

**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 Adam Wilver and Anne Perrotti

PROPERTY ADDRESS 427B Ipswich Road MAP/BLOCK/LOT   /  /  

PROPERTY OWNER'S MAILING ADDRESS 427B Ipswich Road, Boxford, MA 01921

PROPERTY OWNER'S PHONE NUMBER:            PROPERTY OWNER'S E-MAIL

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.*

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

NAME Steve Harrington, AIA

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

APPLICANTS MAILING ADDRESS Carpenter & MacNeille, 106 Western Ave, Essex, MA 01929

APPLICANT'S PHONE NUMBER: 978-768-5625 APPLICANT'S E-MAIL sharrington@carpmac.com

### **OWNER AUTHORIZATION**

I, Adam Wilver, as Owner of the subject property hereby authorize  
Steve Harrington, AIA to act on my behalf in all matters relative to this  
application.

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

\_\_\_\_\_  
Date

### **OWNER OR AUTHORIZED AGENT DECLARATION**

I, Anne Perrotti, as Owner of the subject property hereby  
authorize Steve Harrington, AIA 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:

One-story addition including an accessory apartment to an existing single family residence

New three car garage with rec room above

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

Article V, §196-13, (B) (11) (h): Garage space for more than three automobiles (allowed by Special Permit)

Article V, § 196-13, (C): Accessory Apartments in residence districts (allowed by Special Permit)

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

If not, describe the non-conformity (lot size, setback, use, frontage, etc.) N/A

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

DATE LOT WAS CREATED: 2003 DATE STRUCTURE WAS BUILT: 2008

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

[BOOK 41003 PAGE 047] 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)**

$$\underline{16} \times \$8.10 = \underline{129.60}$$

Number of Surrounding Towns & MVPC

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

Number of Certified Abutters **(including applicant & representative)**

**Notice of Decision**

$$\underline{16} \times \$0.60 = \underline{9.60}$$

**TOTAL AMOUNT OWED FOR POSTAGE FEE**

$$\underline{\$212.10}$$

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

14-1-21.3, 427B IPSWICH ROAD BOXFORD MA ABUTTERS LIST  
ZONING BOARD OF APPEALS 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
13-02-07-2	11 ANNAS WAY	ZANKOWSKI DOREEN M	POTTER BILLIE JEAN	11 ANNA'S WAY	BOXFORD	MA	01921
14-01-19-0	423 IPSWICH RD	SERINO NICHOLAS TE	SERINO EMILY	423 IPSWICH RD	BOXFORD	MA	01921
14-01-19-1	2 HIGHLAND RD	LINDGREN CHARLES L	DELFINO MICHELE	2 HIGHLAND RD	BOXFORD	MA	01921
14-01-20	437 IPSWICH RD	DUMAS MARGARET	DUMAS MICHELLE	437 IPSWICH RD	BOXFORD	MA	01921
14-01-20-1	427A IPSWICH RD	KOTARSKI MICHAEL TE	KOTARSKI ROBYN	427A IPSWICH RD	BOXFORD	MA	01921
14-01-21-2	37 ADAMS RD	FALCINELLI MICHAEL T		37 ADAMS RD	BOXFORD	MA	01921
14-01-21-3	427B IPSWICH RD	WILVER ADAM	PERROTTI ANN	PO BOX 351	BOXFORD	MA	01921
14-01-21-4	427C IPSWICH RD	SMITH RODNEY M	SMITH KARLA	PO BOX 351	BOXFORD	MA	01921
14-01-21-8	11 EAGLES NEST LN	MCGILLICUDDY MICHAEL S		11 EAGLE'S NEST LN	BOXFORD	MA	01921
14-01-30	20 VALLEY RD	KROHN MARSHA I JT	LEO P BYRON	20 VALLEY RD	BOXFORD	MA	01921
14-01-31	8 VALLEY RD	OLIA REZA TE	OLIA SUZANNE	8 VALLEY RD	BOXFORD	MA	01921
14-01-36	23 VALLEY RD	MINGOLLA ANN L TRUSTEE		23 VALLEY RD	BOXFORD	MA	01921
14-01-36-1	21 VALLEY RD	CASEY JONATHAN E	CASEY REBECCA O	21 VALLEY RD	BOXFORD	MA	01921
14-01-37	24 VALLEY RD	PIERCE LINDA K TRUSTEE		24 VALLEY RD	BOXFORD	MA	01921
14-01-38-1	39B ADAMS RD	BARGMAN TODD M	BARGMAN DEBORAH M	39B ADAMS RD	BOXFORD	MA	01921

CERTIFIED COPY 5/25/2023

*Stacey Fournier*



SO.ESSEX #295 Bk:41003 Pg:047  
06/15/2022 01:09 PM DEED Pg 1/3  
eRecorded

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 06/15/2022 01:09 PM  
ID: 1532826 Doc# 20220615002950  
Fee: \$9,120.00 Cons: \$2,000,000.00

## QUITCLAIM DEED

**Rodney M. Smith and Karla Smith**, married of Boxford, Massachusetts,

for consideration paid, and in full consideration of, **Two Million and 00/100 (\$2,000,000.00) Dollars**,

grant to **Adam Wilver and Ann Perrotti**, Husband and Wife, as Tenants by the Entirety, now of 427B Ipswich Road, Boxford, Massachusetts 01921,

with *Quitclaim Covenants*,

a certain parcel of land situated in Boxford, MA, with all of the buildings and improvements thereon, shown as Lot 3A on a plan entitled: "Plan of Land Ipswich Road in Boxford, MA prepared for Dorothy L. Woodbury Trust - 1963", dated December 11, 2002, drawn by Hancock Survey Associates Inc., and recorded in the Essex South District Registry of Deeds in Plan Book 367, Page 96.

Lot 3A containing 6.9041 acres, more or less.

Said premises are conveyed subject to:

- (1) The Special Permit for a Common driveway issued by the Boxford Zoning Board of Appeals recorded in said Registry in Book 21527, Page 255;
- (2) The Declaration of Shared Driveway Maintenance Covenant recorded in said Registry in Book 21538, Page 195.


Reserving, however, for the benefit of Lot 4A as shown on Plan Book 367, Page 96, all of the utility easements for gas, electric, telephone, and cable/television/internet located within a portion of said Lot 3A and designated "Utility Easement" on a plan attached as Exhibit "A" to a deed from Danforth/Carey & Co., Inc. to Michael Kotarski and Robyn Kotarski dated August 1, 2008 and recorded in Book 27958, Page 338, and also those easements for said utilities located within the area designated "Access and Utility Easement" on a plan entitled: "Plan Of Land in Boxford, MA, Prepared For Dorothy L. Woodbury Trust-1963", dated February 15, 2002, prepared by Hancock Survey Associates, Inc., and recorded with the Essex South District Registry of Deeds in Plan Book 360, Plan 88. Said easements shall be appurtenant to and for the benefit of Lot 4A.

Being the same premises conveyed to the Grantor by deed of Danforth/Carey & Co., Inc., dated December 2, 2011 and recorded with the Essex South District Registry of Deeds at Book 30887, Page 597.

The Grantors further releases and waives any and all rights of homestead in the property and further certifies under the pains and penalties of perjury that no other person, beneficiary or entity is entitled to an Estate of Homestead in the premises.

Witness our hand and seal this 13<sup>th</sup> day of June 2022.


  
\_\_\_\_\_  
**Rodney M. Smith**

  
\_\_\_\_\_  
**Karla Smith**

**COMMONWEALTH OF MASSACHUSETTS**

Essex, ss

On this 13<sup>th</sup> day of June 2022, before me, the undersigned notary public, personally appeared **Rodney M. Smith** and **Karla Smith**, proved to me through satisfactory evidence of identification, which were driver's licenses, or personally known to me, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that he/she signed it voluntarily for its stated purpose and that its contents are true to the best of his/her knowledge information and belief.

  
\_\_\_\_\_  
Notary Public: Martin J. Arsenault  
My commission expires: May 13, 2027

5/13/2027



# 427B IPSWICH ROAD

Boxford, MA

for Adam Wilver and Anne Perrotti

## CARPENTER & MACNEILLE

ARCHITECTS AND BUILDERS, INC.

106 Western Avenue Essex, MA 01929  
445 Washington Street Wellesley, MA 02481  
978.768.7900

carpentermacneille.com

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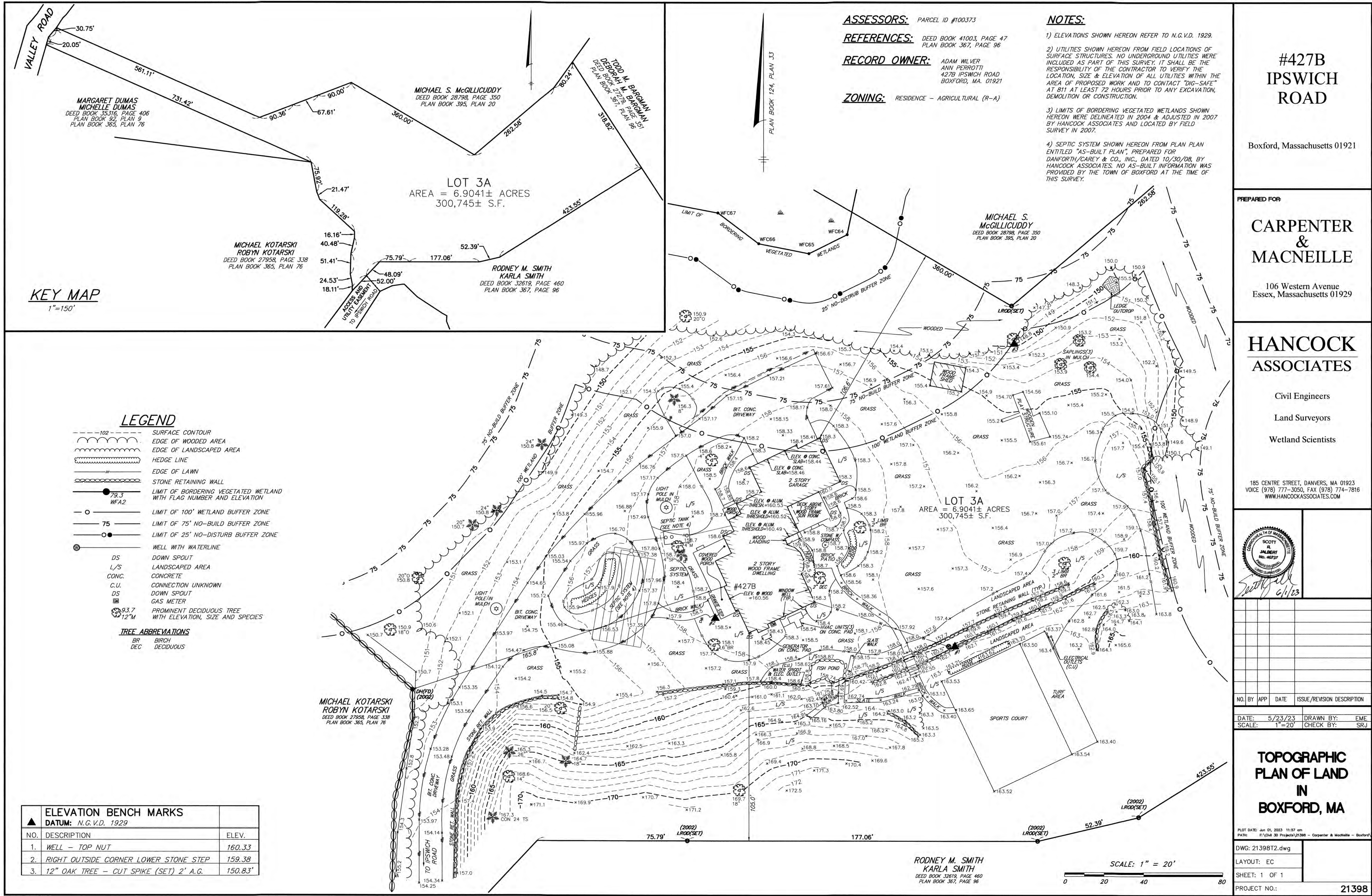
June 1, 2023  
Special Permit Submittal



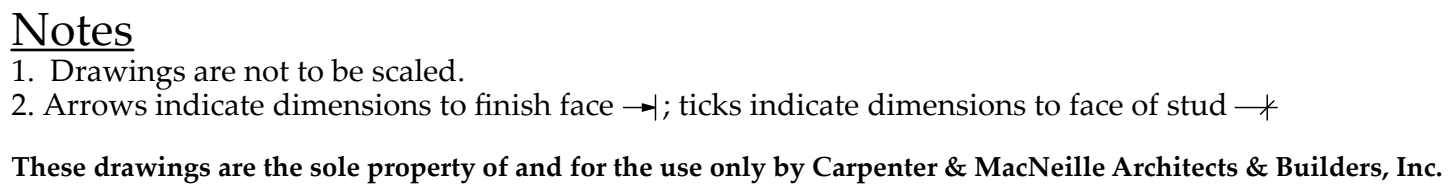
### LIST OF DRAWINGS

SHEET	TITLE	REVISION
ESP-1	Existing Site Plan	
SP-1	Proposed Site Plan	
Z-1	Proposed First Floor Plan	
Z-2	Proposed Second Floor Plan	
Z-3	Proposed Basement Floor Plan	
Z-4	Accessory Apartment Calculations	
Z-5	Proposed Exterior Elevations	
Z-6	Proposed Exterior Elevations	
Z-7	Site Photos	





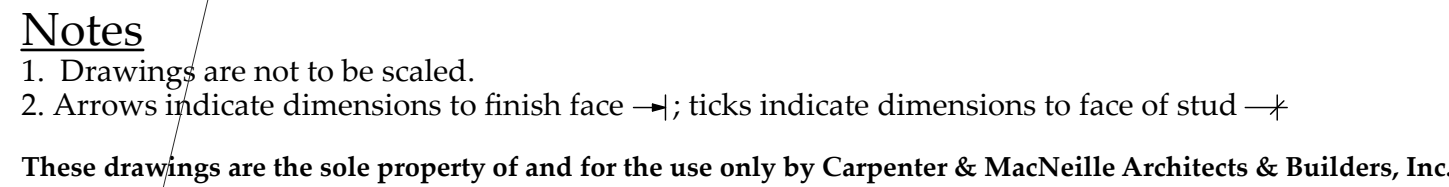






for Adam Wilver and Anne Perrotti  
427B Ipswich Road  
Boxford, MA

Z-1





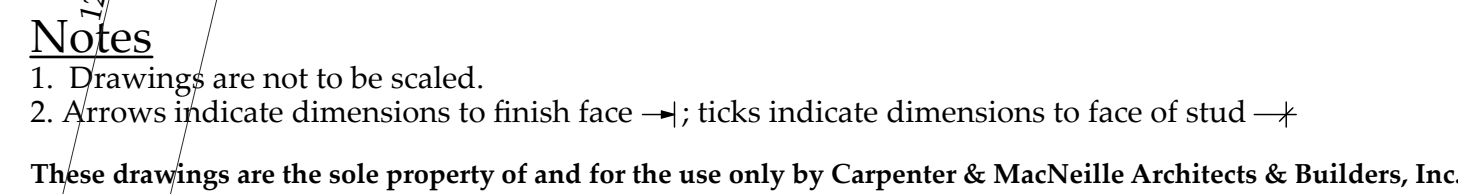
for Adam Wilver and Anne Perrotti  
427B Ipswich Road  
Boxford, MA

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Drawn By:	IP
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## Proposed Second Floor Plan

Z-2



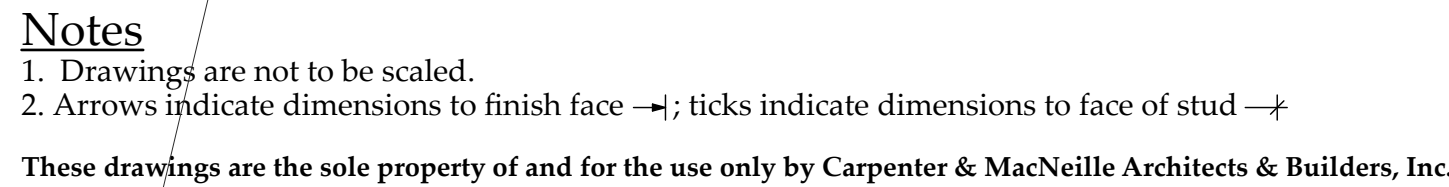
for Adam Wilver and Anne Perrotti  
427B Ipswich Road  
Boxford, MA

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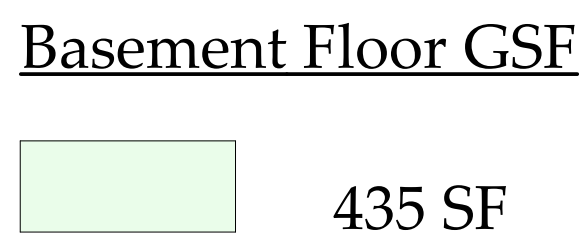
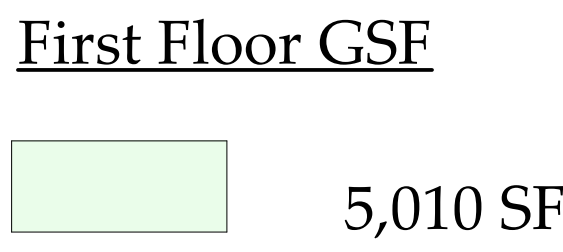
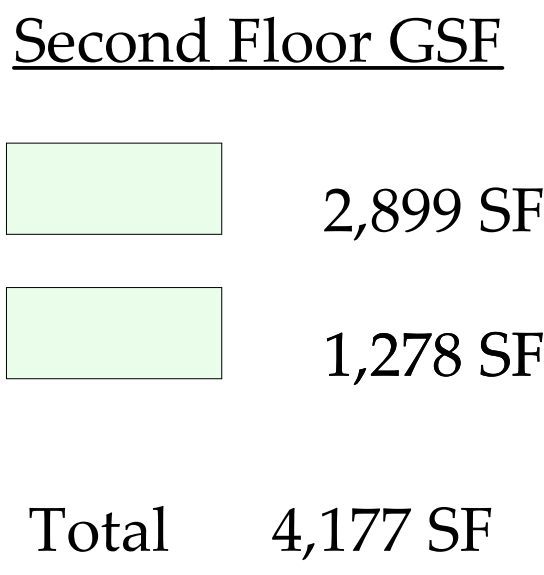
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Proposed Basement Floor Plan

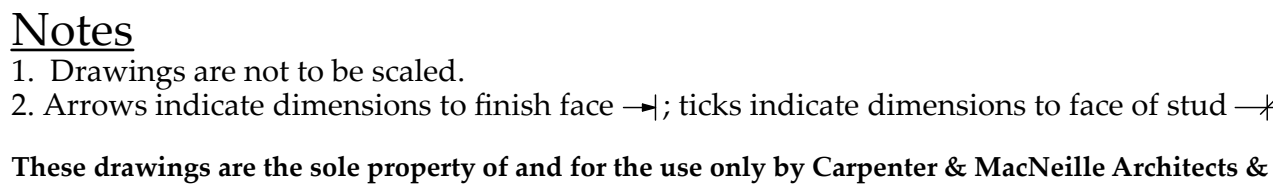
Z-3

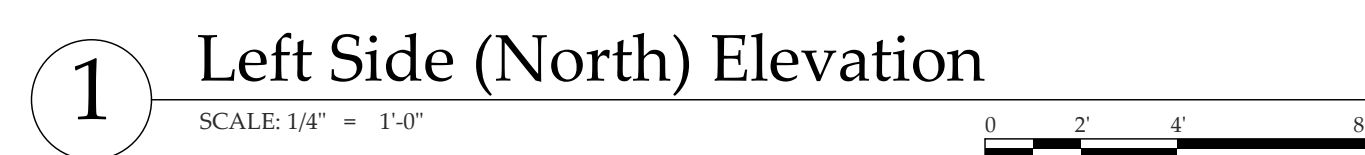
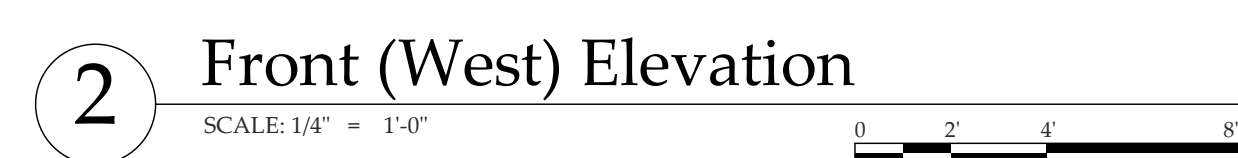






Per Article 5, § 196-13, C, (3) (b):  
Accessory apartment size shall  
not exceed 1,000 SF

$$\begin{array}{l} 33'-6'' \times 29'-9'' = \\ 33.5' \times 29.75' = \end{array} \boxed{996.6 \text{ SF}}$$




**Notes**  
 1. Drawings are not to be scaled.  
 2. Arrows indicate dimensions to finish face →; ticks indicate dimensions to face of stud →

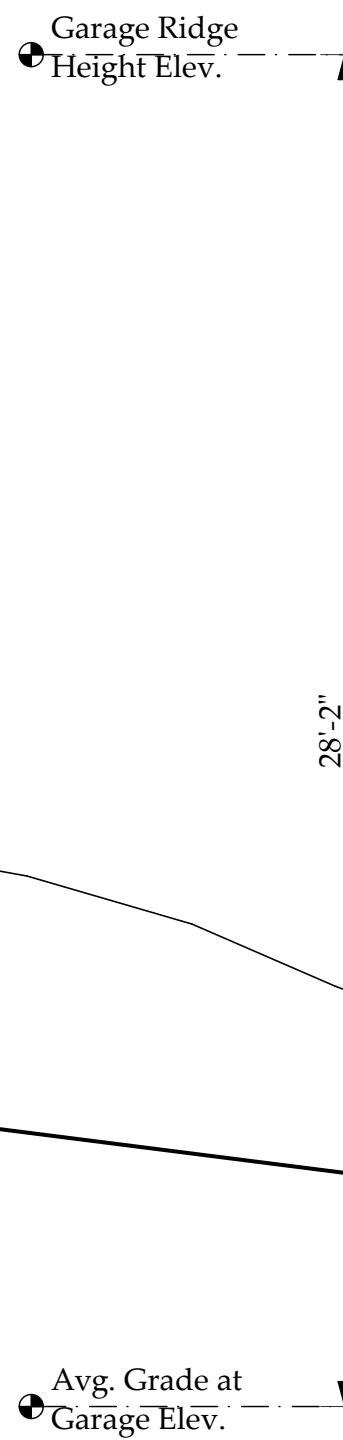
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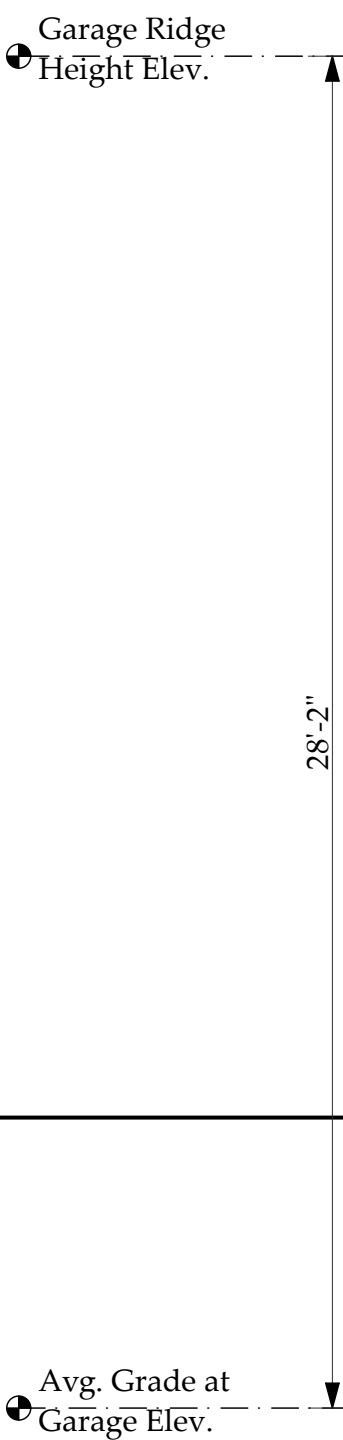
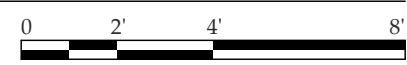
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### Proposed Exterior Elevations

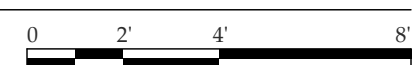




Rear (East) Elevation



Right Side (South) Elevation



**Notes**  
 1. Drawings are not to be scaled.  
 2. Arrows indicate dimensions to finish face →; ticks indicate dimensions to face of stud —†

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## Rear Yard



## Existing Garage



### Notes

1. Drawings are not to be scaled.
2. Arrows indicate dimensions to finish face  $\rightarrow$ ; ticks indicate dimensions to face of stud  $\dashv$

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