



Boxford Zoning Board of Appeals
Public Hearing Application

(ZONING BOARD USE ONLY)

ZBA CASE # 981
PUBLIC HEARING DATE 4-27-2017

(TOWN CLERK STAMP ONLY)

Received and Filed at Town Clerk's
Office, Boxford, Massachusetts
on 5-29-17 by R Phelan

1. Information of Project Applicant and Property Owner

Applicant Name GARY / TUCKER TALLAKSEN
Street Address 30 Sunrise Road
Town/City Boxford State MA
Telephone Number 978-833-1776
Property Owner Name TALLAKSEN
Address same
Town/City _____ State _____
Telephone Number _____

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 30 Sunrise Rd. Map 25 Block 6 Lot 16
Deed to the Property Book _____ Page _____ Date _____ (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 Z.O.L. 196.13.C

Reason for Request and Description of Project Try to live with my son on second floor of first floor garage room for son Tucker Gary Tallaksen and Tucker Tallaksen, owner requesting Special permit to permit an accessory in law apartment

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 _____

Date structure was built _____

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

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 *Tim Tim Gary Tetter* Date 3/27/17

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 *Tim Tim Gary Tetter* Date 3/27/17



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 GARY TALLAKSEN

Mailing Address 30 Sunrise Road

Boxford Ma

City/Town _____ State _____ Zip Code 01921

Daytime phone number 978-833-1776

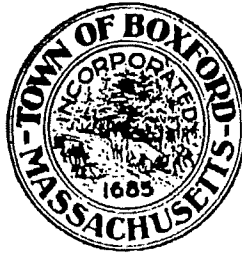
Evening phone number 978-887-3386

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.

Signature Gary Tallaksen

Date 2/27/17



ZONING BOARD OF APPEALS

APPLICANT'S INFORMATION

Name: GARY & TUCKER TALLAKSEN

Address: 30 SUNRISE RD

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

$$\underline{14} \times 6.56 = \underline{91.84}$$

Number of Surrounding Towns & MVPC

$$9 \times \$6.56 = \$59.04$$

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

$$\underline{14} \times .46 = \underline{6.44}$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\underline{\$ 157.32}$$

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

2

SO. ESSEX #444 Bk:35581 Pg:141
12/30/2016 12:48 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 12/30/2016 12:48 PM
ID: 1163328 Doc# 20161230004440
Fee: \$2,850.00
Cons: \$625,000.00

QUITCLAIM DEED

I, Carl Kuczun, Trustee of the Chester G. Kuczun Realty Trust, under Declaration of Trust dated February 11, 1998 and recorded with the Essex South District Registry of Deeds in Book 14615, Page 59, and being married, with a mailing address of 31 Mehaffey Lane, Rowley, Massachusetts. See trustee's certificate recorded herewith.

for consideration paid of Six Hundred Twenty-Five Thousand and 00/100 (\$625,000.00) Dollars,

grant to Gary ^{Tallaksen} Tallaksen, single, of 179 Washington Street, Topsfield, Massachusetts, and Tucker J. Tallaksen ^{Kelsey} and Danielle J. Tallaksen, husband and wife, of 66 Campmeeting Road, Topsfield, Massachusetts, as joint tenants with rights of survivorship,

with quitclaim covenants

The land in Boxford, Essex County, Commonwealth of Massachusetts, bounded and described as follows:

- SOUTHEASTERLY: by the curved line of Sunrise Road, 201.35 feet;
- SOUTHWESTERLY: by Lot 25 on a plan hereinafter referred to, 208 feet;
- NORTHWESTERLY and
NORTHERLY: by the shore line of Lowe Pond as shown on said plan, about 370 feet; and
- NORTHEASTERLY: by Lot #27 on said plan, 260 feet.

Said premises are more particularly bounded and shown as Lot #26 on a plan entitled "Final Plan of Land belonging to Harlan P. Kelsey, Inc. et als situated in Boxford, Mass." Dated November

Return Document to:
Peter E. Bernardin, Esq.
THE BERNARDIN LAW FIRM, PC
100 Cummings Center, Suite 217C
Beverly, Massachusetts 01915

Property Address: 30 Sunrise Road, Boxford, MA 01921

20, 1953, made by Bradford & Weed, C.E.'s and recorded with Essex South District Registry of Deeds, Plan Book 84, Plan 73, Sheet No. 2, containing 62,100 square feet.

Said premises are subject to easements and restrictions of record and to outstanding taxes and betterments, if any.

I, Carl Kuczun, Trustee, declare under the pains and penalties of perjury that the property conveyed herein was not homestead property nor my principal residence, and that no other person is entitled to claim the benefit an existing estate of homestead in the premises. I hereby release and terminate any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or by declaration.

Being the same premises conveyed to the Grantor by deed dated February 11, 1998, and recorded with said Essex South District Registry of Deeds in Book 14615, Page 62.

Witness my hand and seal this 30 day of December, 2016.

CHESTER G. KUCZUN REALTY TRUST

BY: Carl Kuczun, Trustee
Carl Kuczun, Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

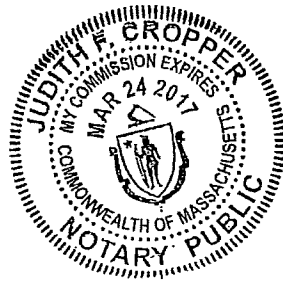
On this 30 day of December, 2016, before me, the undersigned notary public, personally appeared Carl Kuczun, Trustee as aforesaid, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, and as his free act and deed and who swore or affirmed to me that all statements made herein concerning marital status and occupancy are true, accurate and complete.

Peter E. Bernardin

Name: Peter E. Bernardin

Notary Public Judith F Cropper

My commission expires: ~~07/27/17~~ 3/24/17



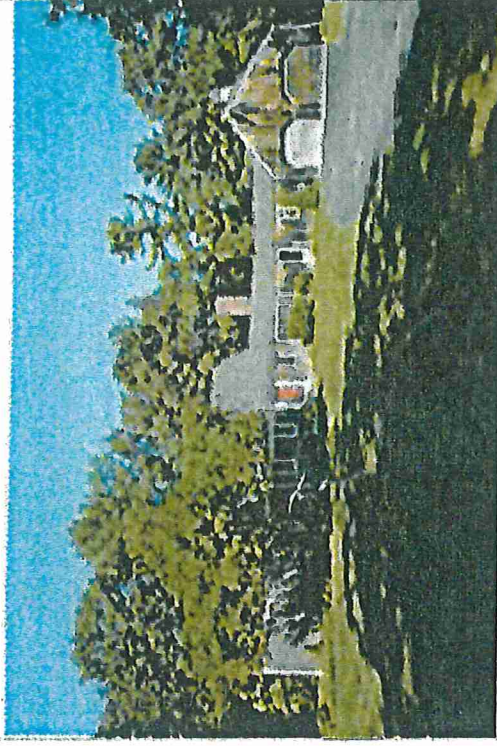
TOWN OF BOXFORD
 ABUTTER LIST
 PARCEL #25-06-16 ~ 30 SUNRISE ROAD ~ ZBA 300'

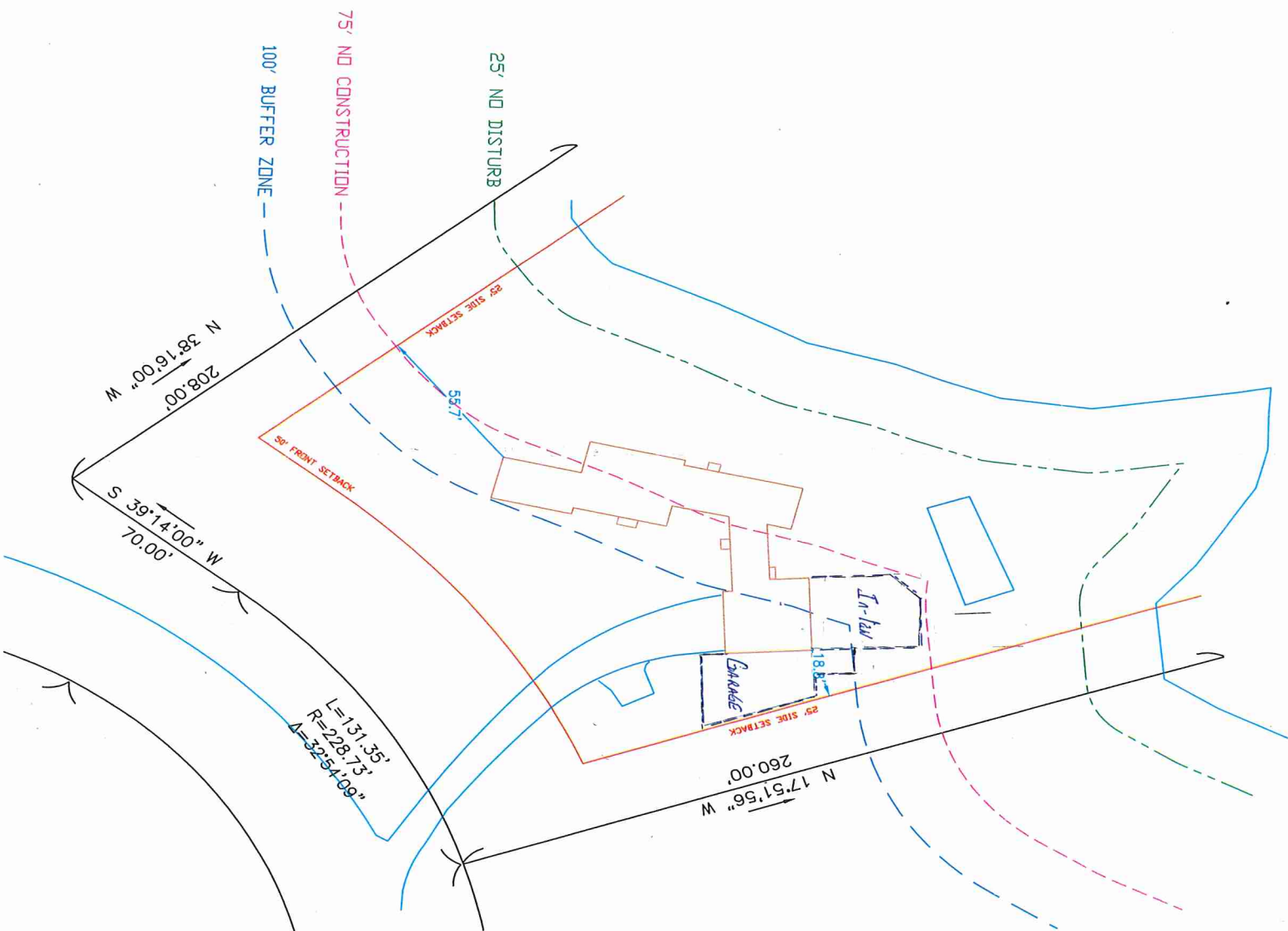
Map/Lot	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
(25-03-31)	56 BOREN LN	ALDEBORGH JOHN	ALDEBORGH VICKI	56 BOREN LN	BOXFORD	MA	01921
(25-06-24)	21 SUNRISE RD	CABAN NATHAN		21 SUNRISE RD	BOXFORD	MA	01921
(25-06-15)	32 SUNRISE RD	DEFOSSEZ STEVEN M	DEFOSSEZ LINDA J	32 SUNRISE RD	BOXFORD	MA	01921
(25-06-14)	36 SUNRISE RD	DEVLIN THOMAS F		P O BOX 191	BOXFORD	MA	01921
(25-01-02)	4 CHAPMAN WAY	JONES JOHN E		4 CHAPMAN WAY	BOXFORD	MA	01921
(25-06-25)	31 SUNRISE RD	KENT JAMES P	KENT JULIE A	31 SUNRISE RD	BOXFORD	MA	01921
(25-06-16)	30 SUNRISE RD	TALLAKSEN GARY	TALLAKSEN TUCKER J & DANIELLE J	30 SUNRISE RD	BOXFORD	MA	01921
(25-03-30)	48 BOREN LN	MASTERSON JEFFREY J	MASTERSON TRACI L	48 BOREN LN	BOXFORD	MA	01921
(25-01-03)	28 CAMP GROUND RD	MURRAY JAMES E TE	WONG CORA A	28 CAMPGROUND RD	BOXFORD	MA	01921
(25-06-19)	24 SUNRISE RD	PAPILLO RYAN S	PAPILLO ELIZABETH J	24 SUNRISE RD	BOXFORD	MA	01921
(25-06-26)	43 SUNRISE RD	PERKINS SARA E		43 SUNRISE RD	BOXFORD	MA	01921
(25-06-17-1)	28 SUNRISE RD	SAVITSKY DAVID A	SAVITSKY I-CHIN SAYULI	28 SUNRISE RD	BOXFORD	MA	01921
(25-01-01)	SUNRISE RD	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
(25-01-04)	22 CAMP GROUND RD	WLADKOWSKI HENRY J & L H TR	22 CAMPGROUND RD NOM TR	22 CAMP GROUND RD	BOXFORD	MA	01921

CERTIFIED COPY

Jan Silva
 March 27, 2017

MLS # 72058776 - Active
30 Sunrise, Boxford, MA 01921

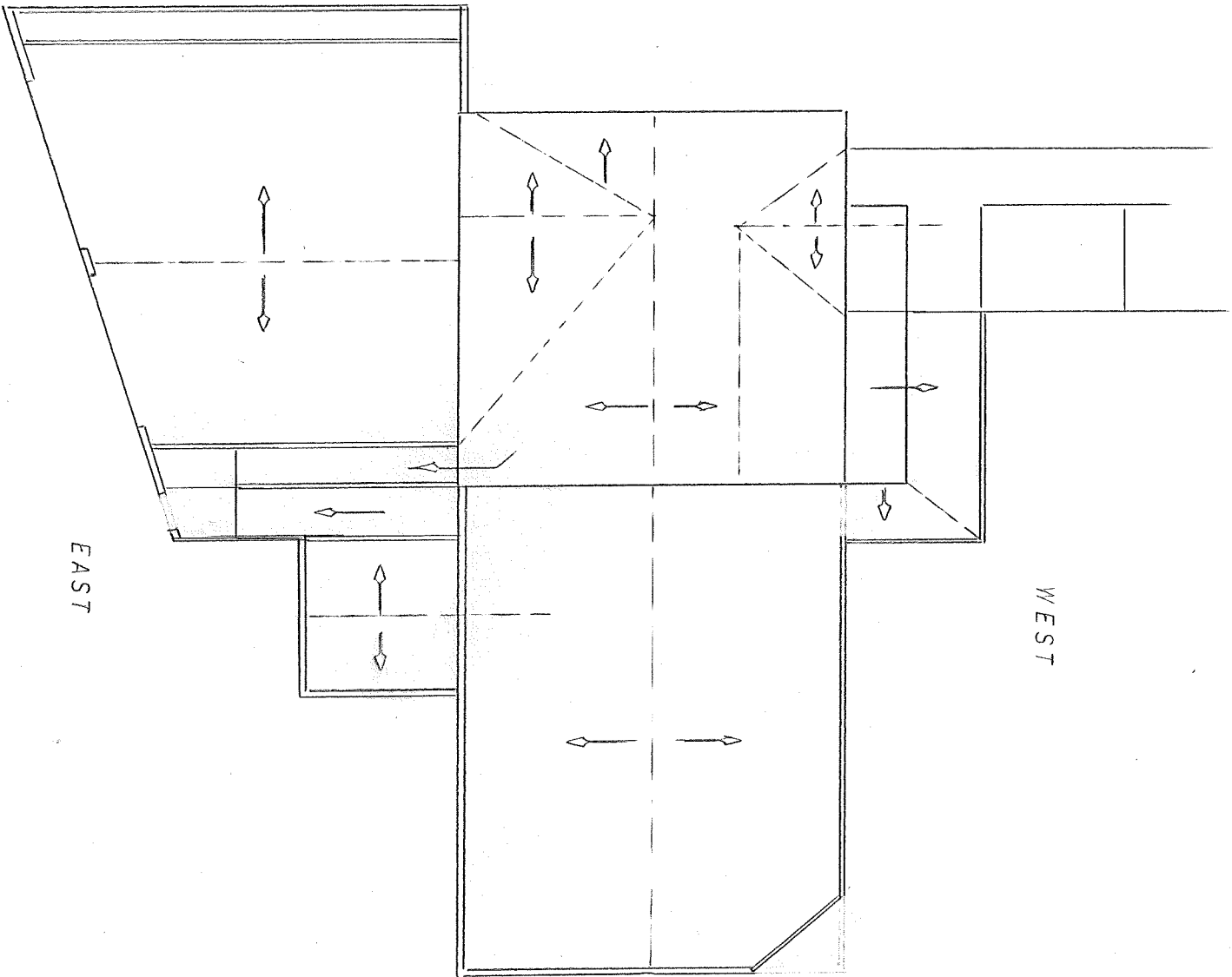




TALLAKSEN
30 SUNRISE RD

1" = 40'

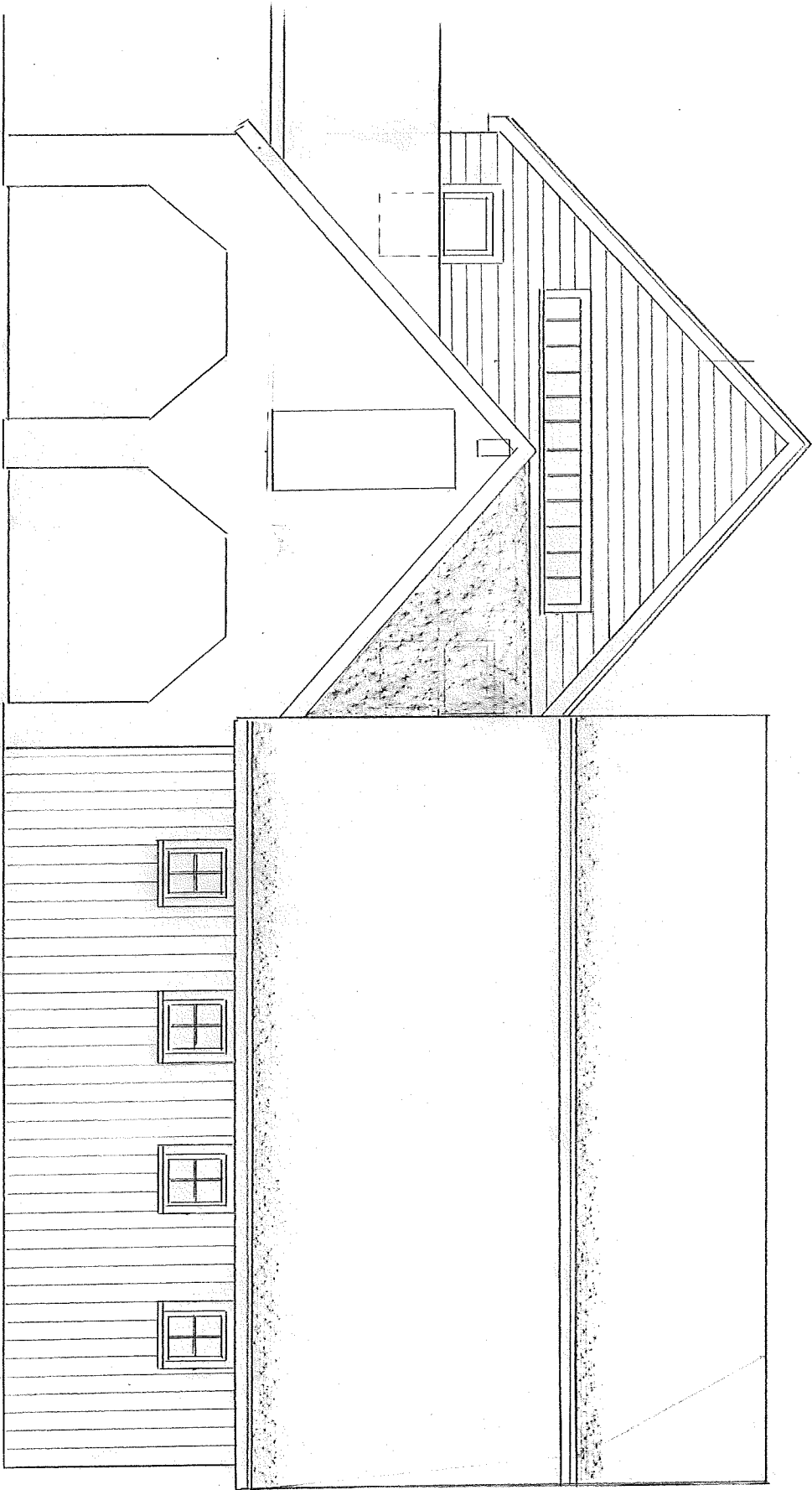
SOUTH
(FRONT)



EAST

WEST

NORTH



SOUTH

TALLAKSEN
30 SUNRISE ROAD

EAST

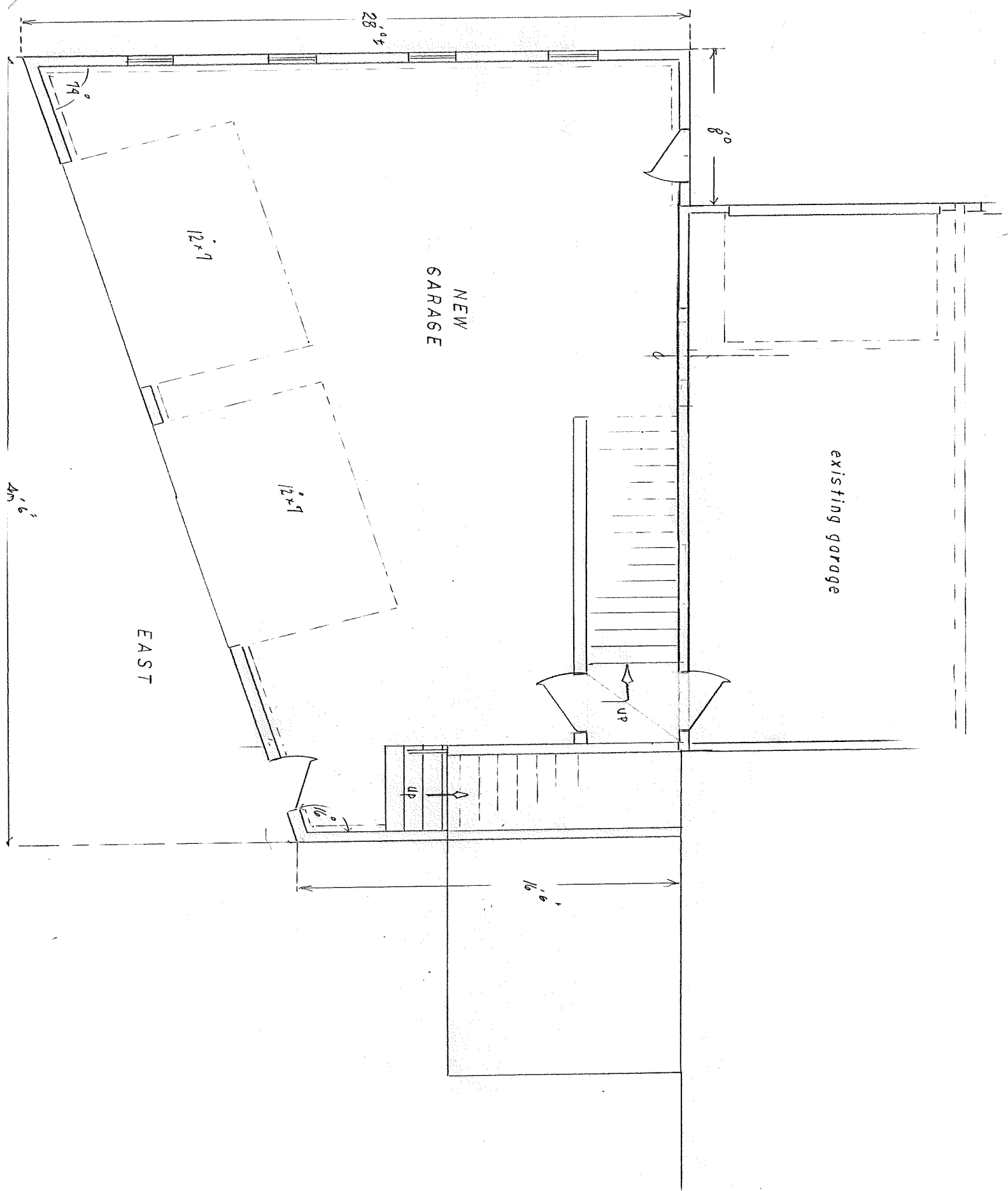


NORTH



WEST





NEW
GARAGE

existing garage

EAST

28'0"

8'0"

12'9"

12'9"

16'6"

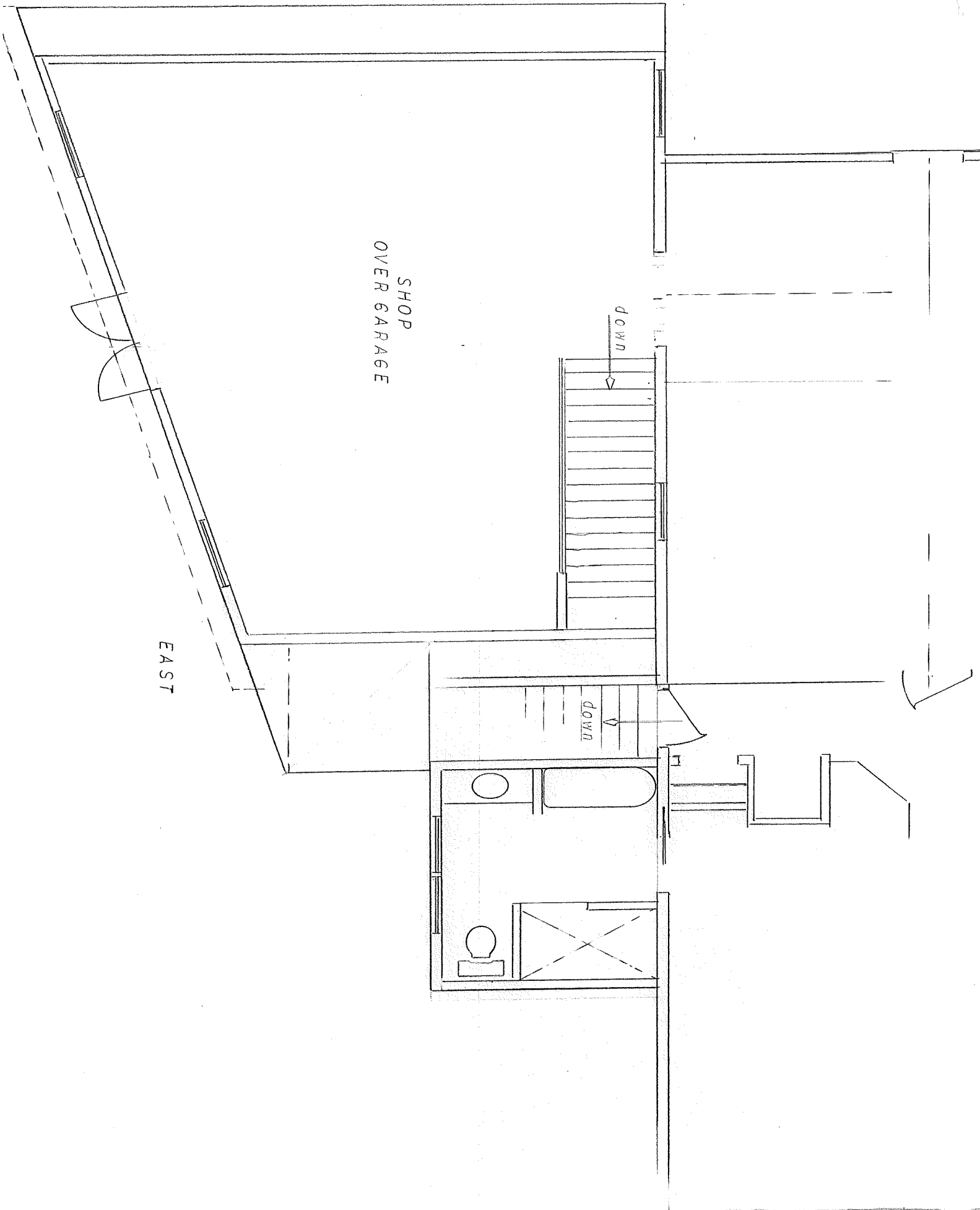
4'6"

7'4"

16'6"

UP

UP



SHOP
OVER GARAGE

EAST

down

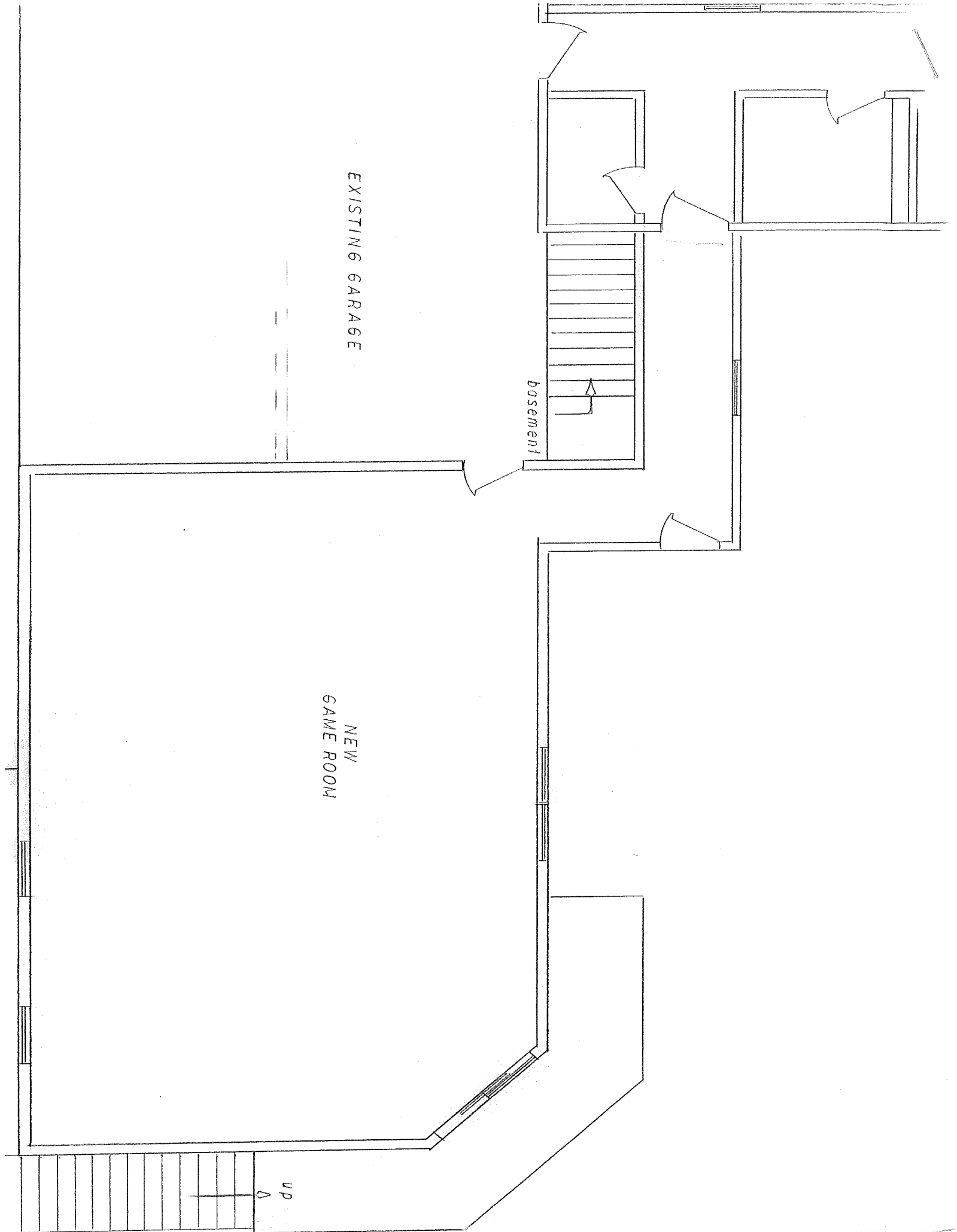
down

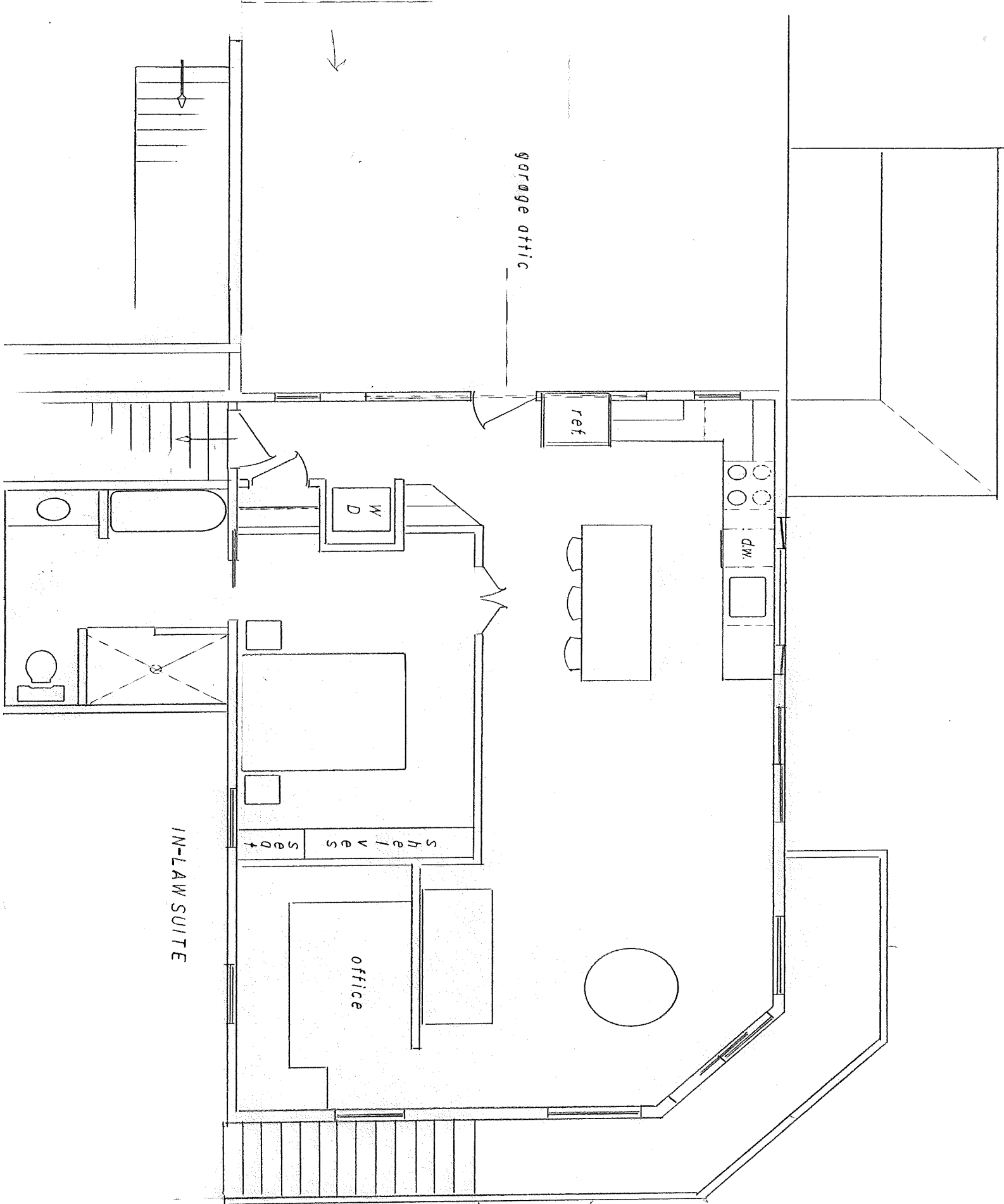
EXISTING GARAGE

basement

NEW
GAME ROOM

up





garage attic

ref

dw

W D

S h e l v e s

office

IN-LAW SUITE