



**Boxford Zoning Board of Appeals
Public Hearing Application**

(ZONING BOARD USE ONLY)

ZBA CASE # _____
PUBLIC HEARING DATE _____

(TOWN CLERK STAMP ONLY)

1. Information of Project Applicant and Property Owner

Applicant Name JOHN DICK HANCOCK ASSOCIATES
Street Address 185 CENTRE ST.
Town/City DANVERS State MA 01923
Telephone Number 978.777.3050
Property Owner Name JOSEPH BOCELLI CENTRAL DEVELOPMENT LLC
Address 222 CENTRAL ST
Town/City SAUGUS State MA 01906
Telephone Number 617.594.8561

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 255 MAIN ST. Map 23 Block 1 Lot 12.1+12.3
Deed to the Property Book 33687 Page 384 Date 11/21/14 (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 _____

Reason for Request and Description of Project RESIDENTIAL ACCESS FOR TWO DWELLINGS. SEE ATTACHED PERMIT SITE PLAN DATED 04/21/2015 (FIVE PAGES)

SEE OTHER SIDE

Boxford 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 1974/1975 (see deed)
Date structure was built (NO STRUCTURES)
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.)
THE PROPOSED USE (TWO RESIDENCES ON TWO ADJUTING CONFORMING LOTS) IS CONSISTENT WITH CURRENT ZONING REGULATIONS. COMMON DRIVEWAY REQUIRES SPECIAL PERMIT AND PLANNING BOARD APPROVAL.

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 [Signature] HANCOCK ASSOC. Date 05/14/15

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 [Signature] Date 5/16/15



2014112100455 Bk:33687 Pg:384
11/21/2014 01:47 PM DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 11/21/2014 01:47 PM
ID: 1041277 Doc# 20141121004550
Fee: \$428.64 Cons: \$93,522.00

QUITCLAIM DEED

MBU (Two PCLs)
23/01/12/1 & 3

255 Main Street Boxford Ma 01921

We, Michael G. Jefferson and Brenda M. Jefferson, husband and wife of Boxford, Essex County, Massachusetts

For consideration of Ninety Three Thousand (\$93,522.00) Dollar and no 100ths paid

Grant to

Central Development LLC, a Limited Liability Corporation registered in Massachusetts with a mailing address of 222 Central Street, Saugus, MA

With Quitclaim Covenants

Two certain parcels of land situated in Boxford, Essex County, Massachusetts, being bounded and described as follows:

PARCEL I

Being shown as Parcel B on a plan of land entitled "Plan of Land in Boxford, property of Edward K. Blinn et al, Scale 1" = 100', Nov. 12, 1973, Essex Survey Service, Inc.," said plan being recorded with Essex South District Registry of Deeds at Plan No 178 of 1974.

Said lot contains 2.4020 acres, more or less, according to said plan. Reference may be had to said plan for a more particular description.

Parcel II

Being shown as Parcel C on a plan of land entitled "Plan of Land in Boxford, property of Edward K. Blinn et al, Scale 1" = 100', April 28, 1975, Essex Survey Service, Inc.," said plan being recorded with Essex South District Registry of Deeds as Plan No 273 of 1975.

Said lot contains 2.8753 acres, more or less, according to said plan. Reference may be had to said plan for a more particular description. Reference may be had to said plan for a more particular description.

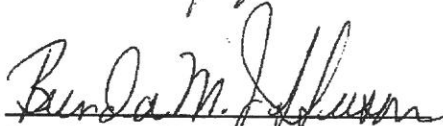
Subject to Order of Conditions recorded with Essex South Registry of Deeds at Book 29118, Page 9

The property was not the principal residence of the grantor or any other person.

Being the same premises conveyed to Grantor by Deed dated June 2, 1976 and recorded with Essex South District Registry of Deeds at Book 6253 Page 337.

Witness our hands and seals this 21 day of November < 2014.


Michael G. Jefferson


Brenda M. Jefferson

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss

On this 21 day of Novem, 2014, before me, the undersigned Notary Public, personally appeared Michael G. Jefferson and Brenda M. Jefferson proved to me through satisfactory evidence of identification, which was/were Mass driver's licenses, to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.


Notary Public: Arlene M. Keating

My Commission Expires: 4/6/18





Zoning Board of Appeals

Effective July 1, 1997, applicants of the Zoning Board of Appeals will be billed directly by the Community Newspaper Company for the publication of their legal notice. In order for the newspaper to bill you, please provide the following information:

PLEASE PRINT

Name JOSEPH BOCELLI

Mailing Address 222 CENTRAL ST.

Community Newspaper

City/Town SAUGUS State MA Zip Code 01906

Daytime phone number 617-594-8561

Evening phone number AS ABOVE

AUTHORIZATION FOR PUBLICATION

I hereby authorize the Community Newspaper Company to bill me directly for the publication of my legal notice in the Tri Town Transcript.

Joseph Boelli
Signature

5/6/18
Date



ZONING BOARD OF APPEALS

APPLICANT'S INFORMATION

Name: JOSEPH BOCELLI

Address: 222 CENTRAL ST.

SAUGUS, MA 01906

POSTAGE FEE

In accordance with Article X, Section 196-49 of the Zoning by-law of the Town of Boxford, you are required to pay the postage costs for the abutter notification of your application and decision.

The following is the formula used for determining the postage costs for each application:

Number of Certified Abutters
(including applicant & representative)
Notice of Hearing

$$\underline{13} \times 6.49 = \underline{84.37}$$

Number of Surrounding Towns & MVPC

$$9 \times 6.49 = \$58.41$$

Number of Certified Abutters
(including applicant & representative)
Notice of Decision

$$\underline{13} \times .49 = \underline{6.37}$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\underline{\$ 149.15}$$

Please remit a check payable to the Town of Boxford, for the total amount owed for postage. Also, please be advised that your postage fee must be paid for, prior to a meeting date being scheduled. Thank you.

Sincerely,

Paula Lia Fitzsimmons,
Chair

TOWN OF BOXFORD
 ABUTTER'S LIST

PARCEL #s 23-1-12.1 and 23-1-12.3 ~ MAIN STREET ~ ZONING BOARD OF APPEALS

Map/Lot	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
(23-01-11-2)	253 MAIN ST	ARNONE HAYLEY D	ARONE JOSEPH M	253 MAIN ST	BOXFORD	MA	01921
(23-01-22)	279 MAIN ST	AYLWARD ALFRED D TE	CARMEN AYLWARD	P.O. BOX 261	BOXFORD	MA	01921
(23-01-12-4)	283 MAIN ST	BORYLO KATHRYN N		283 MAIN ST	BOXFORD	MA	01921
(23-01-12-1)	MAIN ST	CENTRAL DEVELOPMENT LLC		222 CENTRAL STREET	SAUGUS	MA	01906-2107
(23-01-12-3)	MAIN ST	CENTRAL DEVELOPMENT LLC		222 CENTRAL STREET	SAUGUS	MA	01906-2107
(23-01-11-4)	251 MAIN ST	CINCOTTA ANTHONY W		170 HARRINGTON RD	WALTHAM	MA	02452
(23-01-11-3)	249 MAIN ST	DUMM JOHN Q	HOFFMANN GABRIELE	249 MAIN ST	BOXFORD	MA	01921
(23-01-20)	250 MAIN ST	MCCRINE SUSAN A		250 MAIN ST	BOXFORD	MA	01921
(23-01-15-6)	MAIN ST	MEEHAN NEIL TE	MEEHAN EBBA	282 MAIN ST	BOXFORD	MA	01921
(23-01-15-8)	282 MAIN ST	MEEHAN NEIL S TE	SALVOR MEEHAN EBBA	282 MAIN ST	BOXFORD	MA	01921
(23-01-19)	252 MAIN ST	MOON JAMES J TE	MOON DIANE H	252 MAIN ST	BOXFORD	MA	01921
(23-01-23)	MAIN ST	TOWN OF BOXFORD	CONS COMM	7A SPOFFORD RD	BOXFORD	MA	01921
(23-01-16-2)	14 BENNETT RD	TURLEY A SHARON	HARPIN WILLIAM C	14 BENNETT RD	BOXFORD	MA	01921

CERTIFIED COPY



May 4, 2015

May 7, 2015

Town of Boxford

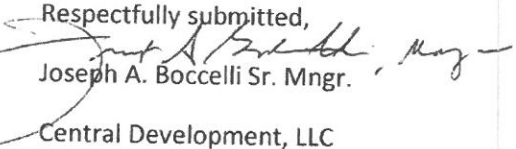
Boxford, MA

RE: 255 Main Street, Boxford MA

To Whom it May Concern;

I, Joseph A. Boccelli Sr as Manager of the Central Development, LLC located at 222 Central Street Saugus, MA 01906 do hereby state that I will build the driveway at 255 Main Street Boxford MA according to the driveway plan and any conditions set forth by the Town of Boxford. We will also maintain and share the driveway. These conditions will run with the deed and upon new ownership.

Respectfully submitted,


Joseph A. Boccelli Sr. Mngr.

Central Development, LLC

222 Central Street

Saugus, MA 01906

617-594-8561