

DROHAN TOCCHIO & MORGAN, P.C.

ATTORNEYS AT LAW
175 DERBY STREET, SUITE 30
HINGHAM, MASSACHUSETTS 02043
Telephone: (781) 749-7200 ~ Facsimile: (781) 740-4335
www.dtm-law.com

ADAM J. BRODSKY
abrodsky@dtm-law.com

April 27, 2021

Via Federal Express and Email

Eileen McCracken, Town Clerk
Town of Hingham
Clerk's Office
210 Central Street
Hingham, MA 02043

**Re: 26 Summer Street
Hingham Harbor Marina
Application Special Permit A-1 and for Site Plan Approval**

Dear Ms. McCracken:

This office represents B&K Enterprises, LLC with regard to its application seeking a Special Permit A-1 and Site Plan Approval for the reconfiguration of the floating dock system at Hingham Harbor Marina at 26 Summer Street, Hingham, Massachusetts.

Enclosed for filing please find the following:

1. Application for Zoning Hearing, Form 2;
2. Application for Special Permit A1, Form 2C;
3. Application for Site Plan Approval in Association with Application for Building Permit; and
4. Plans Set entitled "Hingham Harbor Marina Reconfiguration, 28 Summer Street, Hingham, MA (3 Sheets – Locus, Existing Site/Demolition Plan and Proposed Plan and Section), prepared by Childs Engineering, January 12, 2021 (2 copies – one for each Application).

We have also attached hereto: 1) Quitclaim Deed from Hingham Boatyard to B & K Enterprises, recorded with the Plymouth County Registry of Deeds at Book 37624, Page 267, showing standing for the Applications; and 2) check in the amount of \$1,750.00 for the filing fee (\$1,500 (ZBA fee for 13,194 s.f.) plus \$250 (50% of Planning Board Fee of \$500)).

We request that this matter be scheduled for hearing at the Town's earliest convenience.

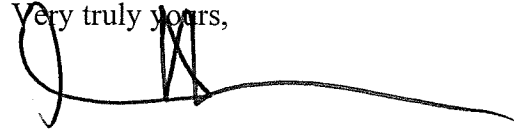
Eileen McCracken, Town Clerk

April 27, 2021

Page 2

Thank you for your assistance.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Adam J. Brodsky', with a long horizontal flourish extending to the right.

Adam J. Brodsky
Drohan Tocchio & Morgan

Enclosures

cc: Planning Board (*via* email planningboard@hingham-ma.gov)
Zoning Board of Appeals (*via* email wentworthe@hingham-ma.gov)
Building Department (*via* email clancym@hingham-ma.gov)
Harbormaster (*via* email harbormaster@hingham-ma.gov)
John F. Kenney, B&K Enterprises, LLC
Joan Mattila, B&K Enterprises, LLC
Charlie Roberts, P.E. Childs Engineering Corp.

RETURN TO:
J. Christopher Amrhein, Esq., P.C.
20 Downer Avenue, Suite 4
Hingham, MA 02043

QUITCLAIM DEED

Locus: 26 Summer Street, Hingham, MA

Hingham Boat Yard LLC, of 26 Summer Street, Hingham, Plymouth County, Massachusetts, in consideration of One Million Four Hundred Thousand and 00/100 (\$1,400,000.00) Dollars paid hereby grants to B&K Enterprises LLC, of 26 Summer Street, Hingham, Plymouth County, Massachusetts, with quitclaim covenants, a certain parcel of real estate, with the buildings thereon, situated on Summer Street, in said Hingham, bounded and described as follows:

- SOUTHEASTERLY by Summer Street, twenty and 02/100 (20.02) feet;
- SOUTHWESTERLY by Parcel C, on plan hereinafter referred to fifty-five and 66/100 (55.66) feet;
- SOUTHEASTERLY again by said Parcel C, sixty and 36/100 (60.36) feet;
- SOUTHWESTERLY again by said Parcel C, thirty-six and 72/100 (36.72) feet;
- SOUTHEASTERLY again by said Parcel C, seventeen and 15/100 (17.15) feet;
- SOUTHWESTERLY again by land (wharf and flats) now or formerly of Roy E. Litchfield, Inc., forty-nine and 67/100 (49.67) feet;

WESTERLY, NORTHERLY,
and NORTHWESTERLY

by Hingham Harbor, by three lines respectively, one hundred forty (140) feet more or less, eighty-five (85) feet more or less, and one hundred sixty-seven (167) feet more or less, all as shown on plan hereinafter referred to;

EASTERLY

by Parcel B as shown on said plan, forty-five and 73/100 (45.73) feet; and

NORTHEASTERLY

again by Parcel A as shown on said plan, fifty-two (52) feet.

Said parcel is shown as Parcel D on a plan entitled "Plan of Lots in Hingham, Mass., Surveyed for James H. Kimball", dated August 2, 1954, drawn by Lewis W. Perkins & Son, Eng'rs., and recorded with Plymouth Deeds on September 1, 1954 at Plan Book 10, Page 57.

The premises are conveyed subject to the right, appurtenant to said adjoining Parcels A, B and C as shown on said plan, to pass and repass for all purposes (in common with Grantee, their heirs, successors and assigns, as owner of said Parcel D), over so much of said Parcel D as comprises the strip twenty and 02/100 (20.02) feet in width and fifty-two (52) feet in length which lies between said Parcels A and C, bounding southeasterly on said Summer Street.

Said Parcel is conveyed subject to and with the benefit of any licenses of record appurtenant thereto and any rights in Hingham Harbor, so far as same are now in force and applicable. Be all of said measurements more or less, or however otherwise bounded, measured or described.

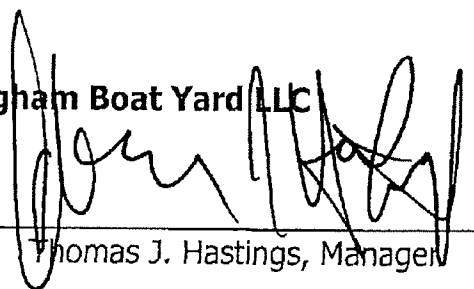
Additionally, said Parcel is conveyed subject to and with the benefit of the three licenses, recorded with the Plymouth County Registry of Deeds at Book 11371, Page 84; at Book 25416, Page 101; and at Book 32532, Page 69, and any and all other licenses and permits.

Said premises are conveyed subject to and with the benefit of all rights, easements, restrictions, covenants and conditions of record insofar as the same are now in force and applicable.

This conveyance does not represent all or substantially all the assets of Hingham Boat Yard LLC.

For Grantor's title, see deed of Roger Merrill, III, and David L. Taylor, Trustees of Hingham Cove Realty Trust, u/d/t dated October 24, 1986 and recorded with Plymouth County Registry of Deeds in Book 7663, Page 195, to Hingham Cove LLC dated January 29, 2000, and recorded with the Plymouth County Registry of Deeds in Book 18240, Page 71. The record owner, Hingham Cove LLC, changed its name to Hingham Boat Yard LLC, by virtue of a Certificate of Amendment dated January 1, 2003, filed with the Secretary of the Commonwealth of Massachusetts, Corporation Divisions, on January 27, 2003, a copy of which is attached hereto.

Witness my hand and seal this 17th day of August, 2009.

Hingham Boat Yard LLC
By:  MANAGER
Thomas J. Hastings, Manager

CANCELLED
PLYMOUTH
DEEDS REG#18
PLYMOUTH

08/18/09 12:16PM -01
000000 #4351

FEE \$6394.00

CASH \$6394.00 3

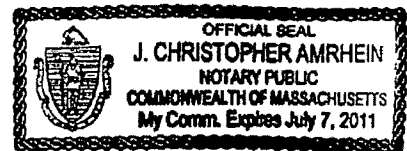
COMMONWEALTH OF MASSACHUSETTS

Plymouth County, ss:

August 17, 2009

On this day, before me, the undersigned Notary Public, personally appeared Thomas J. Hastings, as Manager of Hingham Boat Yard LLC, personally known to me or proved to me through satisfactory evidence of identification (to wit: driver's license) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

J. Christopher Amrhein
Notary Public,
My Commission Expires: 7/7/11



PROPERTY ADDRESS: 26 Summer Street, Hingham, MA

02
051

FILED

JAN 27 2003

Certificate of Amendment of Hingham Cove LLC
(amending name and place of business)

SECRETARY OF THE COMMONWEALTH
CORPORATIONS DIVISION

I, Thomas J. Hastings, as Manager of Hingham Cove LLC, hereby certify as follows:

1. Change of Name:

Hingham Cove LLC shall as of January 1, 2003, be known and operate under the following new name:
Hingham Boat Yard LLC.

2. Office Address Where Records are Maintained

26 Summer Street
Hingham, Massachusetts 02043

3. Name and Address of Resident Agent for Service of Process

Thomas J. Hastings
26 Summer Street
Hingham, Massachusetts 02043

4. Latest Dissolution Date

December 31, 2030

5. Names and Addresses of Manager

Thomas J. Hastings
26 Summer Street
Hingham, Massachusetts 02043

**6. Name and Address of Person Authorized to Execute Documents for Filing with
State Secretary**

Thomas J. Hastings
26 Summer Street
Hingham, Massachusetts 02043

7. General Character of Business

The primary character of the business of Hingham Boat Yard LLC is to: (A) invest in, acquire, develop, hold, manage and sell real estate; (B) invest in, acquire, develop, hold, manage and operate a boatyard, marina, or any other form of establishment selling or furnishing marine related products or services; and (C) and to conduct any other business that may be lawfully conducted by a limited liability company in the Commonwealth of Massachusetts.

8. Names and Addresses of Persons Authorized to Execute, Acknowledge, Deliver and Record Real Estate Instruments

Thomas J. Hastings
26 Summer Street
Hingham, Massachusetts 02043

WITNESS the execution hereof this 1st day of January, 2003

Hingham Cove LLC, now known as
Hingham Boat Yard LLC

By: 

Thomas J. Hastings, the Manager duly
Authorized

Ck.# 7996

The Commonwealth of Massachusetts
Limited Liability Company
(General Laws, Chapter 156C)

826234

Filed this 27th day of January, 2003.

William Francis Galvin

WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

Thomas J. Hastings

Phone: 1-781-749-1066

DT&M
DROHAN TOCCHIO & MORGAN PC
ATTORNEYS AT LAW

175 DERBY ST. STE. 30
HINGHAM, MA 02043

ROCKLAND TRUST COMPANY
MILFORD, MA 01757

53-447/113

33655

4/7/2021

PAY TO THE ORDER OF TOWN OF HINGHAM

\$ **1,750.00

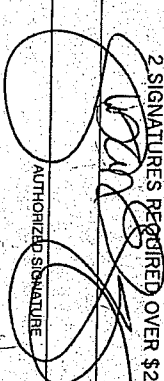
One Thousand Seven Hundred Fifty and 00/100 *****

DOLLARS

TOWN OF HINGHAM
210 CENTRAL STREET
HINGHAM, MA 02043

MEMO

⑆033655⑆ ⑆011304478⑆ 7938002552⑆

2 SIGNATURES REQUIRED OVER \$2500.00

AUTHORIZED SIGNATURE

Security features. Details on back.

DROHAN TOCCHIO & MORGAN, P.C.

33655

TOWN OF HINGHAM

4/7/2021

6510 - Client Expense

1,750.00

AJB / 10335.0001 / FF

OPERATING Account

1,750.00