

TOWN OF BOXFORD, MASSACHUSETTS

NOTICE #945

ZONING BOARD OF APPEALS

March 30, 2015

Notice is hereby given that the Zoning Board of Appeals will hold a public hearing at the Town Hall, Meeting Room #1, 7A Spofford Road, Boxford, MA 01921 on Thursday, **April 30, 2015** at 7:30 p.m. or such other time when reached on the agenda as posted to all parties interested in the application of **Matthew Wheeler** requesting a **Special Permit** for an attached accessory in-law apartment, 27.5'x35' over new 3 car garage to include one bedroom and 1 and a half bathrooms. Construct common access and separate egress, pursuant to ZBL 196-13 C of the zoning bylaw for the premises located at **Lot 14D Burning Bush Drive, Assessors Map 40, Block 01, Lot 34.1**. Plans are available for review at the Zoning Board of Appeals office at Town Hall Mon-Thurs from 8 am until 4 pm.

By Order of the Zoning Board of Appeals,

Paula Lia Fitzsimmons, Chair

Please note: The Boxford Planning Board will be reviewing this filing at the April 15, 2015 meeting. This meeting will take place at 7:30pm, in Meeting Room #1 at the Boxford Town Hall. Please refer to the Planning Board agenda for exact time. The agenda can be viewed online at www.town.boxford.ma.us



Boxford Zoning Board of Appeals
Public Hearing Application

(ZONING BOARD USE ONLY)

ZBA CASE # 945
PUBLIC HEARING DATE 4-30-2015

(TOWN CLERK STAMP ONLY)

Received and Filed at Town Clerk's
Office, Boxford, Massachusetts
on 3-30-15 by RP

1. Information of Project Applicant and Property Owner

Applicant Name Matthew Wheeler
Street Address 23 Allston Street
Town/City Lynn State MA
Telephone Number 781-858-9109
Property Owner Name Matthew Wheeler
Address 23 Allston Street
Town/City Lynn State MA
Telephone Number 781-858-9109

FILING FEE

- \$200.00 special permit/appeal
 \$250.00 variance

40b COMPREHENSIVE

- \$500.00 plus \$50.00 per individual unit
 \$250.00 plus \$25.00 per individual unit
for Local Initiative Program

2. Property Location of this Application

Street Address Lot 14D Burning Bush Drive Map 40 Block 1 Lot 34.1
Deed to the Property Book 33681 Page 386 Date 11/9/14 (or registered in Land Registry District)
Certificate No. Book _____ Page _____ Date _____
Land Court Plan No. Book _____ Page _____ Date _____

3. Purpose of Applicant and Description of Project

Purpose of Application: Special Permit Variance Appeal of Building Inspector Comprehensive

Applicable Section(s) of Boxford Zoning Bylaw 19B-13C

Reason for Request and Description of Project Attached accessory ^{in-law} apartment
27.5' x 35' over new 3 car garage to include one bedroom and
1 and 1/2 bathrooms. Construct common access and separate egress.

SEE OTHER SIDE

BOXTON ZONING BOARD OF APPEALS
Public Hearing Application

4. Zoning District

Zoning Districts in which the property lies: R-A B-1 B-2 M C O Historic Elderly Housing
 Pond Watershed Overlay Wireless Communication

5. Conformity of Site and Use

Date lot was created July 31, 2007

Date structure was built _____

Does the property, structure and/or use conform to the current Boxford Zoning Bylaw? YES

If not, describe the non-conformity (ie; lot size, setbacks, use, etc.)

Additional Submittal Requirements

All applications shall include the applications requirements identified in §382-3 (B)(2) Plans and Specifications, of the Boxford Zoning Board of Appeals Rules and Regulations.

Applications for a Comprehensive Permit shall also include the application requirements identified in §382-4 of the Boxford Zoning Board of Appeals Rules and Regulations.

In addition, specific submittal requirements are identified in the Zoning Bylaw for the following applications:

Section 196-22 - Wireless Communications Services District

Section 196-30 - Site Plans

Section 196-33 - Soil Stripping

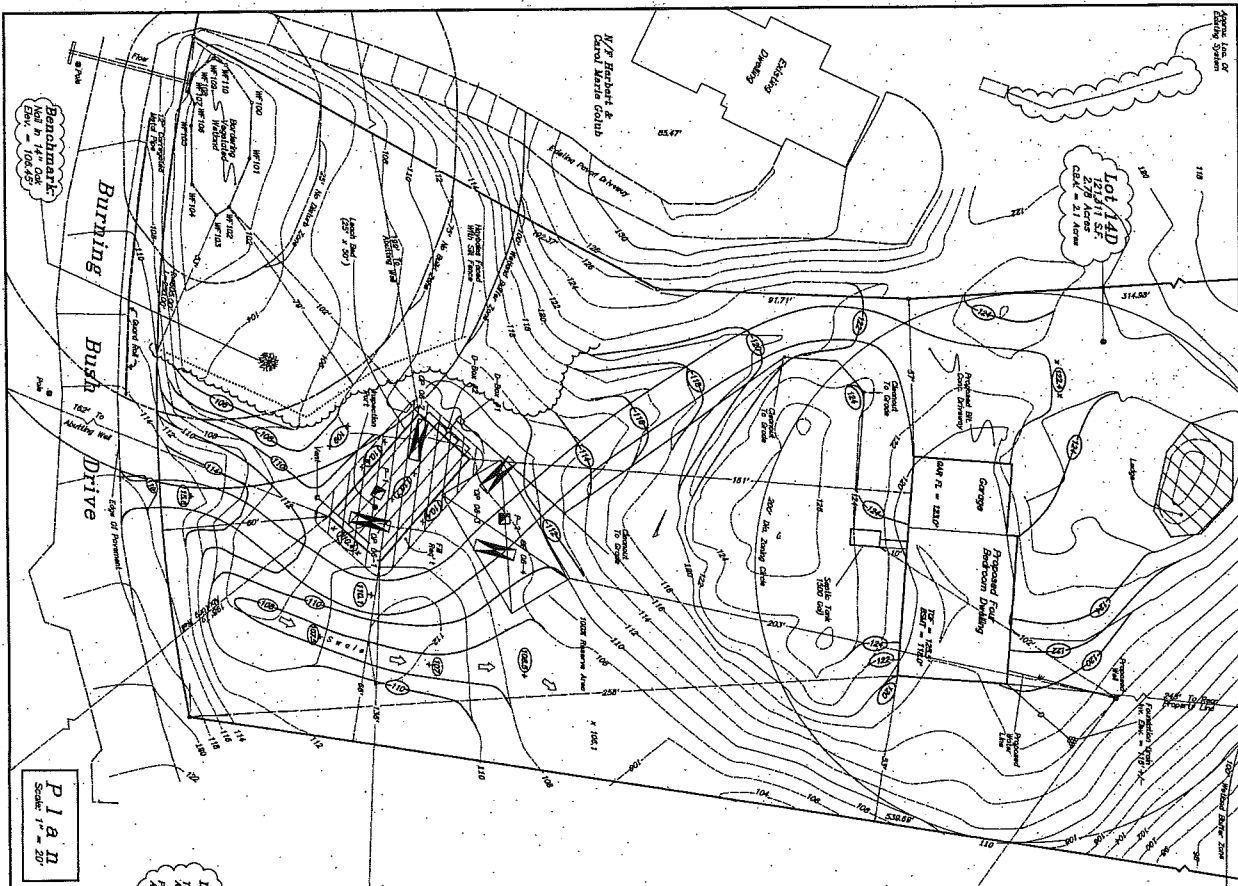
I hereby request a hearing before the Boxford Zoning Board of Appeals:

Applicant's Signature Matthew Ullrich Date 03-29-15

The following signature is needed if the property owner is not the applicant.

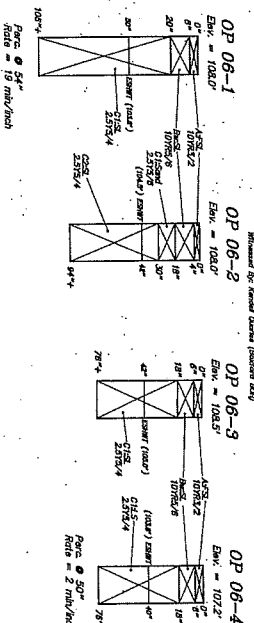
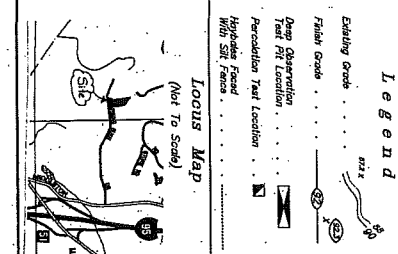
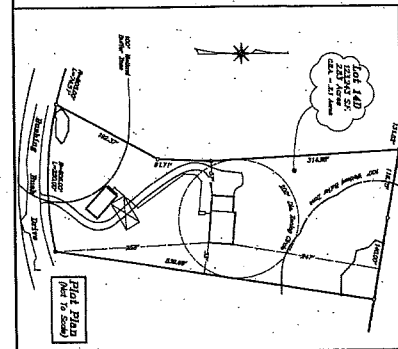
I am aware of the submittal of the application (not required if an appeal of a Building Inspector's decision):

Property Owner's Signature _____ Date _____



Discretionary Cutting Calculations
 Total of 27,710 sq. ft. Discretionary Cutting
 Proposed Average Width, Discretionary Cutting
 Area = 3100 SF (1125)

P.I.A. II
 Scale: 1" = 20'



Soil Logs

Data Performed April 12, 2005 to August 22, 2005
 Performed by: [Name]
 Approved by: [Name]

- Design Data**
1. Precipitation that may contribute to the sanitary disposal system shall be based on the 24-hour design storm for the Sanford Board of Health.
 2. Precipitation rate: 1" in 18 minutes. (Case #)
 3. Design flow (Title 5): 4 bedrooms x 110 gallons per bedroom per day = 440 GPD.
 4. Septic tank required Design flow: 440 GPD x 2000 equals 880 gallons per day.
 5. Septic tank selected: 2-compartment, modular, 1500-gallon tank.
 6. Design flow (Case Board of Health): 4 bedrooms x 165 gallons per bedroom per day = 660 gallons per day.
 7. Septic tank required (see system section detail).
 8. Piping shall be 4" schedule 40 PVC, unless noted otherwise. (see system profile).
 9. Any unused joints or elbows shall be plugged. Use hydraulic compound connections to provide watertightness of septic tank and distribution box joints. However, the use of one is not recommended.
 10. This system design will accommodate a garbage grinder. However, the use of one is not recommended.
 11. Lot encroachments shall be in accordance with the Massachusetts Environmental Code (Title 5) and the sanitary code of the Local Board of Health.
 12. The Design Engineer in the presence of the town health agent shall perform periodic inspections of this facility, upon completion of the construction. The Design Engineer shall be responsible for the construction of the system.
 13. No portion of the sanitary disposal system shall be constructed within 10 feet of any constructed water service.
 14. No portion of this sanitary disposal system shall be within 10 feet of any constructed water service.
 15. This design is not a guarantee of the system's performance. This system shall be subject to an annual inspection with 100' of this facility.
 16. There are no encroachments with the Massachusetts Wetlands Protection Act.
 17. The system shall be in accordance with the Massachusetts Wetlands Protection Act.
 18. The system shall be in accordance with the Massachusetts Wetlands Protection Act.
 19. The system shall be in accordance with the Massachusetts Wetlands Protection Act.
 20. The system shall be in accordance with the Massachusetts Wetlands Protection Act.

Drawing No. S-2524
 Sheet No. 1 of 2

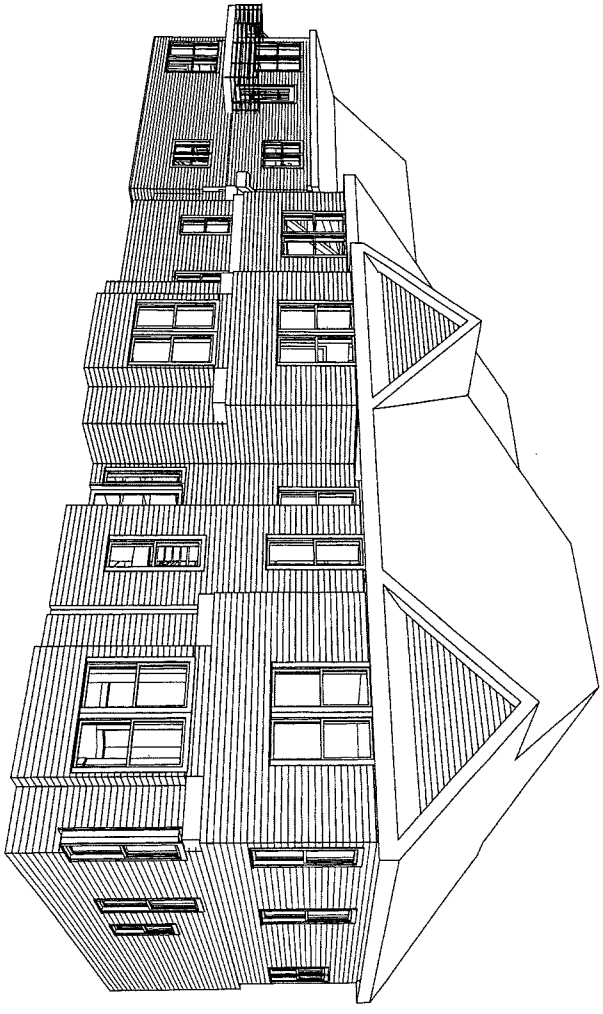
Sanitary Disposal System
 Designed For
Herbert & Carol Marie Golub
 49 Burning Bush Drive
 Boxford, Massachusetts

No.	Description	Date
1.	Modify Trench Location and Grading	8/22/11

Designed By: I.M.R.
 Drafted By: I.M.R.
 Checked By: J.M.M.
 Scale: As Noted
 Date: March 19, 2007

THE NEVE-MORIN GROUP, INC.
 Engineers - Surveyors - Environmental
 Consultants - Land Use Planners
 447 Old Boston Road - U.S. Route 1
 Tappan, Massachusetts 01863
 Telephone Number: 978-887-8386
 Facsimile Number: 978-887-3480

WHEELER RESIDENCE
LOT 14 D Buring Bush Drive
Boxford, Massachusetts



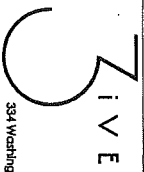
28 March 2015



334 Washington Street Somerville, MA 617 625 3483 www.zive.com

ARCHITECTURE
CONSULTING
INTERIOR COMMISSIONING

334 WASHINGTON ST
SOMERVILLE, MA 02143
WWW.ZIVE.COM
617 625 3483



334 Washington Street Somerville, MA 02143 617.625.3483 www.zive.com

ARCHITECTURE
CONSULTING
INTERIOR DESIGN

WHEELER RESIDENCE LOT 14D BURNING BUSH DRIVE

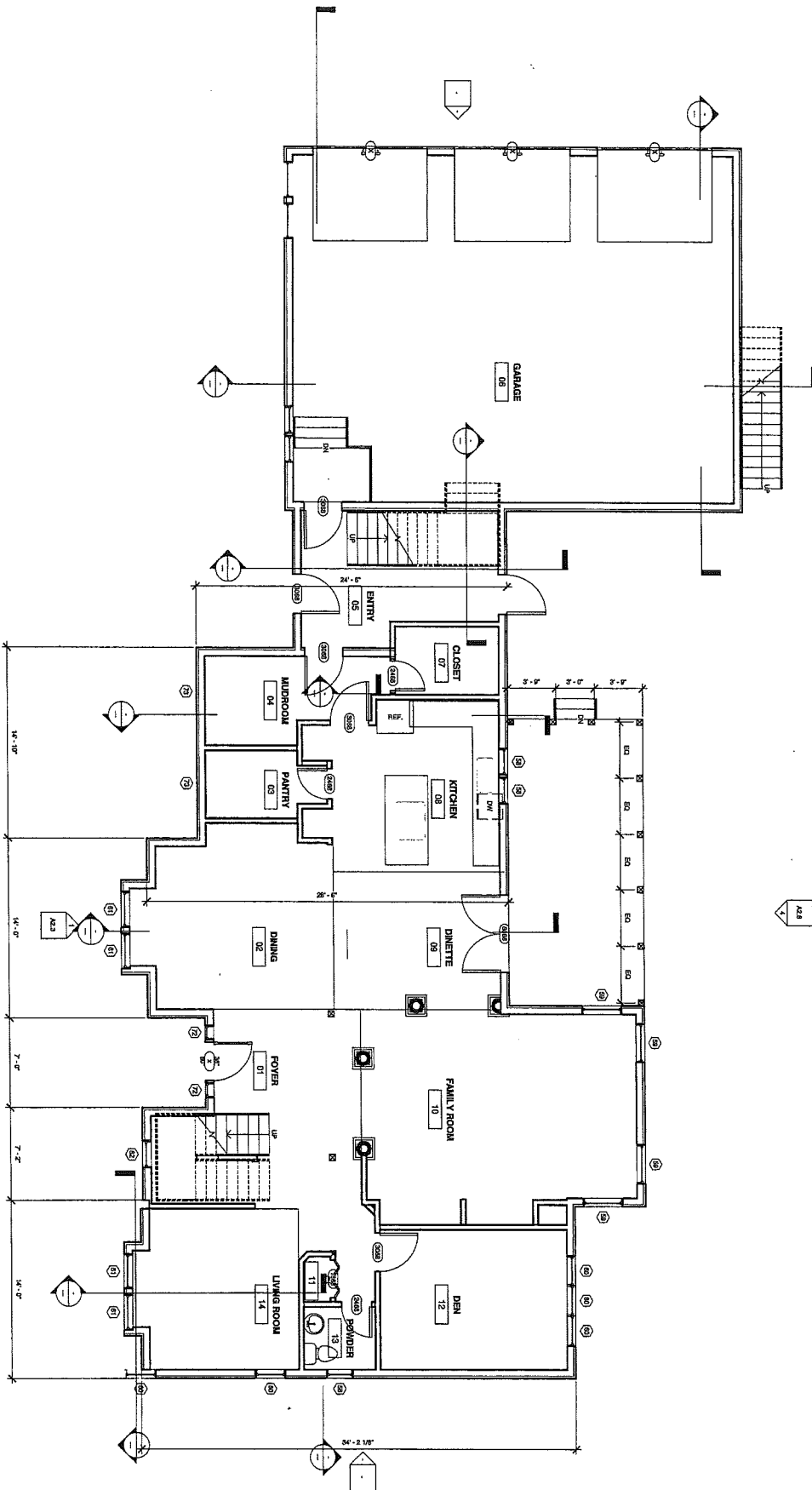
No.	Description	Date

First Floor Plan

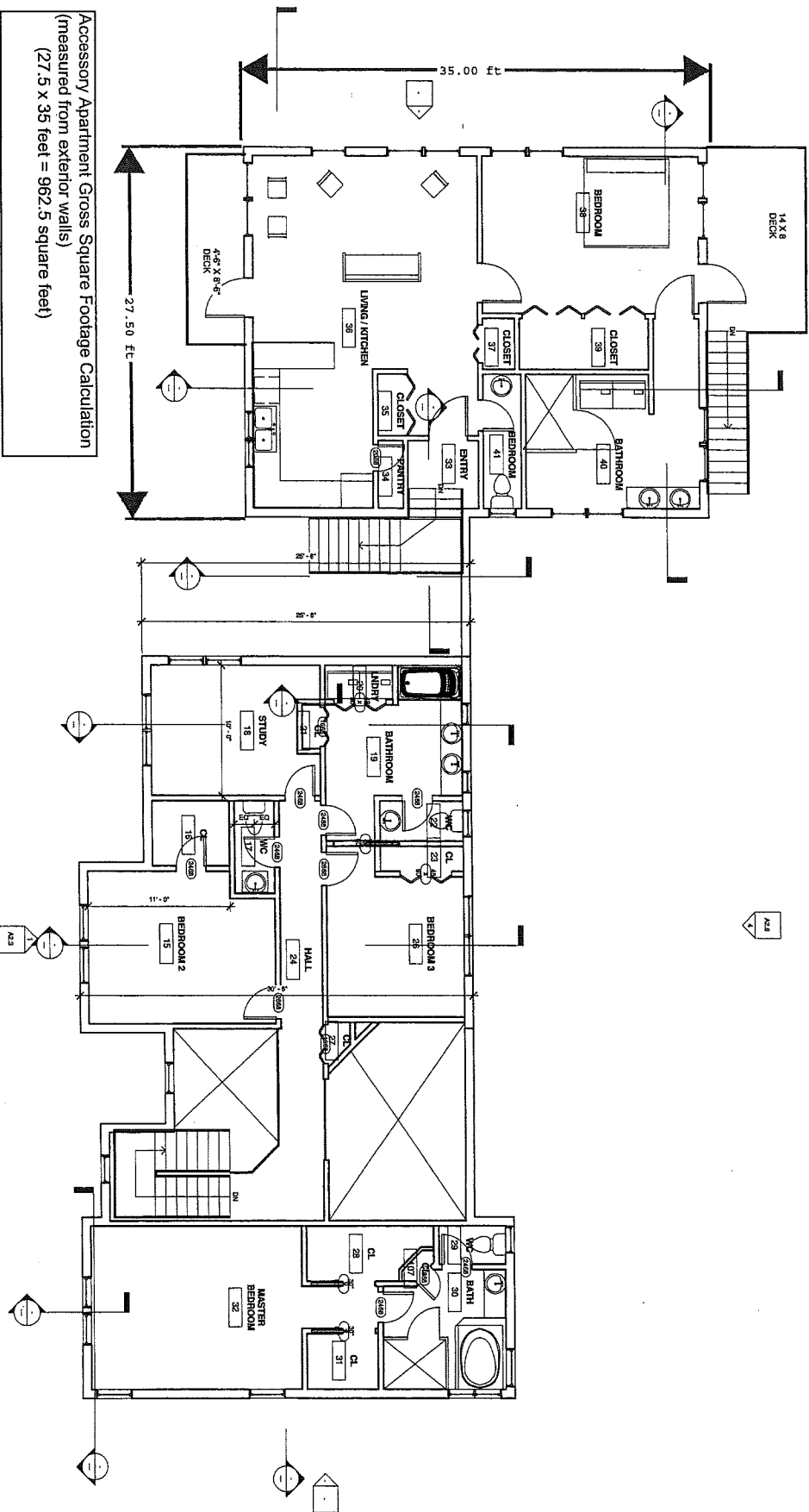
Project number 214101
 Date 11 March 2015
 Drawn by Author
 Checked by Checker Scale 1/4" = 1'-0"

A1.1

3/30/2015 9:48:21 AM



Accessory Apartment Gross Square Footage Calculation
 (measured from exterior walls)
 (27.5 x 35 feet = 962.5 square feet)



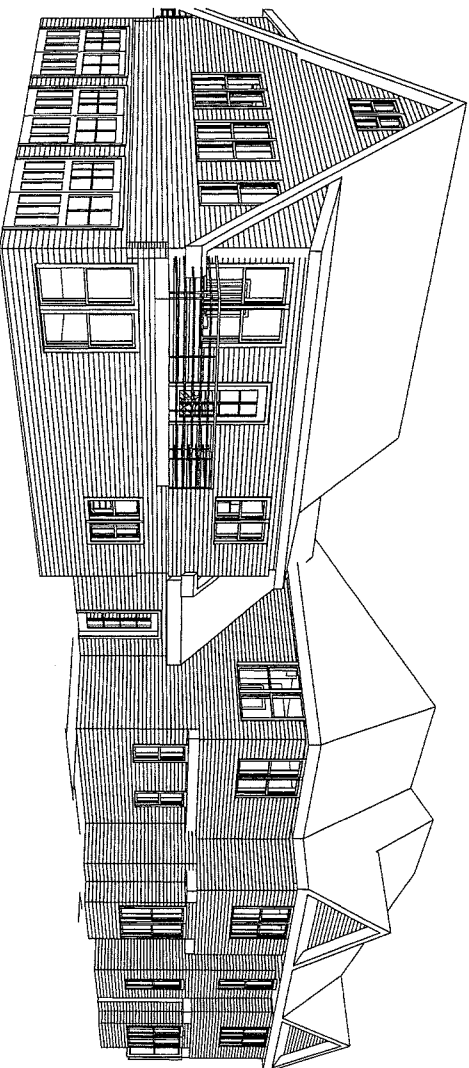
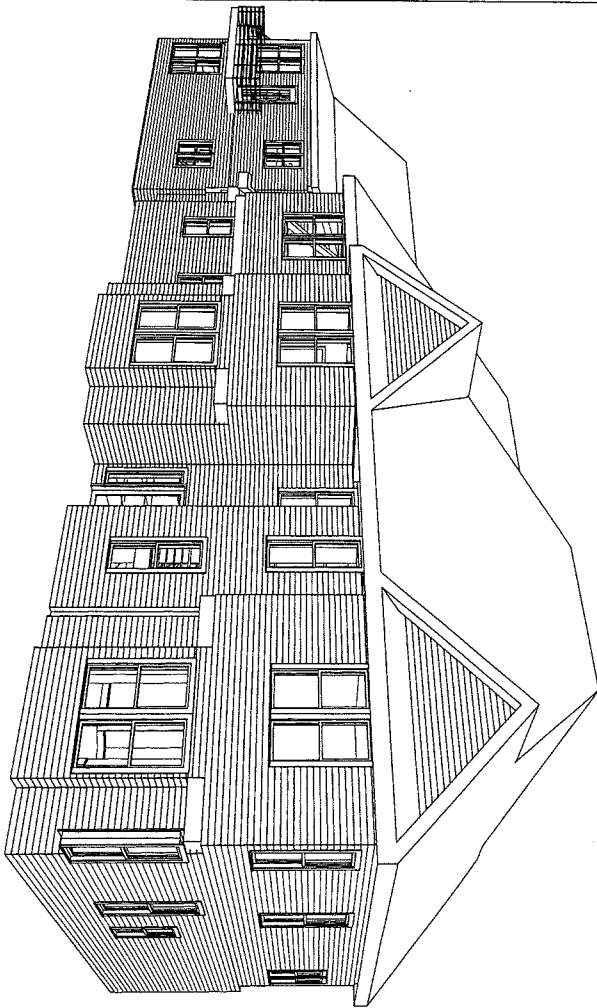
3/30/2015 9:48:22 AM

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 CONSULTING
 334 Washington Street
 Somerville, MA 017 623 3483
 www.zivarc.com

WHEELER RESIDENCE
 LOT 14D BURNING BUSH DRIVE

No.	Description	Date

Second Floor Plan
 Project number 214101
 Date 11 March 2015
 Drawn By Author
 Checked By Checker Scale 1/4" = 1'-0"
A1.2



3/30/2015 9:48:24 AM

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ARCHITECTURE
CONSULTING

EXTERIOR COMMUNICATIONS

WHEELER RESIDENCE
LOT 14D BURNING BUSH DRIVE

No.	Description	Date

Views

Project number 214101
Date 11 March 2015
Drawn by Author
Checked by Checker/Scale

A10.3