

**TOWN OF BOXFORD  
ZONING BOARD OF APPEALS**

Time Stamp by Town  
Clerk's Office  
Received and Filed at Town Clerk's  
Office, Boxford, Massachusetts  
on 4-6-22 by 2 pm

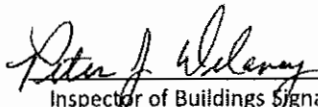
NOTE TO CLERK:  
DO NOT STAMP  
WITHOUT INSPECTOR  
OF BUILDINGS  
APPROVAL

**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 COMPREHENSIVE 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 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
<b>CERTIFICATE OF COMPLETENESS</b>
Must be signed by the Inspector of Buildings prior to Town Stamp
 <u>4-6-22</u>
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 Town of Boxford - Department of Public Works

PROPERTY ADDRESS 7B Spofford Road, Boxford MA 01921 MAP/BLOCK/LOT 19/3/28

PROPERTY OWNER'S MAILING ADDRESS 7B Spofford Road, Boxford, MA 01921

PROPERTY OWNER'S PHONE NUMBER: 978-352-6555 PROPERTY OWNER'S E-MAIL Colproat@town.boxford.ma.us

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
- ☐ 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 Chris Olbrot

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

APPLICANTS MAILING ADDRESS 7B Spofford Rd. Boxford MA 01921

APPLICANT'S PHONE NUMBER 978-352-6555 APPLICANT'S E-MAIL colbrot@boxfordma.gov

**OWNER AUTHORIZATION**

I, Chris Olbrot, as Owner of the subject property hereby authorize  
Chris Olbrot to act on my behalf in all matters relative to this  
application.

Chris Olbrot  
Signature of Owner

3-10-22  
Date

**OWNER OR AUTHORIZED AGENT DECLARATION**

I, Chris Olbrot, as Owner of the subject property hereby  
authorize Chris Olbrot to act on my behalf in all matters relative to  
this application

Chris Olbrot  
Signature of Owner or Authorized Agent

3-10-22  
Date

**PURPOSE OF APPLICATION AND DESCRIPTION OF PROJECT**

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

Description of Project:

This request is to allow the erection of a 72'x64' storage building adjacent to the DPW garage. The construction  
will consist of site preparation, erection of a concrete block foundation and a membrane structure tensioned on  
a steel frame.

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

ART-VI SECT 196-23, height exceeds 35' at peak. This is a "domed" fabric building. The board shall determine if  
this relief is required per the zoning by-laws, 196-23(B), as it is neither a flat nor pitched roof.

\_\_\_ If not, describe the non-conformity (lot size, setback, use, frontage, etc.) \_\_\_\_\_

[BOOK \_\_\_\_\_ PAGE \_\_\_\_\_] **OR** [CERTIFICATE NO. \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_]



19-03-28 - 7 SPOFFORD RD, BOXFORD ABUTTERS LIST  
ZONING BOARD OF APPEALS 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
14-02-31	65B SPOFFORD RD	SOUCY PAUL K TE	SOUCY CYNTHIA	65B SPOFFORD RD	BOXFORD	MA	01921
15-01-04	31 SPOFFORD RD	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
15-01-05	47 SPOFFORD RD	ERKSON EDWARD C JT	MARSHA M ERKSON	47 SPOFFORD RD	BOXFORD	MA	01921
15-01-06	55 SPOFFORD RD	ALM RICHARD B TE	JEANETTE C ALM	55 SPOFFORD RD	BOXFORD	MA	01921
15-01-08	22 SPOFFORD RD	MAHONEY ROBERT J	MAHONEY TARA L	22 SPOFFORD RD	BOXFORD	MA	01921
15-02-01	SPOFFORD RD	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
15-02-13-1	PAR B BALDPATE RD	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
19-01-01	12 SPOFFORD RD	GIALLOMBARDO ROBERT J TE	GIALLOMBARDO SUSAN R	12 SPOFFORD RD	BOXFORD	MA	01921
19-01-02-A	10 SPOFFORD RD	ROSEN PAMELA B		10 SPOFFORD RD	BOXFORD	MA	01921
19-01-03	303 IPSWICH RD	KACAMBURAS CHARLES A	KACAMBURAS STEPHANIE	303 IPSWICH RD	BOXFORD	MA	01921
19-01-10	302 IPSWICH RD	SOLTISH CHRISTOPHER MICHAEL		302 IPSWICH RD	BOXFORD	MA	01921
19-02-26	282 IPSWICH RD	KOCIA ANDRZEJ P	KOCIA ALEKSANDRA W	282 IPSWICH RD	BOXFORD	MA	01921
19-02-27	284 IPSWICH RD	SCOPA WILLIAM R JT	CHRISTINE E SPYROPOU	284 IPSWICH RD	BOXFORD	MA	01921
19-02-28	294 IPSWICH RD	NIU XIAO LIN	HUANG LI LI	294 IPSWICH RD	BOXFORD	MA	01921
19-02-29	175 HERRICK RD	ALLISON CHRISTINE A	ALLISON SEWARD	175 HERRICK RD	BOXFORD	MA	01921
19-03-18	27A POWDERHOUSE LN	COULOMBE RYAN	COULOMBE ALYSSA	27A POWDERHOUSE LN	BOXFORD	MA	01921
19-03-18-10	27C POWDERHOUSE LN	CANDELINO JACKIE	HOFFMAN DENNIS	27C POWDERHOUSE LN	BOXFORD	MA	01921
19-03-18-11	27B POWDERHOUSE LN	ARSENAULT WALTER T	ARSENAULT SUSAN M	27B POWDERHOUSE LN	BOXFORD	MA	01921
19-03-18-3	6 POWDERHOUSE LN	MORGAN NICOLE		6 POWDERHOUSE LN	BOXFORD	MA	01921
19-03-18-6	12 POWDERHOUSE LN	LEE SANGWOOK	LEE YOONJIN	12 POWDERHOUSE LN	BOXFORD	MA	01921
19-03-18-7	16 POWDERHOUSE LN	ELMI SAEID		16 POWDERHOUSE LN	BOXFORD	MA	01921
19-03-18-8	26 POWDERHOUSE LN	COLLINS COLLEEN TE	COLLINS JEFFREY	26 POWDERHOUSE LN	BOXFORD	MA	01921
19-03-26	281 IPSWICH RD	SIROIS, ROBERT L	SIROIS, JENNIFER M	281 IPSWICH RD	BOXFORD	MA	01921
19-03-27	283 IPSWICH RD	CHAFEE, THOMAS L TR	BIRDSALL-CHAFEE, MARIE TR	283 IPSWICH RD	BOXFORD	MA	01921
19-03-28	7 SPOFFORD RD	TOWN OF BOXFORD		7 SPOFFORD RD	BOXFORD	MA	01921
19-03-29	IPSWICH RD	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921

CERTIFIED COPY

3/9/22

*Kristin Hanlon*



LED 10W & 13 Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 4.4 lbs

Project:

Type:

Prepared By:

Date:

## Driver Info

Type	Constant Current
120V	0.11A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts 14.8W	

## LED Info

Watts	13W
Color Temp	5000K (Cool)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	1,711
Efficacy	115.6 lm/W

## Technical Specifications

### Compliance

#### UL Listed:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

#### IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Product Code: P0000170E

### Performance

#### Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

### Construction

#### Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

#### Maximum Ambient Temperature:

Suitable for use in up to 55°C (131°F)

#### Finish:

Formulated for high durability and long-lasting color

#### Green Technology:

Mercury and UV free. RoHS-compliant components.

#### Gaskets:

High-temperature Silicone

### Electrical

#### Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.11A, 208V: 0.07A, 240V: 0.06A, 277V 0.05A

#### Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

#### THD:

6.34% at 120V, 14.24% at 277V

#### Power Factor:

99.2% at 120V, 91% at 277V

#### Surge Protection:

4kV

## Technical Specifications (continued)

### LED Characteristics

#### Color Temperature:

5000K

#### Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

#### Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

#### Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

### Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Other

#### Patents:

The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

#### Equivalency:

Equivalent to 70W Metal Halide

### Buy American Act Compliance:

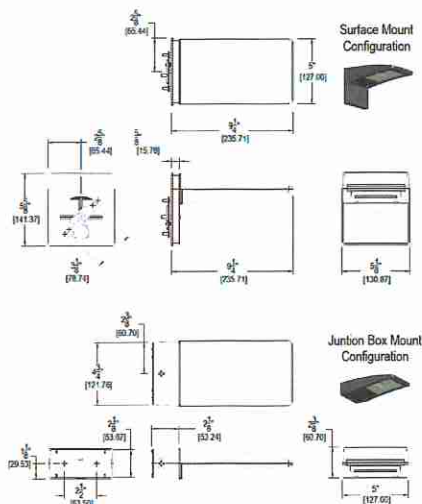
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Optical

#### BUG Rating:

B1 U0 G0

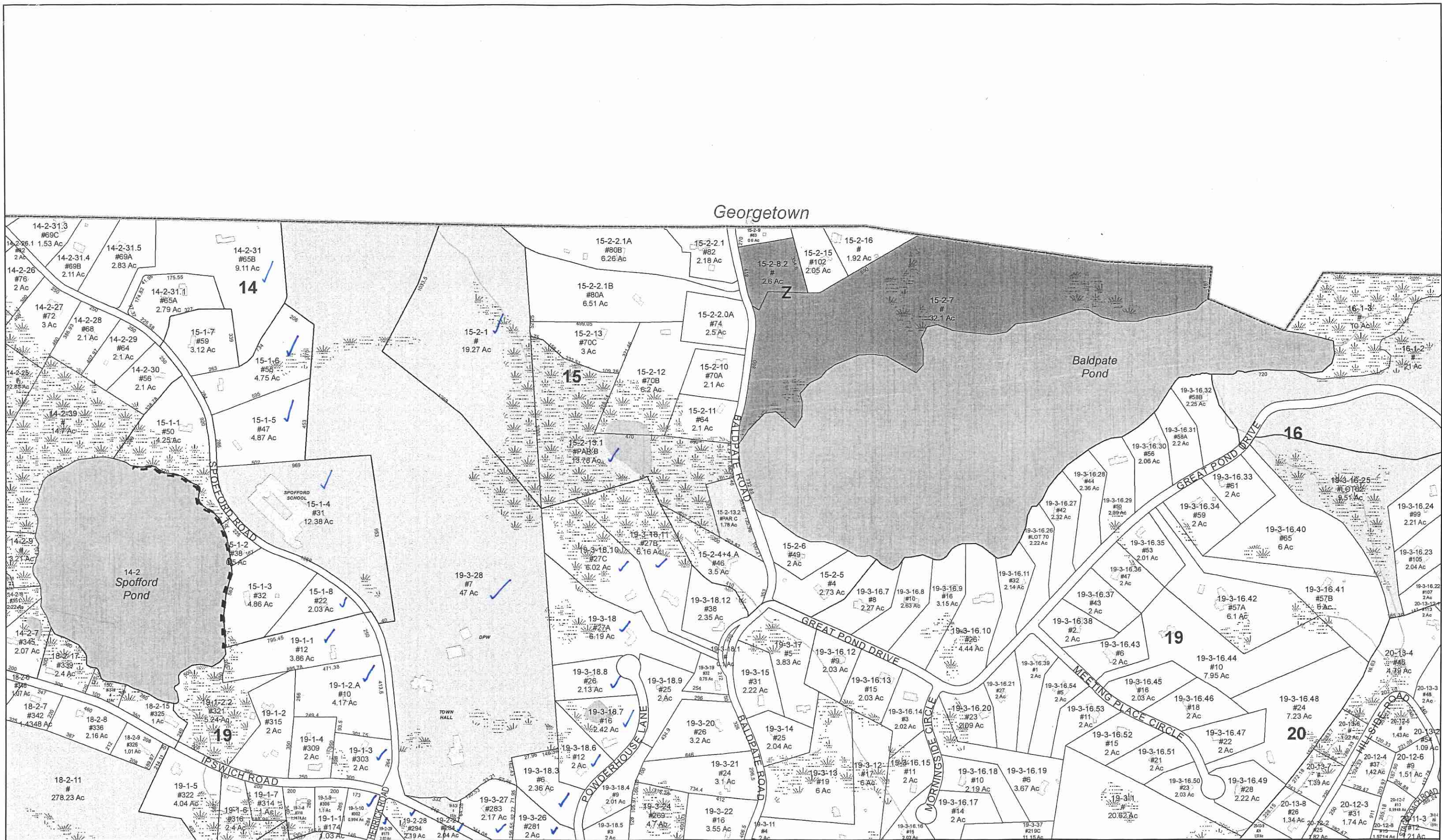
## Dimensions



## Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-Year, No-Compromise Warranty





Merrimack Valley Planning Commission does not make any warranty, expressed or implied, nor assume any legal liability or responsibility for the accuracy, completeness, or usefulness of the Geographic Information System (GIS) data or any other data provided herein. The GIS data is provided only as a reference and should not be used for any other purpose. The data does not take the place of a professional survey and has not been surveyed on the ground. Use, in whole or in part, of this information is at the user's discretion. Merrimack Valley Planning Commission reserves the right to revise this information at any time without notice. Any use of this information is at the user's discretion.

#### Notes

This map is for assessment purposes only. It is not a valid document for legal description or conveyance. Lot dimensions were compiled from existing assessor maps and survey based plans. For legal determination please refer to parcel specific deeds or the Town of Boxford Assessor Office.

\* Wetlands Note: The wetlands shown on the map do not depict their actual extent or boundary. A wetlands scientist should be consulted if a delineation is required.

Map Revision Date: January 1, 2021

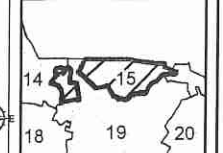
### Town of Boxford Property Parcel Maps 15

Scale: 1:6,000 1 in = 500 ft  
200 100 0 200 400 600 800 1,000 Feet



#### Legend

- Adjacent Maps
- Town Boundaries
- Map Boundaries
- Property Parcels
- Essentials
- Building Footprint
- Hydrographic Features
- Streams
- Wetlands
- Commercial Land Use
- Industrial Land Use
- State
- County
- Municipal
- Private





7B Spofford Rd  
Boxford, Massachusetts 01921

7 Spofford Road  
Boxford, Massachusetts 01921

## Civil Engineers

Land Surveyors

Wetland Scientists

121 EAST BERKELEY STREET, BOSTON, MA 02118  
VOICE (617) 357-8145, FAX (617) 357-9495  
WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE: 3-10-2022				DRAWN BY: CA
SCALE: AS SHOWN				CHECK BY: CA

SITE PLAN  
PLAN OF LAND  
IN  
BOXFORD, MA

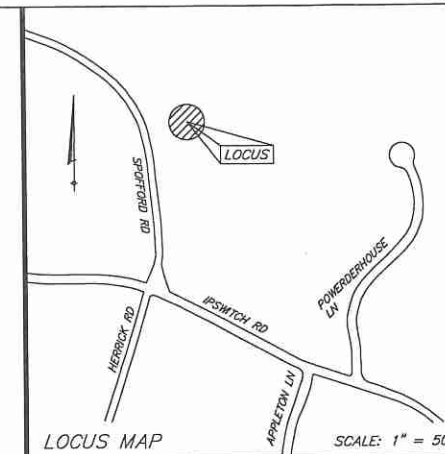
PLOT DATE: Apr 04, 2022 0:47 am  
PATH: \\h\2021 Contracts\Fabric Covered Building\Plans\

DWG: ZBA Site Plan-4-4-22.dwg

LAYOUT: EC

SHEET: 1 OF

PROJECT NO.



ASSESSORS:

MAP 19, LOT 3-28  
47 ACRES

REFERENCES:

DEED BOOK 31666, PAGE 652

## RECORD OWNER:

TOWN OF BOXFORD  
7 SPOFFORD ROAD  
BOXFORD, MA 01921

NOTES:

1) ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED PROJECT DATUM.

2) UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS OF SURFACE STRUCTURES ONLY. NO UNDERGROUND UTILITIES WERE INCLUDED AS A PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

ELEVATION BENCH MARKS		
DATUM: <i>ASSUMED</i>		
NO.	DESCRIPTION	ELEV.
1.	<i>MAG NAIL 1' UP IN UPOLE #7</i>	<i>101.38</i>
2.	<i>BOX CUT NW COR. OF CONC. BASE</i>	<i>103.67</i>
3.		

FOR ZBA PERMIT ONLY

SCALE: 1" = 20'



7B Spofford Rd  
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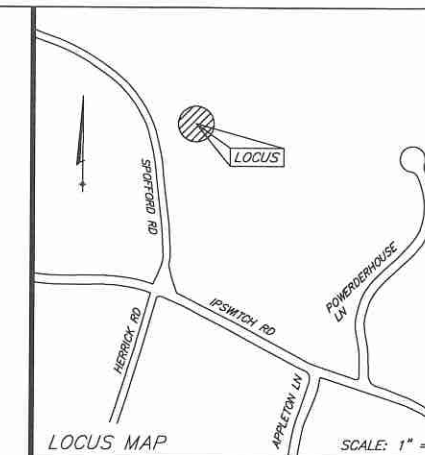
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[illegible]

SITE PLAN  
PLAN OF LAND  
IN  
BOXFORD, MA

PLOT DATE: Apr 04, 2022 9:47 am	
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