

**TOWN OF BOXFORD  
ZONING BOARD OF APPEALS**

Time Stamp by Town  
Clerk's Office

**APPLICATION FOR:**

- ☒ SPECIAL PERMIT/APPEAL OF INSPECTOR OF BUILDINGS (\$500.00)  
☐ VARIANCE (\$550.00)  
☐ 40B COMPREHENSIVE PERMIT \$500.00 plus \$50.00 per individual unit  
☐ 40B COMPRESHENIVE PERMIT \$250.00 plus \$25.00 per individual unit for  
Local Initiative Program

NOTE TO CLERK:  
DO NOT STAMP  
WITHOUT INSPECTOR  
OF BUILDINGS  
APPROVAL

NO APPLICATION (EXCEPT FOR AN APPEAL OF THE INSPECTOR OF BUILDINGS) WILL BE ACCEPTED UNLESS EACH AND EVERY ITEM LISTED ON THE LAST PAGE OF THIS APPLICATION IS INCLUDED IN THE SUBMISSION. IF EACH AND EVERY ITEM IS NOT PROVIDED, YOUR APPLICATION MAY EITHER BE RETURNED TO YOU OR DENIED AT THE TIME OF THE HEARING FOR INCOMPLETNESS AND YOUR PROJECT WILL BE DELAYED.

Cases will be scheduled for a ZBA hearing only if your application has been (1) reviewed by the Inspector of Buildings, (2) time-stamped by the Town Clerk's Office, and (3) returned to the Building Department. **The Town Clerk office will not time-stamp your application without Certification by the Inspector of Buildings**

For Office Use Only  
**CERTIFICATE OF COMPLETENESS**

Must be signed by the Inspector of Buildings prior to  
Town Stamp

\_\_\_\_\_  
Inspector of Buildings Signature      Date

For Office Use Only

Building Permit Denied \_\_\_\_\_  
Reason Denied \_\_\_\_\_  
Date Initial ZBA Application Received \_\_\_\_\_  
Date of Inspector's Review \_\_\_\_\_  
Date Returned to Applicant \_\_\_\_\_  
Reason for return \_\_\_\_\_  
\_\_\_\_\_

**PROPERTY OWNER INFORMATION**

PROPERTY OWNER'S NAME Barbara + Matt Bisceglia

PROPERTY ADDRESS 28 Dana Rd MAP/BLOCK/LOT 33/02/10.5

PROPERTY OWNER'S MAILING ADDRESS 28 Dana Rd Boxford, MA 01921

PROPERTY OWNER'S PHONE NUMBER: \_\_\_\_\_ PROPERTY OWNER'S E-MAIL barb.bisceglia@gmail  
408-455-2052



**APPLICANT INFORMATION (IF DIFFERENT FROM OWNER)**

NAME \_\_\_\_\_

RELATIONSHIP TO PROPERTY OWNER (for example, spouse, attorney, architect, etc.) \_\_\_\_\_

APPLICANTS MAILING ADDRESS \_\_\_\_\_

APPLICANT'S PHONE NUMBER: \_\_\_\_\_ APPLICANT'S E-MAIL \_\_\_\_\_

**OWNER AUTHORIZATION**

I, \_\_\_\_\_, as Owner of the subject property hereby authorize  
\_\_\_\_\_ to act on my behalf in all matters relative to this  
application.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

**OWNER OR AUTHORIZED AGENT DECLARATION**

I, \_\_\_\_\_, as Owner of the subject property hereby  
authorize \_\_\_\_\_ to act on my behalf in all matters relative to  
this application

\_\_\_\_\_  
Signature of Owner or Authorized Agent

\_\_\_\_\_  
Date

**PURPOSE OF APPLICATION AND DESCRIPTION OF PROJECT**

Purpose of Application: ☒ Special Permit ☐ Variance ☐ Appeal of Inspector of Buildings ☐ Comprehensive Permit

Description of Project:

Remodel Basement adding finished space to include  
kitchenette, bath, bedroom

Applicable Section(s) of Zoning Bylaw for which relief is sought:



Does the property, structure and/or use conform to the current Zoning Bylaw? \_\_\_\_\_

If not, describe the non-conformity (lot size, setback, use, frontage, etc.) \_\_\_\_\_

ZONING DISTRICT: ☒ R-A ☐ B-1 ☐ B-2 ☐ M ☐ O ☐ ELDERLY ☐ POND WATERSHED OVERLAY ☐ WIRELESS COMMUNICATION SERVICES  
☐ FLOODPLAIN ☐ SOLAR OVERLAY

DATE LOT WAS CREATED: \_\_\_\_\_ DATE STRUCTURE WAS BUILT: 1992

DEED (Copy must be attached. Deed may be downloaded and printed from [www.salemdeeds.com](http://www.salemdeeds.com)):

[BOOK 38905 PAGE ~~347~~ 347 OR [CERTIFICATE NO. \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_]

## POSTAGE FEE CALCULATION

### POSTAGE FEE

In accordance with Article X, Section 196-49 of the Zoning bylaw 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)

$$\underline{11} \times \$8.10 = \underline{89.10}$$

Number of Surrounding Towns & MVPC

$$9 \times \$8.10 = \$72.90$$

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

$$\underline{11} \times \$0.60 = \underline{6.60}$$

**TOTAL AMOUNT OWED FOR POSTAGE FEE**

$$\underline{\$ 95.70}$$

Please remit a check separate from the filing fee, payable to the Town of Boxford, for the total amount owed for postage.



NO APPLICATION (EXCEPT FOR AN APPEAL OF THE INSPECTOR OF BUILDINGS) WILL BE ACCEPTED UNLESS EACH AND EVERY ITEM LISTED ON THIS PAGE IS INCLUDED IN THE SUBMISSION. IF EACH AND EVERY ITEM IS NOT PROVIDED, YOUR APPLICATION MAY EITHER BE RETURNED TO YOU OR DENIED AT THE TIME OF THE HEARING FOR INCOMPLETENESS AND YOUR PROJECT WILL BE DELAYED.

### **PROJECT PLANS REQUIRED FOR ALL APPLICATIONS**

**SITE PLAN**--One (1) full size sets and four (4) copies (no larger than 11"x 17") drawn to not less than 1" = 20' scale and showing:

- ☒ a north arrow
- ☒ the name of the owner(s) and the street address of the property
- ☒ the name and address of person preparing the plan and the date of the plan
- ☒ Licensed surveyor/engineer's stamp
- ☒ all bordering street names
- ☒ the dimensions of the property lines and lot area (in square feet) of the lot to be built upon
- ☒ the locations and dimensions (including the square footage) of all existing and proposed buildings and other structures on the lot
- ☒ the distance to the property line(s) from all buildings and other structures on the lot
- ☒ the distance between all buildings and other structures on the lot
- ☒ all required setback distances
- ☒ all existing and proposed entrances and exits to both the lot and the buildings on the lot
- ☒ **ALL OF THE PROPOSED WORK MUST BE HIGHLIGHTED IN RED**

### **BUILDING PLANS and ELEVATIONS**

One (1) full size set and four (4) copies (no larger than 11"x 17") drawn to not less than a ¼" = 1' scale and showing:

- ☒ a north arrow
- ☒ the name of the owner(s) and the street address of the property
- ☒ the name and address of person preparing the plan, and the date of the plan
- ☒ the exterior elevations (including windows, doors, porches, steps and other architectural features)
- ☒ the interior floor plans including all dimensions
- ☒ for accessory apartments include floor area measurements/calculation as per ZBL 196-13.C(3)
- Subsequent plan revisions shall be so noted
- ☒ **ALL PROPOSED WORK MUST BE HIGHLIGHTED IN RED**

### **APPLICATION PACKET SHALL INCLUDE**

One (1) full size set and four (4) copies of the following (collated into applications)

1. ☒ Application time-stamped by the Town Clerk;
2. ☒ Certified Abutter's List
3. ☒ Postage Fee Form
4. ☒ Authorization for Publication Form
5. ☒ Deed
6. ☒ Plot Plan
7. ☒ Architectural Plans
8. ☒ Photographs of the Property
9. ☒ Application fee (in the original application only, do not copy)

☒ **Electronic version of the complete application, including plans in PDF Format on flash drive if the information cannot be emailed as a single document to the ZBA Secretary.**



33-02-10-5, 28 DANA ROAD, BOXFORD MA ABUTTERS LIST  
ZONING BOARD 300'

| Parcel ID   | Location         | Owner                         | Owner 2                         | Owner Address    | Owner City/Town | Owner State | Zip Code |
|-------------|------------------|-------------------------------|---------------------------------|------------------|-----------------|-------------|----------|
| 33-02-10-3  | 12 DANA RD       | BARNES RYAN                   | BARNES HALLIE                   | 12 DANA RD       | BOXFORD         | MA          | 01921    |
| 33-02-10-4  | 18 DANA RD       | MCCARTHY JAMES N              | MCCARTHY CHELSEA R              | 18 DANA RD       | BOXFORD         | MA          | 01921    |
| 33-02-10-5  | 28 DANA RD       | BISCEGLIA, MATTHEW            | BISCEGLIA, BARBARA              | 28 DANA RD       | BOXFORD         | MA          | 01921    |
| 33-02-10-6  | 25 DANA RD       | EMMONS DEIGHTON K TR          |                                 | 25 DANA RD       | BOXFORD         | MA          | 01921    |
| 33-02-10-7  | 23 DANA RD       | PROVENZANO CARMEN TR          | PROVENZANO FAMILY HOLDING TRUST | 23 DANA RD       | BOXFORD         | MA          | 01921    |
| 33-02-10-8  | 17 DANA RD       | BUNKER, DAVID E               | DINANNIO, LESLIE ANN            | 17 DANA RD       | BOXFORD         | MA          | 01921    |
| 33-02-10-9  | 11 DANA RD       | WAKEMAN, CHRISTOPHER A        | WAKEMAN, ANNE M                 | 11 DANA RD       | BOXFORD         | MA          | 01921    |
| 33-02-03-12 | 40 DANA RD EXT   | GEORGIOULAKOS KAREN D TR      |                                 | 40 DANA RD EXT   | BOXFORD         | MA          | 01921    |
| 33-02-03-13 | 36 DANA RD EXT   | BLAESER JOHN A SR             | BLAESER SANDRA M                | 36 DANA RD EXT   | BOXFORD         | MA          | 01921    |
| 33-02-31    | 63C TOPSFIELD RD | GORDBEGLI MANOCHEHR - TRUSTEE | MANOCHEHR GORDBEGLI TRUST       | 63C TOPSFIELD RD | BOXFORD         | MA          | 01921    |
| 37-01-03-8  | 45 DANA RD EXT   | VAZ JR ALFRED TE              | VAZ HEATHER N                   | 45 DANA RD       | BOXFORD         | MA          | 01921    |





## 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 Matthew and Barbara Bisceglia

Mailing Address 28 Dana Rd.

City/Town Boxford State MA Zip Code 01921

Daytime phone number 978-935-0208

Evening phone number 408-455-2052

### 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

Date

5/25/23



Property Address: 28 Dana Road, Boxford, MA 01921



SO ESSEX #405 Bk:38905 Pg:347  
08/04/2020 12:38 PM DEED Pg 1/3  
eRecorded

## DEED

MASSACHUSETTS EXCISE TAX  
Date: 08/04/2020 12:38 PM  
ID: 1387036 Doc# 20200604004050  
Fee: \$4,377.00 Cons: \$880,000.00

I, **Deldre McCarthy Katz, Trustee of the Katz Family Trust, u/d/t November 4, 1997,** recorded in the Essex South District Registry of Deeds, Book 14419, Page 70 of Boxford, Massachusetts in consideration of **Nine Hundred Sixty Thousand and 00/100 (\$960,000.00)** grant with QUITCLAIM COVENANTS to **Matthew Bisceglia and Barbara Bisceglia, husband and wife, as tenants by the entirety, now of 28 Dana Road, Boxford, Massachusetts**

the following described premises in Boxford, Essex County, Massachusetts:

A parcel of land, with the buildings thereon, shown as Lot 5A on the plan entitled "Modification to Definitive Subdivision of Christmas Tree Farms in Boxford, MA.", dated August 29, 1991, by Hancock Survey Associates, Inc., recorded in the Essex South District Registry of Deeds, Plan Book 272, Page 12, to which plan reference is made for a metes and bounds description.

Containing 2.6253 acres more or less, all as shown on said plan, but excluding the fee in Dana Road.

Subject to and with the benefit of all easements as shown on said plan.

Together with the right to use Dana Road in common with others entitled thereto for all purposes for which streets or roads are commonly used in the Town of Boxford.

The Grantor releases any right of Homestead that she may have in said property and attest under the pains and penalties of perjury that she does not have any spouse, former spouse, partner, or former partner in a civil union, who have not joined in this deed, who can claim the benefit of the Massachusetts Homestead Act, MGL, Ch. 188.

For title see deed dated May 2, 2003 to the Grantor herein from Douglas M. Katz and filed May 5, 2003 with the Southern Essex District Registry of Deeds in Book 20741, Page 259.



WITNESS my hand and seal this 27<sup>th</sup> day of August, 2020.

Deirdre M. Katz, trustee  
Deirdre McCarthy Katz, Trustee  
Katz Family Trust

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS

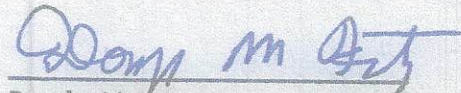
On this 27<sup>th</sup> day of August, 2020, before me, the undersigned notary public, personally appeared Deirdre McCarthy Katz, trustee as aforesaid proved to me through satisfactory evidence of identification, being (check whichever applies): ☒ driver's license or other state or federal governmental document bearing a photographic image; ☐ oath or affirmation of a credible witness known to me who knows the above signatory; or ☐ my own personal knowledge of the identity of the signatory, to be the persons whose name is signed above, and who acknowledged the foregoing to be signed by her voluntarily for its stated purpose as her free act and deed and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief as to marital status and homestead rights.

Jodi B. Sampson  
Notary Public  
My commission expires: 2/24/2023





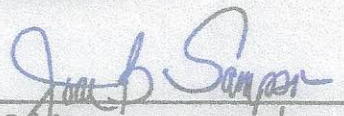
Under pains and penalties of perjury, I, Douglas M. Katz, being the spouse of Deldre McCarthy Katz, release all rights of homestead in the property at 28 Dana Road, Boxford, MA, being conveyed by this deed.

  
Douglas M. Katz

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS

On this 27<sup>th</sup> day of August, 2020, before me, the undersigned notary public, personally appeared Douglas M. Katz, proved to me through satisfactory evidence of identification, being (check whichever applies): ☒ a driver's license or other state or federal governmental document bearing a photographic image; ☐ oath or affirmation of a credible witness known to me who knows the above signatory; or ☐ my own personal knowledge of the identity of the signatory, to be the persons whose name is signed above, and who acknowledged the foregoing to be signed by him voluntarily for its stated purpose as his free act and deed.

  
Notary Public  
My commission expires: 2/24/2023





SCALE: 1" = 20' DATE: JUNE 20, 2022



**WILLIAMS  
&  
SPARAGES**  
DIARRHEA • PLEURISY • SORBITIDES

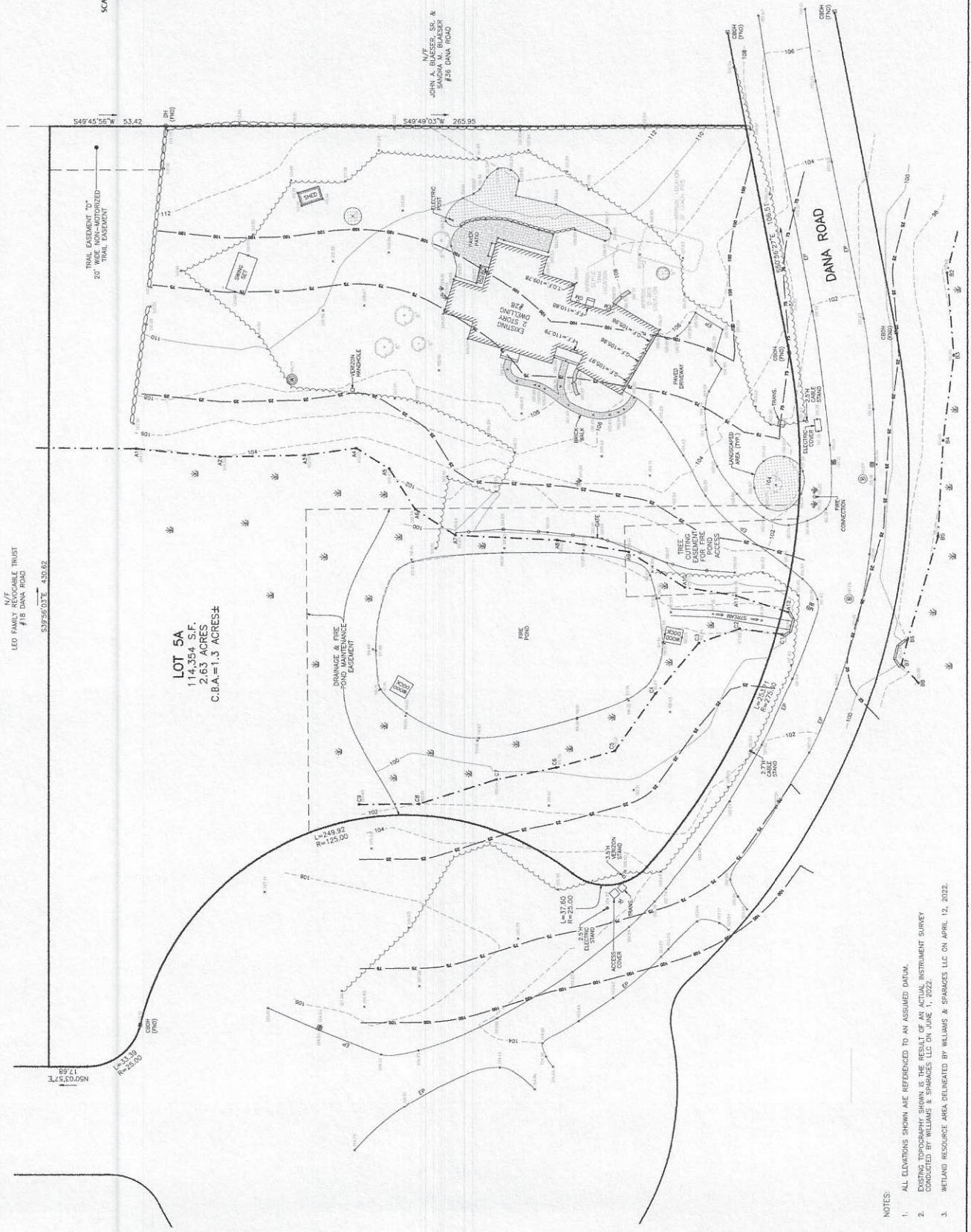
189 NORTH MAIN STREET  
SUITE 101  
MIDDLETON, MA 01949  
PHONE: (978) 539-8088  
FAX: (978) 539-8200  
WS@KINGHEEDS.COM

**ZONING DISTRICT: RESIDENCE**  
**--AGRICULTURAL DISTRICT (R-A)**

MINIMUM LOT AREA = 2 ACRES  
 CONTIGUOUS LOT FRONTAGE = 150 FEET  
 MINIMUM LOT FRONTAGE = 250 FEET  
 FRONT YARD SETBACK = 50 FEET  
 SIDE YARD SETBACK = 25 FEET  
 REAR YARD SETBACK = 25 FEET  
 MAXIMUM LOT COVERAGE = 25%  
 MAXIMUM BUILDING HEIGHT = 35 FEET  
 MAXIMUM BUILDING HEIGHT = 3 STORIES

**ASSESSORS REFERENCE:**  
 AGGREGATE MAP 31-2-2000  
 ORDINANCE NO. 31-2-2000

## LEGEND OF ABBREVIATIONS & SYMBOLS

[illegible]

NOTES:

1. ALL ELEVATIONS SHOWN ARE REFERENCED TO AN ASSUMED DATUM.
2. EXISTING TOPOGRAPHY SHOWN IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY CONDUCTED BY WILLIAMS & SPARGES LLC ON JUNE 1, 2022.
3. WETLAND RESOURCE AREA DELINEATED BY WILLIAMS & SPARGES LLC ON APRIL 12, 2022.











# RESIDENCE AT 28 DANA ROAD

BOXFORD, MA 01921

LOWER LEVEL

PROPERTY OWNERS  
MATTHEW AND BARBARA BISCEGLIA

## LIST OF DRAWINGS:

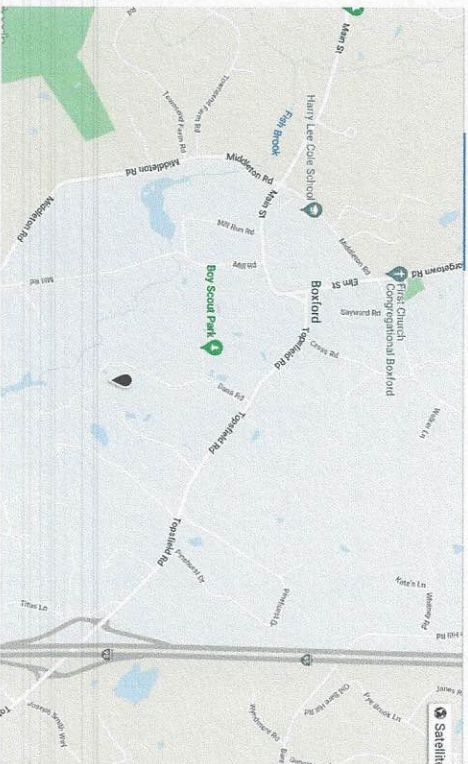
- EX-100 EXISTING FLOOR PLAN - LOWER LEVEL
- EX-101 EXISTING FLOOR PLAN - FIRST FLOOR
- EX-102 EXISTING FLOOR PLAN - SECOND FLOOR
- A-101 DEMOLITION FLOOR PLAN - LOWER LEVEL
- A-102 PROPOSED FLOOR PLAN - LOWER LEVEL
- A-102a PROPOSED FLOOR PLAN ACCESSORY APT LOWER LVL
- A-103 DIMENSION PLAN
- A-103a ENL. DIMENSION PLAN
- A-103b ENL. DIMENSION PLAN

## PROJECT DATA:

TWO STORY HOME WITH BASEMENT, INCLUDING ACCESSORY APARTMENT  
SINGLE FAMILY RESIDENCE / 3447 SQUARE FEET

## AREA CALCULATION:

| NAME  | AREA    |
|---|---------|
| FIRST FLOOR, LESS SUNROOM   | 1724 SF |
| SECOND FLOOR  | 1213 SF |
| TOTAL   | 2937 SF |
| BASEMENT COMMON AREA FINISHED   | 400 SF  |
| BASEMENT ACCESSORY DWELLING   | 530 SF  |
| KITCHEN   | 186 SF  |
| BEDROOM   | 102 SF  |
| BATH  | 102 SF  |
| COMMON AREA LIVINGROOM, INCLUDING STAIRS  | 351 SF  |
| EXCLUDING CHIMNEY   | 351 SF  |
| BASEMENT TOTAL  | 1644 SF |
| ACCESSORY APARTMENT SQFT EQUALS 21% OF THE FIRST & SECOND FLOORS TOTAL LIVING SPACE |         |



VICINITY MAP



CRISTINA PISCITELLO  
36 LANCASTER RD  
NORTH ANDOVER, MA 01845

TEL 617.438.1399



BRIAN BEASLEY  
P.O. BOX 612  
NORTH ANDOVER, MA 01845

TEL 978.201.7923





36 LANCASTER RD  
NORTH ANDOVER,  
MA 01845

TEL 617.438.1399

[www.thespaceinteriors.com](http://www.thespaceinteriors.com)

CAD NAME: BISCAGLIA  
ZIP NAME:

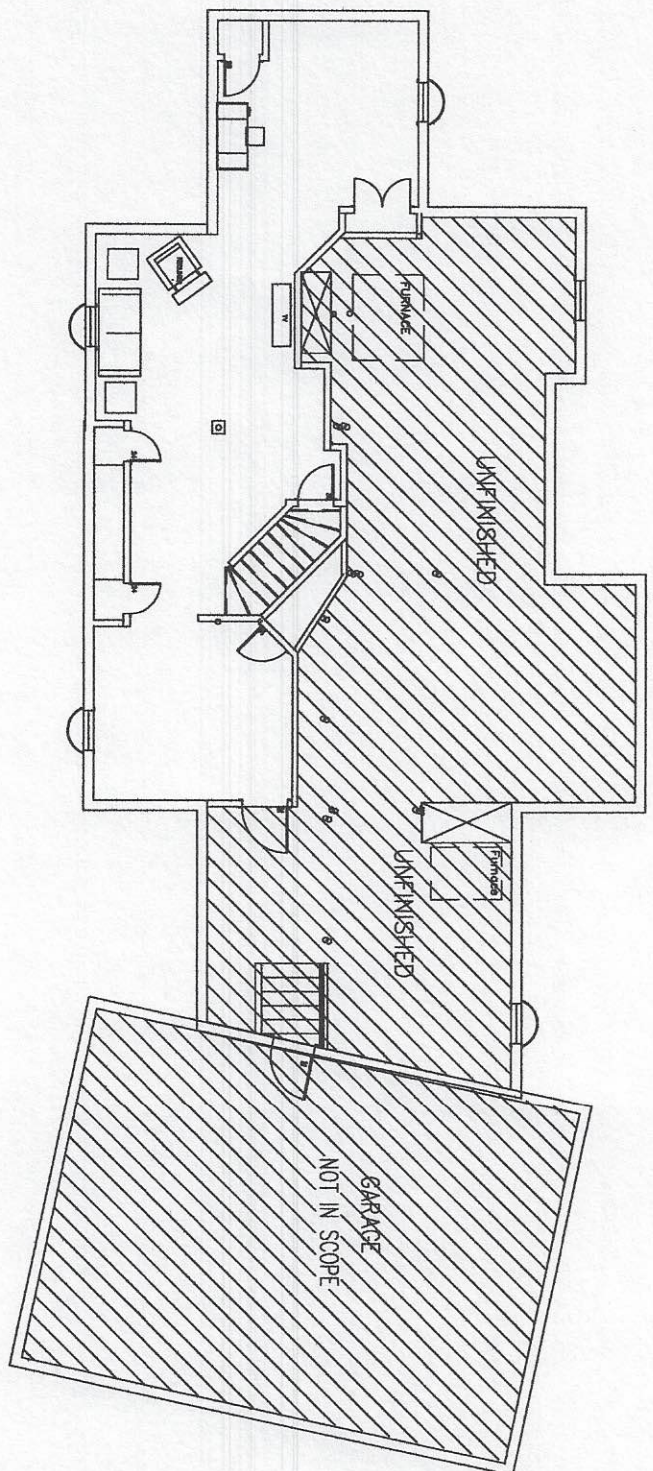
28 DANA ROAD  
BOXFORD, MA 01921

LOWER LEVEL

REVISIONS

SCALE: 1/8"=1'-0"  
DATE: 5-30-23  
DESIGN: CP  
SALES:  
JOB #:  
PERMIT X  
INSTALLATION  
DRAWING NO:

EX-100



1 EXISTING PLAN - LOWER LEVEL

Scale: 1/8"=1'-0"





36 LANCASTER RD  
NORTH ANDOVER,  
MA 01845

TEL 617.438.1399

www.respaceinteriors.com

CAD NAME: BSC/CLA  
ZIP NAME:

28 DANA ROAD  
BOXFORD, MA 01921

FIRST FLOOR

REVISIONS

SCALE: 1/8"=1'-0"

DATE: 5-30-23

DESIGN: CP

SALES:

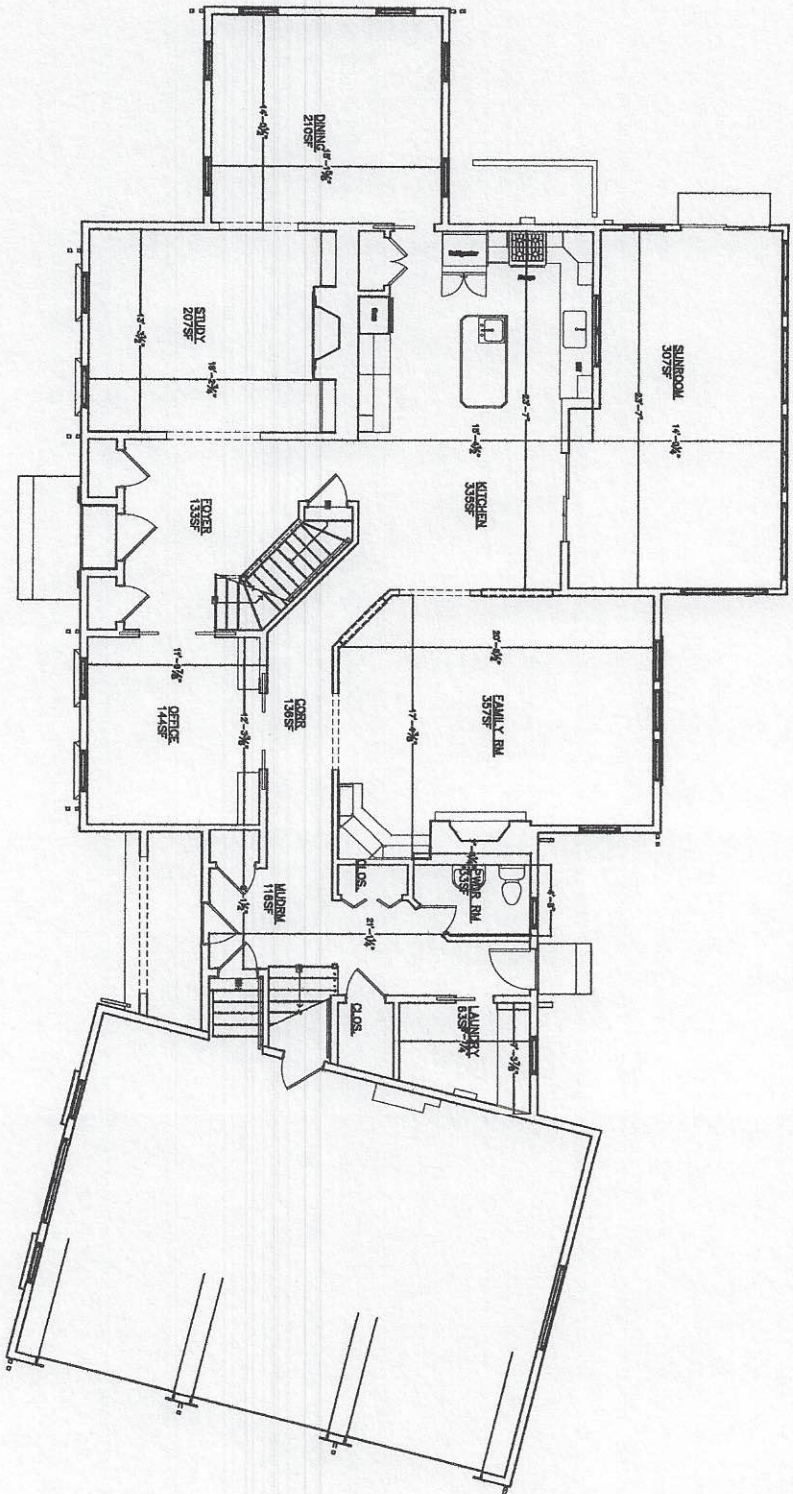
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PERMIT

INSTALLATION

DRAWING NO:

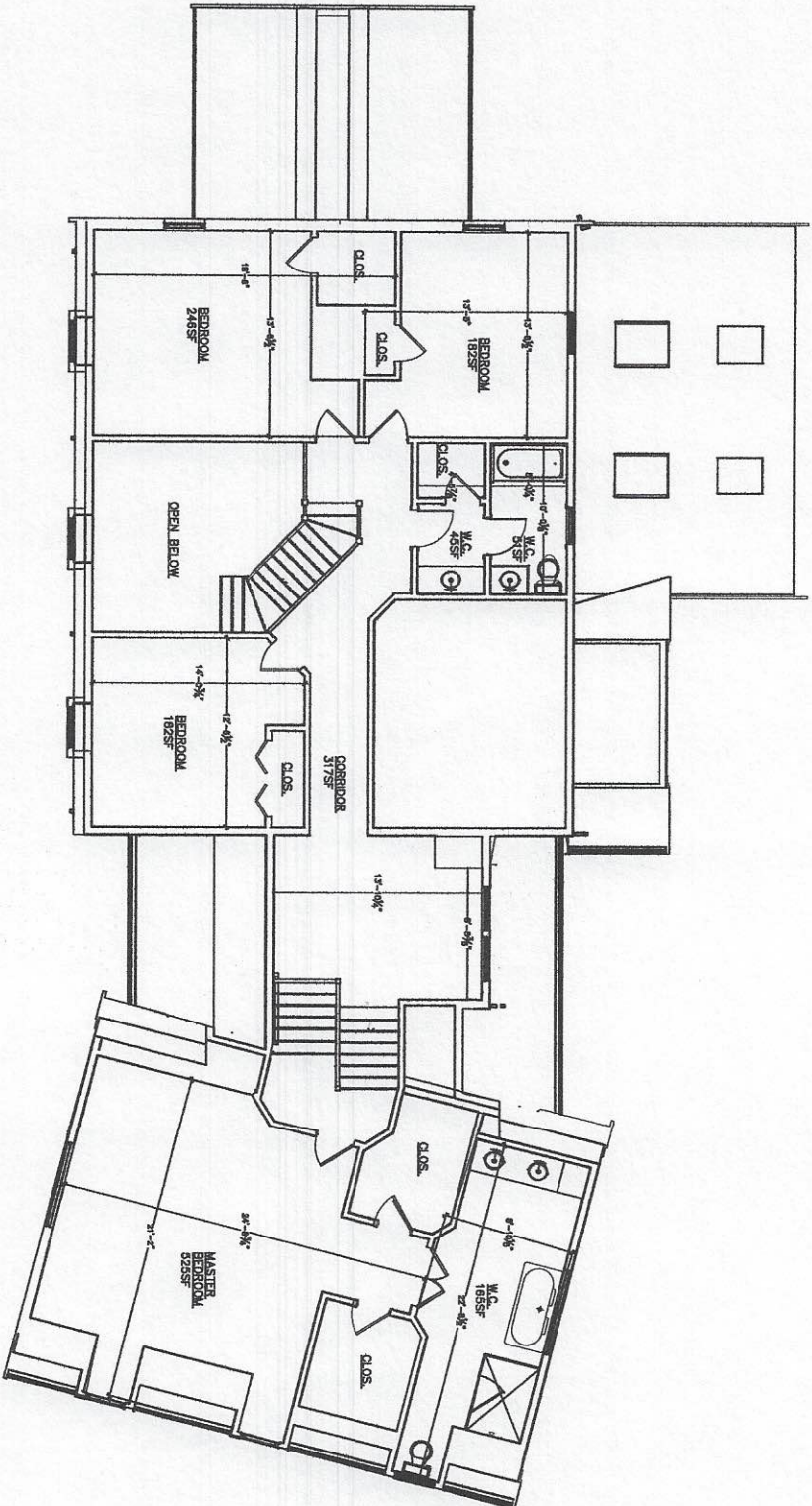
EX-101



1 EXISTING PLAN - FIRST FLOOR

1734 SQFT  
Scale: 1/8"=1'-0"





1 EXISTING PLAN - SECOND FLOOR

1713 SQFT  
Scale: 1/8"=1'-0"



**ReSpace**  
INTERIORS

36 LANCASTER RD  
NORTH ANDOVER,  
MA 01945

TEL 617.438.1399

WWW.RESPACEINTERIORS.COM

CAD NAME: RSCGJA  
ZIP NAME:

28 DANA ROAD  
BOXFORD, MA 01921

SECOND FLOOR

REVISIONS

|              |            |
|--------------|------------|
| SCALE:       | 1/8"=1'-0" |
| DATE:        | 5-30-23    |
| DESIGN:      | CP         |
| SALES:       |            |
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| INSTALLATION |            |
| DRAWING NO:  |            |

EX-102





36 LANCASTER RD  
NORTH ANDOVER,  
MA 01845

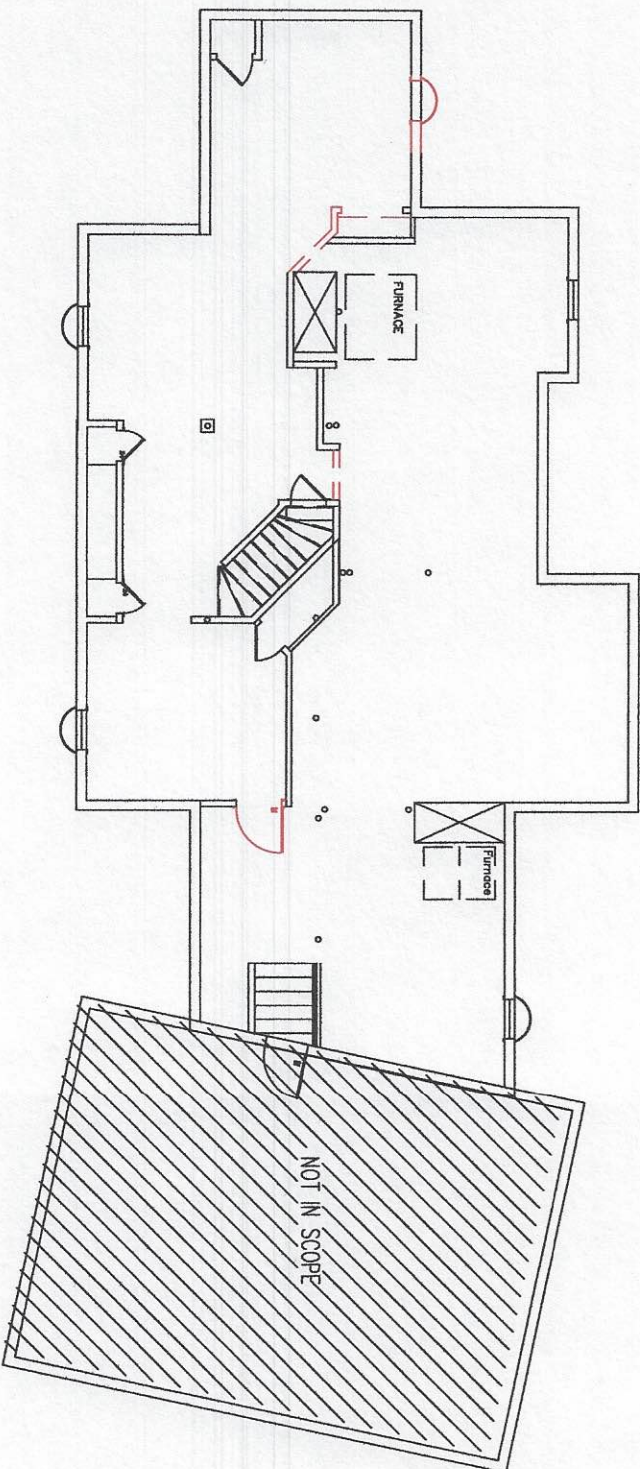
TEL 617.438.1399

[www.arespaceinteriors.com](http://www.arespaceinteriors.com)

CAD NAME: BSCGUA  
ZIP NAME:

28 DANA ROAD  
BOXFORD, MA 01921

LOWER LEVEL  
REVISIONS



1 DEMOLITION PLAN - LOWER LEVEL

Scale: 1/8"=1'-0"

SCALE: 1/8"=1'-0"  
DATE: 5-30-23  
DESIGN: CP  
SALES:  
JOB #:  
PERMIT X  
INSTALLATION  
DRAWING NO:

A-101





CRISTINA PICCITELLO  
36 LAWESTER ROAD  
NORTH ANDOVER, MA 01865

TEL 617.438.1399

WWW.RESPACEINTERIORS.COM

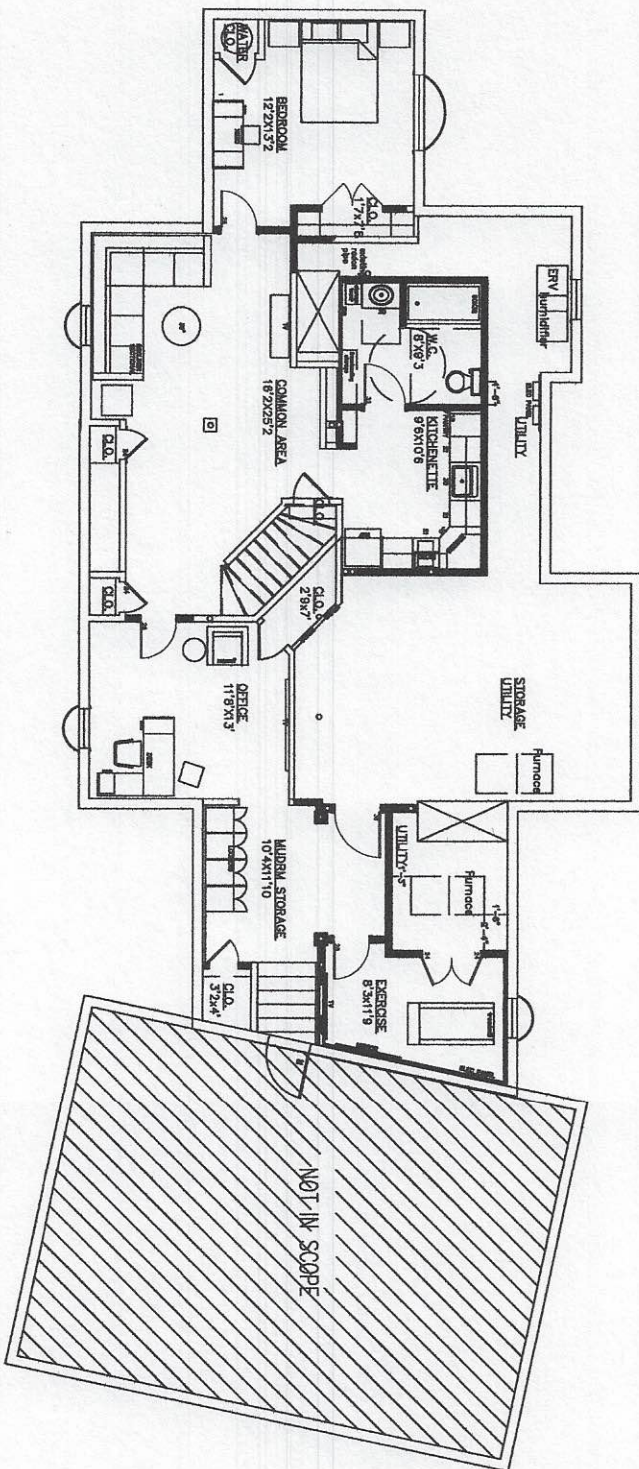
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ZIP NAME:

28 DANA ROAD  
BOXFORD, MA 01921

LOWER LEVEL  
REVISIONS

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DATE: 5-30-23  
DESIGN: CP  
SALES:  
JOB #:  
PERMIT X  
INSTALLATION  
DRAWING NO:

A-102



1 PROPOSED PLAN

Scale: 1/8"=1'-0"





36 LANCASTER RD  
NORTH ANDOVER,  
MA 01845

TEL 617.438.1399

WWW.RESPACEINTERIORS.COM

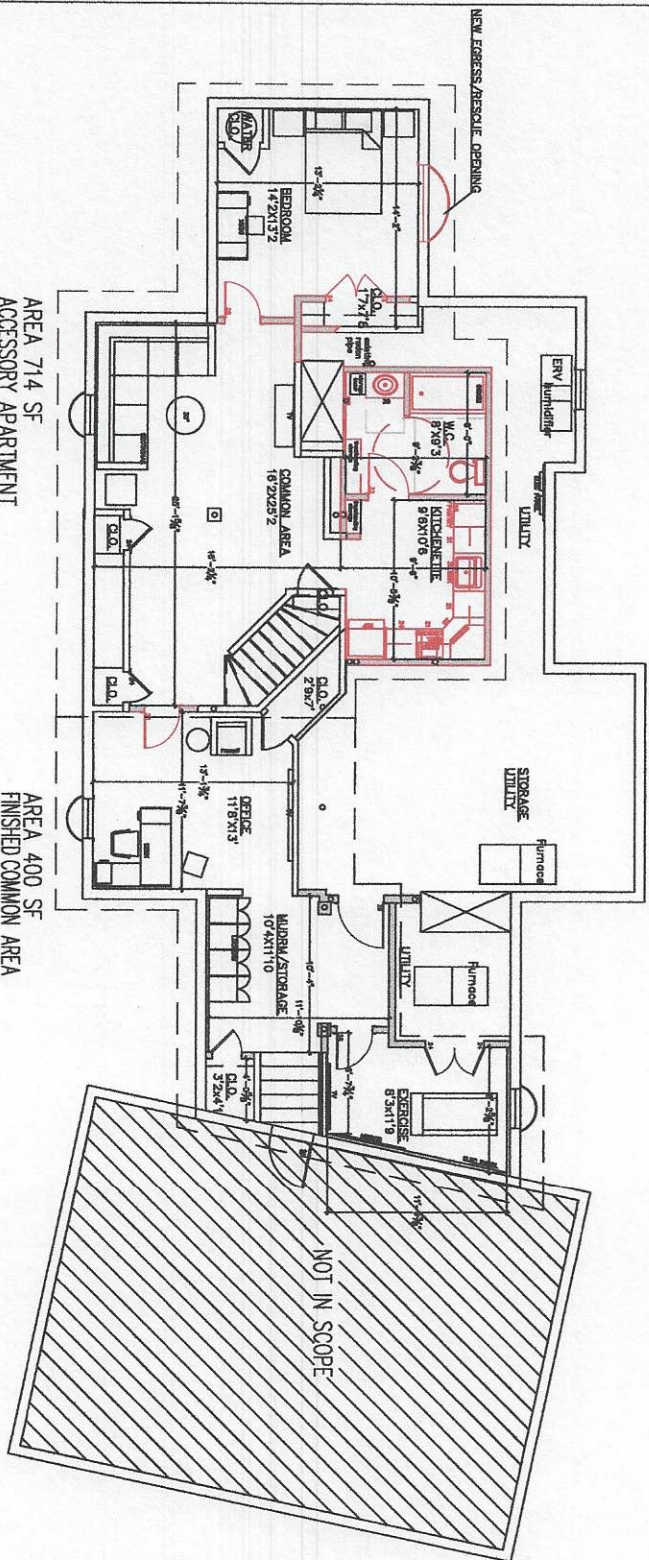
CAD NAME: BISCERLA  
ZIP NAME:

28 DANA ROAD  
BOXFORD, MA 01921

LOWER LEVEL  
REVISIONS

|              |            |
|--------------|------------|
| SCALE:       | 1/8"=1'-0" |
| DATE:        | 5-30-23    |
| DESIGN:      | CP         |
| SALES:       |            |
| JOB #:       |            |
| PERMIT       | X          |
| INSTALLATION |            |
| DRAWING NO:  |            |

A-102a



1 PROPOSED PLAN - ACCESSORY APARTMENT AREA

Scale: 1/8"=1'-0"





**ReSpace**  
INTERIORS

36 LANCASTER RD  
NORTH ANDOVER,  
MA 01845

TEL 617.438.1399

WWW.RESPACEINTERIORS.COM

CAD NAME: BISCERIA  
ZIP NAME:

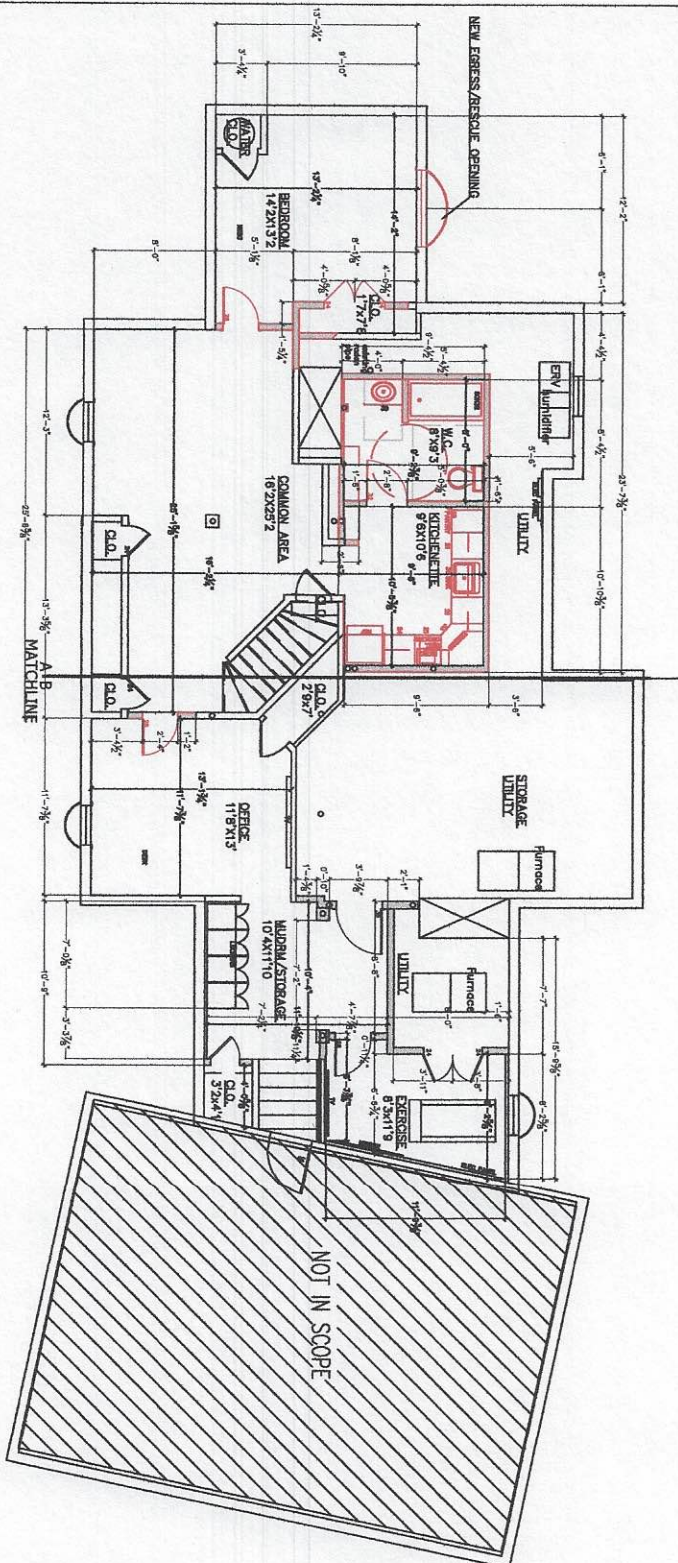
28 DANA ROAD  
BOXFORD, MA 01921

LOWER LEVEL

REVISIONS

|              |            |
|--------------|------------|
| SCALE:       | 1/8"=1'-0" |
| DATE:        | 5-30-23    |
| DESIGN:      | CP         |
| SALES:       |            |
| JOB #:       |            |
| PERMIT       | X          |
| INSTALLATION |            |
| DRAWING NO:  |            |

A-103



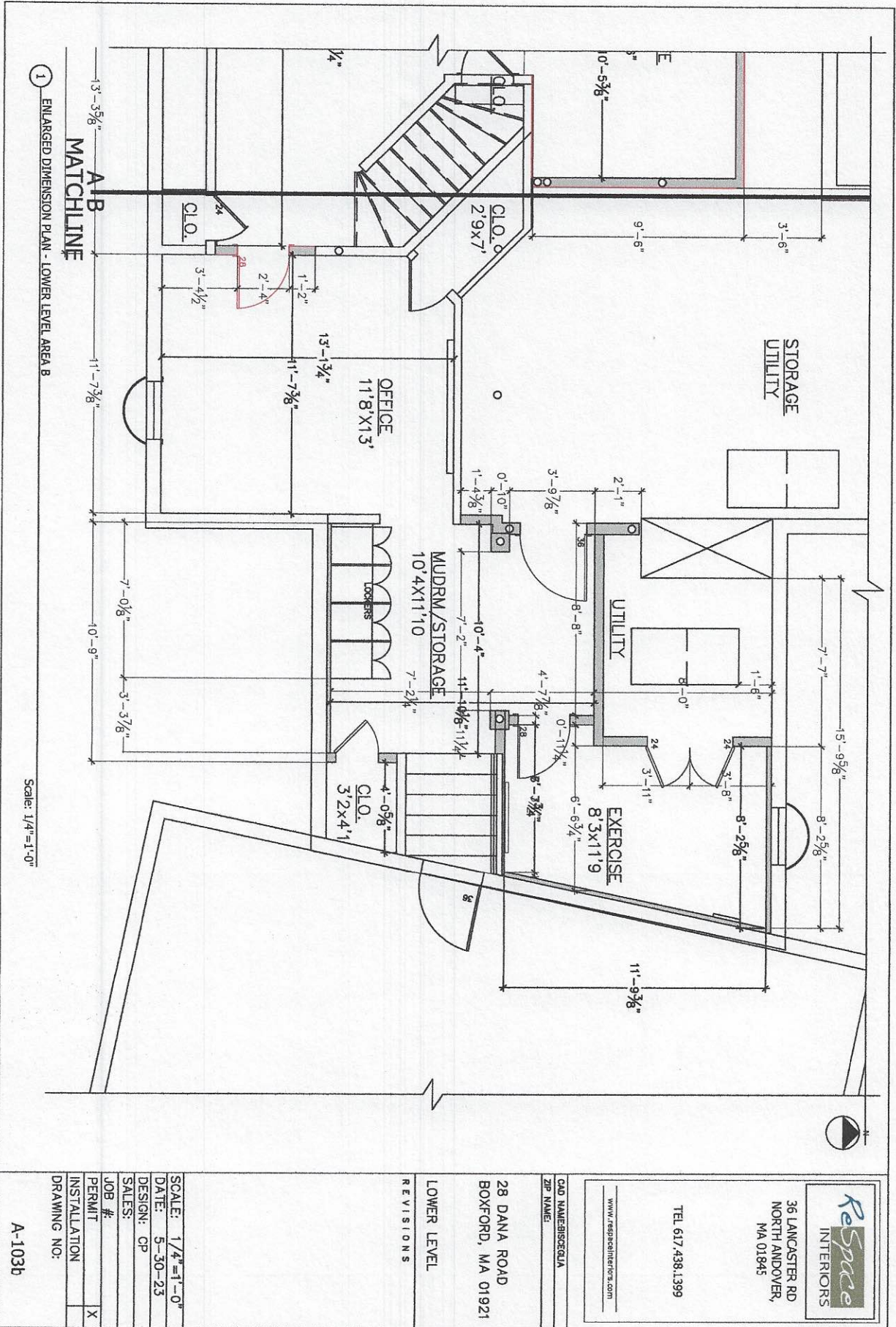
1 DIMENSION PLAN - LOWER LEVEL

Scale: 1/8"=1'-0"









1 ENLARGED DIMENSION PLAN - LOWER LEVEL AREA B

Scale: 1/4"=1'-0"

A-B  
MATCHLINE



36 LANCASTER RD  
NORTH ANDOVER,  
MA 01845

TEL 617 438.1399

WWW.RESpaceINTERIORS.COM

CAD NAME: BISCCEGLA  
ZIP NAME:

28 DANA ROAD  
BOXFORD, MA 01921

LOWER LEVEL

REVISIONS

|              |            |
|--------------|------------|
| SCALE:       | 1/4"=1'-0" |
| DATE:        | 5-30-23    |
| DESIGN:      | CP         |
| SALES:       |            |
| JOB #:       |            |
| PERMIT       | X          |
| INSTALLATION |            |
| DRAWING NO:  |            |

A-103b