



ZONING BOARD OF APPEALS
WHATELY, MASSACHUSETTS

Updated 04/11/2013

APPLICATION FOR VARIANCE, SPECIAL PERMIT, OR APPEAL

AUG 15 2 38 PM '23
Town Clerk

To: Town Clerk
Whately, Massachusetts

Application fees: Residential/Agricultural Use: \$175
Commercial/Industrial Use: \$225

Review and/or legal fees can and will be assessed for the Zoning Board of Appeals to evaluate the project at the sole and absolute discretion of the Zoning Board of Appeals.

Pursuant to the provisions of Chapter 40A of the General Laws of the Commonwealth of Massachusetts and the Zoning By-Laws of the Town of Whately, application is hereby made to the Zoning Board of Appeals for:

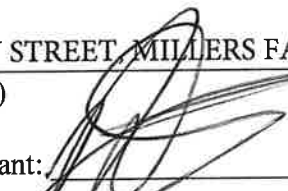
(check one) _____ Variance Special Permit _____ Appeal

to do the following: _____ Renovate the Whately School House from nine residential units as recorded in special permit process dated May 25, 2023 into ten residential housing units. _____

on premises located at 219 Christian Lane, Whately, MA.
(street address) (Zone, if-known)

21-0-30
(Map and Parcel No.)

Owned by WHATELY SCHOOL HOUSE, LLC of 34 A EAST MAIN STREET, MILLERS FALLS, MA. 01349
(name of owner) (address of owner)

Signature of applicant: 

Name of applicant: ROBERT OBEAR
(print or type)

Mailing address of applicant: 34 A EAST MAIN STREET
MILLERS FALLS, MA. 01349

Telephone Number of applicant: 413-537-5953

The Petitioner must list all owners' names and current addresses of property abutting the premises, and the owners' names and current addresses of land immediately adjoining the land of the Abutters (within 300 feet). Also, the names and current addresses of the owners of land across all highways.
(PLEASE USE A SEPARATE PIECE OF PAPER FOR ADDITIONAL ROOM) SEE BACK- SIDE

INSTRUCTIONS FOR PETITIONERS FILING TO APPEAR BEFORE THE ZONING BOARD OF APPEALS

1. Familiarize yourself with sections of the Zoning By-Law pertinent to your petition. You may represent yourself or have someone represent you.
2. One copy of the application with the correct fee: \$175 for Residential/Agricultural Use; \$225 for Commercial/Industrial Use is to be given to the Town Clerk. Each petitioner is urged to discuss the application with the Building Commissioner first. At that time the Building Commissioner may inform the petitioner of the requirement that all plans must have the stamp of the registered engineer or surveyor (this may be waived).
3. Be informed that review fees and/or legal fees can and will be assessed for the Zoning Board of Appeals to evaluate the project, at the sole and absolute discretion of the Zoning Board of Appeals.
4. The Petitioner must list all owners' names and current addresses of property abutting the premises, and the owners' names and current addresses of land immediately adjoining the land of the Abutters (within 300 feet). Also, the names and current addresses of the owners of land across all highways.
5. If the petition is an appeal from a decision of the Building Commissioner, the Board of Selectmen or any other permit granting authority, such appeal to the Zoning Board of Appeals shall be taken within 30'days from the date of the order or decision that is being appealed.
6. To be granted a variance, a Petitioner must establish that special conditions exist affecting the parcel of land or building, that literal enforcement of the Zoning By-Law would involve substantial hardship, financial or otherwise, and that the variance may be granted without detriment to the public good and without nullifying or substantially derogating from .the intent of the By-Law. Be prepared to present this data at the public hearing. It is strongly suggested that this data be prepared in writing and submitted to the Board at the hearing. It is emphasized that all of the foregoing requirements must be satisfied before the Board of Appeals is authorized under the laws of the Commonwealth to grant a variance.

In order to expedite consideration of your petition, include all factors that may be relevant to the question of hardship, financial or otherwise, including, but not limited to, purchase price, when purchased, mortgage indebtedness, expenses of maintenance and upkeep, income, taxes, etc. The Petitioner should present all facts indicating why a hardship exists and how it may be overcome by the granting of the variance.

7. If your petition before the Zoning Board of Appeals requests a Special Permit rather than a Variance, be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the petition requested; that the petition requested will not tend to impair the status of the neighborhood; that .the permission requested will be in harmony with the general purposes and intent of the regulations in the Zoning By-Laws. You should also include in your application any copies of existing Special Permits for the parcel of which you have knowledge.

ZONING BOARD OF APPEALS
TOWN OF WHATELY

Copies of the Zoning By-Laws are available at the Town Clerk's office for a small fee. The petition must be filed with the Town Clerk together with the filing fee. It is the petitioner's responsibility to get a receipted copy of the petition to the Zoning Board of Appeals, either by mail or in person.



300 feet Abutters List Report

Whately, MA
April 11, 2023

Subject Property:

Parcel Number: 21-0-30
CAMA Number: 21-0-30
Property Address: 219 CHRISTIAN LN

Mailing Address: WHATELY SCHOOL HOUSE LLC
34A E MAIN ST
MILLERS FALLS, MA 01349

Abutters:

Parcel Number: 21-0-06
CAMA Number: 21-0-06
Property Address: 212 LONG PLAIN RD

Mailing Address: FULL BLOOM MARKET GARDEN LLC
216 LONG PLAIN RD
S DEERFIELD, MA 01373

Parcel Number: 21-0-09-2
CAMA Number: 21-0-09-2
Property Address: N/S CHRISTIAN LN

Mailing Address: FARRICK EDWARD R C/O DIANE
GRYBKO
13 BRAYBURN RD
S DEERFIELD, MA 01373

Parcel Number: 21-0-12-1
CAMA Number: 21-0-12-1
Property Address: N/S CHRISTIAN LN

Mailing Address: ZACEK MELANIE K LAMONTAGNE
TIMOTHY P
195 CHRISTIAN LN
S DEERFIELD, MA 01373

Parcel Number: 21-0-15
CAMA Number: 21-0-15
Property Address: OFF CHRISTIAN LN

Mailing Address: NEXAMP FREE HOLDINGS LLC
101 SUMMER ST, 2ND FLR
BOSTON, MA 02110

Parcel Number: 21-0-15-1
CAMA Number: 21-0-15-1
Property Address: 211 CHRISTIAN LN

Mailing Address: GRYBKO JANE H LIFE EST GRYBKO
BRIAN C
213 CHRISTIAN LANE
S DEERFIELD, MA 01373

Parcel Number: 21-0-16
CAMA Number: 21-0-16
Property Address: 213 CHRISTIAN LN

Mailing Address: GRYBKO JANE H LIFE EST GRYBKO
BRIAN C
213 CHRISTIAN LANE
S DEERFIELD, MA 01373

Parcel Number: 21-0-26-1
CAMA Number: 21-0-26-1
Property Address: 180 RIVER RD

Mailing Address: PERFIDO ANGELICA ELISABETTA
WELLS MARISSA RIANE
180 RIVER RD
S DEERFIELD, MA 01373

Parcel Number: 21-0-26-2
CAMA Number: 21-0-26-2
Property Address: E/S RIVER RD

Mailing Address: ORLOSKI MYRON C ORLOSKI
JONATHAN P
39 SHERWOOD AVE
WESTFIELD, MA 01085

Parcel Number: 21-0-27
CAMA Number: 21-0-27
Property Address: 189 RIVER RD

Mailing Address: WARTEL DAVID
189 RIVER RD
S DEERFIELD, MA 01373

Parcel Number: 21-0-28
CAMA Number: 21-0-28
Property Address: 186 RIVER RD

Mailing Address: SYCAMORE TREE INVESTMENT TRUST
TILLBERG RICHARD, REISS ANTHOU
186 RIVER RD
S DEERFIELD, MA 01373



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

4/11/2023

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300 feet Abutters List Report

Whately, MA
April 11, 2023

Parcel Number: 21-0-29
CAMA Number: 21-0-29
Property Address: 185 RIVER RD

Mailing Address: MAYER KRISTIN L
185 RIVER RD
S DEERFIELD, MA 01373

Parcel Number: 21-0-31
CAMA Number: 21-0-31
Property Address: 176 RIVER RD

Mailing Address: BECHTA GRETCHEN H & MICHAEL R
139 CHRISTIAN LN
S DEERFIELD, MA 01373

Parcel Number: 21-0-32
CAMA Number: 21-0-32
Property Address: 173 RIVER RD

Mailing Address: MIKELIS STEPHEN P
173A RIVER ROAD
S DEERFIELD, MA 01373

Parcel Number: 21-0-33
CAMA Number: 21-0-33
Property Address: 171 RIVER RD

Mailing Address: FOLLANSBEE JOSEPH M TRACY M
171 RIVER RD
S DEERFIELD, MA 01373

Parcel Number: 21-0-33-2
CAMA Number: 21-0-33-2
Property Address: 169 RIVER RD

Mailing Address: BOHONOWICZ JUDITH
169 RIVER RD
S DEERFIELD, MA 01373

Parcel Number: 21-0-33-3
CAMA Number: 21-0-33-3
Property Address: 214 CHRISTIAN LN

Mailing Address: ORLOSKI 2013 IRREVOC TRUST
HERZIG, CHRIS, ORLOSKI KARRIE
214 CHRISTIAN LANE
S DEERFIELD, MA 01373

Parcel Number: 21-0-33-5
CAMA Number: 21-0-33-5
Property Address: S/S CHRISTIAN LN

Mailing Address: MIKELIS STEPHEN P
173A RIVER RD
S DEERFIELD, MA 01373

Parcel Number: 21-0-33-6
CAMA Number: 21-0-33-6
Property Address: S/S CHRISTIAN LN

Mailing Address: ORLOSKI 2013 IRREVOC TRUST
HERZIG CHRIS, ORLOSKI KARRIE
214 CHRISTIAN LN
S DEERFIELD, MA 01373

Parcel Number: 21-0-34
CAMA Number: 21-0-34
Property Address: E/S RIVER RD

Mailing Address: HELSTOWSKI WANDA R LIFE EST
ROTH,A, CULLEN V, WOLEJKO D
132 RIVER RD
S DEERFIELD, MA 01373



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4/11/2023

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NOTICE OF VARIANCE
OR SPECIAL PERMIT

TOWN OF WHATELY
MASSACHUSETTS

MARG. REF.
BOOK 7315
PAGE 281



2023 00005731
Bk: 8190 Pg: 30 Franklin County
Page: 1 of 5 07/12/2023 02:11 PM

ZONING BOARD OF APPEALS

MARG. REF.
BOOK 7315
PAGE 272

Date May 25, 2023

Notice is hereby given that a Conditional or Limited Variance of Special Permit has been granted

To Robert Obear

Owner or Petitioner

Address 34A East Main Street Millers Falls, MA 01349

by the Town of Whately Board of Appeals affecting the rights of the owner with respect to the use of premises on

219 Christian Lane Whately, MA 01093

The record title standing in the name of Whately School House, LLC

whose address is 34A East Main Street Millers Falls, MA 01349

Street

City or Town

State

by a deed duly recorded at the Franklin County Registry of Deeds in Book _____ Page _____

or Franklin County Registry District of Land Court, Certificate No. _____, Book _____ Page _____

The decision, and all plans and documents referred to in said decision of the Board of Appeals, made in compliance with the statutory requirements, has been filed with the Town Clerk and the Planning Board of the Town of Whately.

Dated: May 25, 2023

7/10/2023

Chairman, Board of Appeals

Clerk, Board of Appeals

A TRUE COPY:

ATTEST,

Certification is given that twenty days have elapsed, and no appeal has been filed, or if such appeal has been filed, that it has been dismissed, since the filing in the office of the Town Clerk of the Decision of the Zoning Board of Appeals in connection with the land herein affected.

Town Clerk, Town of Whately

Received and entered with the Registry of Deeds _____ District in the County of Franklin.

Book _____ Page _____

Attest:

Registrar of Deeds

Note: This notice must be recorded by the landowner before a Building Permit can be issued. This notice must be recorded at Franklin County Registry of Deeds before the decision of the Zoning Board of Appeals is effective.

TOWN OF WHATELY, MASSACHUSETTIS
ZONING BOARD OF APPEALS

NOTICE OF DECISION

Robert Obear

Applicant or Petitioner

Date: May 25, 2023

Case No.: _____

219 Christian Lane Whately, MA 01093

Premises affected

Appeal

Variance Petition

Special Permit Application

Referring to the above appeal, petition or application, so as to permit renovation of the Whately School House
into nine upscale residential housing units.

after a public hearing held on May 22, 2023 the Board of Appeals, at its meeting on May 22, 2023


VOTED TO GRANT: A variance from requirements under Article ____ . Section ____ of the Zoning By-Laws.

A Special Permit under Article 171 . Section 21.2 of the Zoning By-Laws.

____ Authorized the Building Inspector to allow for the construction of the above work, or
desired use of premises, subject to the following conditions:

VOTED TO DENY: The Appeal, Petition for Variance, or Application for Special Permit.

The decision of the Board, together with a detailed record of its proceedings, indicating the vote of each member upon each question and setting forth clearly the reason or reason for its decision and of its official actions, is on file at the office of the Town Clerk.



Clerk, Zoning Board of Appeals of Whately

NOTE: This granting (if made) is effective only after a Notice has been recorded at the Franklin County Registry of Deeds, said Notice having been signed by the Chairman and Clerk of the Zoning Board of appeals and certified by the Town Clerk.

APPEAL PROVISIONS: Any person aggrieved by a decision of the Board may appeal to the Superior Court by bringing an action within 20 days after the decision has been filed in the office of the Town Clerk. Notice of the action with a copy of the complaint shall be given to such town clerk within 20 days, in accord with Chapter 40A, Section 17.

TOWN OF WHATELY, MASSACHUSETTS

Date filed: May 25, 2023



RECORD OF PROCEEDINGS - ZONING BOARD OF APPEALS

I, Robert Smith, Clerk of the Board of Appeals under the Zoning board of appeals under the zoning By-Laws of the Town of Whately hereby certify that the following is a detailed record of all its proceedings relative to the (petition) (application) (appeal) of Robert Obear

For a (variance) special permit) under Section 171-21.2 of the Zoning By-Laws.

The Applicant desires to: renovate the Whately School House into nine upscale residential housing units.

The premises affected are located at 219 Christian Lane Whately, MA 01093 being in the AR1 Zone, in which zone the above-mentioned use requires: X a special permit, or _____ is not permissible under the terms of said By-Law.

1. On February 22, 2023 (a petition) (an application) (an appeal), of which a true copy marked "A" accompanies this certificate and is made a part of this record, was presented to the Board of Appeals, accompanied by the filing fee of \$225.00 and in the case of an appeal, the Refusal of the Building Inspector or the selectmen to issue a permit, a true copy of which refusal, marked "B", accompanies this certificate and is made a part of this record.
2. An advertisement, a true copy of which, marked "C" accompanies this certificate and is made a part of this record, was published in the Greenfield Recorder, a newspaper published in Greenfield and circulated in Franklin County, on May 8, 2023 and on May 15, 2023
3. A copy of the advertisement in the form of a notice was posted at the Town Hall for a period of not less than fourteen days before the date of the hearing, and copies of said notice, a copy of which, marked "D" accompanies this certificate and is made a part of this record, were mailed postage prepaid, to the petitioner, abutters, owners of land directly opposite on the public or private way, owners of land within three hundred feet of the property line as appearing on the most recent applicable tax list, the Planning Board of the Town of Whately and the Planning Board of every abutting town, the Building Inspector and the Board of Selectmen.

4. On May 22, 2023, a hearing was held at via Zoom at which hearing opportunity was given to all those interested to be heard in favor of, or in opposition to said petition, application or appeal, at which hearing the following took place. **Mr. Robert Obear presented his plan to renovate the Whately School House into nine upscale apartments. Of note is that Mr. Obear originally came before the ZBA with this plan on April 6, 2023, but due to an error with the abutters list, the hearing needed to be re-scheduled and re-advertised. On May 22, the ZBA and attending members of the public viewed Mr. Obear's plan again and Acting Chair Debra Carney noted that the Planning Board had approved the project site plan with conditions and that Highway Superintendent Keith Bardwell had asked for trees to removed in the parking area. Mr. Obear will comply with these conditions as the project goes forward.**

Among the abutters present, William Orloski expressed concern that the apartments were too small, and he worried about the potential for increased traffic and neighborhood devaluation. Although he requested that the voting members (Debra Carney, Robert Smith, and Kristin Vevon) of the ZBA conduct a site view, the members declined to do so. The members noted that they were quite familiar with the site and building and determined that the plan was sufficient for their decision purposes. They also believe that the Planning Board's site plan review and required project conditions address the stated concerns. There being no further discussion from the attending public, the public portion of the meeting was closed and the members proceeded to vote. The voting members of the ZBA unanimously approved the special permit.

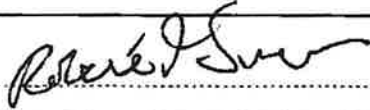
5. Following the hearing, the Board made the following specific findings regarding the land in question and the proposed use, and the following reasons for the decision of the Board are cited. If this is a re-hearing, the required changes in conditions are cited. **The voting members of the ZBA determined that the proposed project met the criteria set forth in the bylaw under Section 171-21.2 (converted historic municipal, religious and commercial buildings) and that the project should be granted a special permit. Of note is that Mr. Obear sought no waivers to the dimensional requirements detailed in 171-21.2 Section E of this bylaw.**

The vote, concerns and comments of each member are shown below. If a member was absent, or failed to vote, said absence said absence or failure is noted:

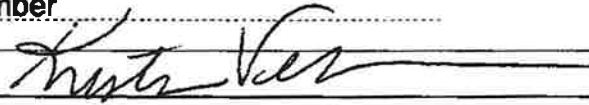
Member: Debra Carney, Acting Chair
Vote: Approve the special permit request.



Member: Robert Smith, Clerk
Vote: _____



Member: Kristin Vevon, Member
Vote: _____



Member: _____
Vote: _____

Member: _____
Vote: _____

7. The record of these proceedings and all attachments relating to said hearing shall be filed with the Town Clerk and shall be a public record. said filing to be made within fourteen days of the date of decision. Notice of said decision shall be mailed forthwith to the petitioner, applicant or appellant, to all parties in interest, and to every person present at the hearing who requested the same.

8. DECISION OF THE BOARD: Deny the petition, application, or appeal.
 GRANT the petition, application, or appeal, subject to the following conditions, if any:



Clerk, Zoning Board of Appeals

Impact Statement for the Whately School House Special Permit Application

Owner: Whately School House, LLC.

Representative: Robert Obear, Manager and Developer, Whately School House, LLC (see resume attached)

Address: 34 A East Main Street, Millers Falls, MA. 01349

Telephone: 413-537-5953

Preparer: Robert Obear

Impact Statement:

The renovation of the Whately School House pertains to renovating the property into a residential ten-unit building. Our commitment to create ten one-bedroom units of residential housing which will be marketed to Franklin, Hamden, and Hampshire County residents with an average income of \$70,600-\$74,100 annually.

The exterior building has wonderful character with the intention to leave much of the existing exterior envelop as is. We will attempt minor changes to enhance and promote a residential appeal. These improvements shall include exterior cleaning and painting, repair of existing windows and doors, if necessary, or provide for replacements that are compatible, repair or replace trim if needed, window treatments and landscaping inviting a residential atmosphere. To enhance a residential feel, we will maintain the pavement area in order to provide the required 15 tenant parking spaces with an additional few for visitors per code and Town bylaws. To improve on the current stark landscaping, we vision adding shrubbery around the parking areas, allow for large scale planters, and trees for a more home-like feel.

Interior renovations will include the creation of nine units for residential living space. The units will provide for open concept living room/kitchen space and add a separation wall for the bedroom and bathroom in most areas. The open concept floor plan allows for spacious and more desirable living for residents. Recycling and rubbish removal will be provided onsite, utilization of existing asphalt with minor changes and additions as mentioned above. Other amenities will include on site laundry, lawn and snow care and maintenance staff for all necessary repairs, capital improvements, security system and emergency service.

Our goal is to use energy efficient fixtures, heating, and water systems to the best of our ability. The developer reserves the right to alter or modify his planned use if the market demand changes. We reserve the right to apply for any allowable uses in the future in addition to or in place of the initial intended and described use.

We pride ourselves on unique preservation while creating useful spaces for residential and commercial uses. We are excited at the opportunity to again preserve the Erving Graded School.

Thank you for your consideration, Robert Obear

Our basic construction timetable is as follows:

Building Clean-up – 90 days

- BEGIN ASSESSING DEMOLITION NEEDS
- CREATE FINAL REDEVELOPMENT PLAN FOR PERMITTING
- BEGIN PERMIT PROCESS

Removal of deteriorated structural elements – 160 days

- BEGIN INTERIOR DEMOLITION
- CLEAN OUT OF BASEMENT AREA
- PERMITTING FOR SPRINKLER SYSTEM
- ASSESS EXTERIOR REPAIRS/REPLACEMENTS
- OTHER SELECTIVE DEMO

Replacement of components – 161 - 210 days

- ADDRESS WINDOW REPAIR/REPLACEMENT
- REPAIR AND PAINT EXTERIOR and TRIM
- REPAIR/REPLACEMENT EXTERIOR DOORS

Utility permitting and final work– 210 - PLUS

- SPRINKLER SYSTEM INSTALLATION
- UPDATE ELECTRICAL SERVICE/FIXTURES
- UPDATE PLUMBING SERVICE/FIXTURES
- UPDATE HVAC SYSTEMS
- FRAMING/INSULATION INTERIOR WALLS
- FLOORING REPAIRS
- INSTALL BATHROOM FIXTURES
- INSTALL KITCHEN CABINETS/COUNTERTOPS
- PAINTING
- FINAL PLUMBING
- FINAL ELECTRICAL
- FINAL HVAC
- FINAL RENOVATION COMMON SPACES, FINAL LANDSCAPING
- PLACE ON MARKET – 16-20 months to complete the property

Robert G. Obear Jr.

34 A East Main Street, Millers Falls, Ma 01349 | 413-537-5953 | rgobear@gmail.com

Responsibilities

- President of Obear Construction Co Inc. 12 full time employees and 5 part/full-time subcontractors
- Managing Principal of Pioneer Valley Redevelopers LLC
- Massachusetts court approved Receiver
- Manager Chief of Operations Millers Falls Laundry Company

CURRENT PROJECTS

- Custom built million-dollar home at 530 Federal Street in Montague
- Renovation of 633 Bernardston Road in Greenfield, large single-family home for resale
- Railroad Salvage Annex Project, Turners Falls Ma, 18 Unit Mixed Use Mill Renovation
- Currently holding appointments as Receiver on 3 properties
- Renovation and Redevelopment of the Historic Whatley School House at 219 Christian Lane Whatley, MA. Renovating into nine high-end residential units
- Permitting for renovation of 17 Moore Street in Erving, MA. Old town library renovating into a single-family home
- Permitting and final design for 18 Pleasant Street in Erving, MA. Old grammar school renovating into four high end residential units
- Renovating three residential properties in Northfield, Montague, and Deerfield. Two will be added to the existing rental portfolio and one sold
- Renovating a single-family home for resale in Westhampton, MA.
- Renovating a two-family home for resale 46-48 Church Street, Greenfield, MA
- Renovating a single-family home for resale at 292 Deerfield Street, Greenfield, MA

Skills & Abilities

MANAGEMENT

- Currently managing operations for a medium sized construction firm, Obear Construction Co Inc. Day to day activities include, scheduling, employee management, tax- compliance, purchasing, sales and business development.
- Principle of Pioneer Valley Redevelopers LLC, a residential real estate re-developer, specializing in land development, and single/multi residential homes, the restoration of blighted neighborhoods, and management of residential multi-family units.

SALES

- Primary role in marketing for Obear Construction Co Inc. Creating new leads and turnover into client relationships
- Marketing and sales of rehabilitated homes and rental units
- Management of social media websites and accounts for Obear Construction Co, and Pioneer Valley Redevelopers
- Market research and identification of properties for investment.

COMMUNICATION

- Daily management of client relationships, Employee relations, and dispute resolution.
- Tenant management, rental agreements,

LEADERSHIP

- 2011 – Present Montague MA, Planning Board Member
- 2020- Present Zoning Board of Appeals

Completed Projects

PIONEER VALLEY REDEVELOPERS LLC 2015 THRU 2022

- Triplex renovation and remarketed as rental 62Morse Village Rd Wendell, Ma
- Whole house renovation and conversion to rental 1 Elm St Wendell, Ma and sold
- Duplex renovation and conversion to rental property 142-144 Maple St. Warren, Ma
- Purchase and remarketed 3 site subdivision 332,334,336 Long Plain Rd Leverett, Ma
- Whole house renovation and sale of 72 Mechanic St Orange Ma through receivership program
- Renovation and sale of four family at 132 Davis Street, Greenfield, MA
- Development of multiple residential properties and conversion to rental stock
- Renovation and sale of a three-family unit at 111 L Street, Turners Falls, MA through receivership program
- Renovation of a two unit residential and one commercial space at 22 West Main Street, Millers Falls, MA

COMPLETED PROJECTS 2015 THRU 2022

OBEAR CONSTRUCTION CO. INC.

- Whole house renovation and sale 133 School Street, Greenfield, Ma
- Restoration and renovation of 11-unit residential building at 38 East Main Street, Millers Falls, MA
- Custom home renovation 218 Burnham Road, Northfield, MA
- Renovation of 22 West Main Street, Millers Falls, MA
- Renovation and sale of 59 River Road, Whately, MA
- Renovation and sale of 72 Prospect Street, Greenfield, MA
- Restoration and renovation of 4 residential and 4 commercial space building at 41 East Main Street, Millers Falls, MA
- Triplex renovation and remarketed as rental 62Morse Village Rd Wendell, Ma
- Whole house renovation and conversion to rental 1 Elm St Wendell, Ma then sold
- Duplex renovation and conversion to rental property 142-144 Maple St. Warren, Ma then sold
- Purchase and remarketed 3 site subdivision 332,334,336 Long Plain Rd Leverett, Ma
- Whole house renovation and sale of 72 Mechanic St Orange Ma
- Renovation and sale of four family at 132 Davis Street, Greenfield, MA
- Renovation and sale of a single-family at 37 Elm Street, Greenfield, MA
- Development of multiple residential properties and conversion to rental stock
- Renovation and sale of a three-family unit at 111 L Street, Turners Falls, MA
- Railroad Salvage Annex Project, Turners Falls Ma, 18 Unit Mixed Use Mill Renovation
- Currently holding appointments as Receiver on 216 Elm Street Greenfield, 100 Fairview Street Greenfield, and 89 West Street Orange.
- Renovation of 268 school St Athol, Ma. 7unit building
- Renovation of 26, 30, 34, and 34R East Main Street in Millers Falls, MA into 13 commercial/residential units

HAMSHAW LUMBER, INC
1123 BERNARDSTON ROAD
GREENFIELD, MA 01301
www.hamshawlumber.com
PHONE: (413) 774-6311

CUST NO: 7124 JOB NO: 000 PURCHASE ORDER: 100 FAIRVIEW\ REFERENCE: PO # 100 FAIRVIEW\ TERMS: CASH/CHECK/BANKCARD CLERK: ARS DATE / TIME: 8/11/23 11:42

TERMINAL: 360

SOLD TO:
 OBEAR CONSTRUCTION CO., INC.*C
 (LEADER STORES)
 47 W. CHESTNUT HILL ROAD
 MONTAGUE MA 01351
 413-367-2424

SHIP TO:

SALESPERSON: DS DON S.
 TAX: MA7 MASSACHUSETTS TAX

INVOICE: H07842

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	LOC	UNITS	PRICE/ PER	EXTENSION
1	1	1	EA	3THW	3'x 100' WHITE TYVEK HOUSEWRAP	99WL4	1	74.20 /EA	74.20

**** PAID IN FULL ****

(MIKE RAYMOND)

78.84 TAXABLE 74.20
 NON-TAXABLE 0.00
 SUBTOTAL 74.20

TAX AMOUNT 4.64

78.84 **TOTAL 78.84**

91^bAA7124000H07842137007L5
 BANK CARD PAYMENT
 BKCRD# XXXXXXXXXXXXX2613

TOT WT: 4.80
 MID: ***2925

APP: 062252 XR: 707842

X _____
 Received By

HAMSHAW LUMBER, INC
1123 BERNARDSTON ROAD
GREENFIELD, MA 01301
www.hamshawlumber.com
PHONE: (413) 774-6311

CUST NO: 7124 JOB NO: 000 PURCHASE ORDER: 100 FAIRVIEW REFERENCE: PO # 100 FAIRVIEW TERMS: CASH/CHECK/BANKCARD CLERK: ARS DATE / TIME: 8/11/23 11:34

TERMINAL: 360

SOLD TO:

OBEAR CONSTRUCTION CO., INC.*C
 (LEADER STORES)
 47 W. CHESTNUT HILL ROAD
 MONTAGUE MA 01351
 413-367-2424

SHIP TO:

SALESPERSON: DS DON S.
 TAX: MA7 MASSACHUSETTS TAX

INVOICE: H07837

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	LOC	UNITS	PRICE/ PER	EXTENSION
1	45	45	EA	1416S	1x4-16' #3 KD SPRUCE BOARDS HT	YARD	45	5.03 /EA	226.35

** PAID IN FULL **

240.50

TAXABLE	226.35
NON-TAXABLE	0.00
SUBTOTAL	226.35

(MIKE RAYMOND)

TAX AMOUNT 14.15

240.50	TOTAL	240.50
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7124000H07837137001 **BANK CARD PAYMENT**
 BKCRD# XXXXXXXXXXXXX2613

TOT WT: 0.00
 MID: ***2925

APP: 030223 XR: 707837

[Signature]
 Received By