

**TOWN OF BOXFORD
PLANNING BOARD**

7A Spofford Road
Boxford, Massachusetts 01921
Phone: (978) 887-6000 x 191 Fax: (978) 887-0758
Email: rpovenmire@town.boxford.ma.us

APPLICATION FOR DRIVEWAY PERMIT

The purpose of this permit is to provide safe and adequate access for emergency and other vehicles from the public way to residential dwellings. It has been developed in accordance with §196-29 of the Boxford Zoning Bylaw. The applicant shall read the bylaw on the back of this page.

Name The Winslow Drive Realty Group, LLC Date 5/5/2013

Driveway location/address 57 B DEER RUN ROAD - LOT 6

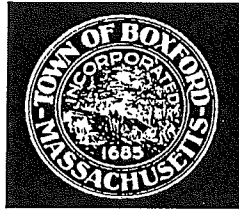
Required Design Criteria	Compliance – Yes	No
1. Finished driveway width shall be no less than 9 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Grade for the first 25 feet of driveway from the public way – 3% or less	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. 12% maximum slope along the centerline	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Any slope over 8% shall be paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Driveway apron should be 90° to the road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Driveway apron should have curved flare radii of 6'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. No physical barriers on inside of driveway curves	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Rate of post-development runoff should not exceed pre-development runoff	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Water shall not flow from driveway onto road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Sight distance shall exceed 50' in both directions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Driveways longer than 500' shall have a turn-around	<u>N/A</u>	<input type="checkbox"/>
12. No cut or fill shall exceed 8' from the natural topography	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Shared driveways shall be no closer than 100' apart	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Shared portion of a driveway shall be no less than 12 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Superintendent of Public Works and Fire Chief may impose other conditions at their discretion to ensure safe access and to prevent any damage or dangerous situation(s) because of drainage, icing, etc. onto public roads. These conditions are indicated below.

Applicant Signature [Signature] MGR Date 5/5/2013

Planning Board Approval _____ Date _____

Conditions:



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Name The Winslow Drive Realty Group, LLC Date 5/5/2015

Driveway location/address 57A DEER RUN ROAD - LOT 7

Required Design Criteria	Compliance -- Yes	No
1. Finished driveway width shall be no less than 9 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Grade for the first 25 feet of driveway from the public way – 3% or less	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. 12% maximum slope along the centerline	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Any slope over 8% shall be paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Driveway apron should be 90° to the road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Driveway apron should have curved flare radii of 6'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. No physical barriers on inside of driveway curves	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Rate of post-development runoff should not exceed pre-development runoff	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Water shall not flow from driveway onto road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Sight distance shall exceed 50' in both directions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Driveways longer than 500' shall have a turn-around	<u>N/A</u>	<input type="checkbox"/>
12. No cut or fill shall exceed 8' from the natural topography	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Shared driveways shall be no closer than 100' apart	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Shared portion of a driveway shall be no less than 12 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Applicant Signature Sean J. Boyle Mar Date 5/5/2015

Planning Board Approval _____ Date _____

Conditions:

..(FILL IN BLANKS – MUST BE SUBMITTED WHEN FILING SPECIAL PERMIT FOR A SHARED DRIVEWAY)

**DECLARATION OF SHARED DRIVEWAY
MAINTENANCE COVENANT**

The Winslow Drive Realty Group, LLC, of *Atkinson, NH*,
(grantor) (municipality)

("Grantor") for the consideration set forth below, the receipt and sufficiency of which is acknowledged, grants with quitclaim covenants to the TOWN OF BOXFORD, a municipal corporation acting by and through its Zoning Board of Appeals ("Town"), its successors and assigns and those claiming through or under it with an office and place of business at 7A Spofford Road, Boxford, Essex County Massachusetts, a covenant granted in gross with respect to the land described as follows:

Lots 6 and 7

The parcel of land divided into [two/~~three~~] lots (collectively referred to as "Lots" and referred to individually as "Lot") shown on a plan entitled "PINERIDGE", dated ** June 20, 2012*, prepared by *ASB Design Group*, recorded/filed with the Essex South District Registry of Deeds in Book *438*, Page *5* / as Document No. _____

**revised
December 3, 2012* ("Plan").

[*Note that the Zoning By-law, Article V, § 196-13(B)(11)(l) allows up to three lots to share a driveway, accordingly, this agreement should be modified where appropriate*]

1.) The Grantor covenants and agrees for itself, its heirs/successors and assigns to grant upon the conveyance or other transfer of a Lot or Lots, for the benefit of each lot individually and collectively, the perpetual right and easement to use in common with the owners of one or more of the Lots described above ("Lot Owners") each with the other and their successors that area designated as "Shared Driveway" on the Plan. Said easement shall provide that the Shared Driveway may be used by the Lot Owners for all purposes for which driveways are now or may hereafter be used in the Town of Boxford, including, without limitation, access on foot and by motor vehicle and including the installation, maintenance, replacement, removal and use of underground utility lines including, without limitation, sewers, drains, water mains, gas pipes, electric lines, telephone lines and cable television lines. Said easement shall provide, at a minimum, for the following:

a. The Lot Owners and their successors in title to each and any of the Lots shall have the right to use and enjoy the Shared Driveway for the purposes stated in the easement, in common with the other Lot Owners;

b. If, in connection with the exercise of said easement right in the Shared Driveway, any Lot Owner shall make any excavations within the Shared Driveway, the Lot Owner so excavating will, as soon as possible, restore the Shared Driveway to its condition immediately prior to the excavation;

c. Each Lot Owner will indemnify and save the others harmless from and against any loss, damage or liability arising out of the exercise of the rights granted herein;

d. Each Lot Owner shall be responsible for 50% [or 33 1/3% if three lots] of the cost of maintenance of the Shared Driveway, including without limitation, maintenance of the driveway surface and snow removal. Sodium chloride is prohibited. Calcium chloride must be used for de-icing Shared Driveway. As between the Town of Boxford and the Lot Owners, the Lot Owners shall bear 100% responsibility, joint and severally, for maintenance and repair of the Shared Driveway. Stone bollards must be used to mark Shared Driveway and maintained;

e. No Lot Owner shall use the Shared Driveway so as to hinder or prohibit or unreasonably interfere with or interrupt the use of the Shared Driveway by others entitled thereto; and

2.) The Grantor agrees and covenants for itself, its heirs/successors and assigns and those claiming through or under them, to the following covenants, which are hereby imposed for the benefit of the Town of Boxford and which shall be administered and enforced by its Zoning Board of Appeals, in consideration of the Town's granting of a special permit pursuant to the Boxford Zoning By-law, Article V, § 196-13(B)(11)(l) and as amended subsequently of the Code of the Town of Boxford, and for additional consideration, the receipt and sufficiency of which is acknowledged, as follows:

a. The Shared Driveway shall be constructed in conformance with the special permit granted by the Boxford Zoning Board of Appeals and used in compliance with the Boxford Zoning By-law, Article V, § 196-13(B)(11)(l) and as amended subsequently of the Code of the Town of Boxford;

b. The Town of Boxford shall have no responsibility for maintenance of the Shared Driveway and there shall be no plowing of the Shared Driveway or trash pickup within the Shared Driveway by the Town of Boxford. As between the Town of Boxford and the Lot Owners, the Lot Owners shall bear 100% responsibility, joint and severally, for maintenance and repair of the Shared Driveway;

c. The Lot Owners shall never request the Town of Boxford to maintain, or plow the Shared Driveway, as it is the intent of the Grantor and the Town of Boxford that the Shared Driveway shall be a private easement and shall never be considered or accepted as a public way or private way open to the public;

d. This covenant shall be referenced by book and page/document number in each deed executed by the Grantor for the conveyance or other instrument of transfer of one or all of the Lots shown on the Plan;

e. Each deed of conveyance or other instrument of transfer of a Lot or Lots executed by the Grantor shall include the grant of an easement or reference to a grant of easement agreement conforming to the terms of this Covenant;

f. In the exercise of the rights and obligations granted hereunder, each Lot Owner shall comply with all applicable laws, statutes, regulations and bylaws now or hereafter in effect;

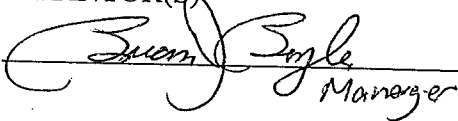
g. The Lot Owners agree never to rescind or modify this Declaration of Shared Driveway Maintenance Covenant unless approved by the Zoning Board of Appeals of the Town of Boxford; and

h. The Grantor and its heirs/successors and assigns shall forego any action at law or equity attempting to contest the validity of any provision of the covenants contained herein and shall not, in any enforcement action, raise the invalidity of any provision of said covenants as a defense. If any provision of said Covenant shall nevertheless to any extent be held invalid, the remainder shall not be affected.

i. The Grantor agrees to record this covenant with the Essex South District Registry of Deeds within seven business days after the Boxford Zoning Board of Appeals approves the special permit in accordance with the Boxford Zoning Bylaws, Article V, § 196-13(B)(11)(I), but in any event prior to the conveyance or other transfer of any interest in one or more of the Lots. The Grantor further agrees to provide the Boxford Zoning Board of Appeals with a copy of the recorded covenant within seven business days of its recording.

The covenants and obligations contained herein shall be enforceable by the Lot Owners and the Town of Boxford, acting by and through its Zoning Board of Appeals. The Town shall have the option to enforce said covenants, but does not have the obligation to do so. Any election by the Town as to the manner and timing of its right to enforce these covenants or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights.

IN WITNESS WHEREOF, Brian J Boyle, has executed this document under seal this 23 day of April, 2015.

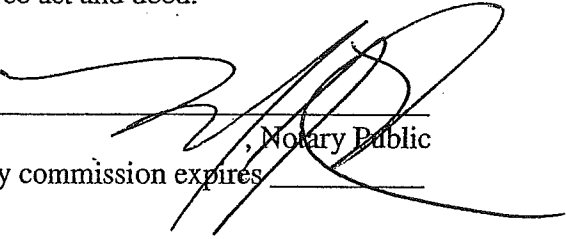
GRANTOR(S)

Manager

COMMONWEALTH OF MASSACHUSETTS

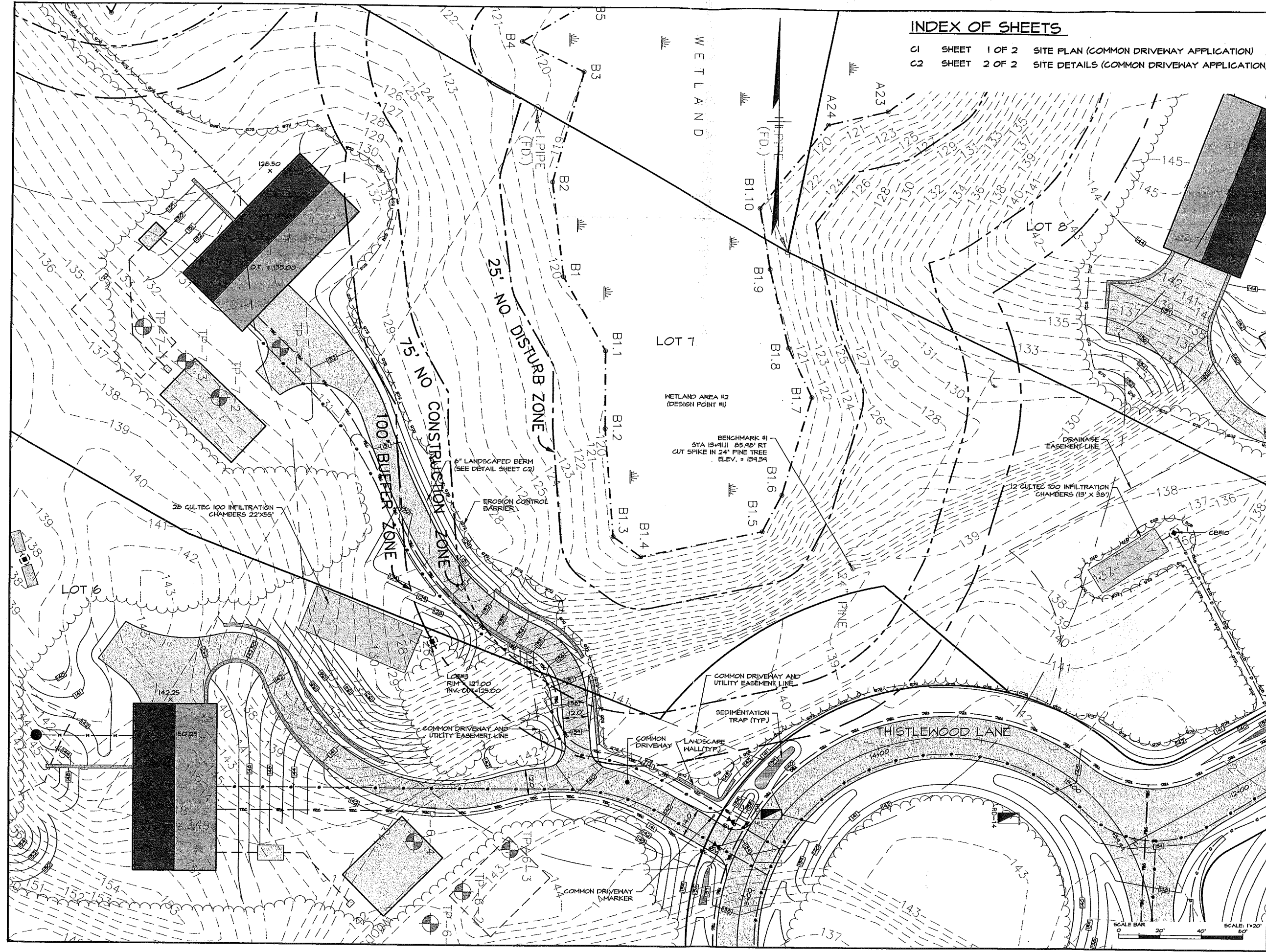
ESSEX, ss.

April 23rd, 2015

Then personally appeared before me the above-named *Brina Boyle*, and acknowledged the foregoing instrument to be his/her free act and deed.


_____, Notary Public
My commission expires _____

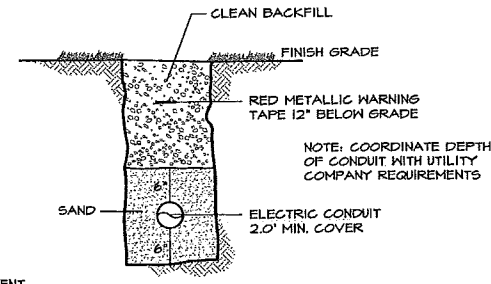
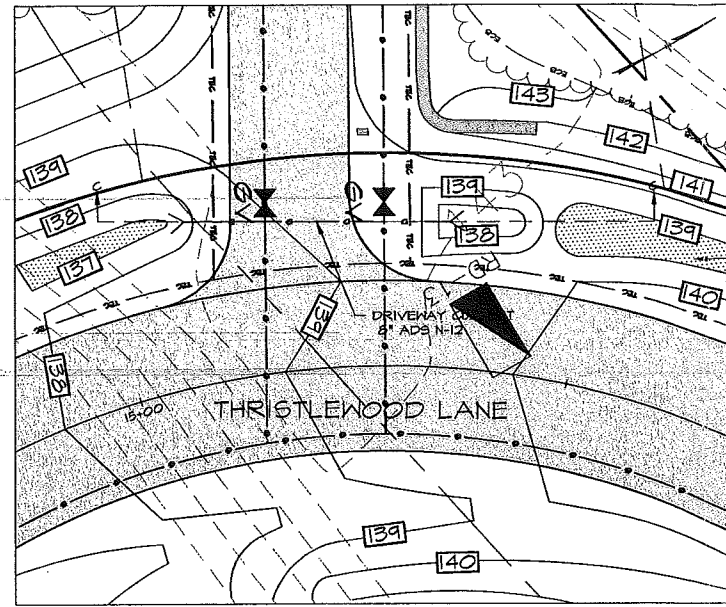
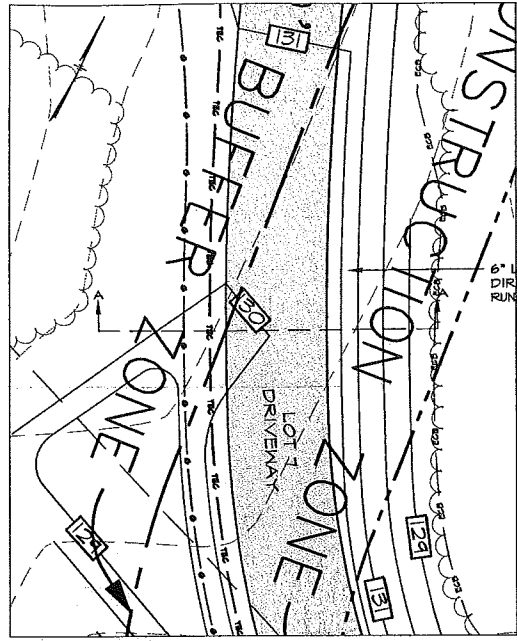




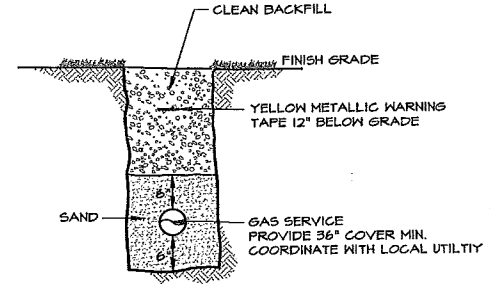
INDEX OF SHEETS

- C1 SHEET 1 OF 2 SITE PLAN (COMMON DRIVEWAY APPLICATION)
- C2 SHEET 2 OF 2 SITE DETAILS (COMMON DRIVEWAY APPLICATION)

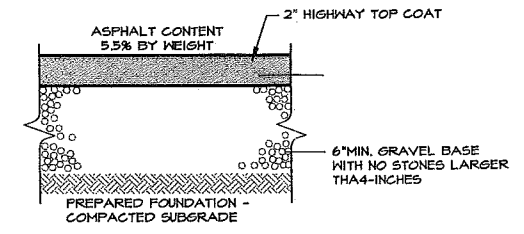
Common Driveway Plan Name/Owner		Common Driveway Plan Lots 6 & 7 for PINERIDGE SUBDIVISION		Design Engineer/Surveyor	
Applicant: The Winslow Drive Realty Group LLC 17 Winslow Drive Atkinson, NH 03811		Owners: Barbara M. Siegart Realty Trust 638 Willow Road Boxford, MA Philip A. Busby, Jr. and Marie W. Busby 303 Chestnut Street North Andover, MA		Engineer: ASB design group, LLC 363 Boston Street Topsfield, MA 01983 (781) 944-5606 Proj. 2011-61 Surveyor: Donohoe and Parkhurst, Inc. 363 Boston Street Topsfield, MA 01983 (978) 887-6161 Proj. 2704	
Boxford Zoning Board		Permit Process		Registrations	
		Description		No. of Revisions	
		Submission		Date	
		Public Hearing		Description	
		Close Hearing		No.	
		Decision Filed		Date	
		Plan No.		10/12/12	
		Date		Sheet 1 of 2	
				SITE PLAN (COMMON DRIVEWAY APPLICATION) - C1	



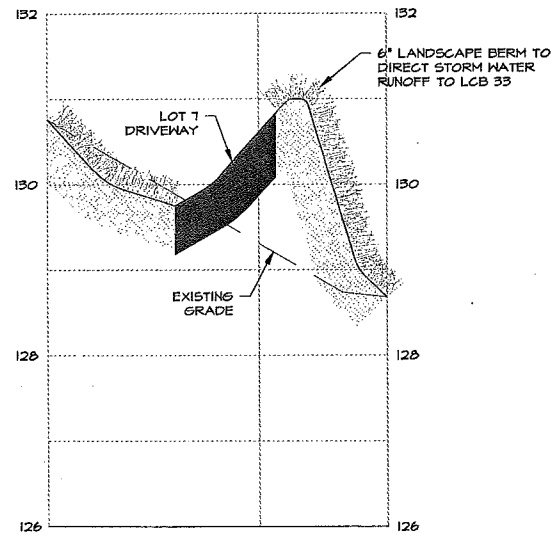
ELECTRIC SERVICE TRENCH
NOT TO SCALE



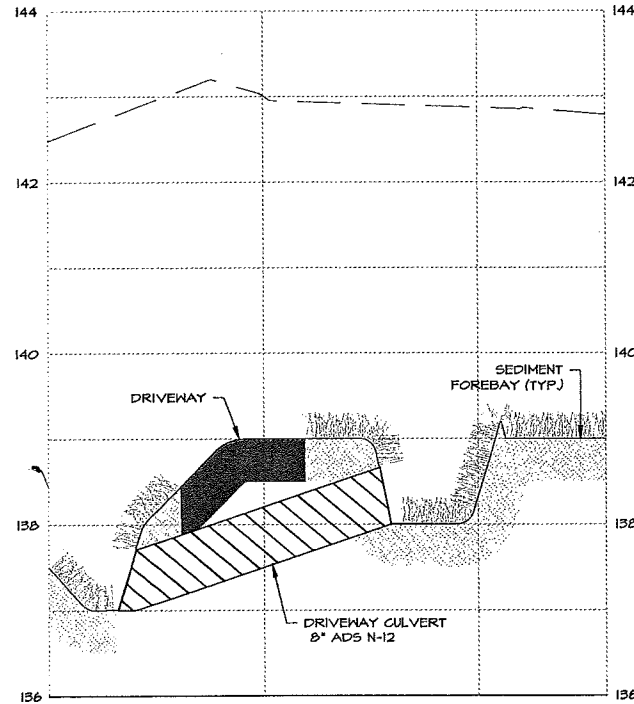
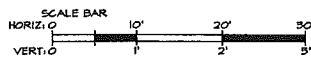
GAS SERVICE TRENCH
NOT TO SCALE



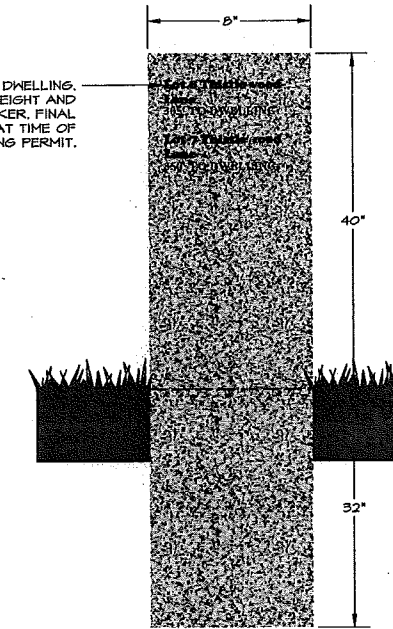
TYPICAL PAVEMENT SECTION DRIVEWAY
NOT TO SCALE



LOT 7 DRIVEWAY PLAN & CROSS-SECTION
NOT TO SCALE



LOT ADDRESS AND DISTANCE TO DWELLING. LETTERS TO BE 4-INCHES IN HEIGHT AND LABELED ON ALL SIDES OF MARKER. FINAL STREET NUMBER WILL BE ISSUED AT TIME OF APPLICATION FOR BUILDING PERMIT.

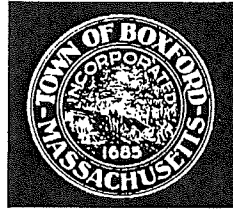


NOTE: FINAL DISTANCE TO DWELLINGS WILL BE DETERMINED WHEN BUILDING FOUNDATION IS CONSTRUCTED.

GRANITE COMMON DRIVEWAY MARKER
NOT TO SCALE

Common Driveway Plan Name/Owner Common Driveway Plan Lots 6 & 7 PINERIDGE SUBDIVISION Applicant: The Winslow Drive Realty Group LLC 17 Winslow Drive Atkinson, NH 03811 Owners: Barbara M. Siegart Realty Trust 63B Willow Road Boxford, MA Phillip A. Busby, Jr. and Marie W. Busby 303 Chestnut Street North Andover, MA	Permit Process Description Submission Public Hearing Close Hearing Decision Filed Plan No.	Revisions Description Date	Registrations 10/12/12	Design Engineer/Surveyor Engineer: ASB Design Group, LLC 363 Boston Street Topsfield, MA 01983 (781) 944-5606 Proj. 2011-61 Surveyor: Donohoe and Parkhurst, Inc. 363 Boston Street Topsfield, MA 01983 (978) 887-6161 Proj. 2704 Sheet 2 of 2 SITE DETAILS (COMMON DRIVEWAY APPLICATION) - CE
				Date

October 12, 2012



**TOWN OF BOXFORD
PLANNING BOARD**

7A Spofford Road
Boxford, Massachusetts 01921
Phone: (978) 887-6000 x 191 Fax: (978) 887-0758
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Name The Winslow Drive Realty Group, LLC Date 4/23/2013

Driveway location/address 60 DEER RUN ROAD - LOT 5

Required Design Criteria	Compliance – Yes	No
1. Finished driveway width shall be no less than 9 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Grade for the first 25 feet of driveway from the public way – 3% or less	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. 12% maximum slope along the centerline	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Any slope over 8% shall be paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Driveway apron should be 90° to the road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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11. Driveways longer than 500' shall have a turn-around	<u>N/A</u>	<input type="checkbox"/>
12. No cut or fill shall exceed 8' from the natural topography	<u>N/A</u>	<input type="checkbox"/>
13. Shared driveways shall be no closer than 100' apart	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Applicant Signature *Brandon Boyle MGR* Date 4/23/2013

Planning Board Approval _____ Date _____

Conditions:

project title:

PINERIDGE SUBDIVISION

prepared for:

THE WINSLOW DRIVE
REALTY GROUP, LLC
24 WINSLOW DRIVE
ATKINSON, NH 03811

revisions

no.	date	description
0	05/06/15	ISSUED FOR REVIEW

plan submission

DRIVEWAY PERMIT

date: 05.06.2015

scale: 1"=20'

job no: 2011-57/2704

DEP no: N/A

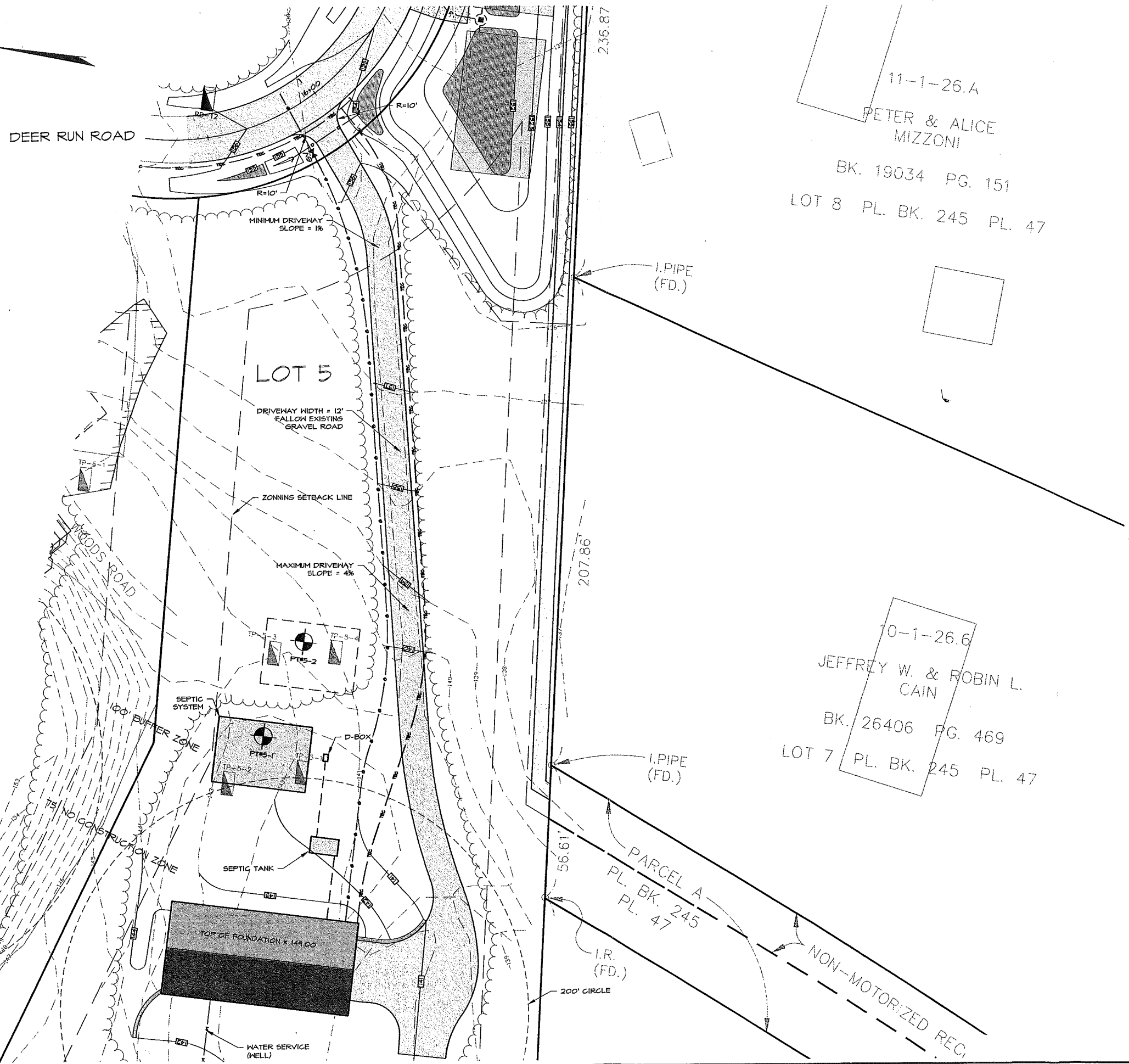


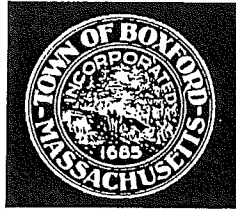
drawing name

LOT 5
DRIVEWAY
PERMIT PLAN

drawing number

CI





TOWN OF BOXFORD
PLANNING BOARD

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Driveway location/address 12 DEER RUN ROAD

Required Design Criteria	Compliance – Yes	No
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PINERIDGE SUBDIVISION

prepared for:

THE WINSLOW DRIVE
 REALTY GROUP, LLC
 24 WINSLOW DRIVE
 ATKINSON, NH 03811

revisions

no.	date	description
0	05/06/15	ISSUED FOR REVIEW

plan submission

DRIVEWAY PERMIT

date: 05.06.2015
 scale: 1"=10'
 job no: 2011-57 / 2704
 DEP no: N/A



Todd D. Berry

drawing name

LOT 9 DRIVEWAY PERMIT PLAN

drawing number

CI

