

Oct 31<sup>st</sup> Meeting Nov 22 Case # 1046

**TOWN OF BOXFORD  
ZONING BOARD OF APPEALS**

Time Stamp by Town  
Clerk's Office

BOXFORD TOWN CLERK  
OCT 31 2023 AM 8:52

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

**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

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 Valentin Maldonado

PROPERTY ADDRESS 370 Middletown Rd MAP/BLOCK/LOT   /  /  

PROPERTY OWNER'S MAILING ADDRESS 370 Middletown Rd Boxford

PROPERTY OWNER'S PHONE NUMBER: 781 589 1814 PROPERTY OWNER'S E-MAIL Valito7@yahoo.com

BOXFORD TOWN CLERK  
OCT 31 2023 AM 8:52

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 *W. 1st Street E. 1st Street*
- the dimensions of the property lines and lot area (in square feet) of the lot to be built upon *E. 1st Street*
- 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)

*500.00 + 174.00 = 674.00*

*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 Valentin Maldonado

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

APPLICANTS MAILING ADDRESS 370 Middleton Rd Bexford

APPLICANT'S PHONE NUMBER: 781 589 1814 APPLICANT'S E-MAIL Valito7@yahoo.com

**OWNER AUTHORIZATION**

I, Valentin Maldonado, 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:

Build an addition two car garage.  
I Have two existing

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: \_\_\_\_\_

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

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

Number of Surrounding Towns & MVPC

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

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

$$\underline{20} \times \$0.60 = \underline{12.00}$$

**TOTAL AMOUNT OWED FOR POSTAGE FEE**

$$\underline{\$ 174.00}$$

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



Return to Search



Go to Book/Page:  /

Bk:40943 Pg:533

Current:

Bk:40943 Pg:533



SO.ESSEX #438 Bk:40943 Pg:533  
05/18/2022 03:39 PM DEED Pg 1/2  
eRecorded

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 05/18/2022 03:39 PM  
ID: 1528683 Doc# 20220518004380  
Fee: \$3,260.40 Cons: \$716,000.00



Doc date:5/18/2022

Refers to (click on item to view):

27275/287 DEED

Referred to by (click on item to view):

41813/076 CONDN  
41813/090 CONDN

RE: 370 MIDDLETON ROAD, BOXFORD, MA 01921

(Space Above Line Reserved for Recording Information Only)

**QUITCLAIM DEED**

JANINE JACQUES, being unmarried, of Boxford, Essex County, Massachusetts ("Grantor"),

for and in consideration of **SEVEN HUNDRED FIFTEEN THOUSAND AND 00/100 (\$715,000.00)** Dollars paid,

GRANTS TO

**VALENTIN F. MALDONADO**, individually, of 370 Middleton Road, Boxford, Essex County, Massachusetts 01949 ("Grantee"),

with **QUITCLAIM COVENANTS**,

The land, with the buildings thereon, in Boxford, Essex County, Massachusetts, being shown as AREA = 105,267 s.f., more or less, on a plan entitled "Plan of Land in Boxford Prepared for Gertrude B. Martin, Boxford, Mass." drawn by Robert B. Parkhurst, Surveyor, Boxford, Mass., and recorded in the Essex South District Registry of Deeds, as Plan 65 of 1971.

See also Boundary Agreement, dated July 23, 1996, recorded in said Registry, Book 13680, Page 296.

For Grantor's title, see Deed of Ipswich River Watershed Association recorded in said Registry, Book 27275, Page 287.

Pursuant to the provisions of M.G.L. c. 188, the Grantor, under oath, and subject to the pains and penalties of perjury, does hereby swear, affirm and certify that: (i) she hereby

42-01-20-370 MIDDLETON ROAD BOXFORD ABUTTERS LIST  
 ZONING BOARD OF APPEALS 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
42-01-16-0	335C MIDDLETON RD	PURINGTON THOMAS		335C MIDDLETON RD	BOXFORD	MA	01921
42-01-16-4	347 MIDDLETON RD	MROCZEK LISA M	MROCZEK BENJAMIN	347 MIDDLETON RD	BOXFORD	MA	01921
42-01-17-3	7 SAGAMORE LN	GOLOVCHENKO TR, PETER A	GOLOVCHENKO TR, ANN R	7 SAGAMORE LN	BOXFORD	MA	01921
42-01-17-7	27A SAGAMORE LN	LEMAIRE CHRISTOPHE H	LEMAIRE KATHRYN COFSKY	14 LONG HILL RD	BOXFORD	MA	01921
42-01-19-1	27C SAGAMORE LN	WENTWORTH KORY J & RYAN-WENTWORTH KRISTI N TR	KW FAMILY TRUST	27C SAGAMORE LN	BOXFORD	MA	01921
42-01-20	376 MIDDLETON RD	HUNT NATHANIEL S		376 MIDDLETON RD	BOXFORD	MA	01921
42-01-21	370 MIDDLETON RD	MALDONADO VALENTIN F		370 MIDDLETON RD	BOXFORD	MA	01921
42-01-22	6 GINA WAY	KUBANSKY STEPHEN J	PRUSKI-PAMIR CHRISTINE A	6 GINA WAY	BOXFORD	MA	01921
42-01-22-2	2 GINA WAY	IORE OLIVA G TR	OWL REALTY TRUST	2 GINA WAY	BOXFORD	MA	01921
42-01-22-3	16 GINA WAY	PICARDI JOANNA		16 GINA WAY	BOXFORD	MA	01921
42-01-22-7	9 GINA WAY	STRICKLAND, JAMES E JR	WARD, CHRISTINE K	9 GINA WAY	BOXFORD	MA	01921

CERTIFIED COPY 10/19/2023

*Stacey Fournier*



Adams & Smith LLC  
55 Thomas Road  
Swampscott, MA 01907  
(781) 599-2070

Issue Date:  
26 Oct 2023 progress  
Revisions:

Renovations and Addition  
Valentin Maldonado  
Residence  
100 Middlesex Road  
Boston, MA 02133



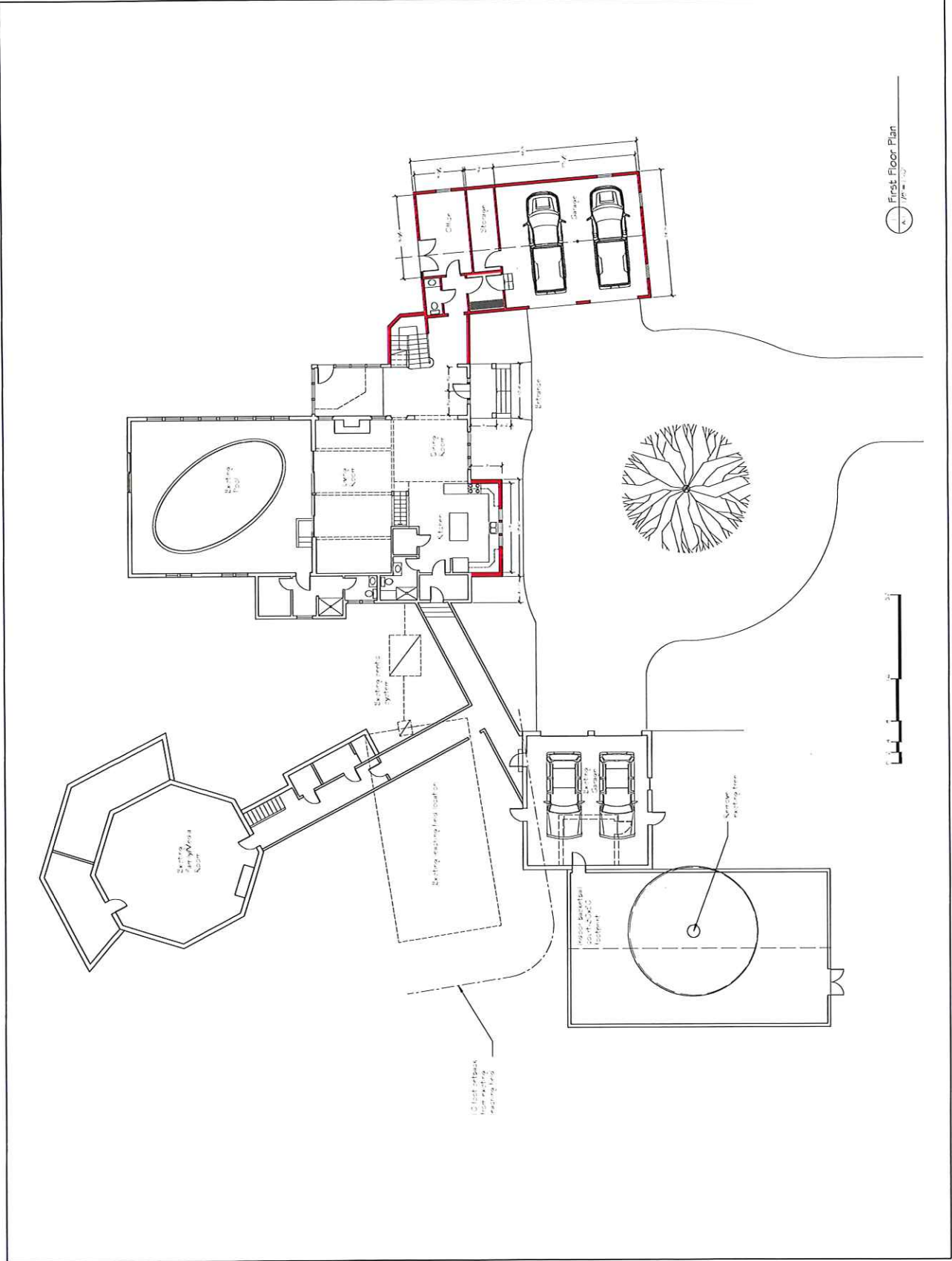
Job Number: 2202

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

Drawing Name:

First Floor Key Plan

A-0



Adams & Smith LLC  
 55 Thomas Road  
 Swampscott, MA 01907  
 (781) 959-2070

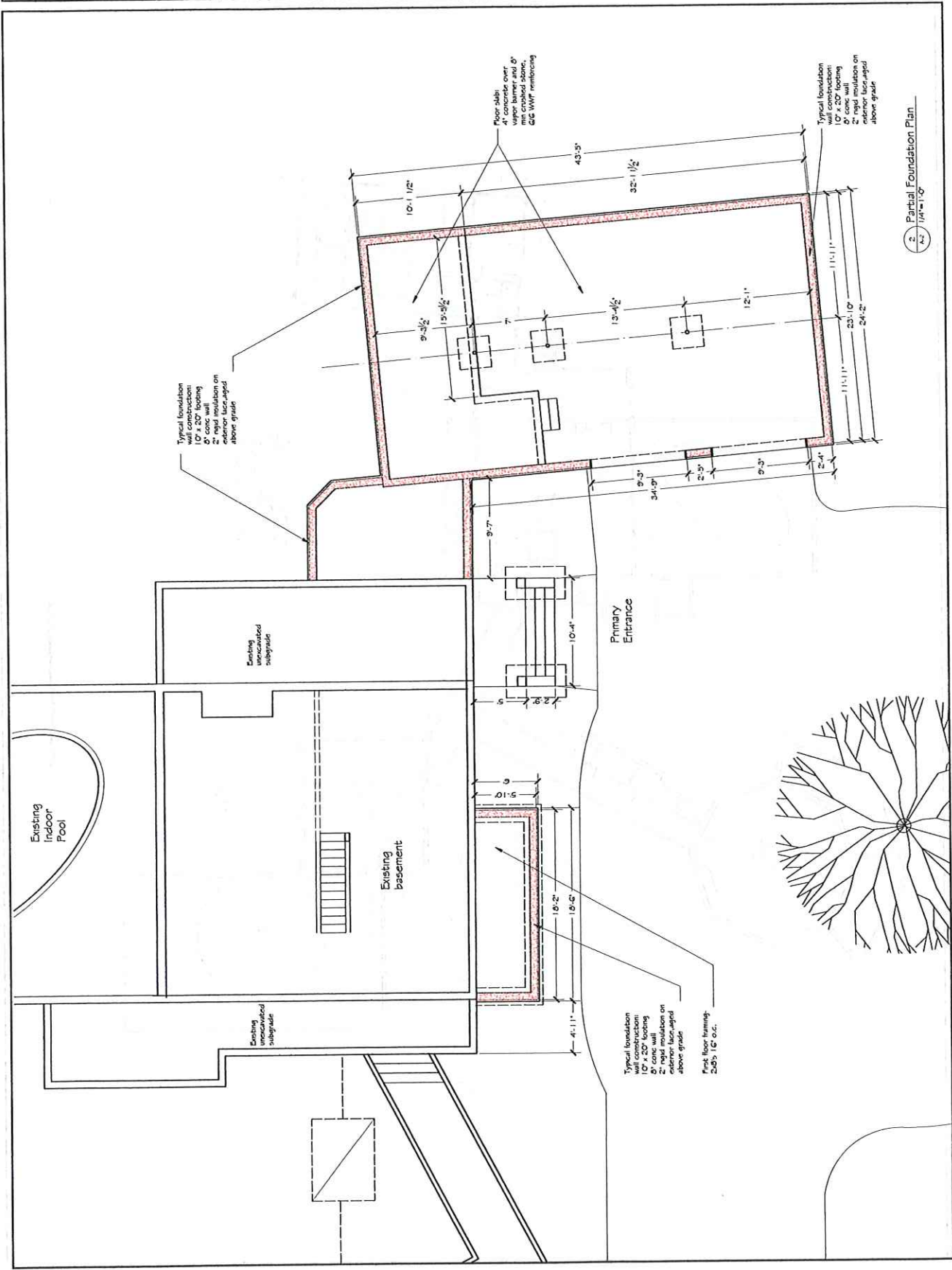
Issue Date: 26 Oct 2023 progress  
 Revisions:

Renovations and Addition  
 Valentin Maldonado  
 Residence  
 370 Malden Road  
 Boston, MA 02121



Job Number: 2202  
 Scale: 1/4" = 1'-0"  
 Drawing Name:  
 Foundation and  
 Basement Plan

A-1



2. Partial Foundation Plan  
 A-2 1/4" = 1'-0"



Adams & Smith LLC  
55 Thomas Road  
Swampscott, MA 01907  
(781) 999-2070

Issue Date:  
25 Oct 2023 Progress  
Revisions:

Renovations and Addition  
Valentin Maldonado  
Residence  
170 Malabar Road  
Boston, MA 02121



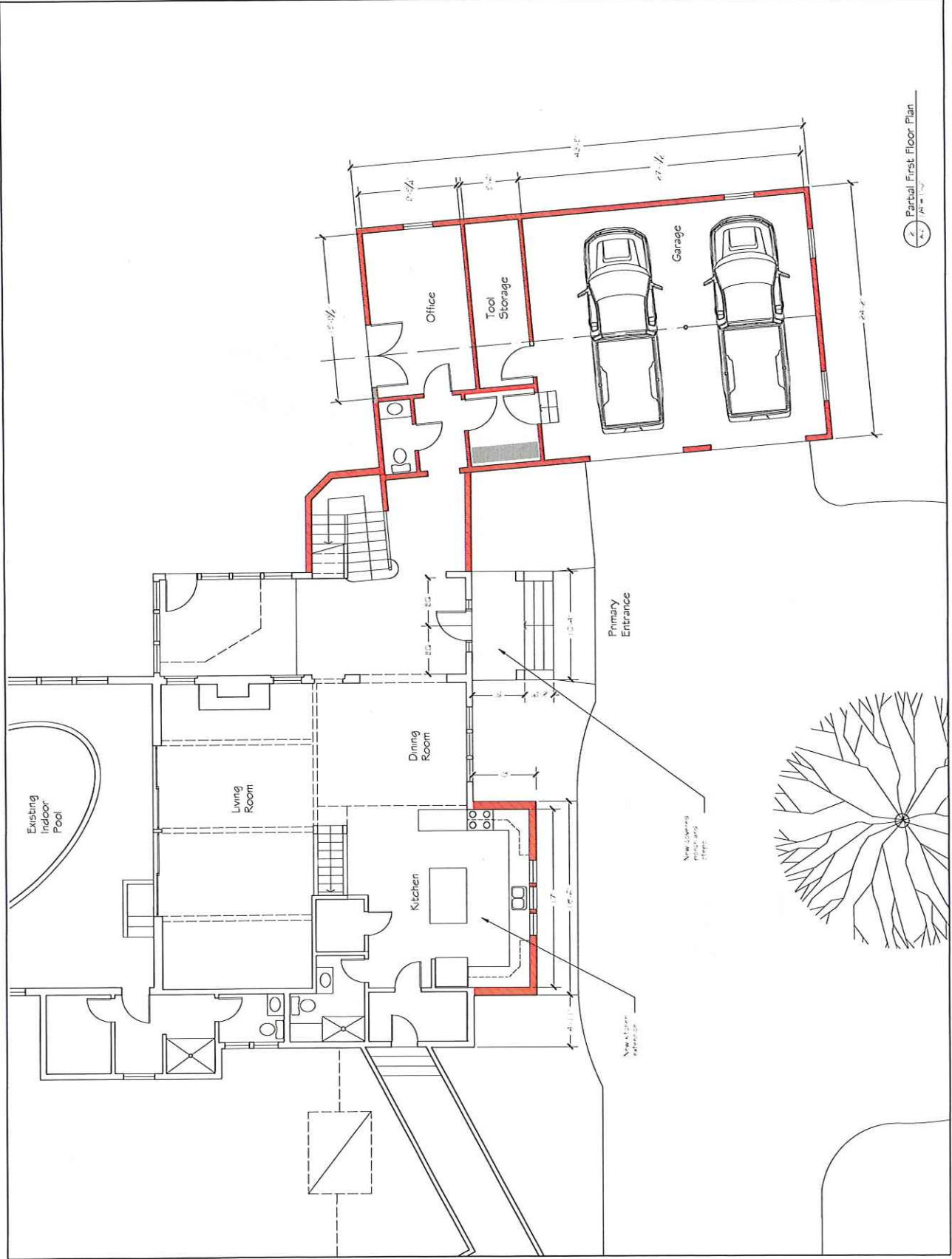
Job Number: 2202

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

Drawing Name:

First Floor Key Plan

A-2



Adams & Smith  
 1 LLC  
 55 Thomas Road  
 Swampscott, MA 0196  
 (781) 599-2070

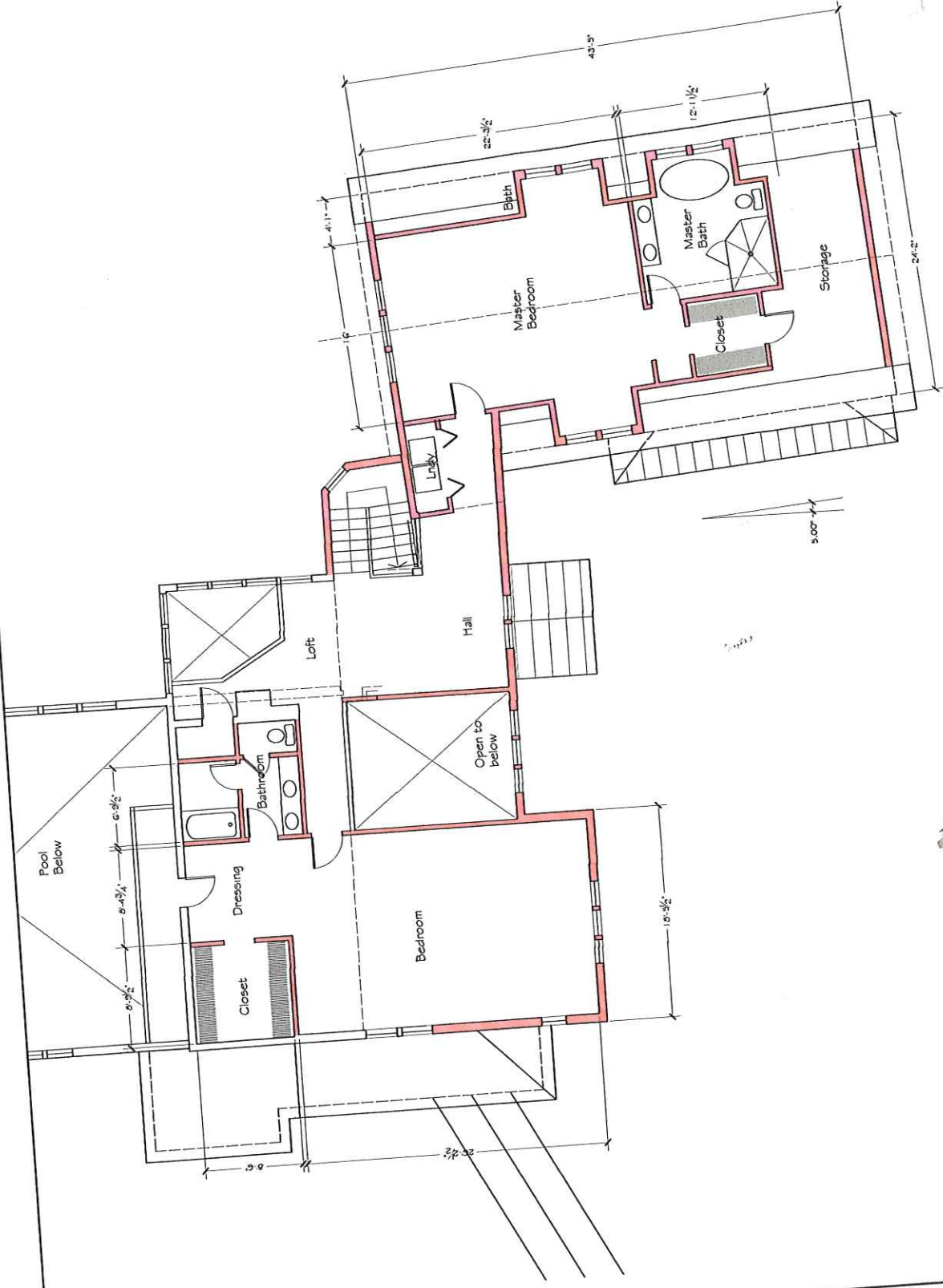
Issue Date:  
 2.6.04  
 Revisions:  
 Progress

Renovations and Additions  
 Valentin Maldonado  
 Residence  
 370 Walden Road  
 Boston, MA 02121



Job Number: 2202  
 Scale: 1/4" = 1'-0"  
 Drawing Name:  
 Partial Second Floor Plan

A-3



Partial Second Floor Plan  
 1/4" = 1'-0"

Adams & Smith LLC  
55 Thomas Road  
Swampscott, MA 01907  
(781) 599-2070

Issue Date: 26 Oct 2023  
Progress  
Revisions:

Renovations and Addition  
Valentin Maldonado  
Residence  
170 Middleton Road  
Boston, MA 02131

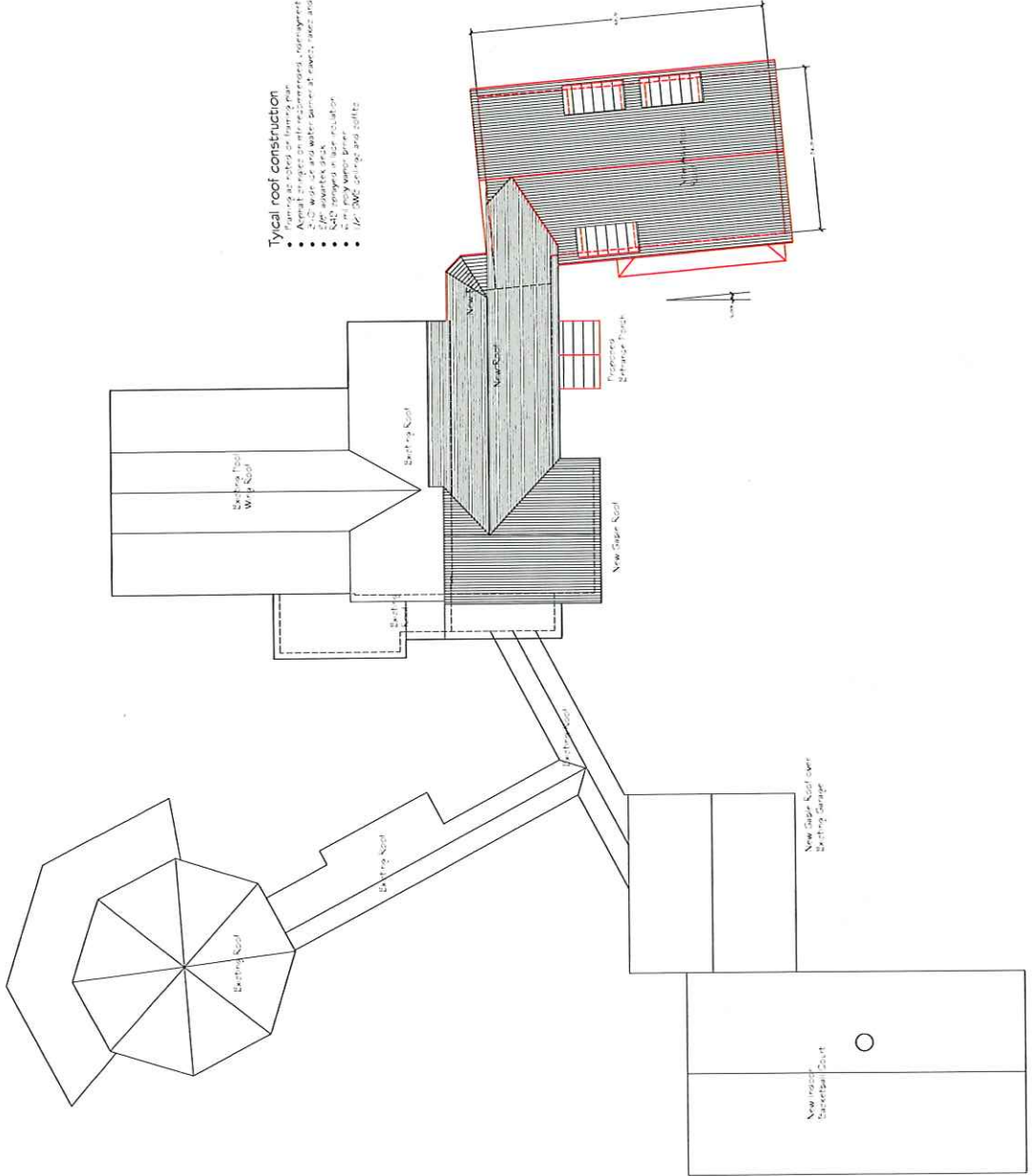


Job Number: 2302  
Scale: 1/8" = 1'-0"  
Drawing Name:  
Roof Plan

A-4

**Typical roof construction**

- Asphalt shingles on 1/2" OSB
- 2"x6" rafters @ 24" on center, horizontal
- 2"x12" joists @ 24" on center, vertical
- 1/2" OSB sheathing
- 1" poly water barrier
- 1" rigid foam insulation
- 1" poly water barrier
- 1/2" OSB sheathing and gultz



Proposed Roof Plan  
1/8" = 1'-0"



Adams & Smith LLC  
55 Thomas Road  
Swampscott, MA 01907  
(781) 599-2070

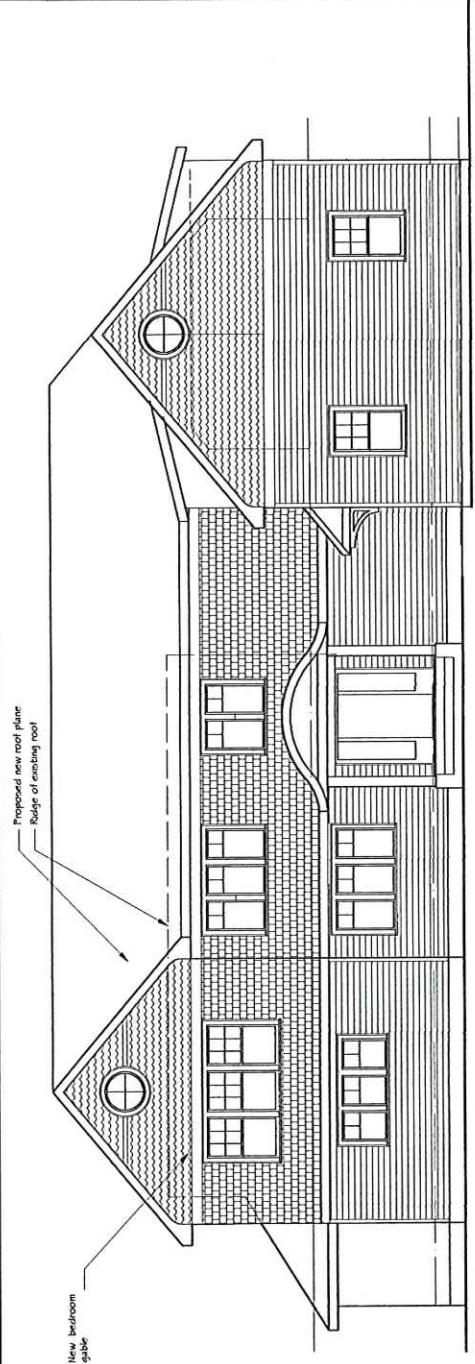
Issue Date: 26 Oct 2023  
Revisions: progress

Renovations and Addition  
Valentin Maldonado  
Residence  
370 Middleton Road  
Lawrence, MA 01840

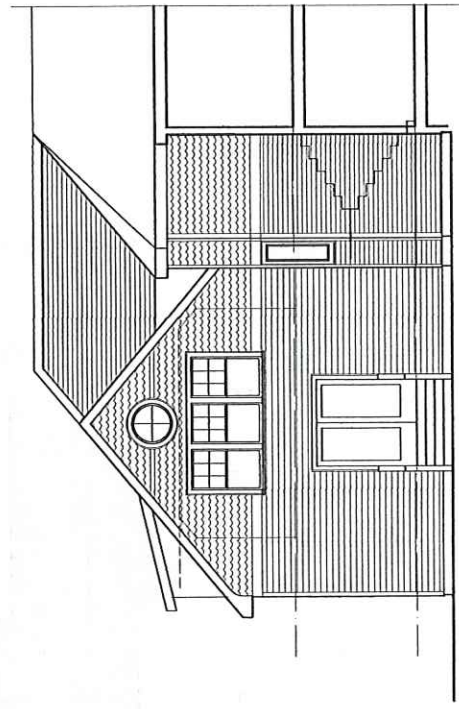


Job Number: 2023  
Scale: 1/8" = 1'-0"  
Drawing Name:  
Exterior Elevations

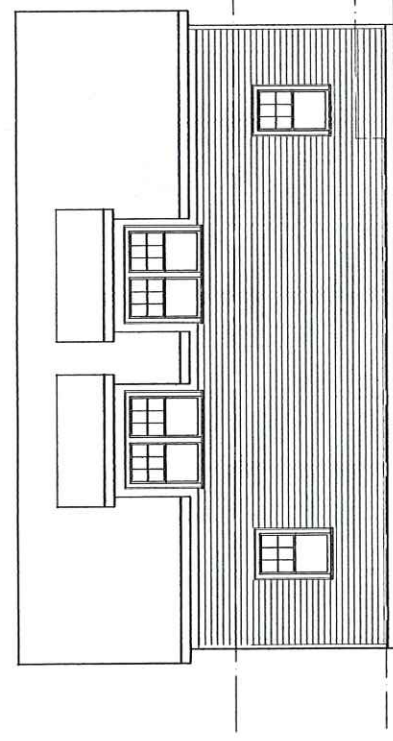
A-5



1. Proposed North Elevation  
A-5 1/4" = 1'-0"



3. Proposed Addition South Elevation  
A-5 1/4" = 1'-0"



2. Proposed Addition West Elevation  
A-5 1/4" = 1'-0"

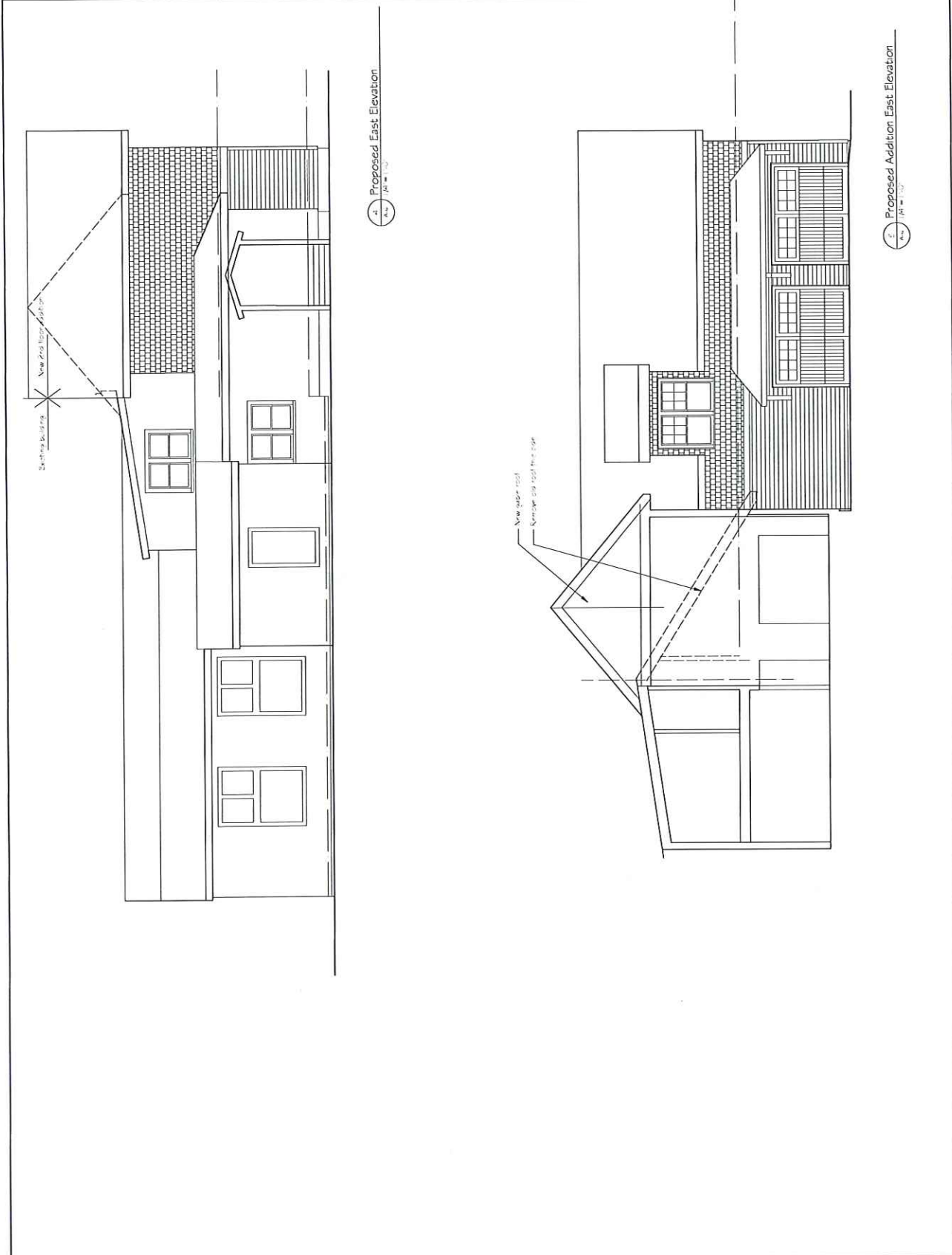
Adams & Smith LLC  
35 Thomas Road  
Swampscott, MA 01907  
(781) 999-2070

Issue Date: 2/28/2028 progress  
Revisions:

Renovations and Addition  
Valentin Maldonado  
Residence  
370 Middlebrook Road  
Bedford, MA 01821

Job Number: 2202  
Scale: 1/8"=1'-0"  
Drawing Name:  
Exterior Elevations

A-6



Adams & Smith LLC  
 55 Thomas Road  
 Swampscott, MA 01907  
 (781) 999-2070

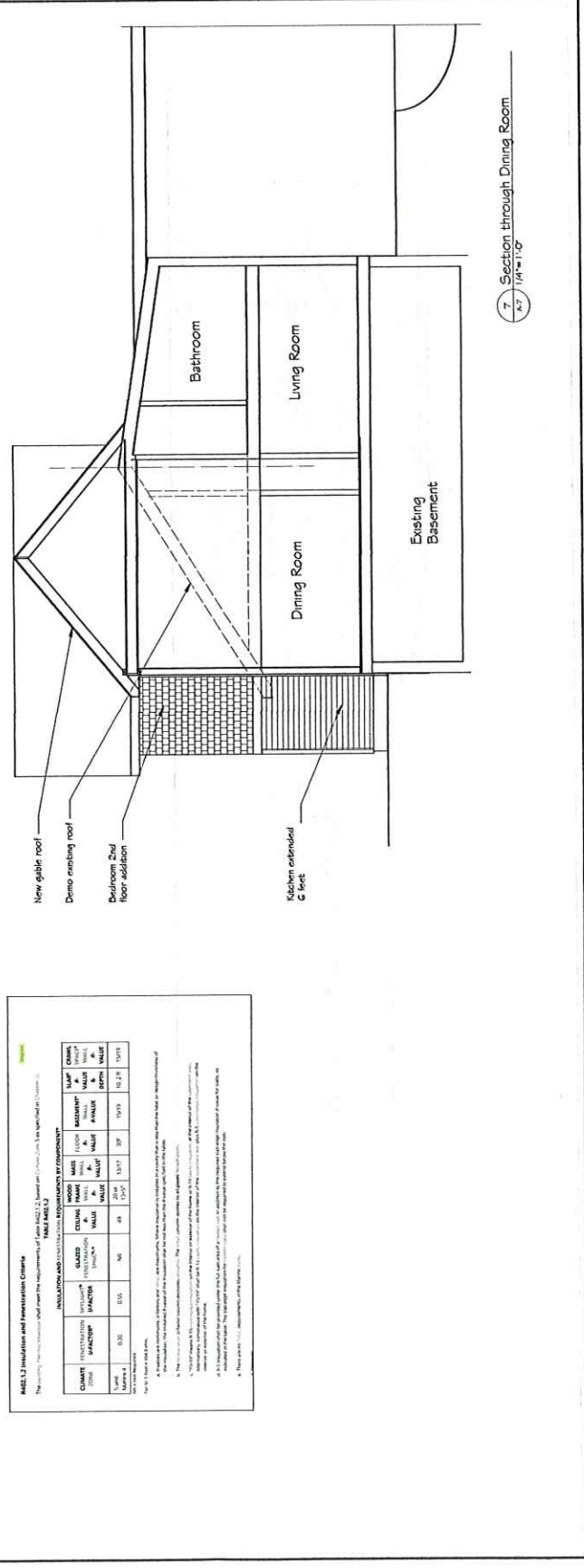
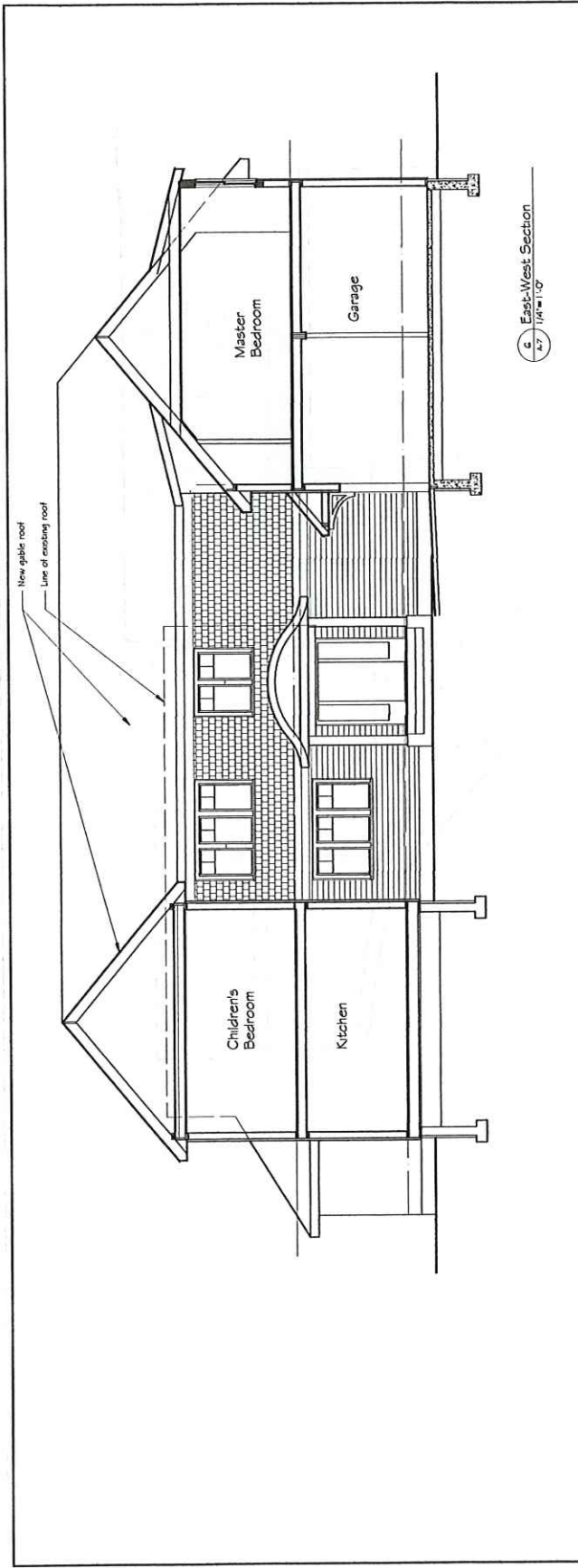
Issue Date: 06/02/2023  
 Revisions: progress

Renovations and Addition  
 Valentin Maldonado  
 Residence  
 370 Addison Road  
 BARNETT, MA 01912



Job Number: 2202  
 Scale: 1/8"=1'-0"  
 Drawing Name:  
 Building Sections

A-7



**TABLE 1.2 Insulation and Infiltration Criteria**  
 The existing structure shall meet the requirements of Table 1.2. New construction shall meet the requirements of Table 1.2.

Climate Zone	Glazing U-Factor	Glazing SHGC	Roof		Walls		Basement		Floor	
			U-Factor	R-Value	U-Factor	R-Value	U-Factor	R-Value	U-Factor	R-Value
1	0.32	0.55	0.05	15.0	0.10	13.0	0.10	10.0	0.10	10.0
2	0.32	0.55	0.05	15.0	0.10	13.0	0.10	10.0	0.10	10.0
3	0.32	0.55	0.05	15.0	0.10	13.0	0.10	10.0	0.10	10.0
4	0.32	0.55	0.05	15.0	0.10	13.0	0.10	10.0	0.10	10.0
5	0.32	0.55	0.05	15.0	0.10	13.0	0.10	10.0	0.10	10.0
6	0.32	0.55	0.05	15.0	0.10	13.0	0.10	10.0	0.10	10.0
7	0.32	0.55	0.05	15.0	0.10	13.0	0.10	10.0	0.10	10.0
8	0.32	0.55	0.05	15.0	0.10	13.0	0.10	10.0	0.10	10.0
9	0.32	0.55	0.05	15.0	0.10	13.0	0.10	10.0	0.10	10.0
10	0.32	0.55	0.05	15.0	0.10	13.0	0.10	10.0	0.10	10.0

TABLE 1.2.1 Infiltration Criteria  
 The existing structure shall meet the requirements of Table 1.2.1. New construction shall meet the requirements of Table 1.2.1.



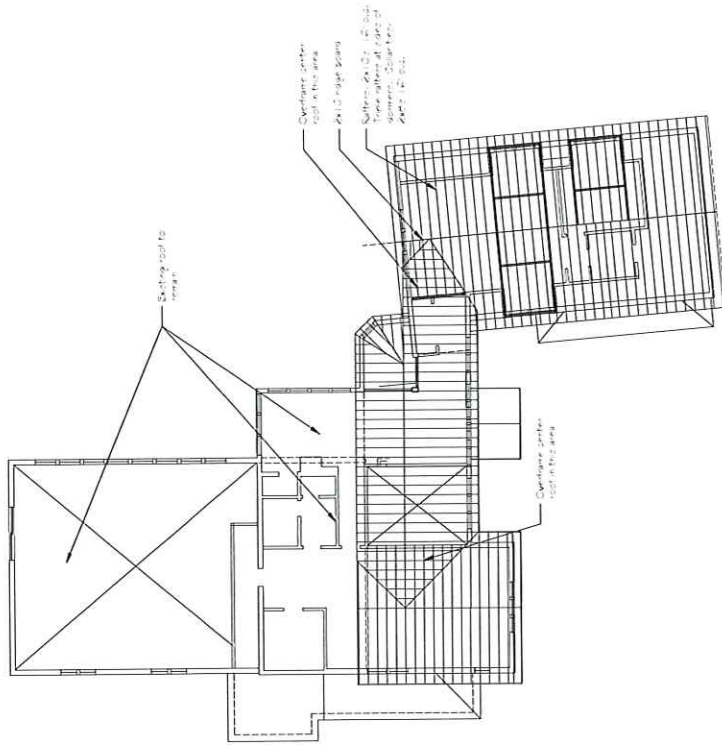
Adams & Smith LLC  
 55 Thomas Road  
 Swampscott, MA 01907  
 (781) 599-2070

Issue Date: 02/02/23 progress  
 Revisions:

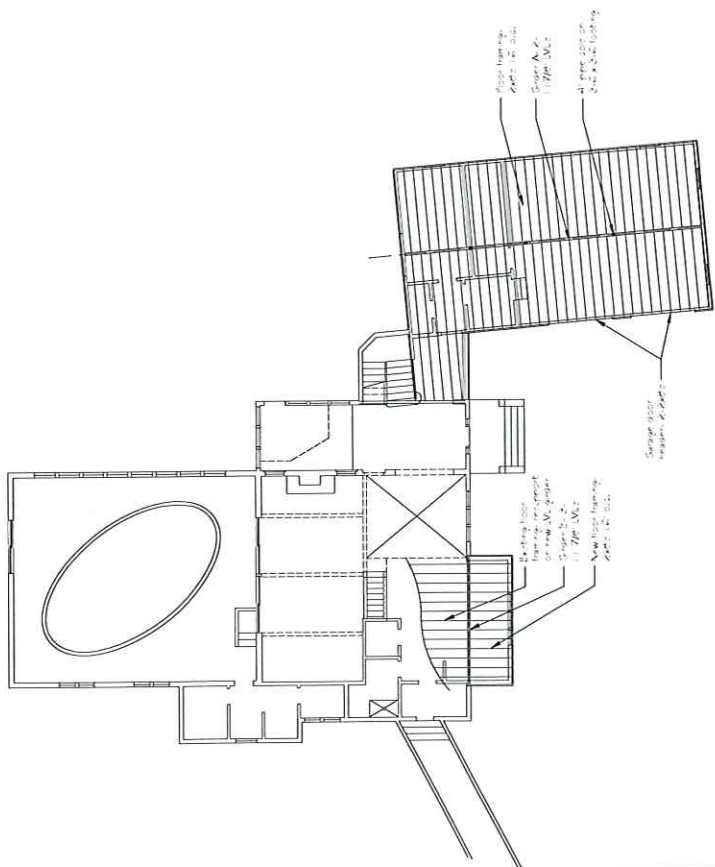
Renovations and Addition  
 Volentin Maldonado  
 Residence  
 170 Maldivian Road  
 Beverly, MA 01921

Job Number: 2202  
 Scale: 1/8" = 1'-0"  
 Drawing Name:  
 Framing Plans

A-8



Roof Framing Plan  
 1/8" = 1'-0"



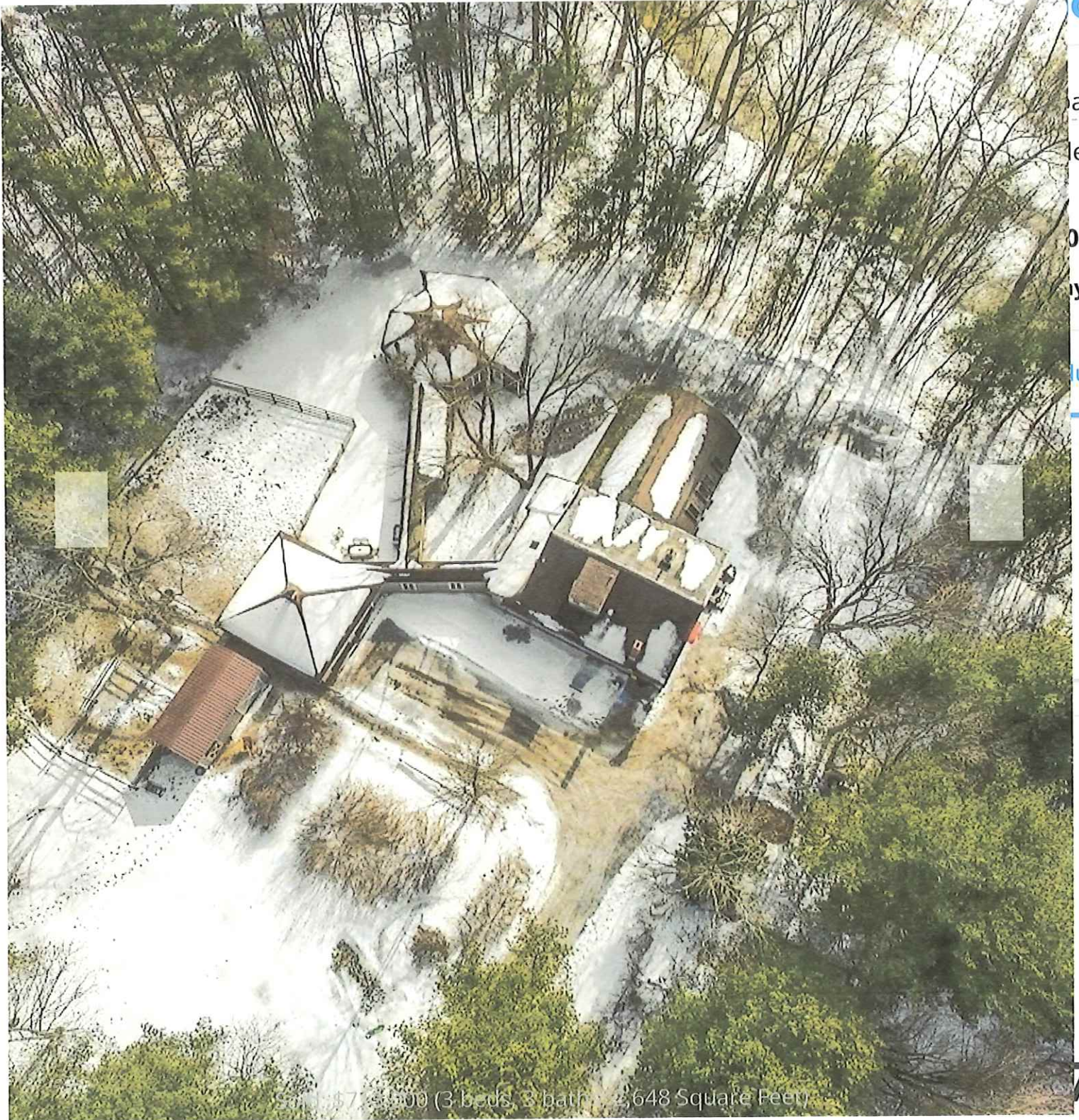
Second Floor Framing Plan  
 1/8" = 1'-0"



Photos

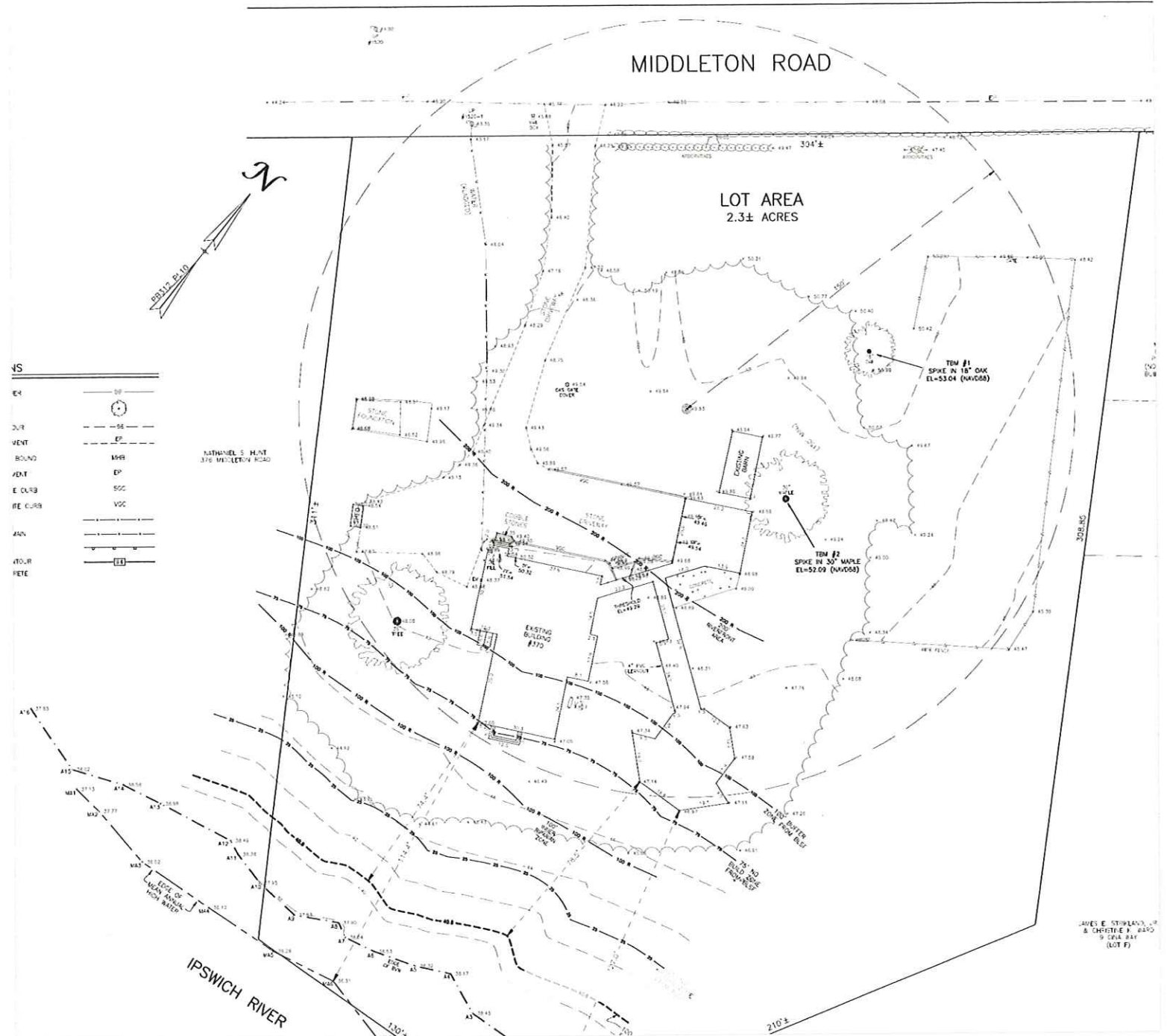
Save Home

Share



\$7,490,000 (3 beds, 3 bath, 2,648 Square Feet)





VS

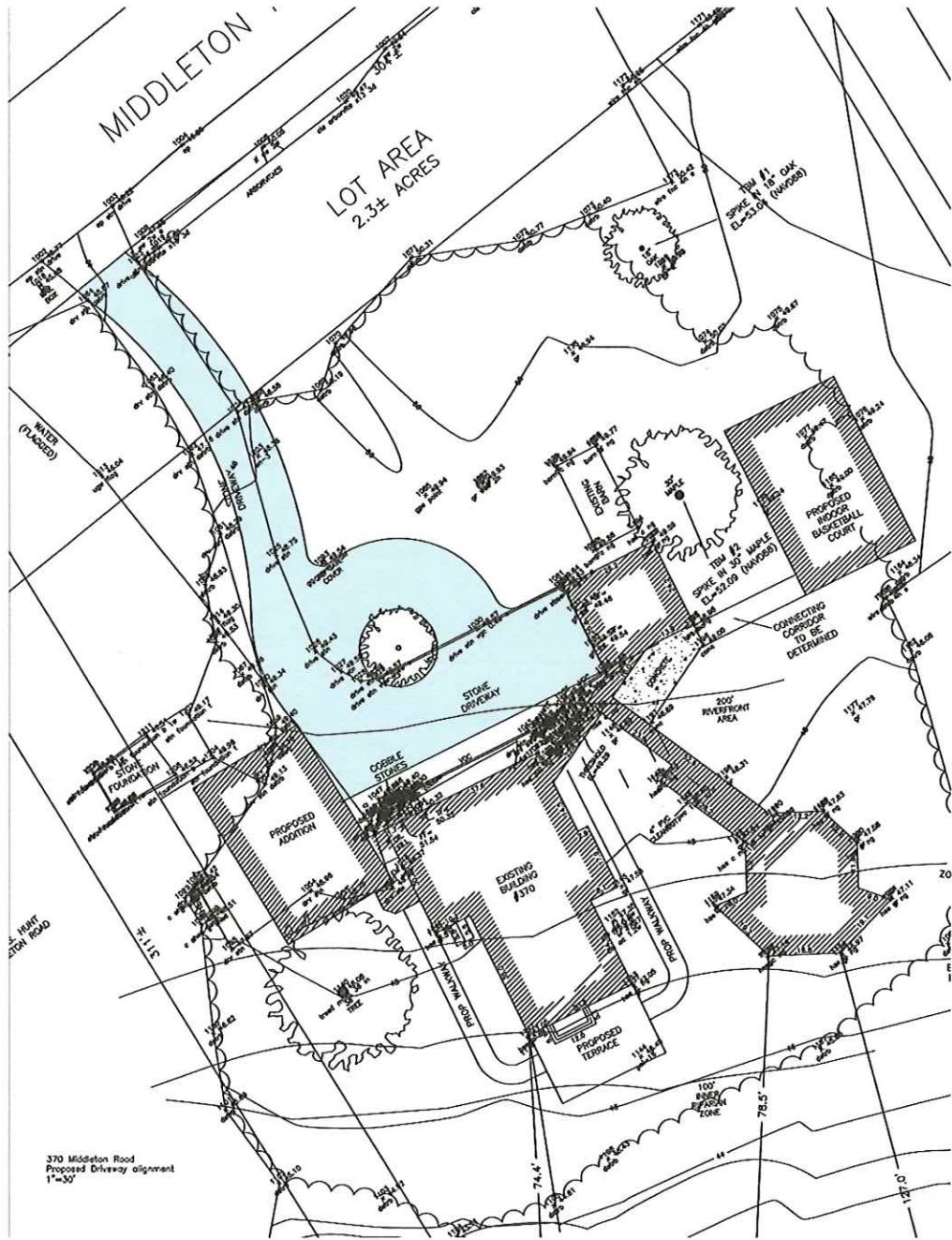
EA	— 00
DUR	— 06
VENT	— EP
BOUND	— M99
PLAT	— EP
E CURB	— 500
RE CURB	— VOC
ASN	—
TOR	—
RETE	—

NATHANIEL S. HUNT  
370 MIDDLETON ROAD

JAMES E. STEPHENS, JR.  
& CHRISTIE A. BARD  
9 CARR WAY  
(LOT F)

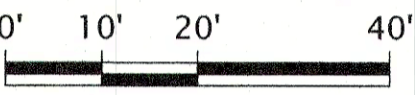


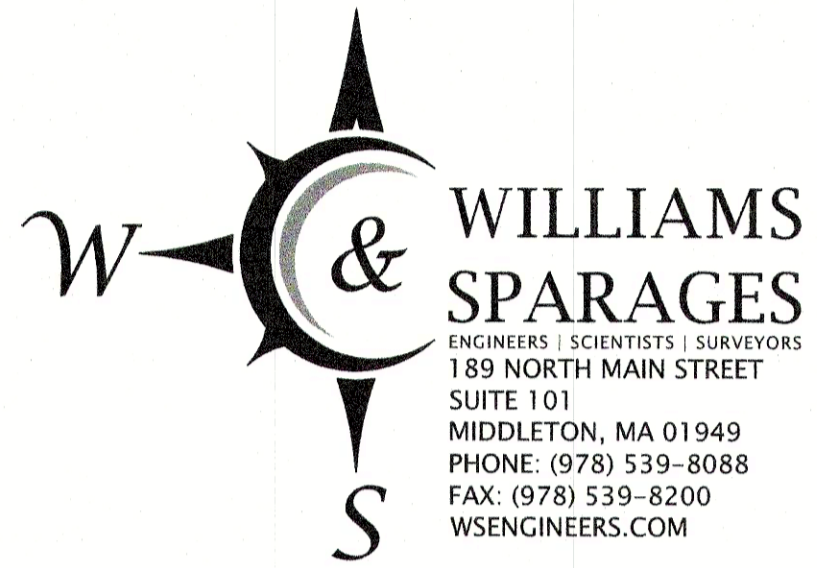
Back Proposed driveway alignment colored.jpg





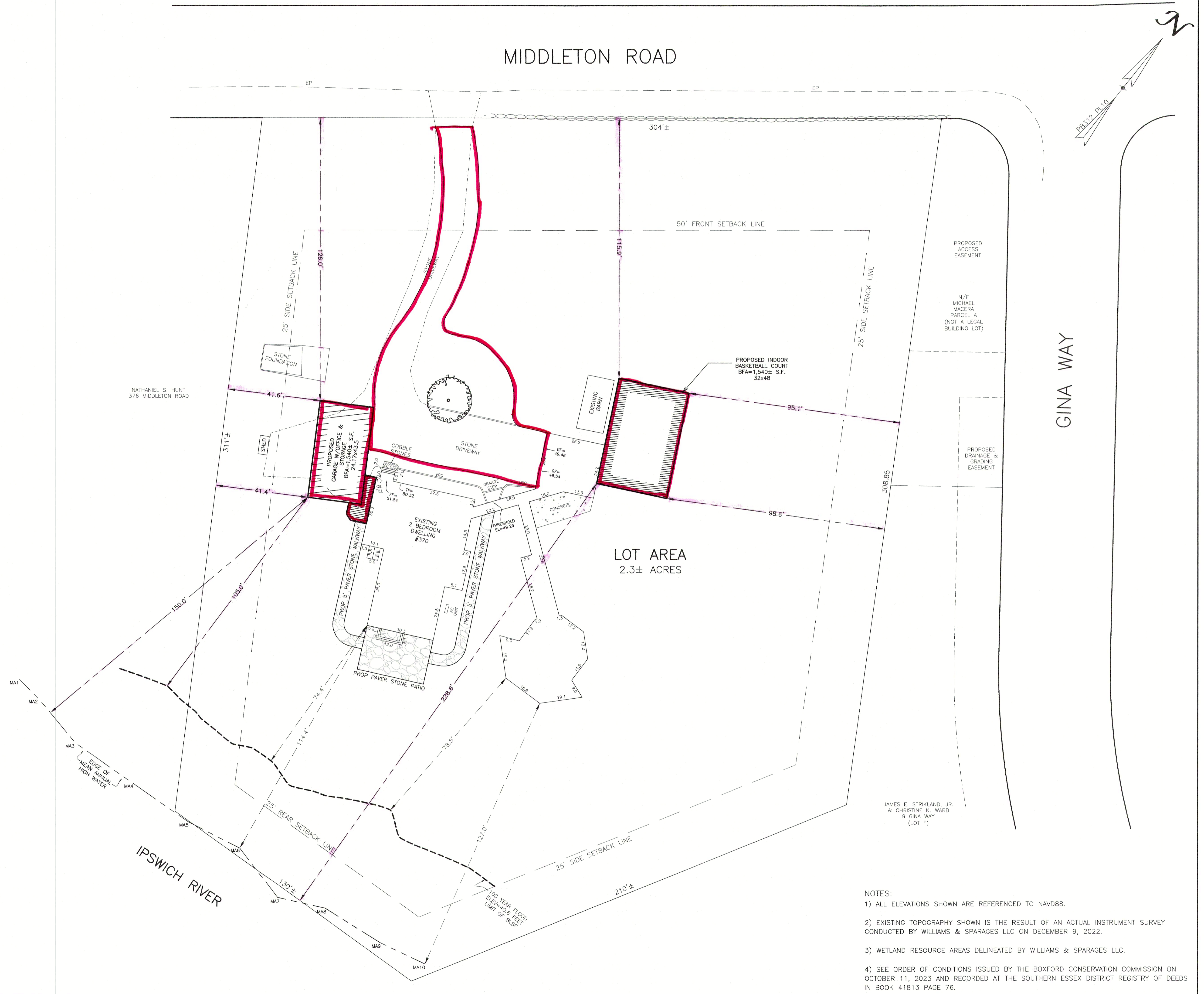
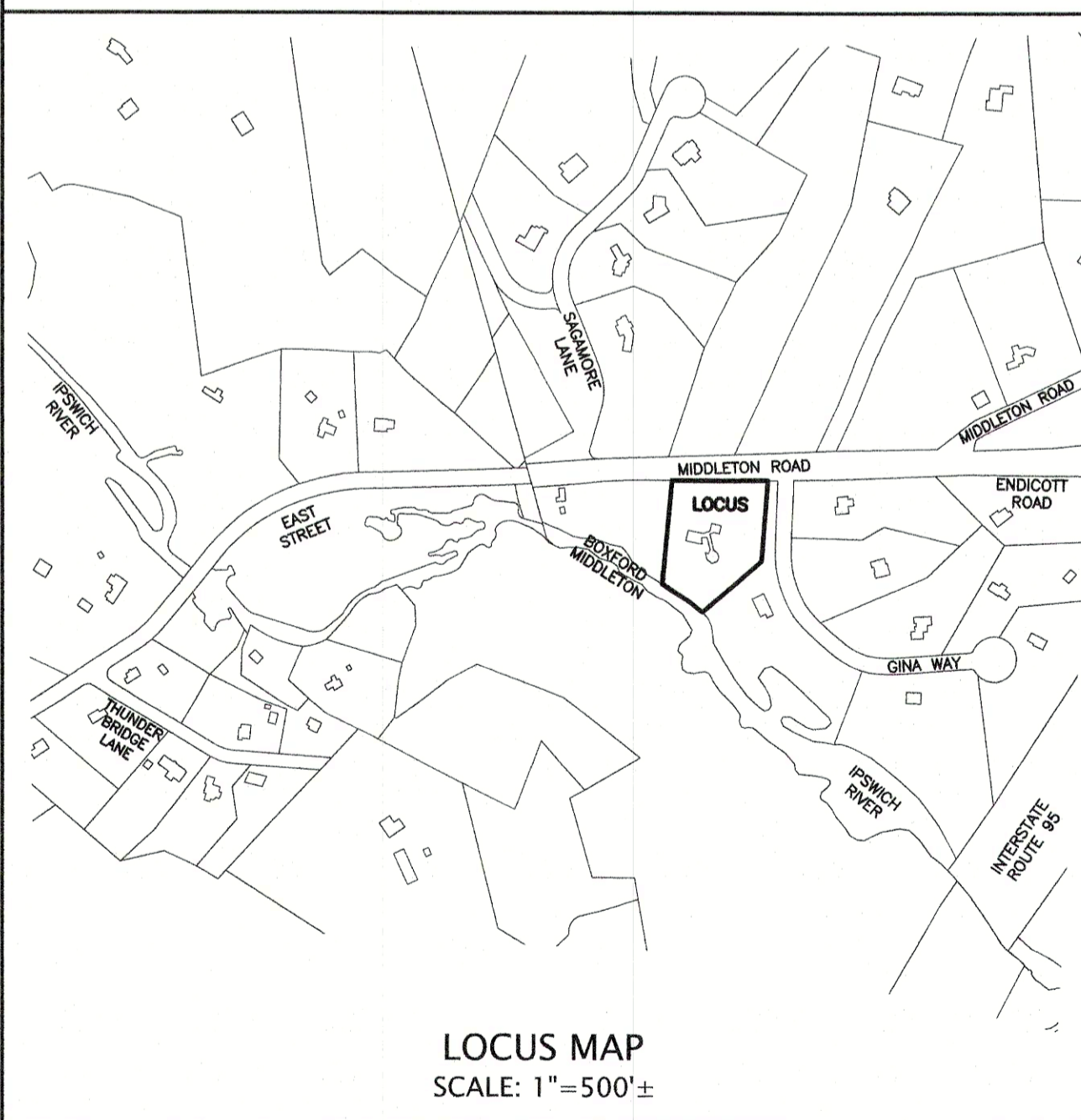
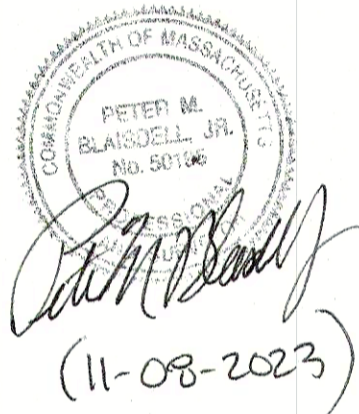
# PLOT PLAN PROPOSED ADDITIONS 370 MIDDLETON ROAD BOXFORD, MA

SCALE: 1" = 20'  DATE: NOVEMBER 3, 2023  
Revised: November 8, 2023



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

MINIMUM LOT AREA: 2 ACRES  
MINIMUM CONTIGUOUS BUILDABLE AREA: 1 ACRE  
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



- NOTES:
- 1) ALL ELEVATIONS SHOWN ARE REFERENCED TO NAVD88.
  - 2) EXISTING TOPOGRAPHY SHOWN IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY CONDUCTED BY WILLIAMS & SPARAGES LLC ON DECEMBER 9, 2022.
  - 3) WETLAND RESOURCE AREAS DELINEATED BY WILLIAMS & SPARAGES LLC.
  - 4) SEE ORDER OF CONDITIONS ISSUED BY THE BOXFORD CONSERVATION COMMISSION ON OCTOBER 11, 2023 AND RECORDED AT THE SOUTHERN ESSEX DISTRICT REGISTRY OF DEEDS IN BOOK 41813 PAGE 76.