication conduit from utility pole #195/4 to 88 Dover St. Dover Street is a public way in Somerville, MA.

This recommendation is made with reference to Douglas George's Order for Location for Wires, Cables, Poles, Piers, Abutments, Conduits or Fixtures dated October 14, 2018 and plan of January 10, 2018 upon stipulation that the Grant of Location is subject to: a reservation of rescission by the Board of Aldermen; indemnification of the City for all liability arising from said Grant; all permit procedures, conditions and approvals of municipal utilities; protection of existing infrastructure; and complete surface repair, restoration and maintenance. A public hearing will be required.

This work is necessary to supply telecommunication services to 88 Dover Street.

Dover Street is on the 5 Year Street Moratorium from Davis Square to the Cambridge line. Pavement restoration requires one continuous repair, must mill to meet existing pavement thickness, and a curb to curb, 12-foot wide patch on each side of the trench.

Respectfully requested,

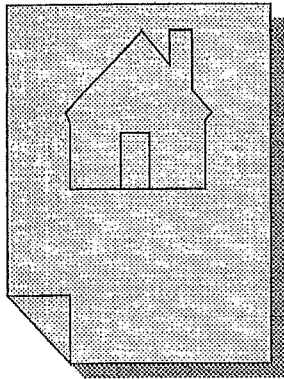
Department of Public Works


Stan Koty, Commissioner

1 Franey Road Somerville, Massachusetts 02145

(617) 625-6600 Ext 5100 TTY (866) 808-4851 Fax (617) 623-7649

www.somervillema.gov



Douglas J. George
112 Greensboro Rd.
Dedham, MA. 02026
(617) 680-2007

georgeassociates@verizon.net

October 15, 2018
Mr. John J. Long, City Clerk
93 Highland Ave.
Somerville, MA 02143

Mr. Long:

I am requesting a grant of location for the home that I am building at 88 Dover St. I am the General Contractor who is doing the work for the owner and his family. We are looking to install a 3" electrical conduit from the pole across the street under the pavement to the front right corner of the home. The easement request is detailed on the attached plan from DCI engineering.

I was told that the request has to be made thru Citizenserve, therefore that is the method I have used.

If any further information is needed please contact me directly.

Sincerely:

Douglas George

**ORDER FOR GRANT OF LOCATION FOR
WIRES, CABLES, POLES, PIERS, ABUTMENTS, CONDUITS OR FIXTURES**

City of Somerville, Massachusetts
In Board of Aldermen

WHEREAS, Douglas George (hereinafter known as the PETITIONER) has petitioned for permission to construct upon, along, under or across the public way(s) of the City of Somerville, the following (describe work):

INSERT DESCRIPTION OF WORK HERE *Install Telecommunications
3" Conduit under Dover St from 88 Dover to pole 195/4
per attached plan from DCI Engineering dated 11/20/17 and
amended 1/10/18*

AND WHEREAS, notice has been given and a hearing held on said petition as provided by law;
NOW THEREFORE BE IT

ORDERED that the PETITIONER be and hereby is granted permission by the Board of Aldermen to complete the construction described above, all in accordance with the following conditions:

1. PETITIONER shall locate and complete all work as shown by plan(s) dated _____, and as may have been amended by the City.
2. PETITIONER shall comply with the requirements of existing ordinances and such as may hereafter be adopted governing the construction.
3. PETITIONER shall perform all work to the requirements and satisfaction of the Department of Public Works or other such officer(s) as may be hereafter appointed by the City.

Approved by the Board of Aldermen on the _____ day of _____, 20____,

A True Record. Attest: _____ Date: _____
City Clerk

Certificate

I hereby certify that the foregoing Order was adopted by the Board of Aldermen on the _____ day of _____, 20____, after due notice and public hearing as prescribed by Section 22 of Chapter 166 of the General Laws and any additions or amendments thereto, said public hearing held in said City on the _____ day of _____, 20____, and recorded with the records of Grant of Location Orders of said City, in Book _____, Page _____.

Certified. Attest: _____ Date: _____
City Clerk

**PETITION FOR GRANT OF LOCATION FOR
WIRES, CABLES, POLES, PIERS, ABUTMENTS, CONDUITS OR FIXTURES**

City of Somerville, Massachusetts
In Board of Aldermen

Date OCTOBER 14, 2018

RESPECTFULLY REPRESENTS Douglas George (hereinafter known as the PETITIONER), that it desires to construct upon, along, under or across the public way(s) of the City of Somerville, wires, cables, poles, piers, abutments, conduits or fixtures.

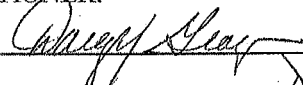
WHEREFORE, the PETITIONER prays that, after due notice and public hearing as provided by law, the Board of Aldermen may by Order grant to the PETITIONER permission to construct, in accordance with plan(s) dated 11/3/17 and 1/10/18, the following (describe work):

INSERT DESCRIPTION OF WORK HERE Install telecommunications 3" conduit under Dover St. from 88 Dover St. to pole 19514, all according to the above referenced plan.

The PETITIONER understands and agrees that:

1. PETITIONER shall locate and complete all work as specified and approved by the City.
2. PETITIONER shall comply with the requirements of existing ordinances and such as may hereafter be adopted governing the construction.
3. PETITIONER shall perform all work to the requirements and satisfaction of the Department of Public Works or other such officer(s) as may be hereafter appointed by the City.

For the PETITIONER:

Signature: 

Name: DOUGLAS J. GEORGE

Title: General Contractor

Mailing Address: 112 GREENSBORO Rd. DEDHAM, MA. 02026

Telephone: 617 680 2000

Date: 10/14/18



ARCHITECT:
KHALA, BISHARA, INC.
1000 W. MAIN ST.
SOMERVILLE, MA 02143

DEVELOPER:
88 DOVER STREET
SOMERVILLE, MA 02143

PROJECT TOTAL

88 DOVER
STORMWATER
MANHOLE
SOMERVILLE, MA 02143

PROJECT NO. 2017-038
DATE: NOVEMBER 30, 2017
SCALE: 1"=10'



SITE PLAN

C-1

- GENERAL NOTES**
1. THE CONTRACTOR SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION LOCATED ON THEIR PROPERTY.
 2. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY SHALL BE DEMOLISHED. UTILITY POLES ARE TO BE REMOVED & RELOCATED BY OTHERS, UNLESS OTHERWISE DIRECTED BY OWNER.
 3. CONTRACTOR SHALL ADJUST ALL GATES, SERVICE BOXES, ETC. WITHIN ANY RECONSTRUCTION OF THE DRAINAGE AREA.
 4. SEE LANDSCAPE PLANS FOR TREATMENT AND GRADING OF LANDSCAPE AREAS.
 5. GRASSES PROVIDED TO MEET ARCHITECT'S LAYOUT.

UTILITY & DRAINAGE NOTES

1. THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF THE PROJECT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF THE PROJECT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF THE PROJECT PROPERTY.
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4. THE LOCATION OF EXISTING MANHOLES AND UTILITIES SHALL BE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF THE PROJECT PROPERTY.
5. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. CUTTING AND CAPPING OF DESIGNATED WATER AND GAS MAINS SHALL BE ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF THE PROJECT PROPERTY.
6. FINAL DEMARCATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND CABLE SERVICES SHALL BE PROVIDED BY THE RESPECTIVE COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF THE PROJECT PROPERTY.
7. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING SHALL BE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS. NEW WATER SERVICES MUST BE SET OFF AT THE MAIN ON THE STREET UNTIL ACTIVATED BY CITY OF SOMERVILLE.
9. TEST PITS WILL BE REQUIRED TO DETERMINE SOIL CLASSIFICATION AND TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF THE PROJECT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF THE PROJECT PROPERTY.
10. THE CONTRACTOR SHALL SUPPLY ALL PERMITS FOR THE UTILITY SERVICES AND SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF THE PROJECT PROPERTY.
11. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES AND TO REQUIRE ANY CORRECTIONS TO BE MADE PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
12. PRIOR TO CONSTRUCTION OF NEW SANITARY SEWER AND STORM DRAIN CONNECTIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF THE PROJECT PROPERTY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF THE PROJECT PROPERTY.
14. TRENCHES FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE RELOCATED WITHIN THE PROJECT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF THE PROJECT PROPERTY.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF THE PROJECT PROPERTY.
16. NO TRENCHES ARE ALLOWED TO REMAIN OPEN OR ENLIGHT. ALL TRENCHES SHALL BE BACKFILLED WITH A MINIMUM OF 18" OF GRANULAR FILL WITH STEEL PLATES ARE USED. THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50'.

- DEE MATERIALS:**
SEWER: P-SK-35
DRAIN: S-CAL, SIZE AS NOTED
- WATER: 1/2" TYPE K COPPER**
- FIRE: 4" CONCRETE UNIDUCTILE IRON, CLASS 25**
- ALL WATER LINES SHALL HAVE A MINIMUM OF 4 FEET OF COVER.

LEGEND

- PROPERTY LINE
- CHARLTON FENCE
- SANITARY SEWER
- DRAIN LINE
- WATER LINE
- GAS LINE
- TELEPHONE LINE
- FIRE ALARM
- OVERHEAD WIRES
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- FIRE ALARM MANHOLE
- HAND HOLE
- UTILITY POLE
- WATER GATE
- GAS GATE
- TRUSS SIGNAL POLE
- TRUSS SIGNAL POLE
- DECATUS TRUSS
- PROPOSED ROOF DRAIN
- PROPOSED ROOF DRAIN
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED PROTECTION
- PROPOSED ELECTRIC SERVICE
- PROPOSED GAS SERVICE
- PROPOSED SPOT GRADE
- PROPOSED TOP OF CURB
- PROPOSED TOP OF CURB
- INSPECTOR HOLE

PLAN REFERENCE: NO PLAN REFERENCE
ASSESSORS: PARCEL ID: 04P/21, BLOCK 5, LOT 74

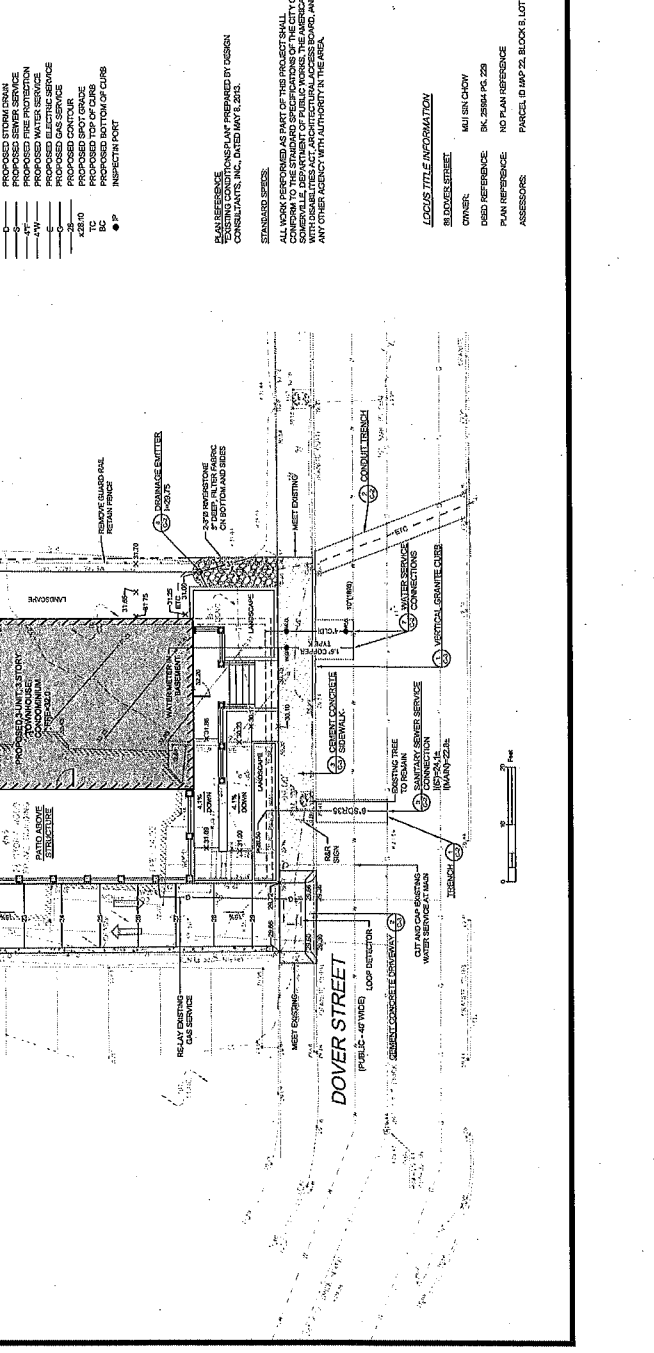
OWNER: MUI SUN CHOW
DOB: 2584-04-29

NO PLAN REFERENCE

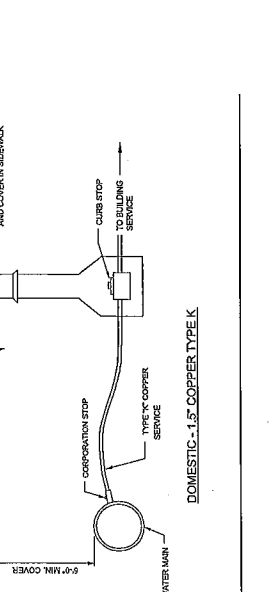
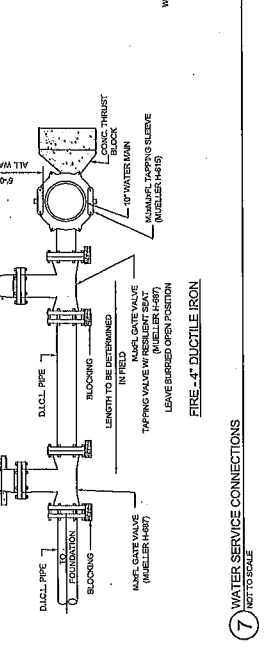
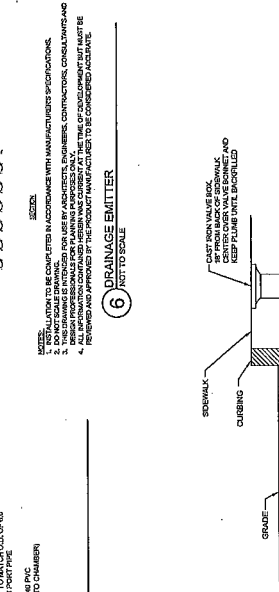
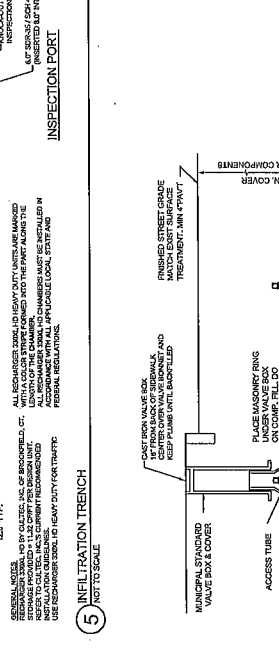
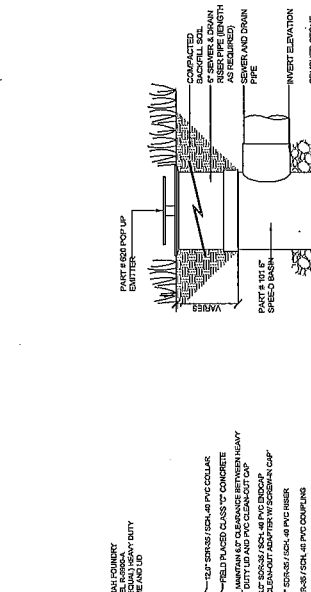
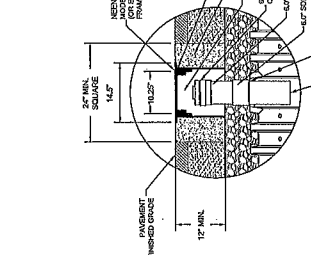
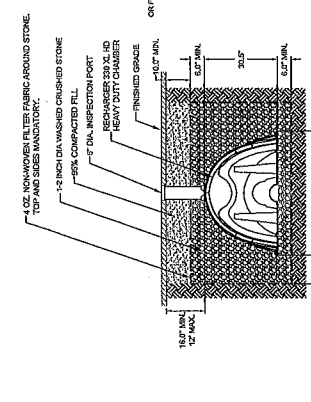
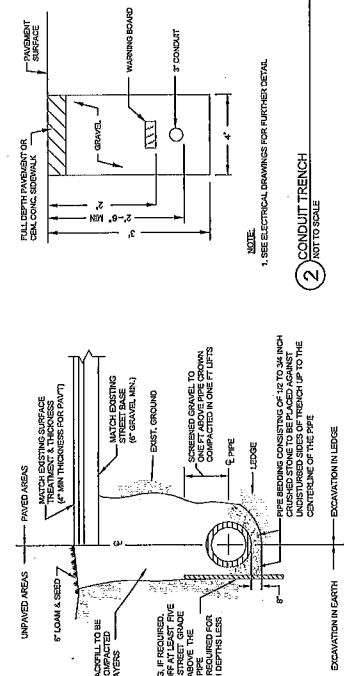
LOCAL TITLE INFORMATION
BL DOVER STREET
OWNER: MUI SUN CHOW
DOB: 2584-04-29
NO PLAN REFERENCE
ASSESSORS: PARCEL ID: 04P/21, BLOCK 5, LOT 74

PLAN REFERENCE
EXISTING CONDITIONS PLAN PREPARED BY DESIGN CONSULTANTS, INC. DATED MAY 8, 2013.

SEWERAGE SERVICE
CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF SOMERVILLE, MASSACHUSETTS, THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD SPECIFICATIONS, AND ANY OTHER AGENCY WITH AUTHORITY IN THE AREA.



REV.	DESCRIPTION	DATE
88	DOVER	
89	ADJUSTMENTS	
90	ADJUSTMENTS	
91	ADJUSTMENTS	
92	ADJUSTMENTS	
93	ADJUSTMENTS	
94	ADJUSTMENTS	
95	ADJUSTMENTS	
96	ADJUSTMENTS	
97	ADJUSTMENTS	
98	ADJUSTMENTS	
99	ADJUSTMENTS	
100	ADJUSTMENTS	

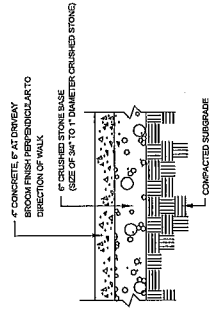


NOTE: 1. SEE ELECTRICAL DRAWINGS FOR FURTHER DETAIL.

GENERAL NOTES:
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES (ROUNDED UP).
 ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
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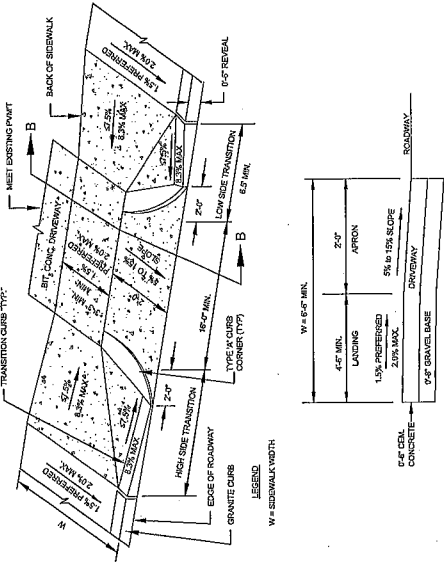
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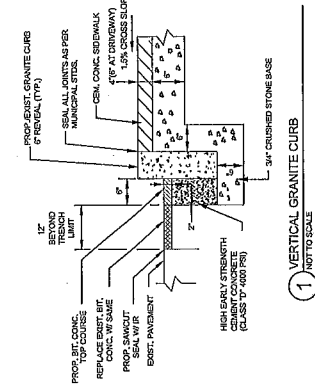


3 CEMENT CONCRETE SIDEWALK
NOT TO SCALE

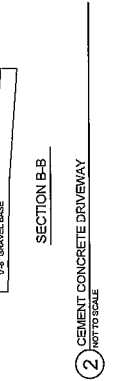
- NOTES
- PROVIDE 4" CONCRETE CONTROL JOINT WITH PREFORMED EXPANSION MATERIAL EVERY 16'-0" O.C. MAX.
 - PROVIDE A TYPICAL DRAINAGE JOINT WITH X 70 AS NEEDED TO PROVIDE SYMMETRY.
 - CONCRETE TO BE 4,000 PSI STRENGTH.



2 CEMENT CONCRETE DRIVEWAY
NOT TO SCALE



1 VERTICAL GRANITE CURB
NOT TO SCALE



B-B SECTION B-B

2 CEMENT CONCRETE DRIVEWAY
NOT TO SCALE

JB



Bk: 69134 Pg: 215 Doc: DEED
Page: 1 of 3 04/13/2017 10:54 AM

DEED

We, Mui Sin Chow, being unmarried, of 88 Dover Street, Somerville, Massachusetts and Nam Cheung, being unmarried of 942 Richmond Road, Staten Island, New York 10304 as joint tenants ("Grantors") for consideration paid and in full consideration of one dollar (\$1.00) grant to Nam Cheung of 942 Richmond Road, Staten Island, New York 10304 a 41% interest, Sing Cheung of 88 Dover Street, Massachusetts 02144 a 41% interest, and So Ling Cheung of 88 Dover Street, Massachusetts 02144 a 18% interest as tenants in common, with Quitclaim Covenants, the following property: **Somerville*

88 Dover Street, Somerville, MA

The land with the buildings thereon in the County of Middlesex and Commonwealth of Massachusetts bounded and described as follows:

Beginning at a point on the Southerly side of Dover Street, distant four hundred twenty-four (424) feet Easterly from Orchard Street, thence

SOUTHEASTERLY by land now or formerly of Mason, one hundred one and 5/10 (101.5) feet; thence

SOUTHWESTERLY by land now or formerly of Ralph Day, sixty-nine (69) feet to land conveyed by Mary E. Chopin to Sara E. Waite, by Deed dated April 9, 1903, recorded in Book 3034, Page 231, thence

NORTHWESTERLY by said land conveyed to said Wales, one hundred three (103) feet to said Dover Street; thence

NORTHEASTERLY by said Dover Street, sixty nine (69) feet to the point of beginning.

Containing about 7100 square feet of land.

The Grantors hereby release any and all Homestead benefit in this property, and swear under the pains and penalties of perjury that they do not have any former spouse, partner, or former partner in a civil union, who have not joined in this deed, who can claim the benefit of the Massachusetts Homestead Act, MGL, Ch. 188 and there are no other persons entitled to any recorded or automatic right of Homestead in the property conveyed herein.

For Grantors' title see deed dated October 25, 1995 and recorded with the Middlesex South Registry of Deeds in Book 25904, Page 229.

Witness my hand and seal this 4 day of April, 2017

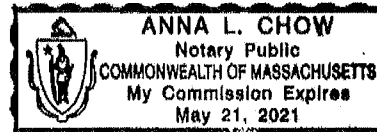
MUI SIN CHOW
Mui Sin Chow

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 4th day of April, 2017, before me, the undersigned Notary Public, personally appeared the above Mui Sin Chow proved to me through satisfactory evidence of identification, which was MA ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for the stated purpose.

Anna L. Chow
Notary Public:
My commission expires:



Nam Cheung

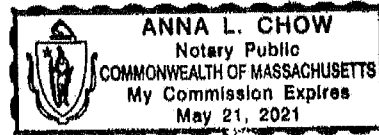
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 4th day of April 2017, before me, the undersigned Notary Public, personally appeared the above Nam Cheung proved to me through satisfactory evidence of identification, which was MA ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for the stated purpose.

Anna L. Chow
Notary Public:

My commission expires:



Abutting Properties for
88 DOVER ST SOMERVILLE, MA
22/ B/ 21/ /
(50 feet)

Location:
22/ H/ 6/ /
79 DOVER ST
Owner:
SCARPATO FAMILY III LIMITED
14 ARNOLD TERR
BURLINGTON, MA 01803

Location:
22/ H/ 5/ /
89 DOVER ST
Owner:
MINER PETER A & FULTON NANCY L
89 DOVER ST
SOMERVILLE, MA 02144

Location:
22/ B/ 20/ 3/
82 DOVER ST
Owner:
SIMPKINS GWEN & MARSHALL
S/O SIMPKINS GWEN
82 DOVER ST #3
SOMERVILLE, MA 02144

Location:
22/ B/ 21/ /
88 DOVER ST
Owner:
CHOW MUI SIN
S/O CHEUNG NAM & SING & SO LING
88 DOVER ST
SOMERVILLE, MA 02144

Location:
22/ B/ 20/ 1/
82 DOVER ST
Owner:
MORAFF KENNETH W
GINSBURG KARYN E
82 DOVER ST #1
SOMERVILLE, MA 02144

Location:
22/ H/ 4/ /
93 DOVER ST
Owner:
SHAAK MELISSA
93 DOVER ST.
SOMERVILLE, MA 02143-2001

Location:
22/ B/ 20/ 2/
82 DOVER ST
Owner:
HOROWITZ ZEBULAN D
HOROWITZ ANN D
82 DOVER ST #2
SOMERVILLE, MA 02144