

PLANNING BOARD APPLICATION-RANGEWAY EXTENSION  
STATEMENT OF OWNER DORIS L. DUFF  
RANGEWAY ASSESSOR'S MAP 87 PARCEL 37

1. I, Doris L. Duff, formerly Doris J. Lavelli, am the owner of the above property which has been owned by my family for some eighty years.
2. This property is a 20,720 SF lot that was deeded to me by my father, Anthony Lavelli, in 1961 after he obtained Planning Board approval for the lot in 1958. I have attached my deeds and the approved plan.
3. I have paid real estate taxes on this property for the past fifty years through the present date.
4. In 1976 the Town of Lexington ordered a betterment for sewer installation for my property. I completed making the sewer betterment payments to the Town in 1996.
5. When the Town installed the sewer line in Rangeway in 1976, that construction pushed the massive earth on to my lot which made a big change to the grade on my property. Some people suggested that I ask the Town to restore my land to it's original flat terrain. I chose not to make an issue of it with the Town. I never thought that the change in grade would be an issue for the Town when I wanted to build on my property since the Town caused the grade change. My sister Ginny, who with her family used to live at 35 James Street, can also verify this, as her daughter and friends and members of the North Lexington Riding Club rode their horses on my lot.
6. In the fall of 1985 the residents on Rangeway did a one lane hot top on Rangeway. That part of the Rangeway was a driveway and residents were getting stuck in the mud. Also that fall a fire truck came down Rangeway and got stuck in the mud on my property for three days. The Town then put giant rocks and boulders on my property so it would not happen again. I never made an issue of that with the Town either.
7. As I mentioned above, my niece growing up in the 1970's at 35 James Street rode horses with her school friends and the Riding Club over my land when it was flat, through to the Drummer Boy land before the condominiums were built. Drummer Boy demolished a stone wall that my father built. Drummer Boy promised to build a walking path and horse riding trails around the property that would have connected to Rangeway and my land. Drummer Boy never fulfilled that promise and we did not make an issue of it.
8. I have always tried to be a good neighbor. In 1995 my next door neighbors on Rangeway, the Shicks, asked if their two children could play on my land

which I agreed to at their risk. In 2000 they wrote to me that they wanted to create a natural pathway that would meander into my property and reenter their property at their rock garden; and that they also needed to prune part of the under brush on my property to do it. I agreed to this. I also notified them when I decided to sell my property.

9. I believe I have been a good citizen. I paid my taxes and betterments to the Town using virtually no services over the years. I am asking for a house to be built on the grandfathered lot. I believe other owners have been allowed to build houses in the area over the years including the LEXHAB property approved by the Town in 2004.

I believe in the changing rules, regulations and codes over the years and realize their importance and value their necessity. However, I also believe this is not just an issue of rules but it is also a moral issue and one of fairness. We have paid taxes for eighty odd years. I paid the sewer betterment when the Town changed the grade of my land. My lot at 20,720sf is larger than the lot next to it and larger than most lots in the Rangeway/James Street area that have been built on.

Thank you for reading this statement and accepting it as part of your record.

Date: *July 11, 2011*

*Doris L. Duff*  
Doris L. Duff

## QUITCLAIM DEED

I, DORIS L. DUFF (formerly known as Doris J. Lavelli), of Gloucester, Essex County, Massachusetts, grant to DORIS L. DUFF as Trustee of THE DORIS L. DUFF NOMINEE TRUST, dated June 19, 1998, to be recorded herewith, of 8 Castle Hill Road, Gloucester, MA 01930, with **QUITCLAIM COVENANTS**, a certain parcel of land with the buildings thereon situated in Lexington, being shown as Lot C on a plan entitled "Plan of Land in Lexington, Mass. showing Relotting of Lot's 14, 15, 16, 24 Shown on Park Ht's Plan #2" dated February 5, 1958 by Joseph W. Moore, Registered Land Surveyor, duly recorded with Middlesex South District Registry of Deeds, Book 9226, Page 331, bounded and described as follows:

EASTERLY: by Rangeway Road, fifty (50) feet;

SOUTHERLY: by land of owners unknown by two lines measuring eighty-five and 57/100 (85.57) feet and one hundred fifty and 57/100 (150.57) feet, respectively;

WESTERLY: by land of owners unknown, one hundred one and 43/100 (101.43) feet;

NORTHERLY: by Lots A and B on said plan, one hundred fifty (150) feet;

EASTERLY: again by land of owners unknown, sixty-two and 10/100 (62.10) feet; and

NORTHERLY: again by land of owners unknown, ninety-six (96) feet.

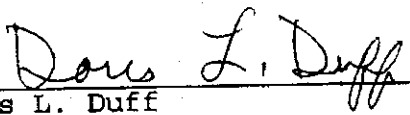
Containing 20,720 square feet of land.

Said parcel is also shown as a portion of Lot 14, a portion of Lot 15, a portion of Lot 16 and the whole of Lot 24 on a plan entitled "Park Heights Lexington, Mass. Plan 2. Owned by W. S. Griswold" dated February, 1919 by John Dyer, Surveyor, duly recorded with said Deeds, Plan Book 271, Plan 28.

For title see Deed of Anthony Lavelli to me, dated August 12, 1961, and recorded with said Registry in Book 9872, Page 495.

The consideration for this deed is nominal.

Executed under seal on August 11, 1998.

  
Doris L. Duff

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

August 11, 1998

Then personally appeared the above-named Doris L. Duff and acknowledged the foregoing instrument to be her free act and deed, before me,



Notary Public Anthony P. Fusco  
My Commission Expires: 1/24/03

Statute Form of

**Quitclaim Deed**

ANTHONY LAVELLI

TO

DORIS J. LAVELLI

at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes \_\_\_\_\_ 19\_\_\_\_ m.

Received and ENTERED  
MIDDLESEX COUNTY  
REGISTRY OF DEEDS  
SOUTHERN DISTRICT Deeds

Book \_\_\_\_\_ Page \_\_\_\_\_

Attest \_\_\_\_\_ Registrar

From the office of

BEANE AND FINE  
ATTORNEYS AT LAW  
1374 Massachusetts Avenue  
CAMBRIDGE 38, MASSACHUSETTS

*J. T. C. Rangleway Rd. Pa.  
Book 9872  
Page 495  
9/4*

37-0

BK 9872 Pg 495  
1991 FEB 12 11:23 AM RE\*\*70

I, Anthony Lavelli,  
of Somerville, Middlesex County, Massachusetts  
~~being granted~~ for consideration paid, grant to Doris J. Lavelli of said Somerville,  
County and Commonwealth,

with quitclaim covenants:

A certain parcel of land with the buildings thereon situated in Lexington,  
being shown as Lot C on a plan entitled "Plan of Land in Lexington, Mass.  
showing Relotting of Lot's 14, 15, 16, 24 Shown on Park Ht's Plan #2" dated  
February 5, 1958 by Joseph W. Moore, Registered Land Surveyor, duly  
recorded with Middlesex South District Deeds, (Record Book 9226, Page 331,  
bounded and described as follows:

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Containing 20,720 square feet of land.

Said parcel is also shown as a portion of Lot 14, a portion of Lot 15, a  
portion of Lot 16 and the whole of Lot 24 on a plan entitled "Park Heights Lexington,  
Mass. Plan 2. Owned by W. S. Griswold" dated February, 1919 by John Dyer,  
Surveyor, duly recorded with said Deeds, Plan Book 271, Plan 28.

For title of said grantor see deed from the Town of Lexington to said grantor  
dated December 31, 1932, recorded with said Deeds, Book 7369, Page 86.

As no monetary consideration has been paid for this conveyance no United

09872 Pg 496

..... I, Ida G. Lavell, ..... ~~husband~~ wife of said grantor,

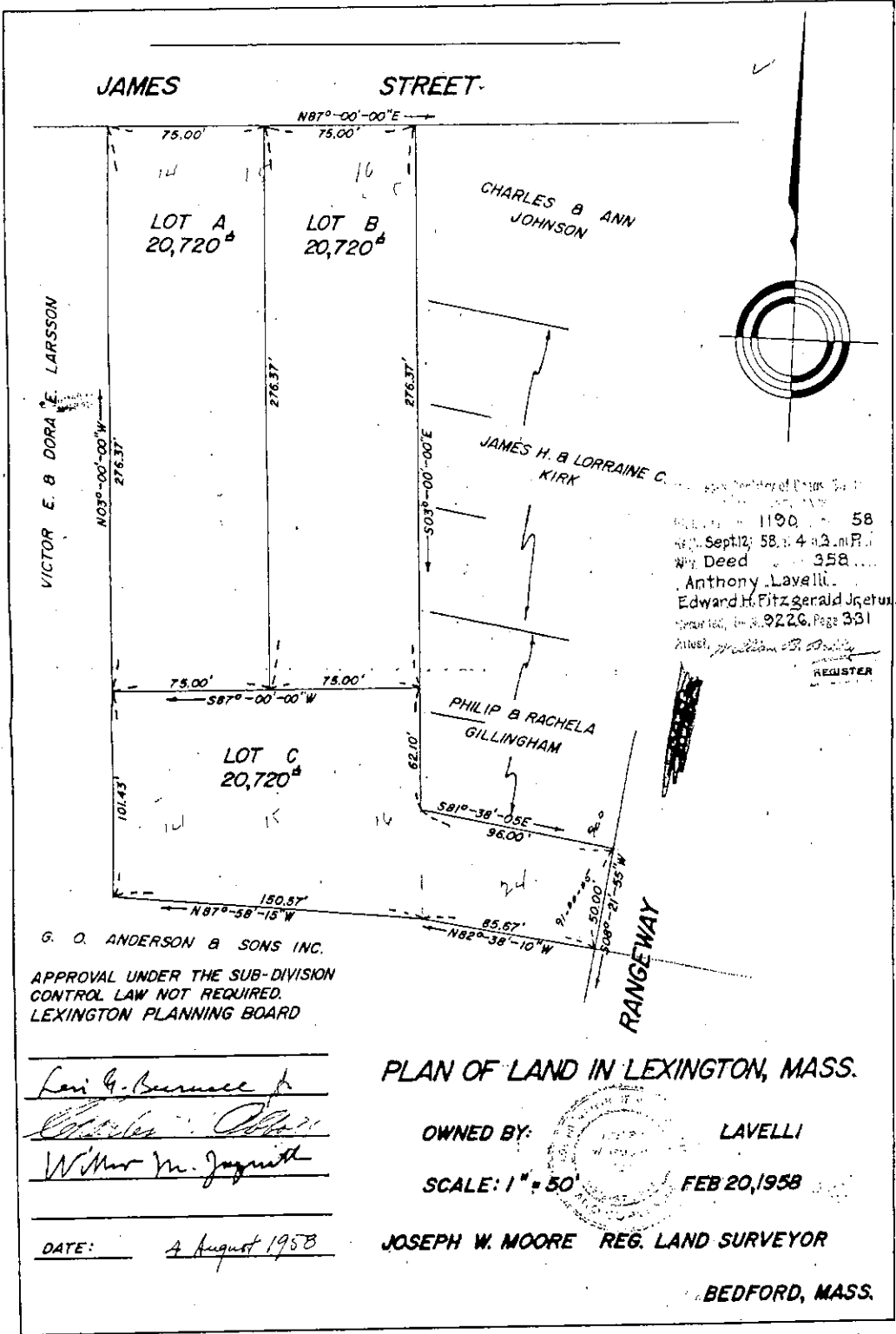
release to said grantee all rights of ~~tenancy by the entirety~~ dower and homestead and other interests therein.

Witness our hands and seals this twelfth day of August, 1961.

.....  
.....  
.....

*Ida G. Lavell*  
*Anthony Lavelli*





1190 58  
 Sept 12, 58, 4 1/2 mi P.L.  
 W/ Deed 358  
 Anthony Lavelli  
 Edward H. Fitzgerald Jretu  
 9226, Page 331  
 REGISTER



28

# PARK HEIGHTS. LEXINGTON, MASS. PLAN 2.

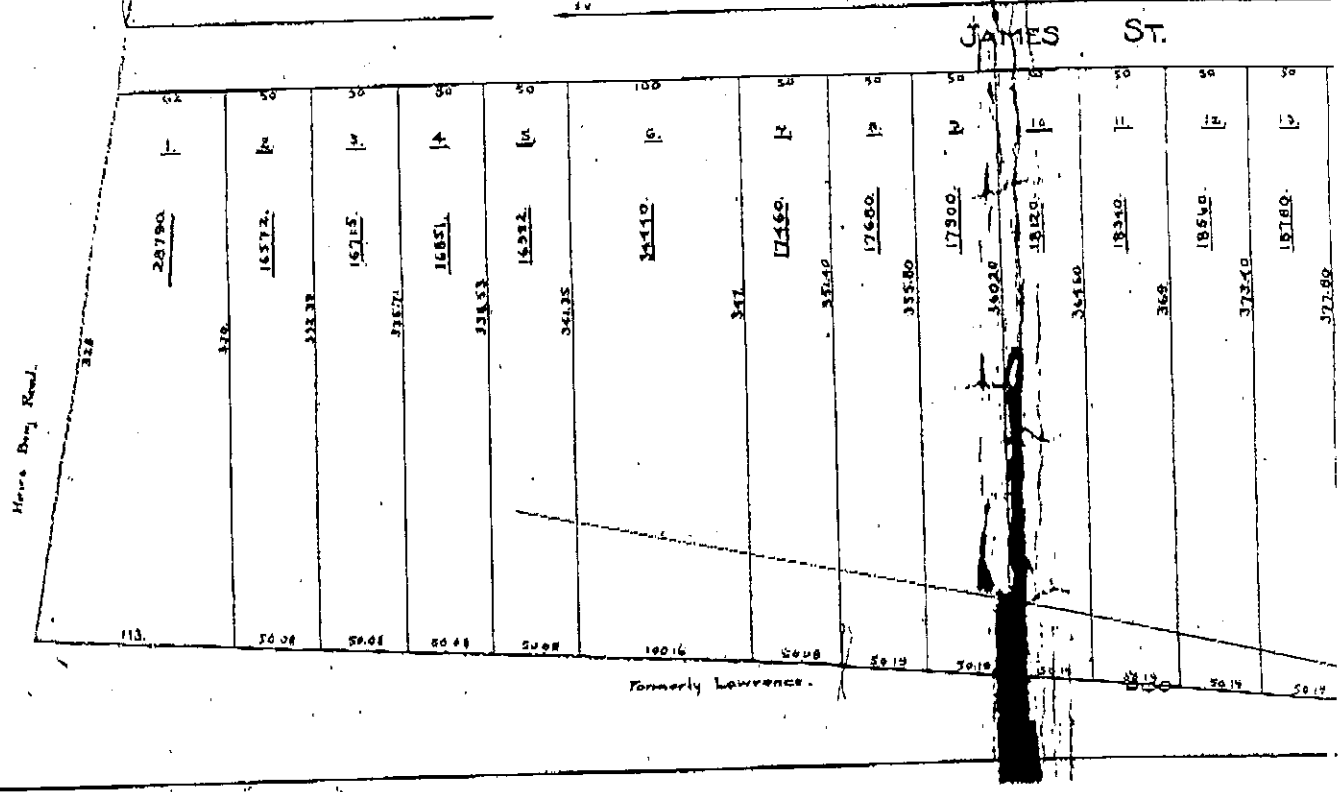
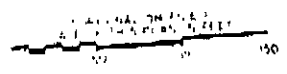
Owned By  
— W. S. GRISWOLD.  
479 LYNN ST. MALDEN.

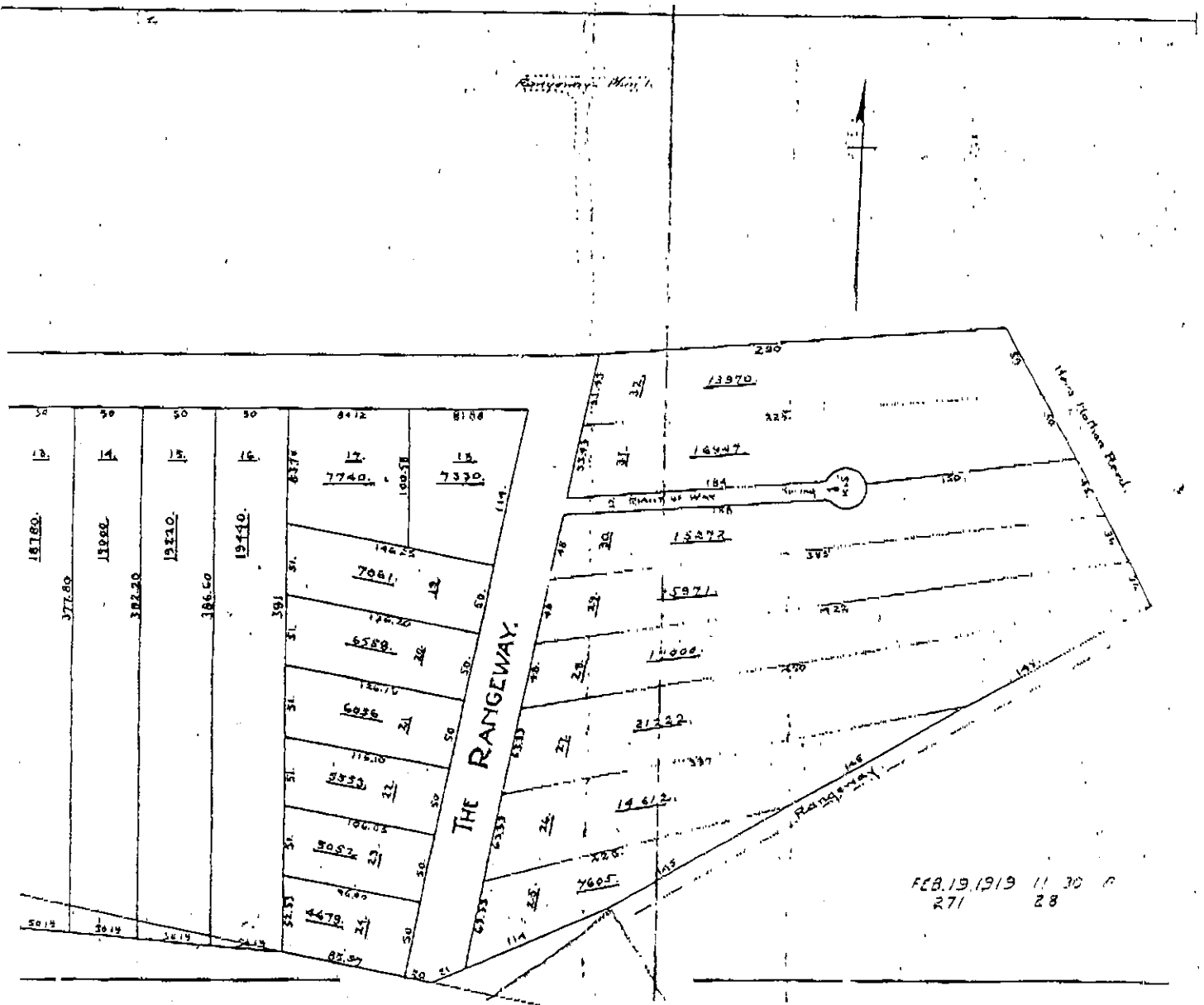
SCALE 50' FEB. - 1919.

JOHN DYER  
SURVEYOR - MELROSE, MASS.

Note. Figs. & Date on this plan from Millhouse Plan. Dec. 1918.

354 To S. Line of Ransomey





Town of Lexington

TOWN OF LEXINGTON

Mass

MASSACHUSETTS

OFFICE OF THE TAX COLLECTOR

Office of the collector

September 27, 1976

Doris J. Lavelli  
8 Castle Hill Road  
Magnolia, MA 02173

Dear Ms. Lavelli:

Your assessment for Sewer betterment is \$388.85

The statutes allow this to be apportioned over a period of not exceeding twenty years with interest charges of <sup>charged of</sup> 5% if you give notice to the Board of Assessors within <sup>the time</sup> the time fixed by the Statutes. If you wish to have this so apportioned, please notify the Assessors in writing on the <sup>enclosed</sup> enclosed form, not later than October 27, 1976. Otherwise you will be expected to pay the bill in full as rendered after 30 days from the date of billing.

Unless you desire to pay the full amount of this bill, the first apportioned amount will appear on your 1977 real estate tax bill.

Very truly yours,

*Doris E. Barclay*

Doris E. Barclay  
Tax Collector

TAX COLLECTOR



*DuFP*  
Doris J. Fawcett  
8 Castle Hill Road  
Magnolia, MA 01930

Lexington, Mass. 02173  
September 27, 1976

To TOWN of LEXINGTON, DR.

Acct No. 9139

SEWER Betterment Assessment

Interest begins thirty days from date of bill.

Sewer Betterment Assessment on Lot "C" Rangeway, Lexington, MA	\$388	85	\$388	85
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IMPORTANT: Please return Tax Collector's Copy and Assessor's Copy  
with your payment