

**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 COMPREHENSIVE 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 INCOMPLETENESS 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 Jody Blumberg

PROPERTY ADDRESS 15 Winding Oaks Way MAP/BLOCK/LOT 32/3 /8.2

PROPERTY OWNER'S MAILING ADDRESS 15 Winding Oaks Way, Boxford, MA 01921

PROPERTY OWNER'S PHONE NUMBER: (860) 305-6480 PROPERTY OWNER'S E-MAIL Jody.Blumberg@snet.net

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 1/4" = 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
- N/A 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~~ (no longer needed, per Peter Delaney)
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 _____

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, <u>Jody Blumberg</u> , as Owner of the subject property hereby authorize <u>The Morin-Cameron Group, Inc.</u> to act on my behalf in all matters relative to this application. (See authorization form attached)	
_____ Signature of Owner or Authorized Agent	<u>11/20/23</u> Date

PURPOSE OF APPLICATION AND DESCRIPTION OF PROJECT

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

Description of Project:

Construction of a proposed detached garage with associated driveway.

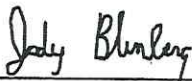
Applicable Section(s) of Zoning Bylaw for which relief is sought:

Section 196-13B (11) (h) Garage Space for More than 3 Automobiles

Authorization Form

Re: 15 Winding Oaks Way, Boxford

I, **Jody Blumberg**, authorize The Morin-Cameron Group, Inc. to sign any and all applications to the **Town of Boxford** on my behalf regarding the above-referenced property.



Jody Blumberg

10/18/2022
Date

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.) _____

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

DATE LOT WAS CREATED: 1999 DATE STRUCTURE WAS BUILT: 2002

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

[BOOK 39910 PAGE 335] 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 15 x \$8.10 = \$121.50

Number of Surrounding Towns & MVPC 9 x \$8.10 = \$72.90

Number of Certified Abutters (including applicant & representative)
Notice of Decision 15 x \$0.60 = \$9.00

TOTAL AMOUNT OWED FOR POSTAGE FEE \$203.40

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



SO.ESSEX #381 Bk:39910 Pg:335
 05/24/2021 12:41 PM DEED Pg 1/3
 eRecorded

MASSACHUSETTS EXCISE TAX
 Southern Essex District ROD
 Date: 05/24/2021 12:41 PM
 ID: 1454814 Doc# 20210524003810
 Fee: \$6,726.00 Cons: \$1,475,000.00

Quitclaim Deed

Richard A. Vose Jr., married of Topsfield, MA 01983

For consideration paid of

ONE MILLION FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$1,475,000.00)

Grant to Jody H. Blumberg and Melissa Martin, husband and wife as tenants by the entirety Now of 15 Winding Oaks Way, Boxford, MA 01921

WITH QUITCLAIM COVENANTS

That certain parcel of land located on Winding Oaks Way, Boxford, Essex County, Massachusetts, and being shown as Lot 11 on a plan of land entitled "Definitive Subdivision Plan of "Winding Oaks" designed for Walker Development Corp." which is dated April 7, 1999, revised to September 28, 1999 and recorded with the Essex South District Registry of Deeds on December 2, 1999, Plan Book 339, Plan 58.

Lot 11 contains 182,274 square feet (4.18 acres) of land according to the plan.

There is conveyed herewith a Septic System grading easement over a portion of Lot 10 for the benefit of Lot 11, said grading easement having been created for the benefit of Lot 11 (as well as a similar easement for Lot 9) by reservation in deed recorded at Book 16698, Page 30. The owner(s) of said Lots 11, their successors and assigns in title, shall have the right to enter upon the Easement Area (hereinafter defined) during normal working hours and with 24- hour advance notice to the owner of the lot to be entered upon, for the purposes for performing any grading necessary to install or maintain the septic system for Lots 11, said septic systems, however, to be located entirely on Lot 11.

The Easement Area is defined as a 25 -foot wide strip of land adjacent to, and running parallel to the boundary line separating Lot 10 from Lot 11. Landscaping, trees and/or sod on all areas disturbed and all paving, driveways, walls, fences or other structures disturbed pursuant to the exercise of rights hereunder shall be restored to substantially their original condition by the party exercising the easement rights promptly after completion of the work within the Easement Area.

PROPERTY ADDRESS: 15 Winding Oaks Way, Boxford, MA 01921

Excepting from the above described premises, the fee in Winding Oaks Way as shown on said plan, but together with the right to pass and re-pass and use said Winding Oaks Way for all purposes for which streets and ways are commonly used in the Town of Boxford.

The lot is conveyed subject to and with the benefit of that certain Declaration of Common Scheme Restrictions dated November 16, 2000 and recorded at Book 16698, Page 6 as affected by Amendment to Declaration of Common Scheme Restrictions dated January 9, 2002 and recorded at Book 18226, Page 490, as further affected by a second amendment dated May 29, 2002, recorded with said Deeds, Book 18813, Page 389, as further affected by an approval dated May 15, 2002, recorded with said Deeds Book 18786, Page 220.

The lot is conveyed subject to the restriction, pursuant to the Conditions of Approval recorded at Book 16081, Page 177, that there shall be no use of pesticides, herbicides or fertilizers unless approved by the Conservation Commission and/or Board of Health and there shall be no disturbance of roadside swales.

The lot is conveyed subject to the Orders of Conditions recorded at Book 16064, Page 447, as affected by a Superseding Order of Conditions, recorded with said Deeds, Book 16451, Page 382, as affected by a Certificate of Compliance recorded with said Deeds, Book 22493, Page 195.

The lot is conveyed subject to the Order of Conditions recorded with said deeds at Book 18065, Page 186 and Book 18065, Page 194, as affected by a Certificate of Compliance recorded with said Deeds, Book 25340, Page 198.

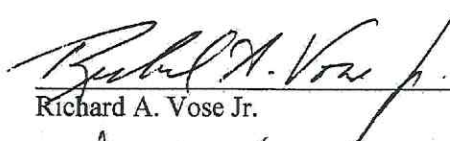
Together with and subject to all easements, restrictions, conditions and rights of record, if any, insofar as the same may now be in force and applicable.


Being the same premises conveyed to the Grantor by deed dated February 22, 2007 and recorded in the Essex County (Southern District) Registry of Deeds in Book 26759, Page 574.

I state under the penalties of perjury that I am presently married to Holly Harris-Vose and that no other person is entitled to claim the benefit of 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.

I, Holly Harris-Vose, state under the penalties of perjury that I am presently married to the Grantor named herein, and I hereby release and terminate any and all estates of homestead I may have in and to the property conveyed herein.

Executed as a sealed instrument this 11th day of May, 2021.


Richard A. Vose Jr.


Holly Harris-Vose

Commonwealth of Massachusetts

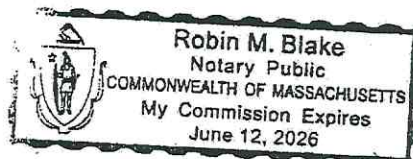
Essex, ss.

On this 11th day of May, 2021, before me, the undersigned notary public, personally appeared Richard A. Vose Jr. and Holly Harris-Vose, proved to me through satisfactory evidence of identification, which were Driver's Licenses / State ID / Passport / Other Government Issued ID / Other _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and as their free act and deed.



Notary Public

My commission expires:



32-03-08-2, 15 WINDING OAKS WAY BOXFORD MA, ABUTTERS LIST
 ZONING BOARD OF APPEALS - 300 FEET

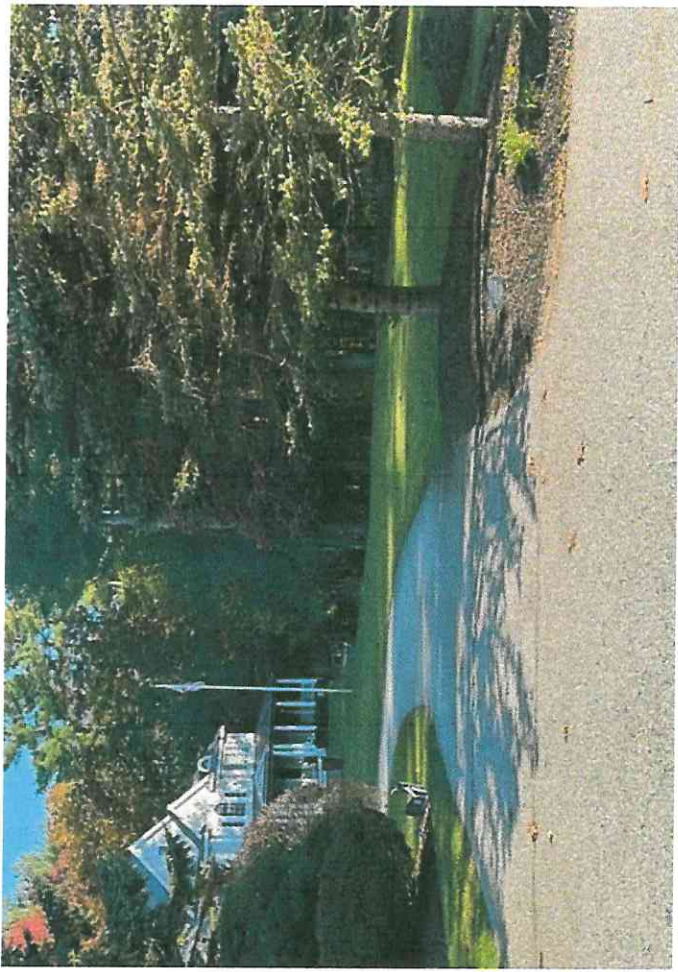
Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
32-03-03	24 TOWNE RD	BROWN JAMES R TE	DISNEY KATHRYN K	24 TOWNE RD	BOXFORD	MA	01921
32-03-04	20 TOWNE RD	JASINSKI PAUL J TR	JASINSKI AMY L TR	20 TOWNE RD	BOXFORD	MA	01921
32-03-06	110 MAIN ST	SORENSEN JON F TE	SORENSEN KAREN M	110 MAIN ST	BOXFORD	MA	01921
32-03-08	94 MAIN ST	NOYES ALERSON	C/O NOYES PROPERTY MANAGEMENT LLC	PO BOX 74	BOXFORD	MA	01921
32-03-08-1	7 WINDING OAKS WAY	BRAZEL MICHAEL P	BRAZEL MARY E	7 WINDING OAKS WAY	BOXFORD	MA	01921
32-03-08-2	15 WINDING OAKS WAY	BLUMBERG JODY H	MARTIN MELISSA	15 WINDING OAKS WAY	BOXFORD	MA	01921
32-03-08-3	17 WINDING OAKS WAY	MARLEY BRIAN W TE	MARLEY JULIE ANN	17 WINDING OAKS WAY	BOXFORD	MA	01921
32-03-08-4	23 WINDING OAKS WAY	LAINE HEIDI A		700 SUMMER ST	LYNNFIELD	MA	01940
32-03-08-5	14 WINDING OAKS WAY	GRATCHEV MAXIME	COWHER CARLY	14 WINDING OAKS WAY	BOXFORD	MA	01921
32-03-08-6	10 WINDING OAKS WAY	DEROCHE DONNA L TR		10 WINDING OAKS WAY	BOXFORD	MA	01921
32-03-09	MAIN ST	TOWN OF BOXFORD	CONS COMM	7A SPOFFORD RD	BOXFORD	MA	01921
32-04-15	4 WINDING OAKS WAY	STONE JONIA TE	LASTES EDWARD J	12 PERLEY LANE	BOXFORD	MA	01921
32-04-18	11 PERLEY LANE	MCKENNA WILLIAM	DENNEHY ABIGAIL	11 PERLEY LANE	BOXFORD	MA	01921

CERTIFIED COPY

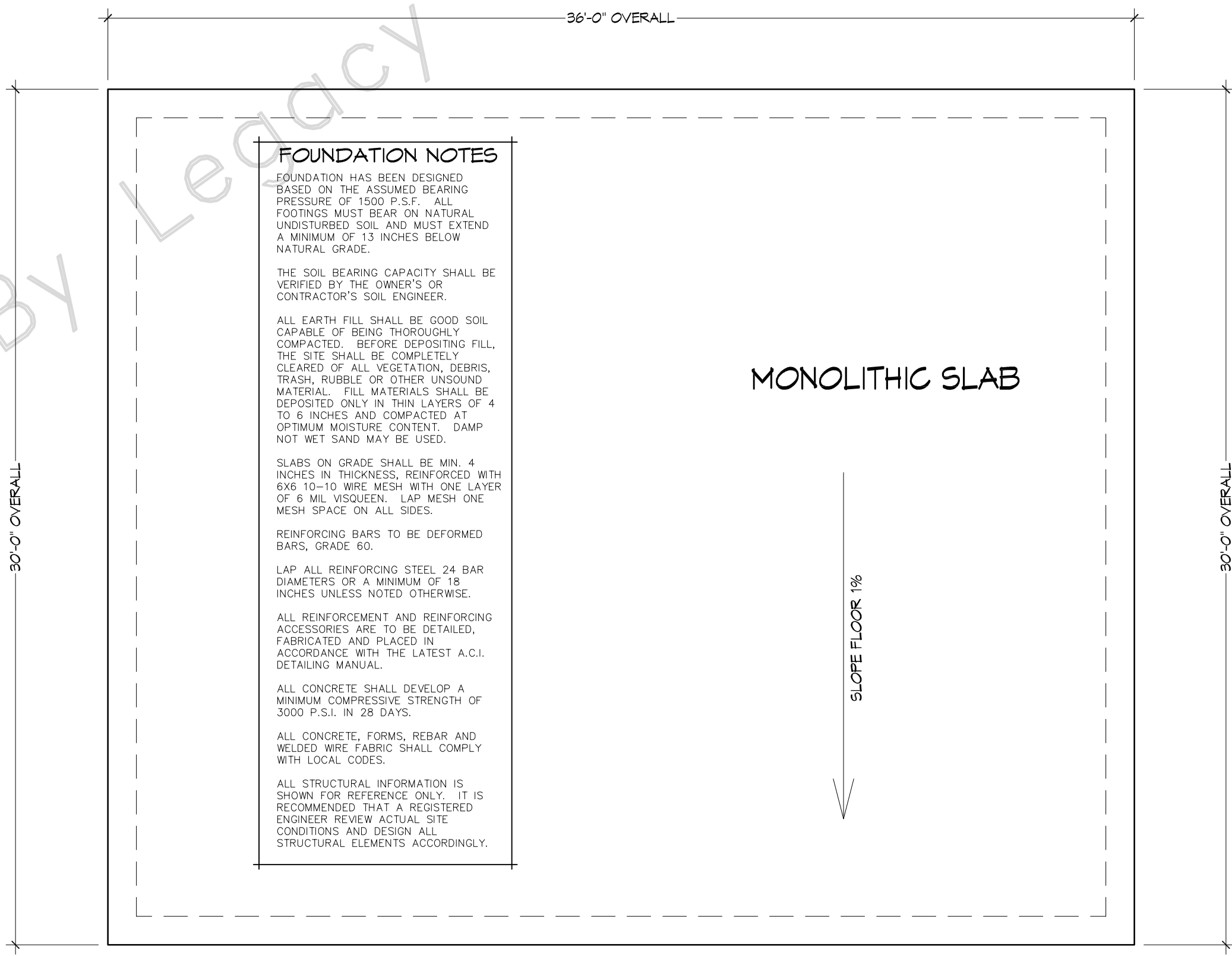
9/06/2023

Stacey Fournier





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FOUNDATION NOTES

FOUNDATION HAS BEEN DESIGNED BASED ON THE ASSUMED BEARING PRESSURE OF 1500 P.S.F. ALL FOOTINGS MUST BEAR ON NATURAL UNDISTURBED SOIL AND MUST EXTEND A MINIMUM OF 13 INCHES BELOW NATURAL GRADE.

THE SOIL BEARING CAPACITY SHALL BE VERIFIED BY THE OWNER'S OR CONTRACTOR'S SOIL ENGINEER.

ALL EARTH FILL SHALL BE GOOD SOIL CAPABLE OF BEING THOROUGHLY COMPACTED. BEFORE DEPOSITING FILL, THE SITE SHALL BE COMPLETELY CLEARED OF ALL VEGETATION, DEBRIS, TRASH, RUBBLE OR OTHER UNSOUND MATERIAL. FILL MATERIALS SHALL BE DEPOSITED ONLY IN THIN LAYERS OF 4 TO 6 INCHES AND COMPACTED AT OPTIMUM MOISTURE CONTENT. DAMP NOT WET SAND MAY BE USED.

SLABS ON GRADE SHALL BE MIN. 4 INCHES IN THICKNESS, REINFORCED WITH 6X6 10-10 WIRE MESH WITH ONE LAYER OF 6 MIL VISQUEEN. LAP MESH ONE MESH SPACE ON ALL SIDES.

REINFORCING BARS TO BE DEFORMED BARS, GRADE 60.

LAP ALL REINFORCING STEEL 24 BAR DIAMETERS OR A MINIMUM OF 18 INCHES UNLESS NOTED OTHERWISE.

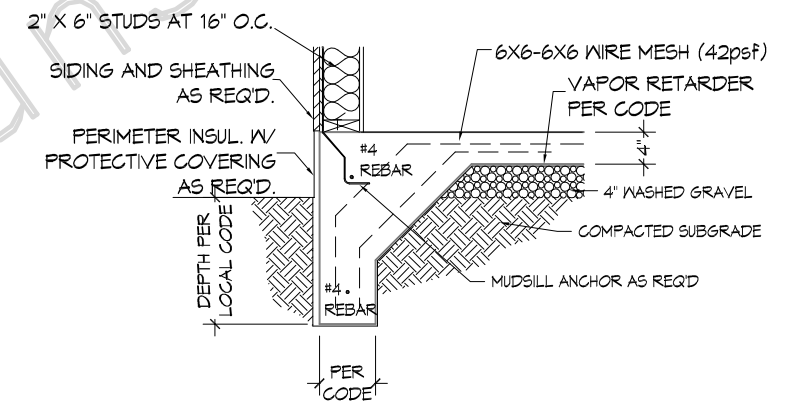
ALL REINFORCEMENT AND REINFORCING ACCESSORIES ARE TO BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST A.C.I. DETAILING MANUAL.

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS.

ALL CONCRETE, FORMS, REBAR AND WELDED WIRE FABRIC SHALL COMPLY WITH LOCAL CODES.

ALL STRUCTURAL INFORMATION IS SHOWN FOR REFERENCE ONLY. IT IS RECOMMENDED THAT A REGISTERED ENGINEER REVIEW ACTUAL SITE CONDITIONS AND DESIGN ALL STRUCTURAL ELEMENTS ACCORDINGLY.

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

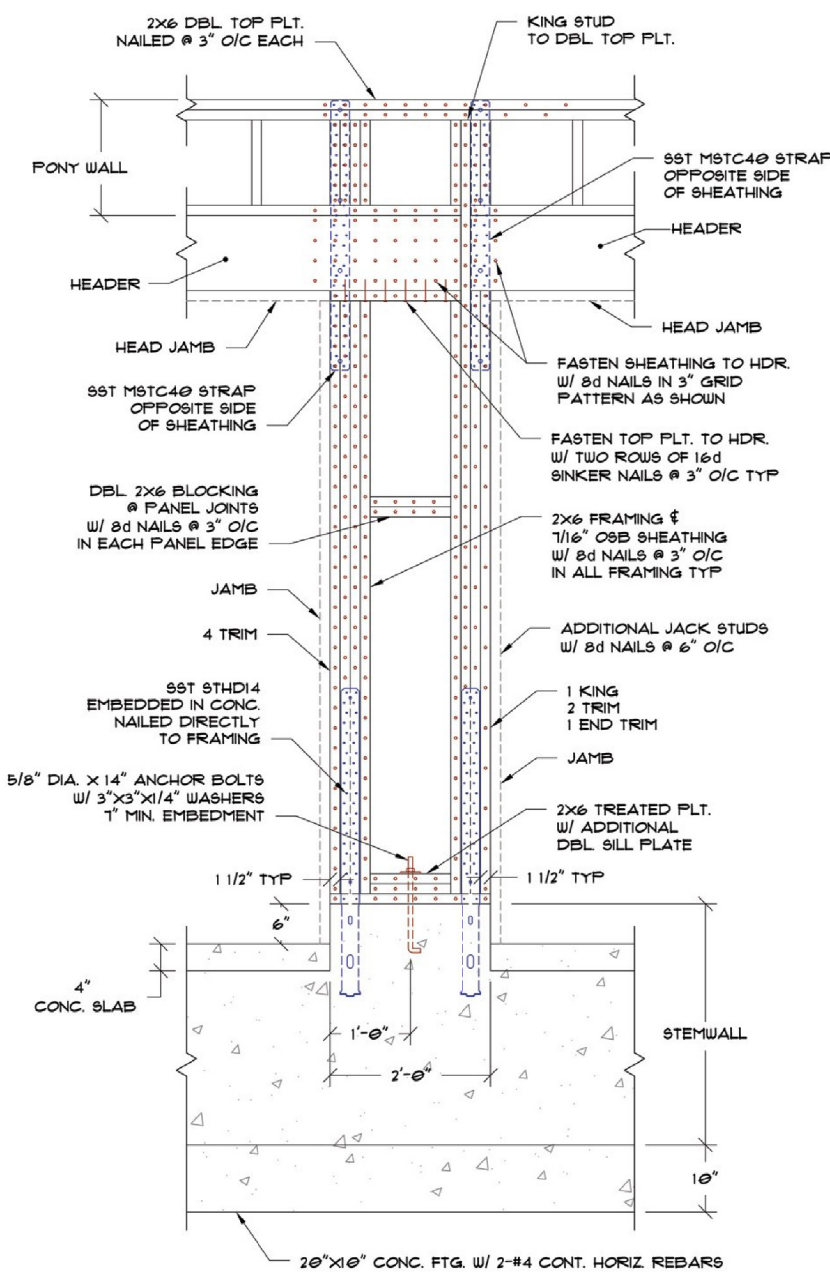


SLAB W/WOOD SIDING
NOT TO SCALE

SCALE	DATE	FILE
As Shown	5-22-18	
DRAWN BY	SHEET #	
LLV/SMY	1	
PLAN NAME		
TICONDEROGA		
PLAN NO.		
1080-777-B		

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MEMBER
AIBD
AMERICAN INSTITUTE OF BUILDING DESIGN



GARAGE HEADER DETAIL
no scale

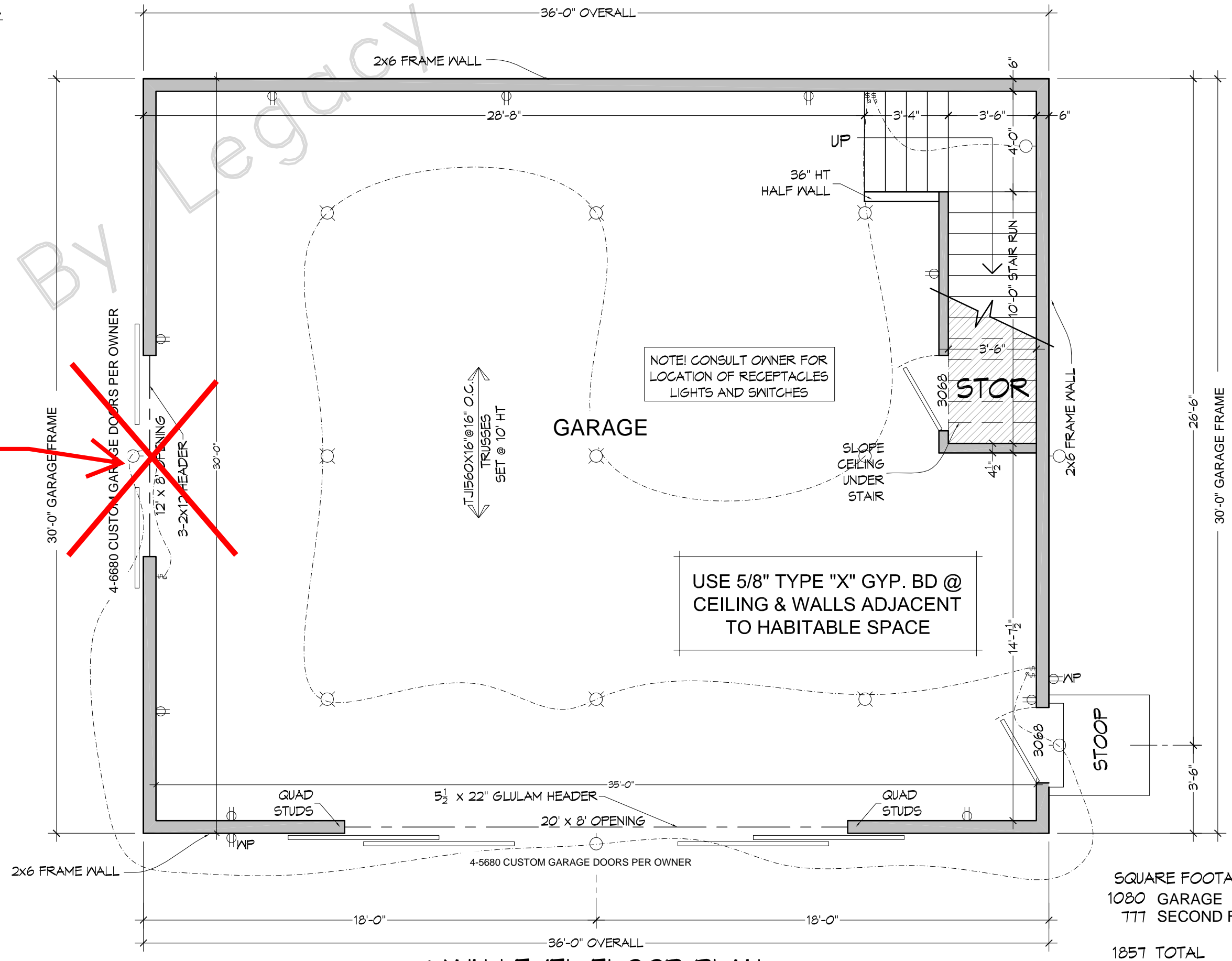
PINE SIZING TABLE

	LIVE LOAD	DEAD LOAD	DEFL.	USE
FLOOR JOIST	30 psf	10 psf	3/64	SLEEPING ROOMS, ATTIC FLOORS
FLOOR JOIST	40 psf	10 psf	3/64	ALL ROOMS EXCEPT SLEEPING ROOMS
CEILING JOIST	10 psf	10 psf	2/64	DRYWALL CEILING, NO ATTIC STORAGE
CEILING JOIST	20 psf	10 psf	2/64	DRYWALL CEILING, LIMITED ATTIC STORAGE
RAFTERS	20 psf	10 psf	2/64	MEDIUM ROOFING, DRYWALL CEILING
RAFTERS	20 psf	10 psf	1/80	MEDIUM ROOFING, NO FINISHED CEILING

50PSF GROUND SNOW LOAD USED TO CALCULATE ROOF STRUCTURE FOR THIS PLAN

GENERAL NOTES

- IT IS NOT THE INTENT OF THESE DOCUMENTS TO FULLY DETAIL ALL CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO PERFORM ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES THAT ENSURES PROPER STRUCTURAL DETAILING AND SIZING, WEATHERPROOF DETAILING, AND QUALITY WORKMANSHIP. IT IS THE CONTRACTORS RESPONSIBILITY TO ENGAGE THE SERVICES OF QUALIFIED STRUCTURAL ENGINEERS TO REVIEW ALL NON-TYPICAL FOUNDATION OR FRAMING CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEEDS ALL APPLICABLE CODES.
- THIS PLAN HAS BEEN DESIGNED AS PER THE STANDARD BUILDING CODE. IT MUST BE CONSTRUCTED TO MEET THE MINIMUM SEISMIC REQUIREMENTS AS PER THE CODES DEPARTMENT WITH JURISDICTION. ALL JOIST AND RAFTERS HAVE BEEN SIZED BASED ON THE SOUTHERN PINE SPAN TABLES PROVIDED BY THE SOUTHERN PINE COUNCIL USING THE 2013 S.P.I.B. STANDARD GRADING RULES FOR NO.2 VISUALLY GRADED. SEE SIZING TABLE.
- DIMENSIONS ARE FROM FACE OF SHEETROCK TO FACE OF SHEETROCK (4.5" OR 6.5"). BRICK VENEER SHOWN 5 INCHES FROM SHEATHING. WINDOW HEADER HEIGHT: 6 FEET-8 INCHES UNLESS OTHERWISE NOTED. ALL ANGLE WALLS ARE 45 DEGREES U.O.N. OR DIMENSIONED. ALL STUDS TO BE AT 16 INCHES ON CENTER U.O.N.
- PROVIDE DOUBLE JOIST UNDER ALL PARALLEL WALLS. PROVIDE SOLID BRIDGING ON ALL FLOOR JOIST SPANS OVER 10 FEET AND AT INTERVALS NOT TO EXCEED 8 FEET. PROVIDE 2X4 STRONGBACKS AT 5 FEET ON CENTER WHEN JOIST OR PLYWOOD DECKING DOES NOT SPAN AND TIE RAFTER BEARING PLATES. HALF INCH PLYWOOD SUBFLOOR MAY BE SUBSTITUTED. PROVIDE FULL SOLID STUD BEARING UNDER ALL HEADERS AND BEAMS TO SOLID FOUNDATION BELOW.
- ALL MANUFACTURED PRODUCTS, SYSTEMS OR APPLICATIONS SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED ALL APPLICABLE CODES.
- H.V.A.C. SUBCONTRACTOR SHALL COORDINATE COMPLETE SYSTEM REQUIREMENTS WITH SUPPLIER AND PROVIDE EQUIPMENT LAYOUT THAT MEETS LOCAL CLIMATE CONDITIONS AND BUILDING CODES.
- THE ELECTRICAL EQUIPMENT SHOWN REPRESENTS CONCEPT ONLY AND THE SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING OWNERS INTENT WITH SAFETY REQUIREMENTS AND COMPLYING WITH ALL APPLICABLE CODES.
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. USE TREATED LUMBER AT ALL EXTERIOR PORCH DECK LOCATIONS.
- TO MINIMIZE EXCESSIVE MOISTURE AND MOLD CONDITIONS, PROVIDE AN APPROVED VAPOR BARRIER UNDER FOOTINGS, SLABS, AND FLOOR JOISTS AT GROUND LEVEL. USE AN EXTERIOR SHEATHING WITH A SUFFICIENT PERM RATING ON ALL OUTSIDE WALLS. PROPERLY DESIGN AND SIZE HVAC SYSTEM AND INCLUDE A 10X FRESH AIR INTAKE.
- ALL STANDARD, MINIMUM CODE CONNECTION AND FASTENING PRACTICES ARE TO BE ADHERED TO BY QUALIFIED FOUNDATION, FRAMING, DRYWALL, TRIM AND MASONRY CONTRACTORS.



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

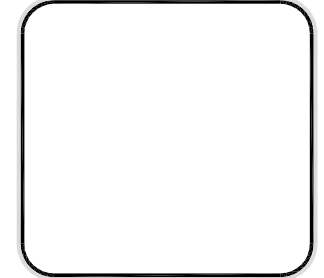
SQUARE FOOTAGE
1080 GARAGE
777 SECOND FLOOR
1857 TOTAL

FILE	DATE	SCALE	DRAWN BY	SHEET #
	5-22-18	As Shown	LLV/SMY	2
PLAN NAME	TICONDEROGA			
PLAN NO.	1080-777-B			

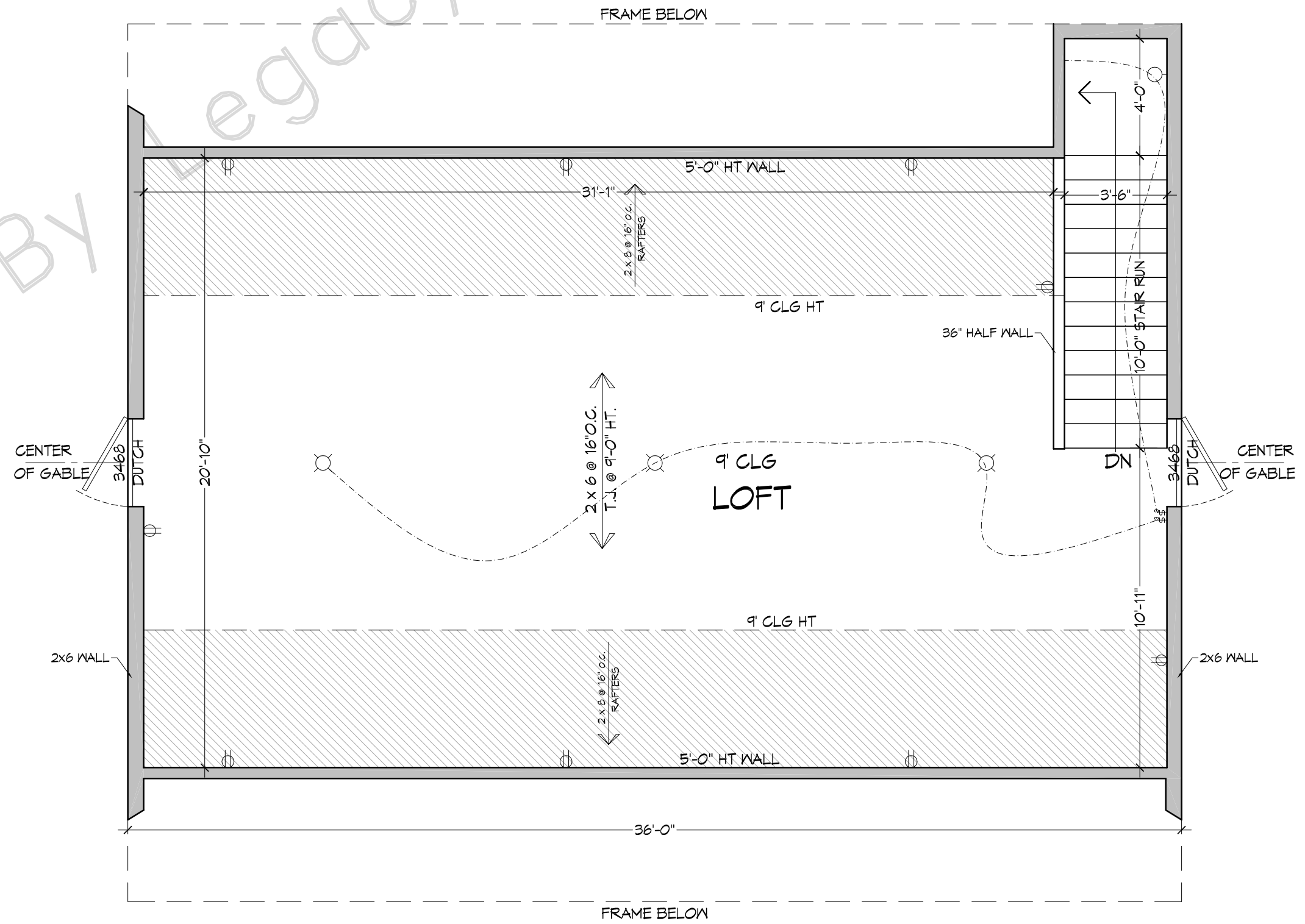
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PLANS YOU CAN BUILD YOUR LEGACY ON
www.LegacyHomePlans.com BARTLETT, TENNESSEE (601)754-9874

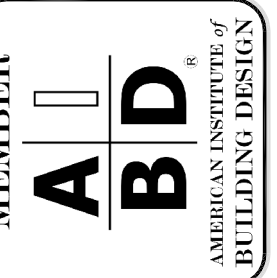
MEMBER
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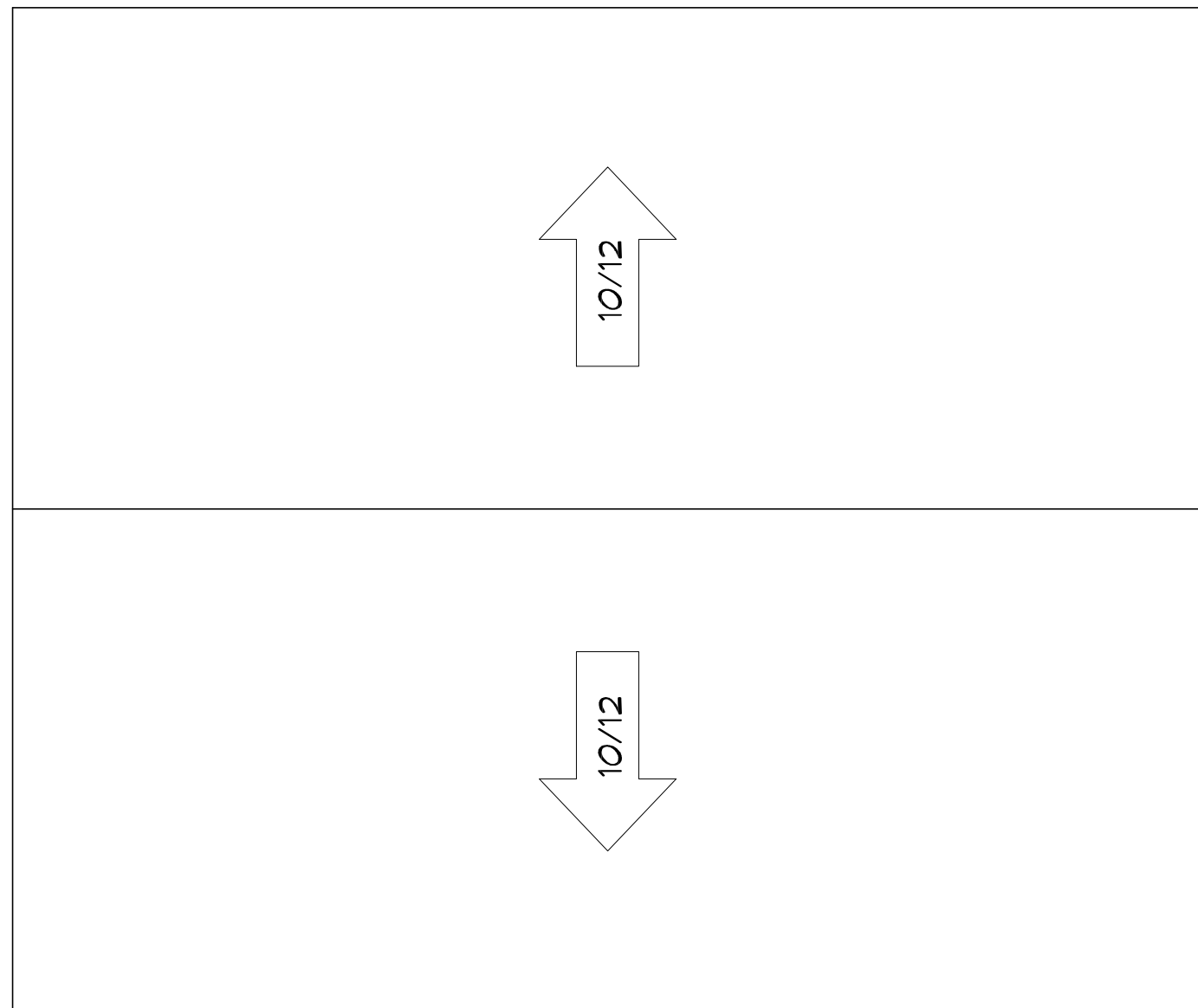


UPSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"

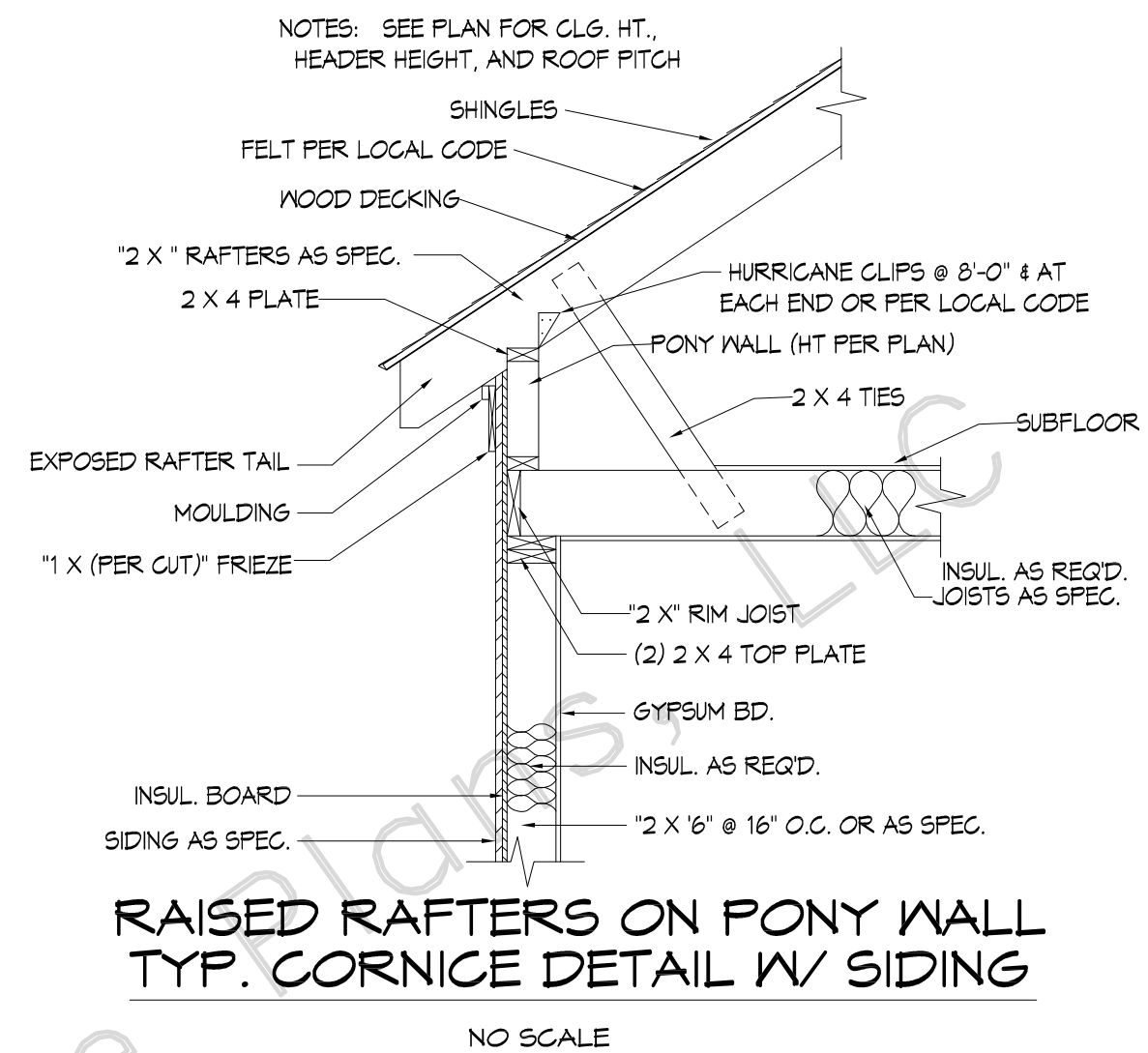


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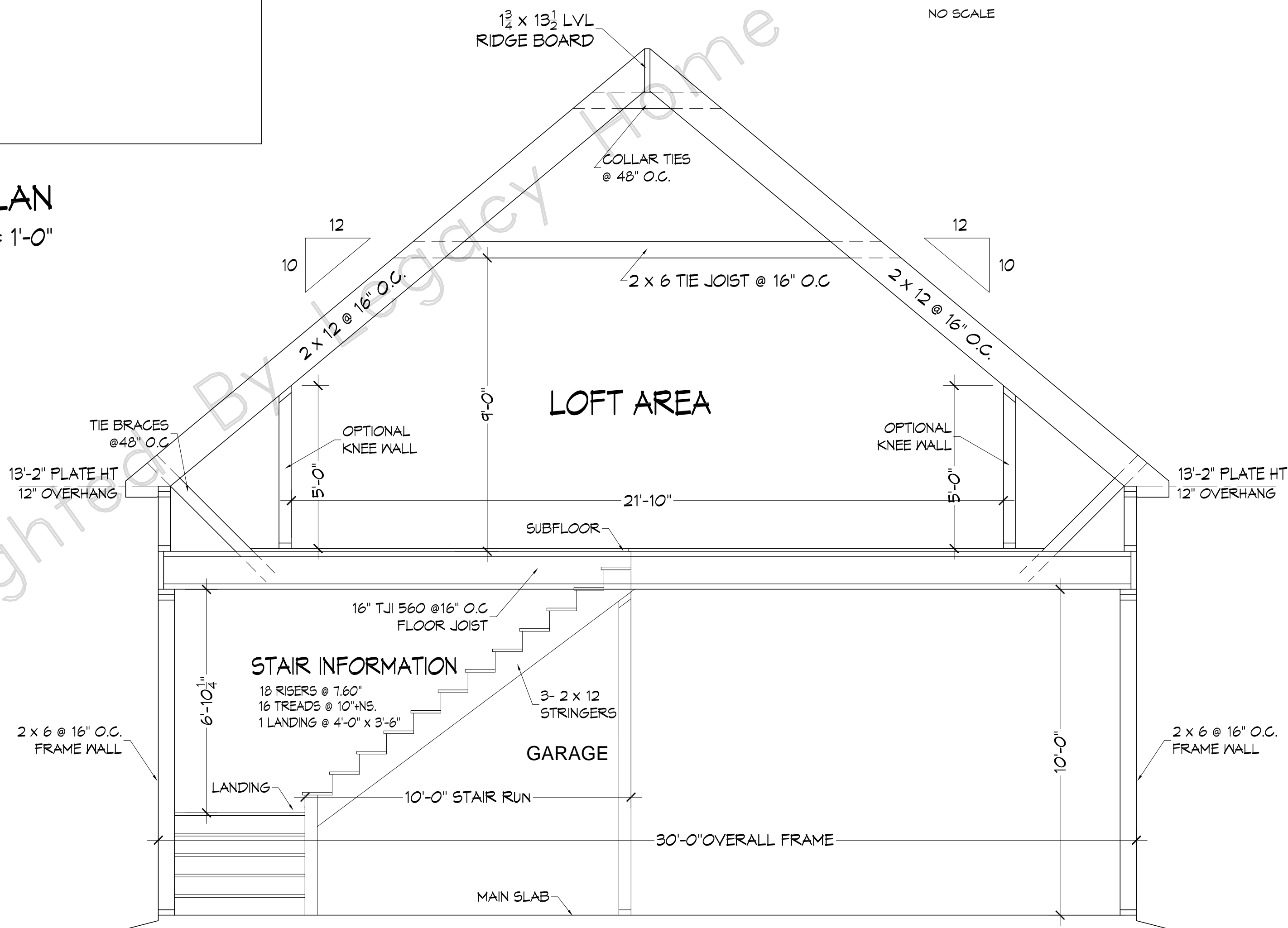
FOR	SCALE	DATE	FILE
PLAN NAME	As Shown	5-22-18	
DRAWN BY	LLV/SMY		SHEET #
PLAN NO.			3



ROOF PLAN
SCALE: 3/16" = 1'-0"



**RAISED RAFTERS ON PONY WALL
TYP. CORNICE DETAIL W/ SIDING**
NO SCALE

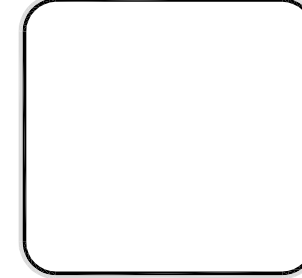


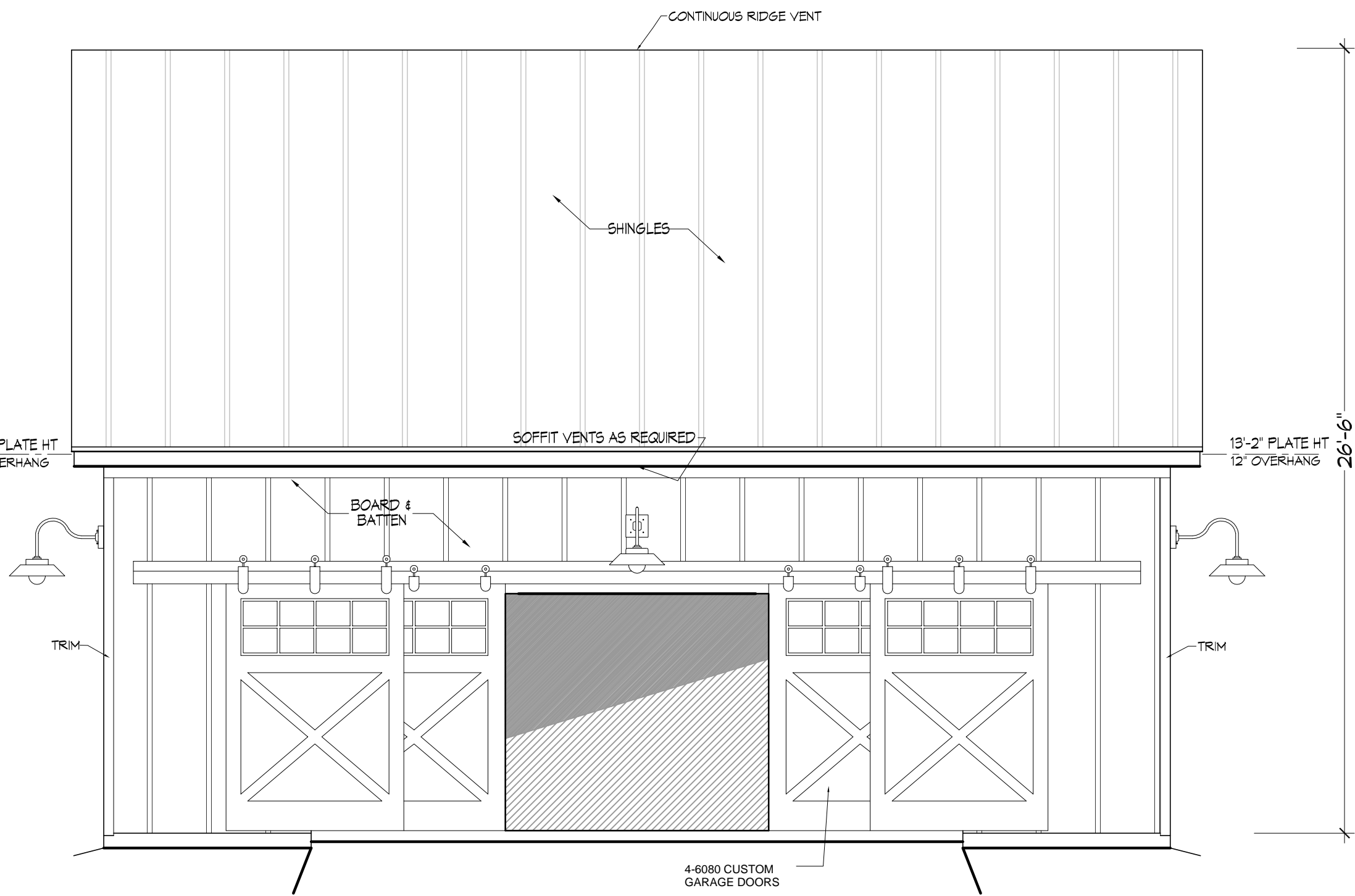
MAIN BODY SECTION
SCALE: 3/8" = 1'-0"

FOR	DATE	SCALE	FILE
	5-22-18	AS SHOWN	
PLAN NAME	DRAWN BY		SHEET #
TICONDEROGA	LLW/SMY		4
PLAN NO.			

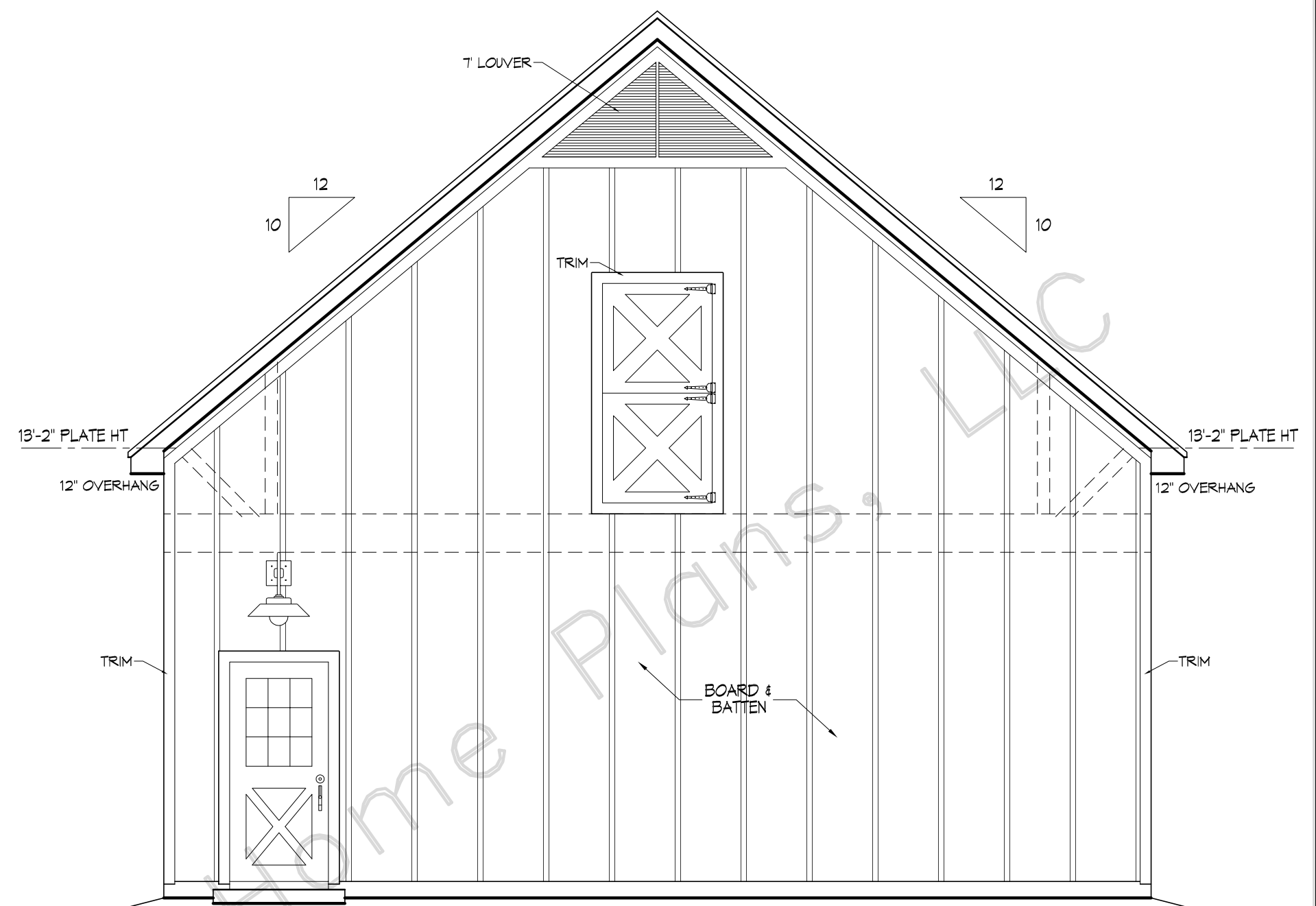
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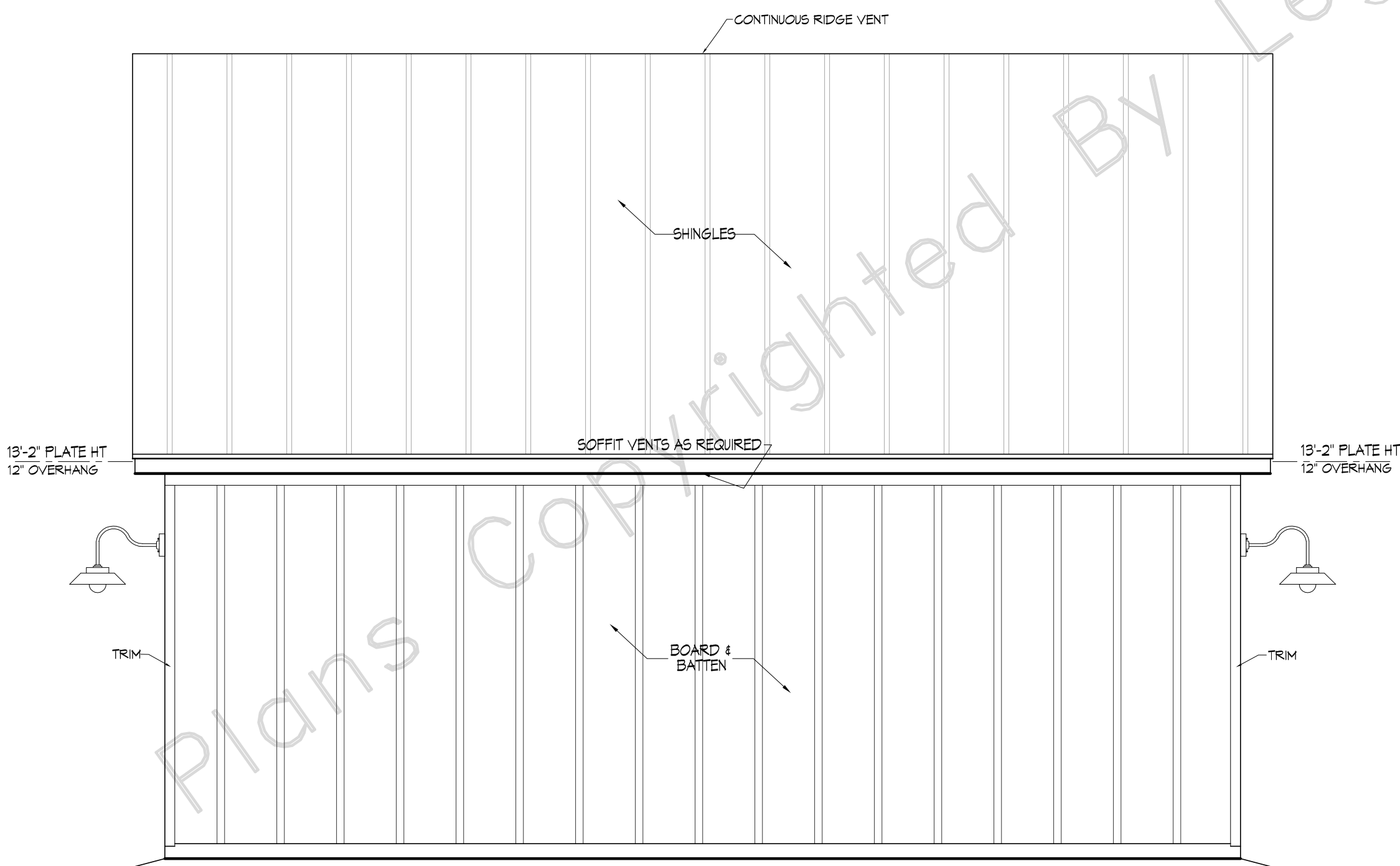




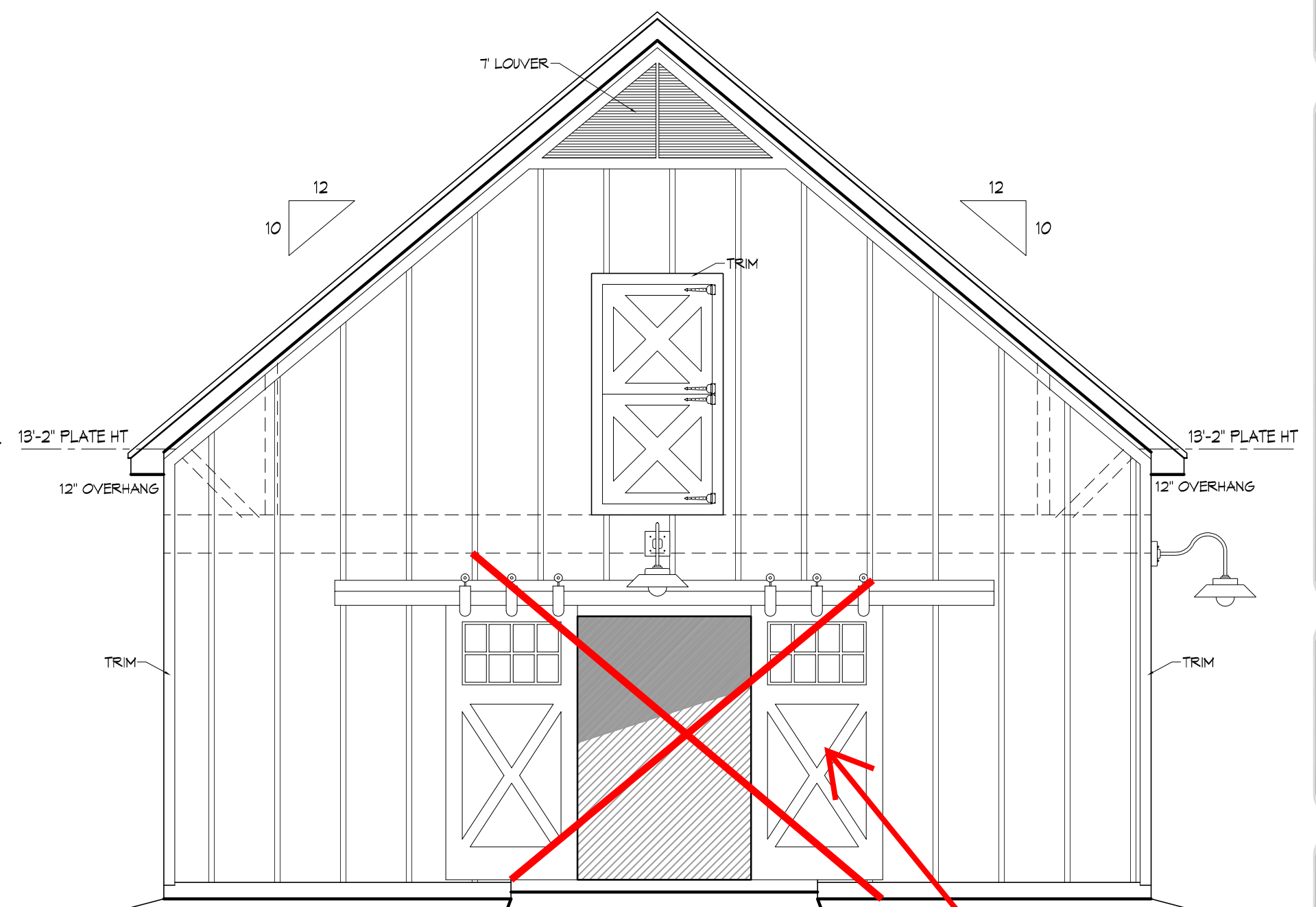
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

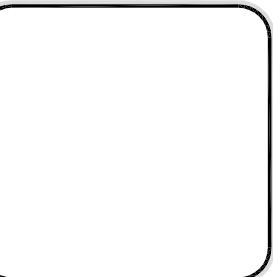
No Door

FILE	5
DATE	5-22-18
SCALE	As Shown
DRAWN BY	LLV/SMY
PLAN NAME	TICONDEROGA
PLAN NO.	1080-777-B

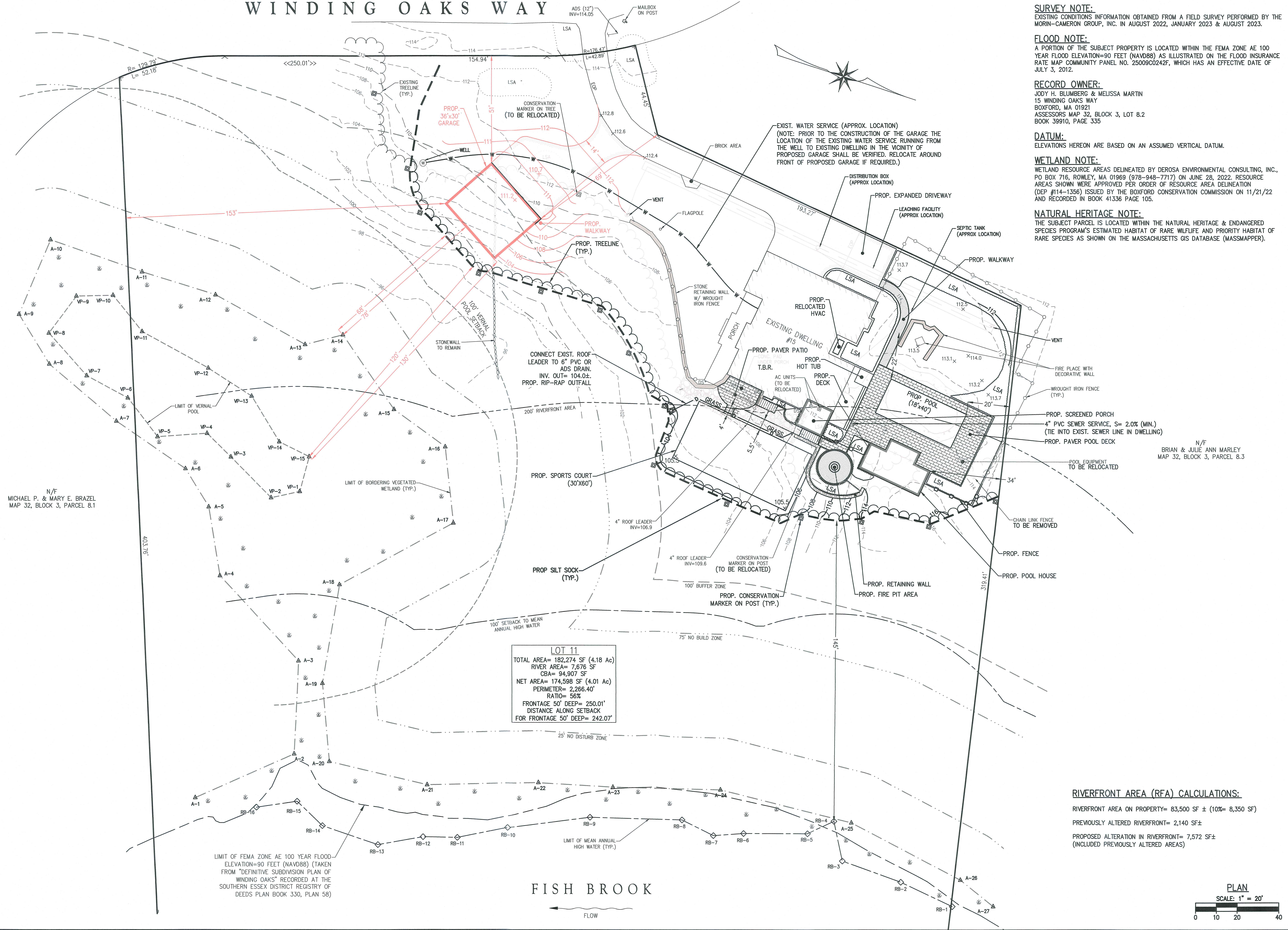
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WINDING OAKS WAY



LOT 11
 TOTAL AREA= 182,274 SF (4.18 Ac)
 RIVER AREA= 7,676 SF
 CBA= 94,907 SF
 NET AREA= 174,598 SF (4.01 Ac)
 PERIMETER= 2,286.40'
 RATIO= 56%
 FRONTAGE 50' DEEP= 250.01'
 DISTANCE ALONG SETBACK FOR FRONTAGE 50' DEEP= 242.07'

SURVEY NOTE:
 EXISTING CONDITIONS INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY THE MORIN-CAMERON GROUP, INC. IN AUGUST 2022, JANUARY 2023 & AUGUST 2023.

FLOOD NOTE:
 A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE FEMA ZONE AE 100 YEAR FLOOD ELEVATION=90 FEET (NAVD88) AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009C0242F, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.

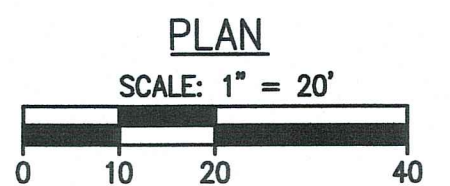
RECORD OWNER:
 JODY H. BLUMBERG & MELISSA MARTIN
 15 WINDING OAKS WAY
 BOXFORD, MA 01921
 ASSESSORS MAP 32, BLOCK 3, LOT 8.2
 MAP 39910, PAGE 335

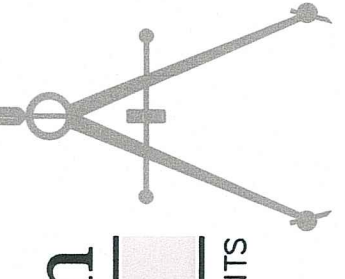
DATUM:
 ELEVATIONS HEREON ARE BASED ON AN ASSUMED VERTICAL DATUM.

WETLAND NOTE:
 WETLAND RESOURCE AREAS DELINEATED BY DEROSA ENVIRONMENTAL CONSULTING, INC., PO BOX 716, ROWLEY, MA 01969 (978-948-7717) ON JUNE 28, 2022. RESOURCE AREAS SHOWN WERE APPROVED PER ORDER OF RESOURCE AREA DELINEATION (DEP #114-1356) ISSUED BY THE BOXFORD CONSERVATION COMMISSION ON 11/21/22 AND RECORDED IN BOOK 41336 PAGE 105.


NATURAL HERITAGE NOTE:
 THE SUBJECT PARCEL IS LOCATED WITHIN THE NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM'S ESTIMATED HABITAT OF RARE WILDLIFE AND PRIORITY HABITAT OF RARE SPECIES AS SHOWN ON THE MASSACHUSETTS GIS DATABASE (MASSMAPPER).

RIVERFRONT AREA (RFA) CALCULATIONS:
 RIVERFRONT AREA ON PROPERTY= 83,500 SF ± (10%= 8,350 SF)
 PREVIOUSLY ALTERED RIVERFRONT= 2,140 SF±
 PROPOSED ALTERATION IN RIVERFRONT= 7,572 SF±
 (INCLUDED PREVIOUSLY ALTERED AREAS)





The Morin-Cameron GROUP, INC.
 CIVIL ENGINEERS / ENVIRONMENTAL CONSULTANTS
 LAND SURVEYORS / ASSESSORS
 P. 978-777-8586, W. WWW.MORINCAMERON.COM



SURVEY BY: PM DRAFTED BY: D.T.S. / D.J.P. CHECKED BY: W.A.S. APPROVED BY: J.M.M. SCALE: 1" = 20' DATE: NOVEMBER 2, 2023	NO. _____ DATE _____ REVISIONS DESCRIPTION
--	---

SITE DEVELOPMENT PLAN
 PREPARED FOR:
JODY BLUMBERG
15 WINDING OAKS WAY
BOXFORD, MASSACHUSETTS

SDP

DRAWING NO.
1 OF 1