

TOWN OF BOXFORD, MASSACHUSETTS

NOTICE #973

ZONING BOARD OF APPEALS

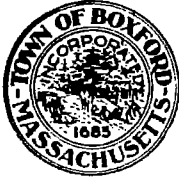
December 5, 2016

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, **January 19, 2017** at 7:30 p.m. or such other time when reached on the agenda as posted to all parties interested in the application of **Steven & Susan Tabacco** requesting a **Special Permit** for proposed 24' x 36' detached garage, for more than 3 vehicles. Pursuant to ZBL 196-13 (B)(11)(h) of the zoning bylaw for the premises located at **19 Saddle Hill Road, Assessors Map 10, Block 01, Lot 26.7**. 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 January 18, 2017 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 # 973
PUBLIC HEARING DATE 1-19-2017

(TOWN CLERK STAMP ONLY)

Received and Filed at Town Clerk's
Office, Boxford, Massachusetts
on 12/5/16 by MTJ

1. Information of Project Applicant and Property Owner

Applicant Name STEVEN + SUSAN TABACCO
Street Address 19 SADDLE HILL ROAD
Town/City BOXFORD State MA
Telephone Number 617-594-5467
Property Owner Name STEVEN + SUSAN TABACCO
Address 19 SADDLE HILL ROAD
Town/City BOXFORD State MA
Telephone Number 617-594-5467

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 SADDLE HILL ROAD Map 10 Block 01 Lot 26/7
Deed to the Property Book 10700 Page 183 Date _____ (or registered in Land Registry District)
Certificate No. Book 13449 Page 600 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 196-13 (B)(1)(h)

Reason for Request and Description of Project TO CONSTRUCT A 24'X36'
DETACHED GARAGE, FOR MORE THAN 3 VEHICLES.

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 1988

Date structure was built 1992

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

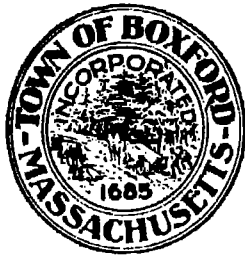
I hereby request a hearing before the Boxford Zoning Board of Appeals:

Applicant's Signature Steven G. Johnson Date 11/30/16

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 _____



ZONING BOARD OF APPEALS

APPLICANT'S INFORMATION

Name: STEVEN TABACCO

Address: 19 SADDLE HILL ROAD

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

$$\underline{13} \times 6.47 = \underline{84.11}$$

Number of Surrounding Towns & MVPC
Number of Certified Abutters

$$9 \times \$6.47 = \$58.23$$

(including applicant & representative)
Notice of Decision

$$\underline{13} \times .47 = \underline{6.11}$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\underline{\$ 148.45}$$

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 STEVEN TABACCO

Mailing Address 19 SADDLE HILL ROAD

City/Town BOXFORD State MA Zip Code 01921

Daytime phone number 617-594-5467

Evening phone number 978-352-6514

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.

Steve Tabacco
Signature

4/30/16
Date

TOWN OF BOXFORD
 ABUTTER LIST

PARCEL # 10-01-26.7 ~ 19 SADDLE HILL RD ~ ZONING BOARD OF APPEALS 300'

Map/Lot	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
(10-02-29.5)	24 ROCK BROOK WAY	BLANEY COLIN P	BLANEY MELISSA L	24 ROCK BROOK WAY	BOXFORD	MA	01921
(11-01-26.2)	PAR D DEER RUN RD	BLANEY COLIN P	BLANEY MELISSA L	24 ROCK BROOK WAY	BOXFORD	MA	01921
(10-02-29.6)	33 ROCK BROOK WAY	BLUNDIN MICHAEL H TE	BLUNDIN MARGARET L	33 ROCK BROOK WAY	BOXFORD	MA	01921
(10-01-26.6)	17 SADDLE HILL RD	DIGIORGIO AMY L	PARENTI VINCENT D	17 SADDLE HILL RD	BOXFORD	MA	01921
(11-01-26.3)	LOT 1 SADDLE HILL RD	ISISON EILEEN		58 VALLEY RD	BOXFORD	MA	01921
(14-01-26.2)	58 VALLEY RD	ISISON EILEEN, COLLINS MATTHEW TR	58 VALLEY REALTY TRUST	58 VALLEY RD	BOXFORD	MA	01921
(10-02-29.7)	34 ROCK BROOK WAY	KROPIWNIICKI THOMAS S	KROPIWNIICKI MARIE A	34 ROCK BROOK WAY	BOXFORD	MA	01921
(10-01-26.3A)	24 SADDLE HILL RD	LEETE ERIC	LEETE PAULA	24 SADDLE HILL RD	BOXFORD	MA	01921
(11-01-26.4)	11 SADDLE HILL RD	MIZZONI PETER	MIZZONI ALICE	11 SADDLE HILL RD	BOXFORD	MA	01921
(10-01-26.10)	18 SADDLE HILL RD	WUDYKA STEVEN	FOSTER SARA	18 SADDLE HILL RD	BOXFORD	MA	01921
(10-01-26.8)	23 SADDLE HILL RD	SHEEHAN JOSEPH L TE	SHEEHAN CHRISTINE E	23 SADDLE HILL RD	BOXFORD	MA	01921
(10-01-26.9)	22 SADDLE HILL RD	SMITH JASON	SMITH JENNIFER L	22 SADDLE HILL RD	BOXFORD	MA	01921
(10-01-26.7)	19 SADDLE HILL RD	TABACCO STEVEN A TE	TABACCO SUSAN W	19 SADDLE HILL RD	BOXFORD	MA	01921
(11-01-26.1)	57B DEER RUN RD	THE WINSLOW DRIVE REALTY GROUP LLC		24 WINSLOW DRIVE	ATKINSON	NH	03811
(11-01-26)	60 DEER RUN RD	THE WINSLOW DRIVE REALTY GROUP LLC		24 WINSLOW DRIVE	ATKINSON	NH	03811

CERTIFIED COPY

Jan D. Silva
 November 30, 2016

25

QUITCLAIM DEED

We, Steven A Tabacco and Susan W. Moore, of Boxford, Massachusetts,

for consideration of less than \$100.00 dollars,

grant to Steven A. Tabacco and Susan W. Tabacco, husband and wife, tenants by the entirety, of 19 Saddle Hill road, Boxford, MA, with quitclaim covenants:

The land shown as Lot 6 on a Plan of land entitled "Definitive Subdivision Plan of Saddle Hill Estates, located in Boxford, Massachusetts", owner and applicant Richard D. Nicolo, prepared by Thomas E. Neve Associates, Inc., 447 Old Boston Road, Topsfield, Massachusetts, dated May 4, 1988 and revised October 4, 1988 and recorded with Essex South District Registry of Deeds in Plan Book 245, Plan 46, to which reference is made for a more particular description of said lot.

For reference to title see Book 10700, Page 183.

Executed as a sealed this 7th day March, 1996.

Steven A. Tabacco
Steven A. Tabacco

Susan W. Moore
Susan W. Moore

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

March 8, 1996

Then appeared before me the above-named Steven A. Tabacco and Susan W. Moore and acknowledged the foregoing to be her free act and deed.

Ellen Sweeney
Notary Public
My Commission Expires 8/19/99

13449

RICHARD D. NICOLO, Trustee of Saddle Hill Realty Trust u/d/t dated October 10, 1988,
recorded with Essex South District Registry of Deeds in Book 9744, Page 284

of Georgetown, Essex

County, Massachusetts

in consideration of EIGHTY-FIVE THOUSAND AND 00/100 (\$85,000.00) DOLLARS

grant to STEVEN A. TABACCO and SUSAN W. MOORE, joint tenants with rights of survivorship

of 29 Church Street, Malden, Massachusetts 02148 with quitclaim covenants

~~the land~~ the land shown as Lot 6 on a Plan of Land entitled "Definitive Subdivision Plan of Saddle Hill Estates, located in Boxford, Massachusetts", owner and applicant Richard D. Nicolo, prepared by Thomas E. Neve Associates, Inc., 447 Old Boston Road, Tospfield, Massachusetts, cated May 4, 1988 and revised October 4, 1988 and recorded with Essex South District Registry of Deeds in Plan Book 245, Plan 46, to which reference is made for a more particular *

For my title see deed recorded with the Essex South District Registry of Deeds in Book 9744, Page 287.

Subject to easements, restrictions, agreements of record in so far as same are applicable.

The undersigned Trustee hereby certifies that he is the sole Trustee of Saddle Hill Realty Trust, that said Trust has not been altered, amended nor revoked, and that all of the beneficiaries have directed the Trustee to effectuate this transfer.

*description of said Lot. Grantor hereby reserves the fee in all ways shown on the plan, but grants to grantee, his heirs and assigns a right to use said ways in common with others lawfully entitled thereto for all purposes for which public ways are used in the Town of Boxford.

AFFECTED PREMISES: Lot 6, Saddle Hill Road, Boxford, MA 01921

CANCELLED
DEED REG 11
ESSEX SOUTH
02/08/90/26

TAX 387.60
CASH 387.60
83194000 11:21
EXCISE TAX

Executed as a sealed instrument this 6th day of December 19 90

Richard D. Nicolo
RICHARD D. NICOLO, Trustee as aforesaid

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
STATE OF FLORIDA

ss. December 6th 19 90

Then personally appeared the above named RICHARD D. NICOLO, Trustee as aforesaid

and acknowledged the foregoing instrument to be his free act and deed.

Before me, Paul T. Jensen

My commission expires

NOTARY PUBLIC, STATE OF FLORIDA,
MY COMMISSION EXPIRES: OCT. 17, 1994,
BONDED UNDER NOTARY PUBLIC UNDERSHIRT.



1991 FEB - 8 AM 11: 33
000129