

**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 WILLIAM + JENNIFER DUMAS HALL
Street Address 19 APPLETON LANE
Town/City BOXFORD State MA
Telephone Number _____
Property Owner Name SAME AS APPLICANT
Address _____
Town/City _____ State _____
Telephone Number 617-869-2896

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 19 APPLETON LANE Map 19 Block 2 Lot 33
Deed to the Property Book 23279 Page 441 Date 8/19/2009 (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 SECT 196-13(B)(1)(h)

Reason for Request and Description of Project
ADDING A BARN WITH A GARAGE DOOR. THIS
WILL CREATE FOUR (4) TOTAL GARAGE SPACES
REQUIRING A SPECIAL PERMIT.

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 1982
Date structure was built 1987
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 Jennifer Dumas Date 5-13-2015
William T. Hill

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 _____



TOWN OF BOXFORD

ZONING BOARD OF APPEALS

7 A Spofford Road
Boxford, MA 01921

Tel 978-887-6000 Ext. 162 - Fax 978-887-1236

INSTRUCTIONS FOR FILING SPECIAL PERMIT-VARIANCE-APPEAL

Fill out forms completely and submit to Town Clerk by **12:00 noon** on the deadline date May 14. The meeting date for this deadline is May 28 (meeting date)

The following must be submitted a bag with original set for the Town Clerk
ORIGINAL TO TOWN CLERK & NINE (9) SETS ADDITIONAL AS FOLLOWS- (1) FOR FILE (6) ZBA MEMBERS (1) PLANNING BOARD LIAISON MEMBER AND (1) PLANNING BOARD ADMINISTRATOR [TOTAL FOR TOWN - 10 SETS] (make an extra set for yourself) COPIES OF ALL NECESSARY FORMS LISTED BELOW MUST BE SUBMITTED IN COMPLETE SETS.

- Certified list of abutters (300') (from Assessor's Office) 978-887-6000 (504)
- Plan of land
- Copy of title or deed
- Full plan of proposed project (see ZBA regulations for more details)
- Check for postage with form for abutters, members & surrounding towns
- Check for application fee in the amount of \$ 200.00
- Authorization form for public notice for hearing in Tri-Town Transcript
- Denial form from Inspector of Buildings (as applicable)
- Maintenance agreement and safety sign-off clearance form (if filing for special permit for shared driveway)

After filing application, your legal ad will be done and a copy mailed to you. Your public hearing will be located at the Boxford Town Hall- Meeting Rm #1 or as otherwise posted.

Planning Board Recommendation: All applicants are required to meet with the Planning Board to allow the Planning Board to prepare the required recommendation to the Zoning Board of Appeals. Applications pursuant to ZBL §196-13(B)(11)(h) [garage space for more than three (3) vehicles] and ZBL §196-13(C) [accessory apartments] may appear before the Planning Board prior to the first ZBA hearing so long as the legal ad has been published and abutters have received required notice. Please be aware that for matters other than garage space for more than three (3) vehicles and accessory apartments, you will need to schedule a meeting with the Planning Board after your first hearing so they can review your application for a recommendation to the Zoning Board of Appeals.

After all evidence is received and the hearing is closed the decision will be issued and filed with the Town Clerk. You will be notified by mail with a stamped copy. There is a twenty (20) day appeal period and then you may get the decision from Town Clerk's Office and bring to the Essex Registry of Deeds to be recorded. Copies of the recording from the Registry must be submitted to the Zoning Board of Appeals/Inspector of Buildings offices.

APPLICATION REVIEWED BY ZBA SECRETARY: _____ (signature with date)

PLEASE NOTE: TOWN CLERK WILL NOT STAMP UNLESS FIRST REVIEWED BY ZBA OFFICE FOR FULL COMPLETION.



ZONING BOARD OF APPEALS

APPLICANT'S INFORMATION

Name: WILLIAM HALL
Address: 19 APPLETON LANE
BOXFORD, MA 01921

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

$$\underline{12} \times 6.49 = \underline{77.88}$$

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

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

$$\underline{12} \times .49 = \underline{5.88}$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\underline{\$ 142.17}$$

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



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 William Hall

Mailing Address 19 APPLETON LANE

City/Town BOXFORD State MA Zip Code 01921

Daytime phone number 617-869-2896

Evening phone number 617-869-2896

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.

William T. Hall
Signature

5-13-2015
Date

Jennifer Dumas

125

QUITCLAIM DEED

We, **ROBERT A. STERN AND ROXANNE STERN** of 19 Appleton Lane, Boxford, Massachusetts, for full consideration paid of **NINE HUNDRED AND FIFTEEN THOUSAND (\$915,000.00) DOLLARS**, hereby grant to **WILLIAM T. HALL AND JENNIFER B. DUMAS**, both of 19 Appleton Lane, Boxford, Massachusetts, as Husband and Wife, Tenants by the Entirety,

WITH QUITCLAIM COVENANTS

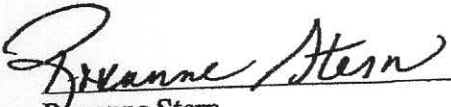
The land in Boxford, Essex County, Massachusetts, being fully described as Lot 15 containing 2.11 acres, more or less, on a Definitive Plan, Boxford, Massachusetts, Owner: Boxford Development Trust, 208 Essex Street, Salem, Massachusetts 01970; Scale: 1" = 40'; Engineer: Hayes Engineering, Inc., 828 Lynn Fells Parkway, Melrose, Massachusetts 02176; Said Plan being dated July 1, 1982, and recorded as Essex South Registry of Deeds in Plan Book 189, Plan 22.

Said premises are conveyed subject to and with the benefit of rights, restrictions, easements and reservations on record insofar as the same, if any, are now in force and applicable.

Being the same premises conveyed to Grantors by deed recorded with the Essex South Registry of Deeds at Book 18498, Page 373.

Witness our hands and seal this 2 day of August 2004.


Robert A. Stern


Roxanne Stern

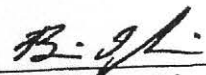
COMMONWEALTH OF MASSACHUSETTS

Essex County, SS

Date 8/2/04

Then personally appeared the above-named Robert A. Stern and Roxanne Stern and acknowledged the foregoing instrument to be their free act and deed, before me,

SALEM DEEDS REG 10
ESSEX SOUTH
08/19/04 12:48:00
000000-44172-40
FEE \$4172.40
CASH \$4172.40


Brian C. Dauphin, Notary Public

BRIAN C. DAUPHIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 17, 2010

TOWN OF BOXFORD
 ABUTTER LIST
 Parcel # 19-02-33 ~ 19 APPLETON LANE ~ ZONING BOARD OF APPEALS

Map/Lot	Location	Owner	Owner2	Owner Address	Owner City/Town	Owner State	Zip Code
(19-02-13)	HERRICK RD	BTA/BOLT INC		P O BOX 95	BOXFORD	MA	01921
(19-02-38)	18 APPLETON LN	ERRICO ROSEANN S TR	ERRICO REALTY TRUST	18 APPLETON LN	BOXFORD	MA	01921
(19-02-34)	21 APPLETON LN	HALL JEFFREY C	HALL MARGARET E	21 APPLETON LN	BOXFORD	MA	01921
(19-02-33)	19 APPLETON LN	HALL WILLIAM T	DUMAS JENNIFER	19 APPLETON LN	BOXFORD	MA	01921
(19-02-32)	7 APPLETON LN	O'HEIR LIAM	O'HEIR DANIELLE	7 APPLETON LN	BOXFORD	MA	01921
(19-02-31)	APPLETON LN	RICKLEFS JOYCE G		282 IPSWICH RD	BOXFORD	MA	01921
(19-02-39)	8 APPLETON LN	RILEY THOMAS M	RILEY ROBYN R	8 APPLETON LN	BOXFORD	MA	01921
(19-02-37)	24 APPLETON LN	RUDNICK SUZANNE E	C/O SCHRIEBER ASSOC	24 APPLETON LN	BOXFORD	MA	01921
(19-02-14)	4 APPLETON LN	WHEELER DOHNA E	WHEELER ROBERT B	4 APPLETON LN	BOXFORD	MA	01921
(19-02-36)	26 APPLETON LN	DUPUIS RICHARD	DUPUIS KELLI	26 APPLETON LN	BOXFORD	MA	01921
(19-02-35)	35 APPLETON LN	SILVERMAN JCAN TR	SILVERMAN REALTY TRUST	35 APPLETON LN	BOXFORD	MA	01921

CERTIFIED COPY

Jan DeLiva

May 5, 2015