

**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 Glenn & Heather Mores

PROPERTY ADDRESS 20 Rowley Rd, Boxford MA MAP/BLOCK/LOT 26 /03 /18

PROPERTY OWNER'S MAILING ADDRESS 20 Rowley Rd, Boxford MA 01921

PROPERTY OWNER'S PHONE NUMBER: 978-239-2265 PROPERTY OWNER'S E-MAIL glenn@3maudio.com

**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 \_\_\_\_\_

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:

Accessory building for tractor and related implements

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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? 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: Aug 18, 1978 DATE STRUCTURE WAS BUILT: 1980 (house)

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

[BOOK 28730 PAGE 86] 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

$$\underline{15} \times \$0.60 = \underline{9.00}$$

**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 Rowley Rd Boxford, New Barn Location - Front View (north)*



*20 Rowley Rd Boxford, New barn Location – Side View (west)*

26-03-18- 20 ROWLEY 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
21-01-27	7 CAMELOT DR	BUONOPANE PAUL M	BUONOPANE STEFANI M	7 CAMELOT DR	BOXFORD	MA	01921
21-01-28	5 CAMELOT DR	HOSTETTER JOHN B TE	HOSTETTER KATHLEEN	5 CAMELOT DR	BOXFORD	MA	01921
21-01-29	11B CAMELOT DR	SHAW CHRISTOPHER M	SHAW MEREDITH A	11B CAMELOT DR	BOXFORD	MA	01921
21-01-30	11A CAMELOT DR	FRONTERA THOMAS J TE	FRONTERA SUSAN L	11A CAMELOT DR	BOXFORD	MA	01921
21-01-05	32 ROWLEY RD	MAZZIE KATRINA FROIO		32 ROWLEY RD	BOXFORD	MA	01921
21-01-06	36 ROWLEY RD	COSTELLO MICHAEL J	MCDONALD BBRIITANY L	36 ROWLEY RD	BOXFORD	MA	01921
26-03-12	1 CAMELOT DR	SWEET BRADLEY A TE	SWEET PAMELLA A	1 CAMELOT DR	BOXFORD	MA	01921
26-03-13	ROWLEY RD	COMMONWEALTH OF MA	DEPT OF CONSERVATION & RECREATION	251 CAUSEWAY ST, SUITE 600	BOSTON	MA	02114
26-03-13-2	ROWLEY RD	COMMONWEALTH OF MA	DEPT OF CONSERVATION & RECREATION	251 CAUEWAY ST, SUITE 600	BOSTON	MA	02114
26-03-13-3	ROWLEY RD	COMMONWEALTH OF MA	DEPT OF CONSERVATION & RECREATION	251 CAUSEWAY ST, SUITE 600	BOSTON	MA	02114
26-03-13-4	ROWLEY RD	COMMONWEALTH OF MA	DEPT OF CONSERVATION & RECREATION	251 CAUSEWAY ST, SUITE 600	BOSTON	MA	02114
26-03-17	24 ROWLEY RD	MIDDLETON AMY S	GAUDREAU MICHAEL	24 ROWLEY RD	BOXFORD	MA	01921
26-03-18	20 ROWLEY RD	MORES HEATHER D		20 ROWLEY RD	BOXFORD	MA	01921
26-03-19	12 ROWLEY RD	MENDES FREDERICK J TR	MENDES BEVERLY A TR	12 ROWLEY RD	BOXFORD	MA	01921
26-03-20	6 CAMELOT DR	TEED HOWARD	NIHAN-TEED JOANN	6 CAMELOT DR	BOXFORD	MA	01921

CERTIFIED COPY 10/30/2023

*Stacey Fournier*



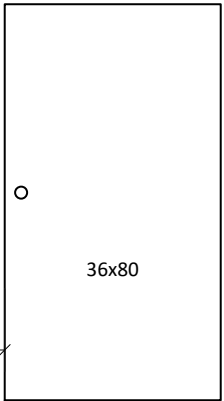
Glenn & Heather Mores  
20 Rowley Rd, Boxford MA  
*Side View*  
3/8" = 1'  
Prepared by Glenn Mores, 5/31/23

Metal Roofing Panels, brown

T1-11 Siding

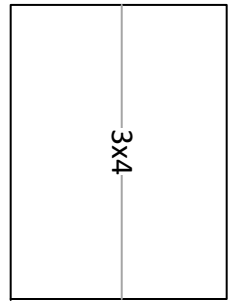
12'-0"

10'-0"



36x80

3'-0"



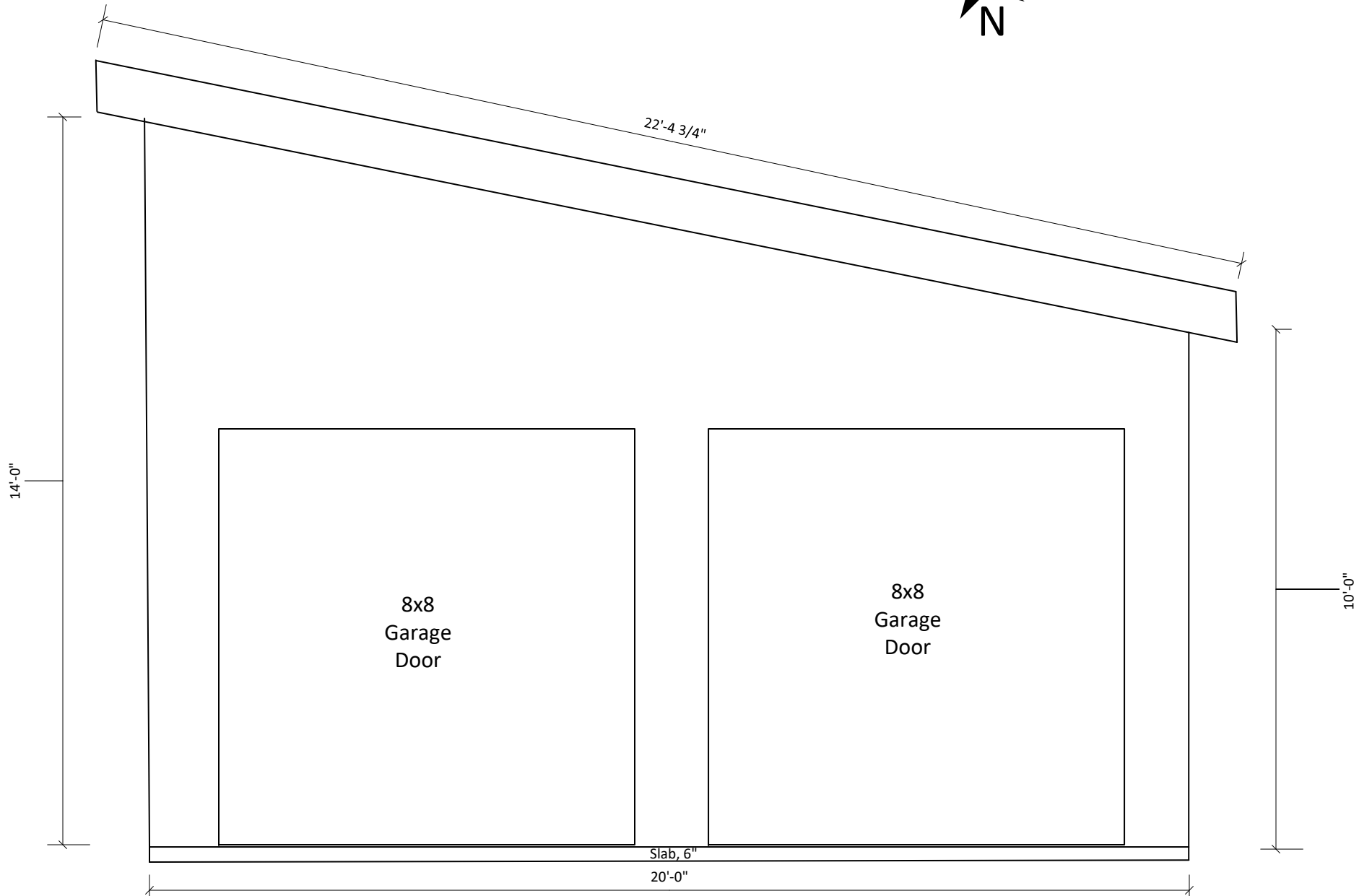
3x4

2'-4"

6" Slab  
24'-0"

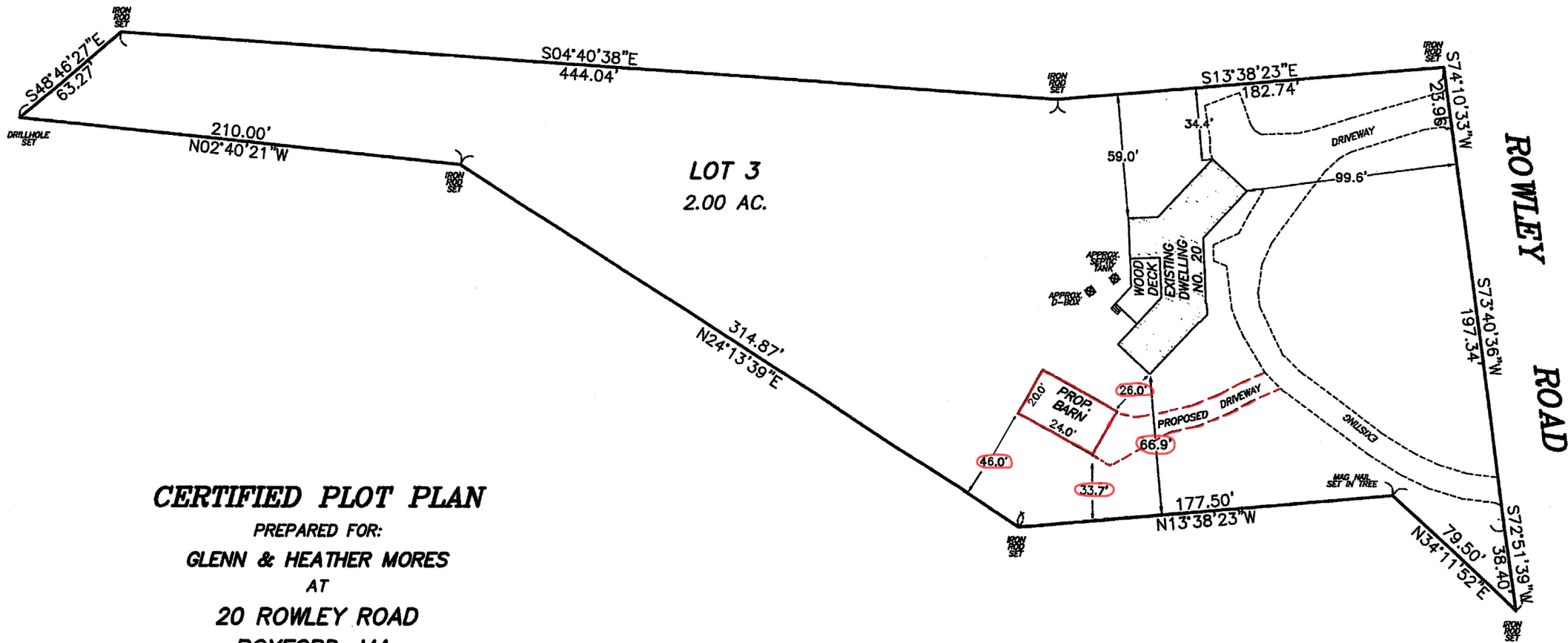
Door: Jeld Wen Steel 710584  
Window: Jeld-Wen THDJW138500074

Glenn & Heather Mores  
20 Rowley Rd, Boxford MA  
Front View  
3/8" = 1'  
Prepared by Glenn Mores, 5/31/23





PLAN NO. 256 OF 1978



LOT 3  
2.00 AC.

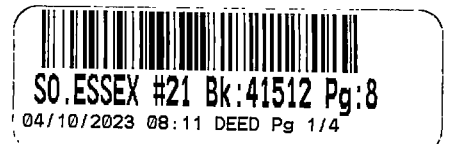
**CERTIFIED PLOT PLAN**

PREPARED FOR:  
**GLENN & HEATHER MORES**  
AT  
**20 ROWLEY ROAD**  
**BOXFORD, MA.**

SOUTH ESSEX REGISTRY OF DEEDS: BK. 28730 PG. 86  
ASSESSOR'S MAP: 26, BLK. 03, LOT 18 ZONE: RA  
SCALE: 1"=50' DATE: AUGUST 25, 2015

PREPARED BY:  
**JOHN ABAGIS & ASSOCIATES, PROFESSIONAL LAND SURVEYORS**  
9 BARTLETT STREET, NO. 252, ANDOVER, MA. (978)-688-4899  
JOB NO. 5817





eRecorded

Return to:  
LAW MOM, LLC  
5 Chestnut Street UNIT 101  
Duxbury, MA 02332

TITLE NOT EXAMINED

Property Address: 20 Rowley Road (f/k/a 24 Rowley Road), Boxford, Massachusetts 01921

QUITCLAIM DEED

**HEATHER D. MORES** of 20 Rowley Road, Boxford, Massachusetts 01921 for consideration of ONE (\$1.00) dollar, hereby **grant HEATHER DAWN MORES and GLENN SCOTT MORES, husband and wife**, as tenants by the entirety, of 20 Rowley Road, Boxford, Massachusetts 01921 with QUITCLAIM COVENANTS:

SEE EXHIBIT A

Being the same property as conveyed by deed to Grantor recorded at the **Essex County Registry** of Deeds recorded on **June 26, 2009** at **Book 28730** and **Page 86**.

The Grantor hereby affirms under oath pursuant to Massachusetts General Laws Chapter 188, that the premises conveyed herein are not the principal residence of said Grantor or any members of his family, and said Grantor nor any other person is entitled to the Homestead protection of Massachusetts General Laws Chapter 188.

*Signature Page to Follow*

**STAMP ADDED TO  
CAPTURE IMAGE**

EXECUTED as a sealed instrument this 6th of April 2023.

Heather D. Mores  
HEATHER D. MORES

**STAMP ADDED TO  
CAPTURE IMAGE**

**COMMONWEALTH OF MASSACHUSETTS**

COUNTY OF PLYMOUTH, ss.

On this **6th day of April 2023**, before me, the undersigned notary public, personally appeared the above-named individual, **HEATHER D. MORES**

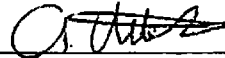
who is personally known to me,

proved to me through satisfactory evidence of identification, which were Massachusetts driver's licenses or \_\_\_\_\_,

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my signature and official seal.

[SEAL]



\_\_\_\_\_  
Amanda Wright, Notary Public

My Commission Expires: November 9, 2029



Property Address: 20 Rowley Road (f/k/a 24 Rowley Road), Boxford, Massachusetts 01921

**EXHIBIT "A"**

The property with an address and known as 20 Rowley Road (f/k/a 24 Rowley Road), Boxford, Massachusetts 01921, and described as follows:

The land with the buildings thereon located at 20 Rowley Road (formerly 24 Rowley Road), Boxford, Essex County, Massachusetts being shown as Lot 3 on a plan entitled "Plan of Land in Boxford prepared for Clarence I. Pierce, Jr., Scale 1" = 100', August 18, 1978, Essex Survey Service, Inc., 47 Federal Street, Salem, MA" and recorded with Essex South District Registry of Deeds, Book 6515, Page 1 to which plan reference is made for a more complete description. Said parcel contains two or more acres as shown on said plan.



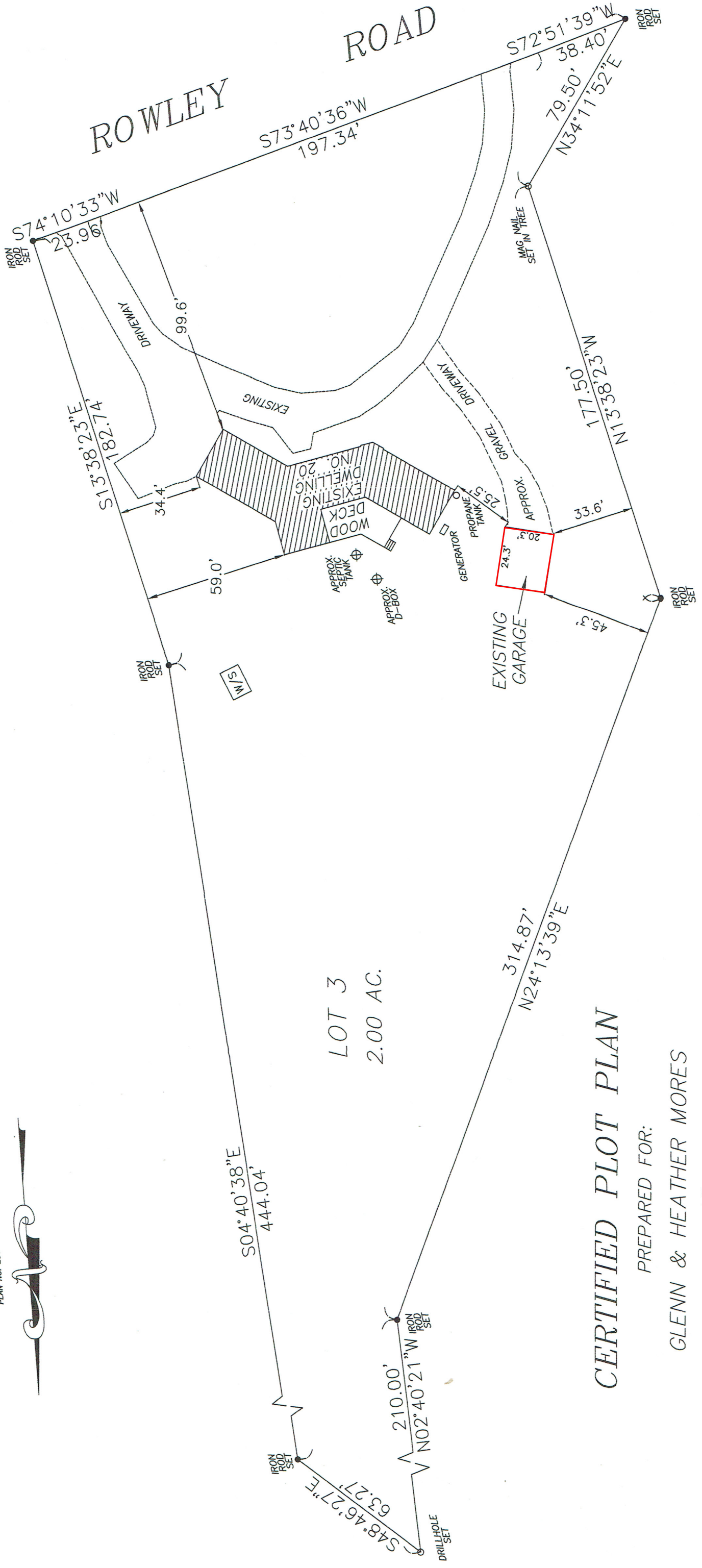
*20 Rowley Rd Boxford, New Barn – front view from existing driveway (north)*



*20 Rowley Rd Boxford, New Barn – Side View (west)*



*20 Rowley Rd Boxford, New Barn – Street View (north/north west)*

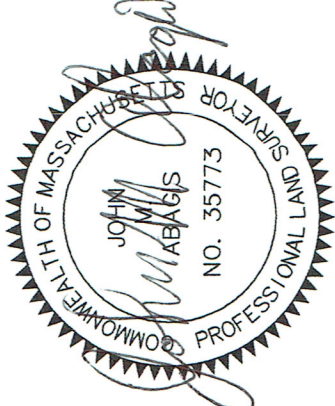


# CERTIFIED PLOT PLAN

PREPARED FOR:  
GLENN & HEATHER MORES  
AT  
20 ROWLEY ROAD  
BOXFORD, MA.

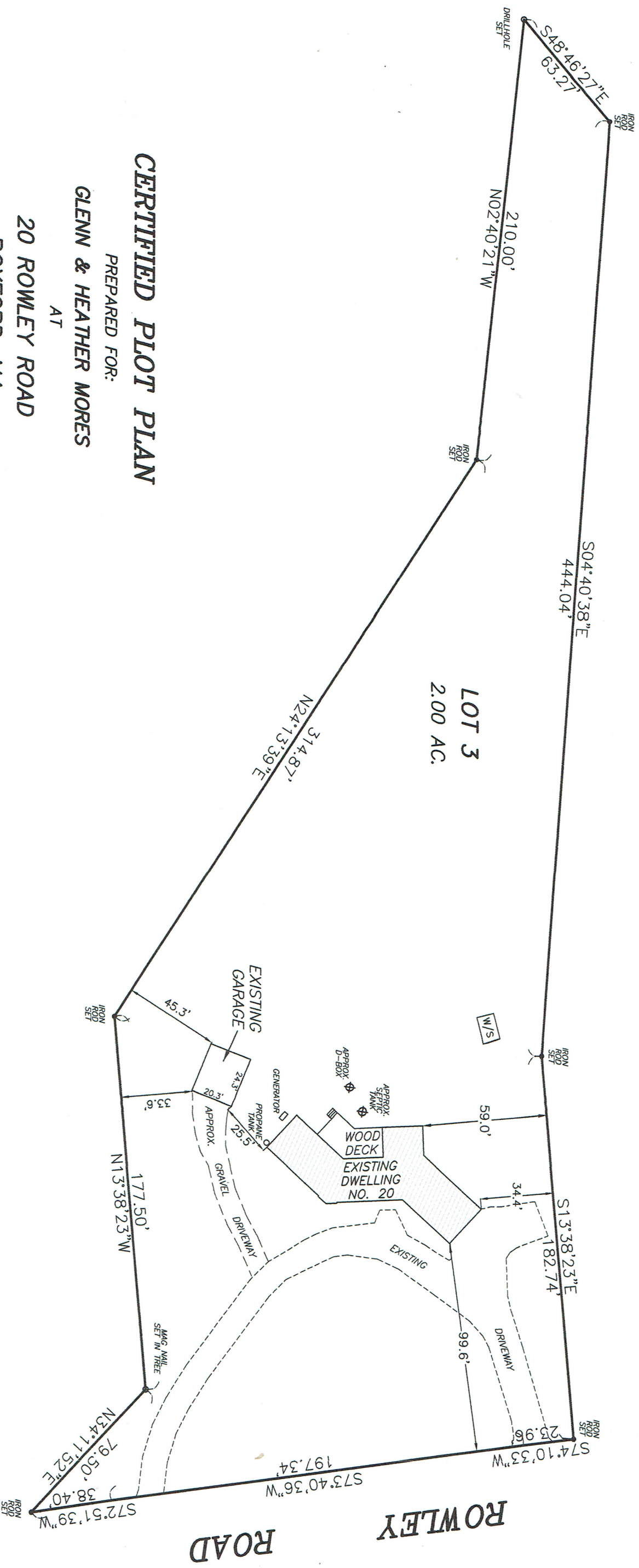
SOUTH ESSEX REGISTRY OF DEEDS: BK. 28730 PG. 86  
ASSESSOR'S MAP: 26, BLK. 03, LOT 18 ZONE: RA  
SCALE: 1"=20'  
DATE: NOVEMBER 21, 2023

PREPARED BY:  
JOHN ABAGIS & ASSOCIATES, PROFESSIONAL LAND SURVEYORS  
9 BARTLETT STREET, NO. 252, ANDOVER, MA. (978)-688-4899  
JOB NO. 5817





PLAN NO. 256 OF 1978



**CERTIFIED PLOT PLAN**

PREPARED FOR:  
**GLENN & HEATHER MORES**  
 AT  
**20 ROWLEY ROAD**  
**BOXFORD, MA.**

SOUTH ESSEX REGISTRY OF DEEDS: BK. 28730 PG. 86  
 ASSESSOR'S MAP: 26, BLK. 03, LOT 18 ZONE: RA  
 SCALE: 1"=50'  
 DATE: NOVEMBER 03, 2023

PREPARED BY:  
**JOHN ABAGIS & ASSOCIATES, PROFESSIONAL LAND SURVEYORS**  
 9 BARTLETT STREET, NO. 252, ANDOVER, MA. (978)-688-4899  
 JOB NO. 5817

