

**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 David J. Scranton

PROPERTY ADDRESS 120 Killam Hill Road MAP/BLOCK/LOT 20/1/7

PROPERTY OWNER'S MAILING ADDRESS 120 Killam Hill Road

PROPERTY OWNER'S PHONE NUMBER: X PROPERTY OWNER'S E-MAIL Scrantonpam123@comcast.net
Cell 617-650-3881
Home 978-561-1555

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.*

Need 4 copies

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:

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

196-13(11)(H)

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: _____

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

[BOOK _____ PAGE _____] 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)

$$\underline{15} \times \$8.10 = \underline{121.50}$$

Number of Surrounding Towns & MVPC

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

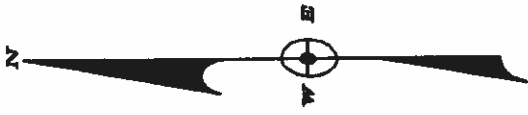
Number of Certified Abutters (including applicant & representative)
Notice of Decision

$$\underline{15} \times \$0.60 = \underline{9}$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\underline{\$ 203.40}$$

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



20/01/06
126 Killam Hill Rd.

S75°53'58"W
594.96'

Iron Pipe
(Fnd)

34.6'
Shed
99 sq. ft.

Proposed
12" Sonotube
(Typical)

Garage
Foundation
900 sq. ft.

Septic
Tank

Septic is per
Title 5 of 3-22-17

#120
Dwelling
Deck
2,993 sq. ft.

Proposed
Carport
360 sq. ft.

Barn
238 sq. ft.

Clay Pipe Trench

Bit. Conc. Driveway

Stone Bound
(Fnd)

L=99.85'
R=1060.00'

S06°42'04"E
160.00'

20/01/07
104,226 sq. ft.
2.39 acres

BUILDING ENVELOPE

N80°22'58"E
556.14'

20/01/08
116 Killam Hill Rd.

Iron Rod
(Fnd)

KILLAM HILL ROAD

PROPOSED PLOT PLAN
120 KILLAM HILL ROAD
BOXFORD, MASSACHUSETTS

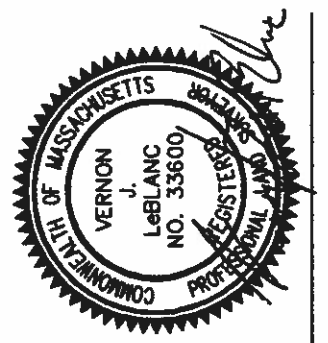
Prepared For
David J. & Pamela A. Scranton

Prepared By
LeBlanc Survey Associates, Inc.
161 Holten Street
Danvers, MA 01923
(978) 774-6012

October 20, 2023 Scale: 1"=40'

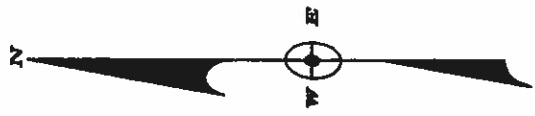
ZONING DISTRICT - RA

- REFERENCES:
- 1) Deed Book 36375 Page 263
 - 2) Plan Book 93 Plan 31
 - 3) Plan #152 of 1956
 - 4) E.C.L.O. #2427



HOR. SCALE IN FEET





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116 Killam Hill Rd.

PROPOSED PLOT PLAN
120 KILLAM HILL ROAD
BOXFORD, MASSACHUSETTS

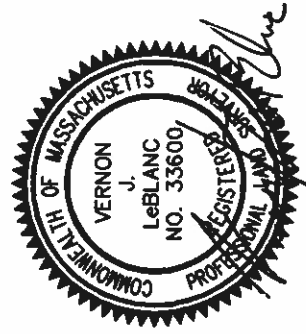
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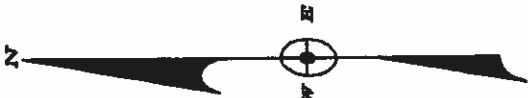


October 20, 2023 Scale: 1"=40'

HOR. SCALE IN FEET

0 40 100 200

200



20/01/06
126 Killam Hill Rd.

S75°53'58"W
594.96'

Septic is per
Title 5 of 3-22-17

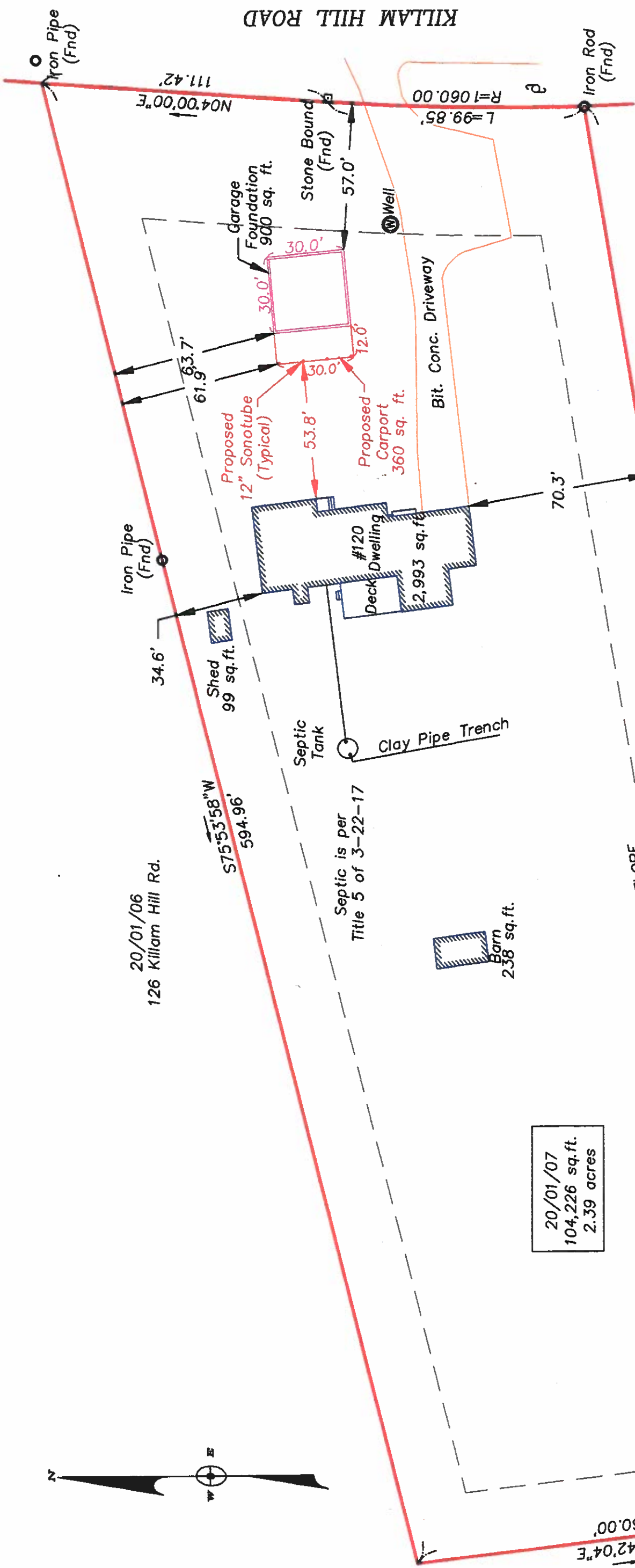
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20/01/07
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N80°22'58"E
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116 Killam Hill Rd.



PROPOSED PLOT PLAN
120 KILLAM HILL ROAD
BOXFORD, MASSACHUSETTS

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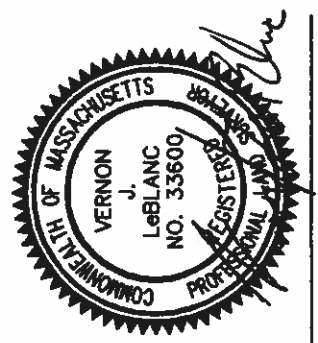
October 20, 2023 Scale: 1"=40'

HOR. SCALE IN FEET



ZONING DISTRICT - RA

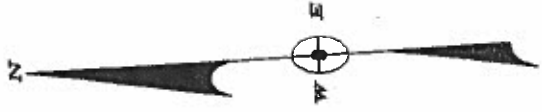
- REFERENCES:
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STRUCTURAL FOUNDATION AND FRAMING DRAWINGS

FOR PROPOSED NEW 2-CAR DETACHED GARAGE AND CARPORT OF SINGLE FAMILY RESIDENTIAL HOME

David J. & Pamela A. Scranton
120 Killam Hill Rd., Boxford, MA 01921



Prepared for:

SWANSON BUILDERS
www.swansoncarpentry.com

By:

PRM Engineering, LLC
Structural Consulting Engineers
Methuen, MA 01844

PRM Job #: J23-30



Pedro R. Munoz, Ph.D., P.E.
MA PE License #: 42854, Expires 6/30/2024
Date Signed: 10/23/2023

October 23, 2023

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CONSTRUCTION GENERAL NOTES AND SPECIFICATIONS

1. THE STRUCTURAL WORK FOR THIS PROJECT SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE MA AND IRC RESIDENTIAL BUILDING CODES WITH THE APPLICABLE MA AMMENDMENTS AND ANY LOCAL ORDINANCES OF THE CITY OF **BOXFORD, MA**. GENERAL CONTRACTOR IS RESPONSIBLE TO SECURE ALL THE APPLICABLE BUILDING PERMITS AND BUILDING INSPECTOR APPROVALS OF STRUCTURAL WORK INSTALLED.
2. THE SCOPE OF WORK FOR THE FOUNDATION AND FRAMING OF THIS PROJECT IS LIMITED ONLY TO THE WORK OF CONSTRUCTION OF A DETACHED 2-CAR GARAGE AND CARPORT INCLUDED IN THIS SET OF FOUNDATION PLAN AND SCHEMATIC FRAMING DRAWINGS. OTHER PARTS OF THE EXISTING RESIDENTIAL HOME ADJACENT TO THE NEW DETACHED GARAGE ARE NOT PART OF THE SCOPE OF WORK FOR THIS PROJECT. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND GROUND CONDITIONS FOR THE WORK OF THIS NEW GARAGE AND CARPORT.
3. THE GENERAL CONTRACTOR FOR THIS PROJECT SHALL BECOME FAMILIAR WITH THE PROPOSED FOUNDATION WORK AND FRAMING SHOWN IN THIS SET OF DRAWINGS AND SHALL VERIFY THE DIMENSIONS, ELEVATIONS, HEIGHTS, GRADE ELEVATIONS, MATERIALS SPECIFICATIONS, AND ALL PROJECT RELATED CONDITIONS AND OTHER ADJACENT HOUSE CONSTRUCTION NEAR THE LOCATION OF THE PROPOSED PROJECT CONSTRUCTION.
4. GENERAL CONTRACTOR, FOUNDATION CONTRACTOR, AND FRAMING CONTRACTOR SHALL COMPLY WITH ALL THE APPLICABLE REQUIREMENTS OF THE IRC AND MA RESIDENTIAL BUILDING CODES FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, HEAT AND VENTILATION, PLUMBING, FIRE PROTECTION, ENERGY CODE, LANDSCAPING, AND ACCESSIBILITY CODES.
5. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND THE STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES, DIFFERENCES, OR CONFLICTS BETWEEN THE PROPOSED FOUNDATION AND FRAMING SHOWN IN DRAWINGS AND THE ACTUAL EXISTING SITE CONDITIONS THAT MAY BE REVEALED DURING CONSTRUCTION TO INSTALL THE NEW FOUNDATION, FRAMING, SUPPORTS, AND ANY CONNECTORS. CONTRACTOR SHALL REVIEW ALL EXISTING SITE AND LOT CONDITIONS PRIOR TO PROCEEDING WITH FINAL INSTALLATION OF NEW FOUNDATIONS, FRAMING, CONNECTORS, FASTENERS, AND SUPPORTS.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MOST APPROPRIATE MEANS AND METHODS OF CONSTRUCTION REQUIRED TO EFFICIENTLY AND ECONOMICALLY INSTALL THE PROPOSED STRUCTURAL FOUNDATIONS, FRAMING, SUPPORTS, AND DETAILS OF THE WORK DESCRIBED IN THE PROPOSED FOUNDATION AND FRAMING PLANS, NOTES, SUPPORTS, AND MATERIALS SPECIFICATIONS AND IS ALSO RESPONSIBLE TO PROVIDE AND INSTALL ALL NECESSARY CONNECTORS AND FASTENERS REQUIRED AT THE TOP OF CONCRETE FOUNDATION WALLS.
7. GENERAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN SAFETY AND KEEP THE WORK AREAS CLEAN OF DEBRIS AND ANY DANGEROUS MATERIALS AFTER EACH WORKDAY, AND FREE OF ANY HAZARDOUS MATERIALS.
8. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE WORK OF ANY SUBCONTRACTORS, FOUNDATION CREW, FRAMERS, AND WORKERS ENGAGED TO WORK ON SPECIFIED PARTS OF THE PROJECT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COMMONLY ACCEPTED STANDARD PRACTICES OF FOUNDATION AND FRAMING INSTALLATION IN THE BUILDING CONSTRUCTION INDUSTRY, IRC AND MA RESIDENTIAL BUILDING CODES AND CITY ORDINANCES.
9. ANY LATERAL SUPPORTS REQUIRED FOR INSTALLATION OF NEW FOUNDATIONS AND FRAMING, BEAMS, ROOF TRUSSES, SUPPLEMENTAL FRAMING, AND OTHER RELATED FRAMING AND CONNECTIONS SHALL BE PERFORMED WITH THE COMPLETE APPROVAL OF THE OWNER. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER AND USE THE MOST APPROPRIATE MEANS AND METHODS TO MINIMIZE THE IMPACT OF UNDESIRABLE DAMAGED CONDITIONS OF NEW CONSTRUCTION, WALL FINISHES, CEILING FINISHES, DOORS, WINDOWS, ROOF, AND ANY OTHER PARTS OF THE PROJECT SUBJECT TO AND SUCEPTIBLE TO CRACKING DUE TO SHRINKAGE AND EXPANSION, OR MOVEMENTS OF EXISTING SOILS AND UNEXPECTED FOUNDATION SETTLEMENTS.
10. GENERAL CONTRACTOR SHALL REVIEW THE VERTICALITY OF NEW FOUNDATIONS, FRAMING, AND WALLS ALL AROUND THE PERIMETER OF THE INTERFACE OF THE WORK AREAS AND SHALL COORDINATE WITH THE EXISTING SITE CONDITIONS FOR THE MOST APPROPRIATE STEPS REQUIRED TO PERFORM THE NECESSARY INSTALLATIONS OF THE NEW FOUNDATIONS AND FRAMING, CONNECTORS, SUPPORTS, AND ANY OTHER ATTACHMENTS REQUIRED TO BE DONE FOR THIS PROJECT.
11. GENERAL CONTRACTOR SHALL PERFORM HIS WORK IN COORDINATION WITH THE EXISTING SITE CONDITIONS, AND SHALL VERIFY THAT THE EXISTING SOILS UNDER THE NEW CONCRETE FOOTINGS AND CONCRETE SLAB ON GRADE ARE STABLE AND COMPETENT TO SUPPORT THE LOADS FROM THE INTENDED USE OF THE 2-CAR GARAGE AND CARPORT.
12. ALL METAL CONNECTORS SHALL BE SIMPSON TYPE GALVANIZED METAL CONNECTORS COMPATIBLE WITH CONVENTIONAL WOOD FRAMING AND STUD FRAMING AND SHALL BE SELECTED AND INSTALLED IN FULL COMPLIANCE WITH MANUFACTURER SPECIFICATIONS AND STANDARDS DETAILS OF FASTENERS AND SIZES. FRAMING CONTRACTOR IS RESPONSIBLE TO SELECT ALL THE NECESSARY METAL HANGERS, CONNECTORS, FASTENERS, BOLTS, SCREWS, AND NAILINGS AND REQUEST APPROVAL OF SPECIAL CONNECTORS AS REQUIRED.
13. ALL WOOD AND TIMBER FRAMING SHALL BE INSTALLED IN COMPLETED CONFORMANCE WITH THE NDSWC (NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION) LATEST EDITION AND ALL THE APPLICABLE REQUIREMENTS OF WOOD AND LVL CONNECTORS, PRESCRIPTIVE REQUIREMENTS FOR FLOOR AND WALLS FRAMING, FASTENERS, SCREWS, BOLTS, WOOD FLOOR JOISTS REINFORCEMENT CONNECTIONS, AND PLYWOOD TO WOOD JOISTS.CONNECTIONS.
14. ALL NEW CONCRETE SHALL BE OF MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI AND SHALL BE INSTALLED IN COMPLETE CONFORMANCE WITH THE ACI 318 AMERICAN BUILDING CODE FOR CONCRETE CONSTRUCTION. ALL STEEL REBARS SHALL BE OF MINIMUM GRADE 60 (60 KSI) AND SHALL BE DETAILED AND INSTALLED AS PER ACI 318.
15. ALL NEW CONCRETE FOOTINGS AND FOUNDATION WALLS SHALL BE INSTALLED IN FORMWORK BUILT IN CONFORMANCE WITH THE ACI 318 BUILDING CODE FOR CONCRETE CONSTRUCTION. SOILS TO SUPPORT NEW FOOTINGS SHALL BE FREE OF ORGANIC MATERIALS AND SHALL BE COMPACTED TO MINIMUM 90% DENSITY TO PROVIDE THE SPECIFIED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,500 PSF.
16. PRM ENGINEERING ACCEPTS NO RESPONSIBILITIES FOR ANY DEVIATIONS OR CHANGES MADE BY CONTRACTOR WITHOUT THE SPECIFIC WRITTEN APPROVAL FROM PRM ENGINEERING LLC OR OWNER OF MODIFICATIONS OR CHANGES TO DESIGNED FRAMING, JOISTS, SUPPORTS, AND SPECIFIED CONNECTION DETAILS.

CARPET ROOF LOADS
 DLCP = 13 PSF
 LLCP = 42 PSF
 TLCP = 55 PSF

NOTE: GC AND FRAMER CONTRACTOR ARE RESPONSIBLE TO DETAIL FABRICATE, ASSEMBLE AND INSTALL ALL ROOF FRAMING MEMBER, CONNECTIONS AND FASTENERS TO ACHIEVE THE BASIC CARPORT AND GARAGE DESIGNS, HEIGHTS, DIMENSIONS AND PROFILE.

NOTE: ALL ROOF, WALLS, FLOORS, FRAMING, SUPPORTS, AND CONNECTIONS FOR CARPORT AND GARAGE SHALL MEET ALL THE APPLICABLE IRC/MA CODE REQS.

GARAGE LOADS
 DLTC = 10 PSF
 LLTC = 42 PSF
 DLBC = 8 PSF
 TLBC = 20 PSF
 TL = 80 PSF

2-CAR GARAGE
 ROOF FRAMING AND TRUSSES WITH BRACING -

REVISIONS	DATE

Hankey Designs
 PO Box 93, N. Salem, NH 03073
 (603) 490-0258

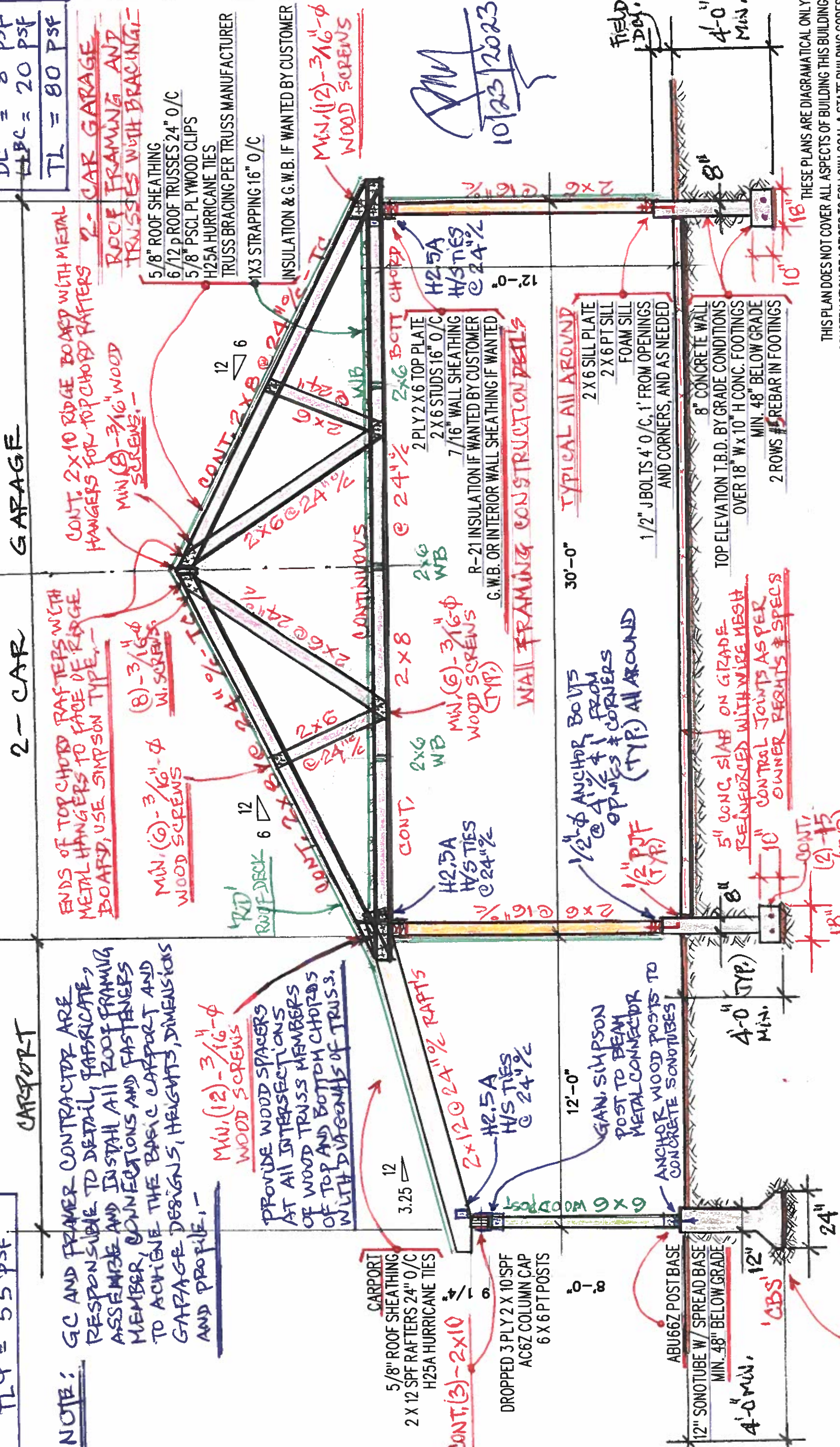


NEW 2-CAR GARAGE
 120 KILM HILL ROAD
 BOXFORD, MA
 01921

GARAGE CROSS SECTION

DATE: 7/24/23

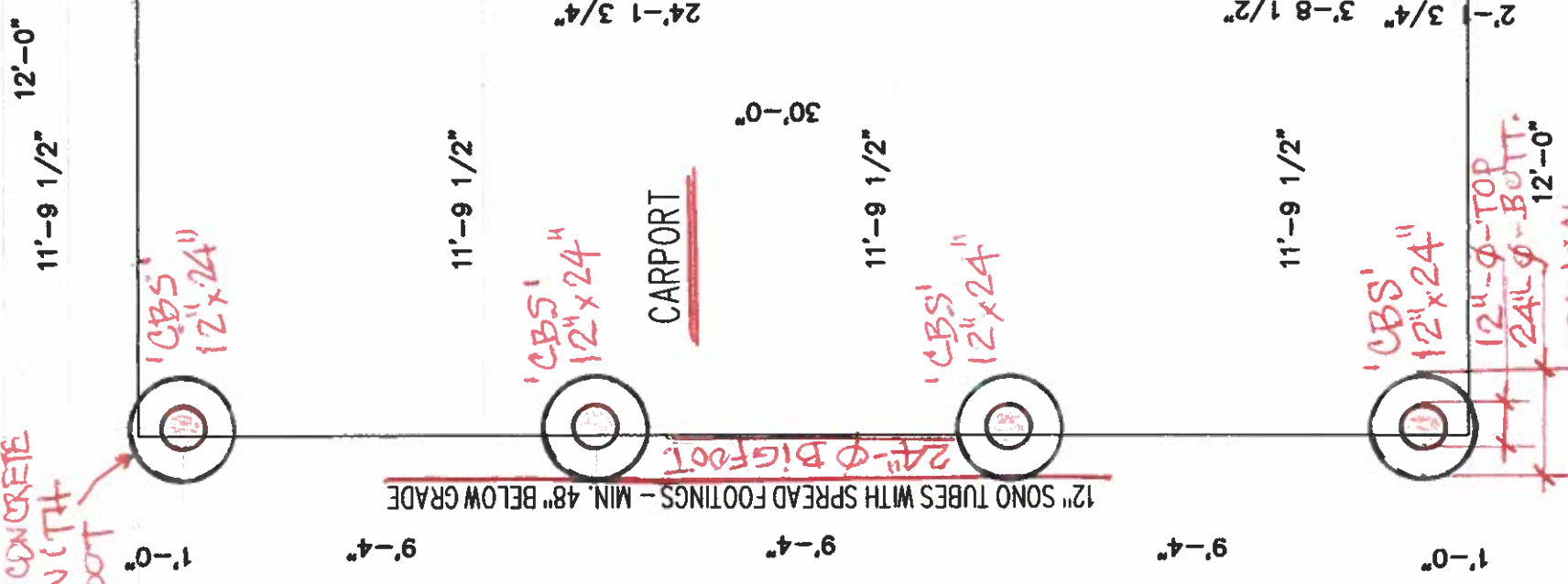
S-3



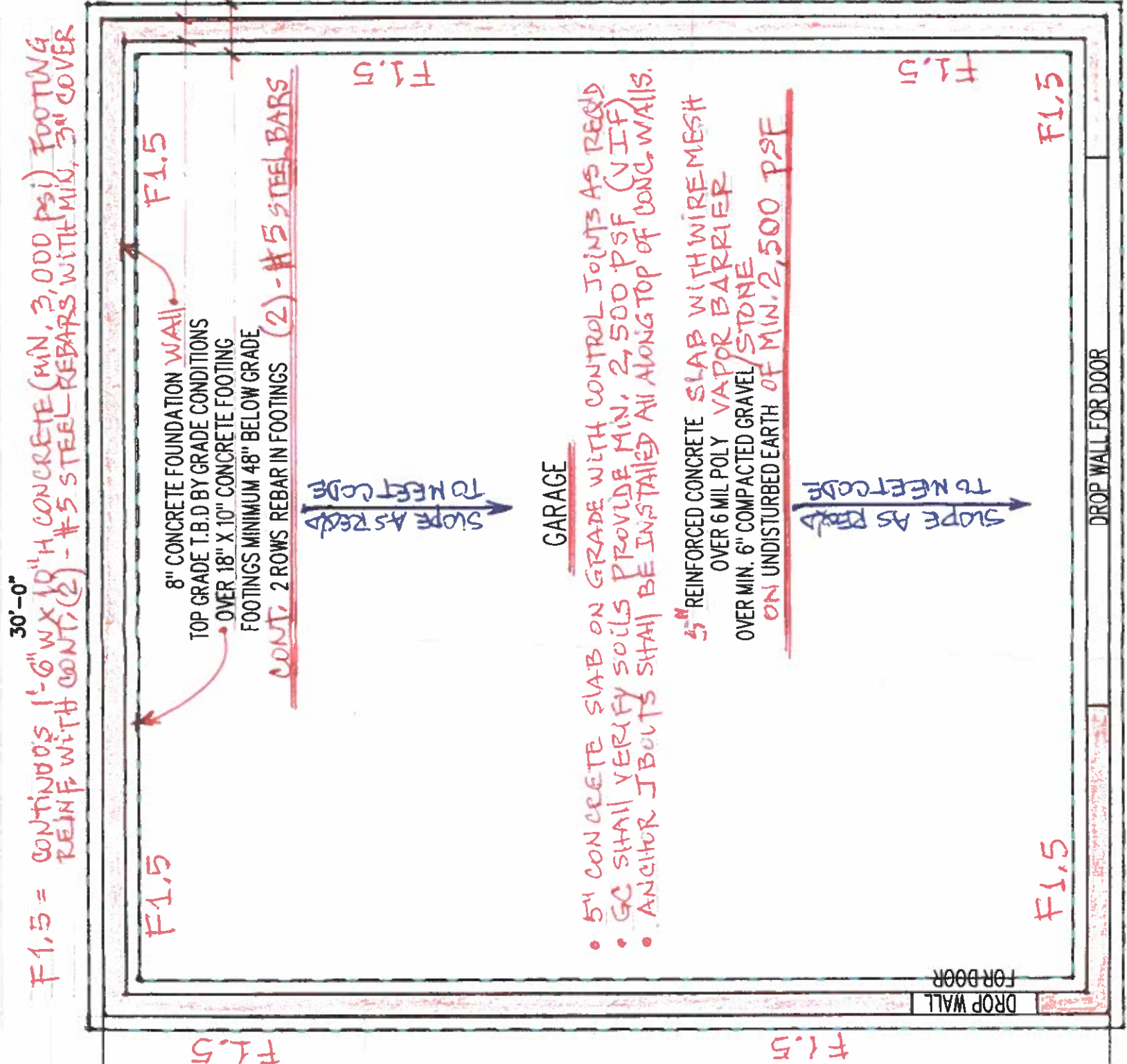
THESE PLANS ARE DIAGRAMATICAL ONLY
 THIS PLAN DOES NOT COVER ALL ASPECTS OF BUILDING THIS BUILDING
 ALL CONSTRUCTION PRACTICES TO FOLLOW LOCAL & STATE BUILDING CODES
 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL BUILDING CODES AND MEMBER SIZING
 THE GENERAL CONTRACTOR SHALL RESEARCH ZONING AND SITE LIMITATIONS PRIOR TO START OF CONSTRUCTION
 THE GENERAL CONTRACTOR (OR PURCHASER OF PLANS IF NO G.C.) ASSUMES FULL RESPONSIBILITY FOR USE OF THIS PLAN OR ANY PART THERE OF

'CBS' = CONCRETE BIGFOOT SONOTUBE
 12" @ TOP & 24" @ BOTTOM.
 1/4" SCALE
 ALL DIMENSIONS TO BE FIELD VERIFIED AND CHANGES MADE ACCORDINGLY

FOUR 12" Ø CONCRETE SONOTUBE WITH 24" Ø BIG FOOT AT BOTTOM (TYPICAL)



CONCRETE: 3,000 PSI
REBARS: GRADE 60



- 5" CONCRETE SLAB ON GRADE WITH CONTROL JOINTS AS REQD
- GC SHALL VERIFY SOILS PROVIDE MIN. 2,500 PSF (V.I.F)
- ANCHOR BOLTS SHALL BE INSTALLED ALONG TOP OF CONC. WALLS.

5" REINFORCED CONCRETE SLAB WITH WIRE MESH OVER 6 MIL POLY VAPOR BARRIER OVER MIN. 6" COMPACTED GRAVEL/STONE ON UNDISTURBED EARTH OF MIN. 2,500 PSF

F1.5 = CONTINUOUS 1'-6" W X 10" H CONCRETE (MIN. 3,000 PSI) FOOTING REINF. WITH CONT. (2) - #5 STEEL REBARS WITH MIN. 3" COVER

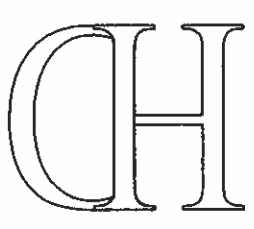
8" CONC. FND. WALL
1'-6" - TYP. ALL (18") AROUND
F1.5

TO MEET CODE

TO MEET CODE

DATE	REVISIONS

Hankey Designs
PO Box 93, N. Salem, NH 03073
(603) 490-0258



NEW 2-CAR GARAGE
120 KILLAM HILL RD.
BOXFORD, MA

FOUNDATION PLAN

DATE: / / 2.

C 1

THESE PLANS ARE DIAGRAMMATICAL ONLY
THIS PLAN DOES NOT COVER ALL ASPECTS OF BUILDING THIS BUILDING
ALL CONSTRUCTION PRACTICES TO FOLLOW LOCAL & STATE BUILDING CODES
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND MEMBER SIZING



COMMONWEALTH OF MASSACHUSETTS
TOWN OF BOXFORD

PERMIT# B-23-353
M&P# 20 01 07
FEE: \$0.00

POST ON THE BUILDING IN A LOCATION VISIBLE FROM THE STREET
978-887-6000 Ext. 508
PLANS MUST BE KEPT ON-SITE WITH THIS PERMIT

FOUNDATION PERMIT

This certifies that: SCRANTON DAVID J
Has a permit to: Building garage
Construction Supervisor Lic. #: 034291

Address: 120 KILLAM HILL RD
HIC #:

NOTE: NOTHING IS TO BE COVERED UP WITHOUT FIRST BEING INSPECTED- (Over)

This permit is being issued under the 2015 –INTERNATIONAL RESIDENTIAL CODE FOR 1 & 2 FAMILY (IRC) & related codes. The person(s) accepting this permit shall in every respect conform to the terms of the application on file with the Building Commissioner, Massachusetts State Building Code, Scope of work as approved and to the provisions of the Zoning By-Laws in the Town of Boxford. A violation of any, of the terms above noted is cause for revocation of this permit. Property owner: contracting with unregistered, unlicensed contractors do not have access to the guaranty fund (as set forth in MGL c 142A) and may be placing themselves (proper owners) at risk. All sub-contractors must also possess the appropriate License to work on this project as well. Permit holder must notify this office prior to starting and the project must commence within 6 months of the above date, or this permit becomes invalid. A written request for an extension can be granted for just cause Failure to call for the state mandated Inspections shall result in FINES and or PENALTIES. New Structures (1 & 2 family and commercial property) or buildings undergone Major Renovations shall NOT be occupied without an Occupancy Permit from the Building Commissioner.

APPROVED PLANS MUST BE KEPT ON SITE WITH BUILDING PERMIT FOR PROGRESS INSPECTIONS.

Peter J Delaney

Date: September 28, 2023

FINAL INSPECTION – This permit cannot be closed until the line below is signed and dated by the Inspector of Buildings/Building Commissioner or his/her designee. See reverse of permit for additional inspectional sign-offs that may apply to your project.
978-887-6000 Ext. 508

Signed Peter J. Delaney, Inspector of Buildings

(Date closed)



This is an e-permit. To learn more, scan this barcode or visit boxfordma.viewpointcloud.com/#/records/848

PERMIT HOLDERS MUST CALL FOR THE APPROPRIATE INSPECTIONS FOR THIS PROJECT IN ADVANCE 24-48 HOUR NOTICE IS RECOMMENDED 978-887-6000 EXT. 508 THERE IS A \$50.00 RE-INSPECTION FEE FOR FAILED INSPECTIONS, AREA NOT ACCESSIBLE, INCOMPLETE ETC. BUILDING OFFICIAL SIGNS OFF ON THE "ROUGHS" ONLY WHEN THE OTHER ROUGHS HAVE BEEN SIGNED OFF FIRST-SAME FOR FINAL

INSPECTIONS

1. Health Dept. - (If Applicable- Extension 507) Yes No
 If yes, must be signed before calling for a Final Building Signature

Final: _____
 Date: _____

2. Assessor - (If Applicable - Extension 504) Yes No
 If yes, must be signed before calling for a Final Building Signature

Final: _____
 Date: _____

3. Conservation/Planning - (If Applicable/Extension 506) Yes No
 If yes, must be signed before calling for a Final Building Signature

Final: _____

Building Official Extension 161 or 508

3. Foundation / Footing/ Tube - Inspections

Excavation: *OK P. Wilson* 10-10-23

Footings: *OK P. Wilson*
rebar installed & tied

Foundation: _____

As Built Required - Yes - [] No - []

4. BUILDING INSPECTIONS

Rough: _____
 Insulation: _____
 Final: _____

HISTORIC COMPLIANCE (If Applicable) Yes No
 Documented or Signature Date

Final: _____

ELECTRICAL - Extension 508
 Inspectors' Signature

Bonding: _____ Date: _____
 Foundation - [] Pool - []
 Trench: _____
 Rough: _____
 Service: _____
 Final: _____

PLUMBING - Extension 508
 Inspectors' Signature

Trench: _____ Date: _____
 Rough: _____
 Final: _____

GAS - Extension 508
 Inspectors' Signature

Tagged: _____ Date: _____
 Rough: _____
 Final: _____

FIRE DEPARTMENT 1-978-887-5725
 Inspectors' Signature

Rough: _____ Date: _____
 Final: _____

THE COMMONWEALTH OF MASSACHUSETTS
Office of Consumer Affairs and Business Regulation
1000 Washington Street - Suite 710
Boston, Massachusetts 02118
Home Improvement Contractor Registration

STEPHEN SWANSON
DB/A S.S. CONST
88 AUDUBON RD
#318
WAKEFIELD, MA 01880



Type: Individual
Registration: 182751
Expiration: 11/08/2023

Update Address and Return Card.

THE COMMONWEALTH OF MASSACHUSETTS
Office of Consumer Affairs & Business Regulation
HOME IMPROVEMENT CONTRACTOR
TYPE: Individual

Registration: 182751
Expiration: 11/08/2023

STEPHEN SWANSON
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88 AUDUBON RD
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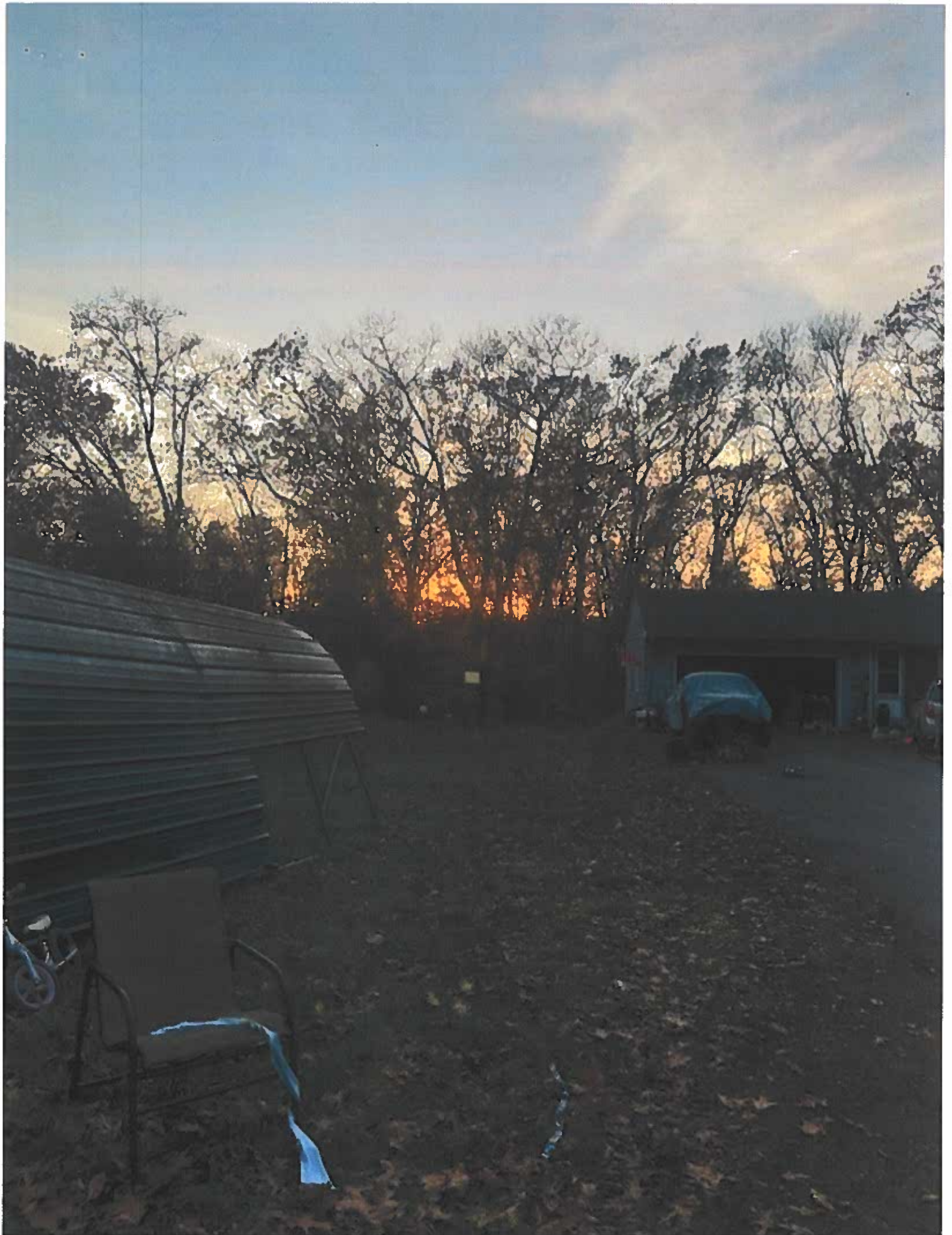
Joseph R. Blawie
Undersecretary

Registration valid for individual use only before the expiration date. If found return to:
Office of Consumer Affairs and Business Regulation
1000 Washington Street - Suite 710
Boston, MA 02118

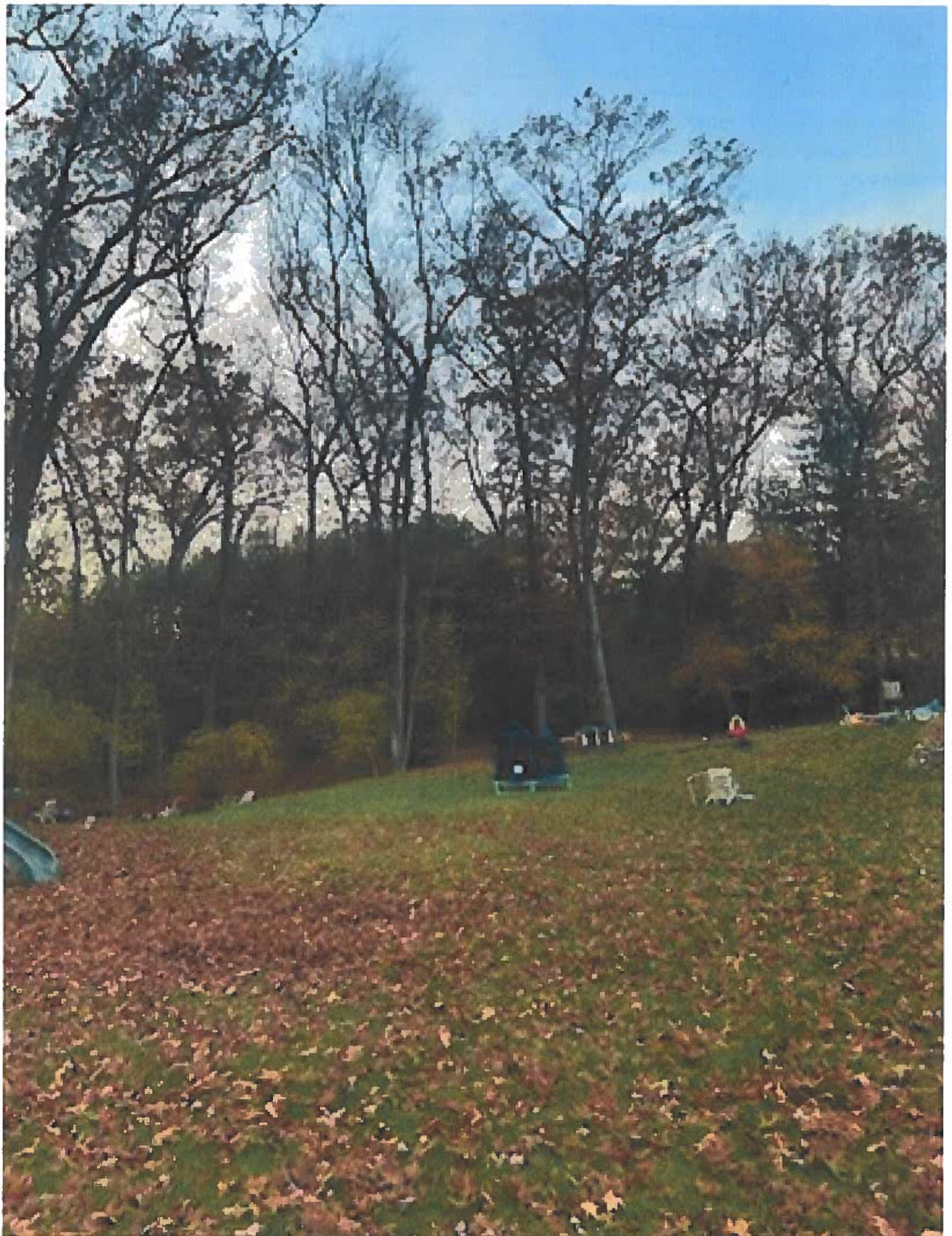
Not valid without signature













SO.ESSEX #353 Bk:36375 Pg:263
12/01/2017 12:31 PM DEED Pg 1/4
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 12/01/2017 12:31 PM
ID: 1215960 Doc# 20171201003530
Fee: \$2,485.20 Cons: \$545,000.00

QUITCLAIM DEED

We, Keith McKenney and Gentel McKenney, husband and wife, of Boxford, Essex County, Massachusetts,

for consideration paid, and in full consideration of Five Hundred Forty-Five Thousand and 00/100 Dollars (U.S. \$545,000.00) paid,

grant to David J. Scranton and Pamela A. Scranton, husband and wife as tenants by the entirety, hereafter of 120 Killam Hill Road, Boxford, Essex County, Massachusetts,

with QUITCLAIM COVENANTS

The land with the improvements thereon in Boxford, Essex County, Massachusetts, being shown as Lot # 1 on a plan entitled, "Plan of Land in Boxford, Property of Eugene J.J. and Olive T. Vincent, Boxford, Mass., Robert B. Parkhurst, Surveyor, Boxford, Mass., November 1938." Said plan is recorded with the Essex Southern District Registry of Deeds, Book 4624, Page 456, bounded and described as follows:

Witness my hand and seal this 17th day of November, 2017.

Gentel McKenney
Gentel McKenney

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX ss.

On this ^{17th} 16th day of November 2017, before me, the undersigned notary public, personally appeared the above-named **Gentel McKenney**, and 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 person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Stephanie V. Ataide
Notary Public Stephanie V. Ataide

Witness my hand and seal this 18th day of November, 2017.

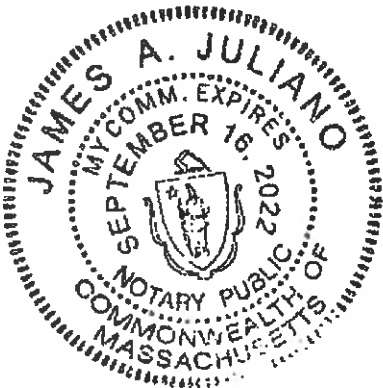


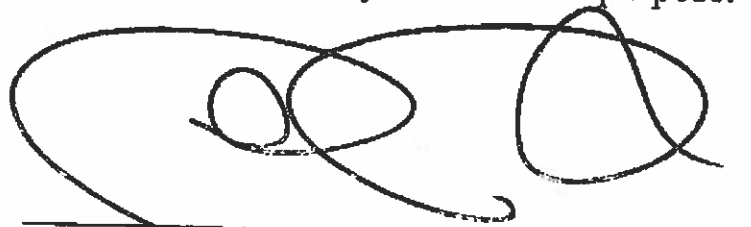
Keith McKenney

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

On this 18th day of November, 2017, before me, the undersigned notary public, personally appeared the above-named **Keith McKenney**, and 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 person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.





Notary Public
My Commission Expires:

11/16/22

WESTERLY: by land now or formerly of New England Power Company, one hundred sixty (160) feet; and

NORTHERLY: by land now or formerly of Donald E. Hughes, six hundred four (604) feet, more or less.

Said lot #1 contains two and 3/10 (2.3) acres, more or less.

Grantors hereby release any and all rights of homestead in said premises and certify under the pains and penalties of perjury that there are no other persons entitled to protection of the Homestead Act.

Being the same premises as conveyed to the herein Grantors by deed recorded with the Southern Essex District Registry of Deeds on April 28, 2017 in Book 35832, Page 6.

SIGNATURE PAGE TO FOLLOW