

**TOWN OF BOXFORD
ZONING BOARD OF APPEALS**

Received and Time Stamp by Town
Filed at Town Clerk's
Office, Boxford, Massachusetts
on 5-4-22 by Adam Phelan

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

Peter J. Wilensky 5-4-22
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 Robert White

PROPERTY ADDRESS 14 Hollow Tree Rd MAP/BLOCK/LOT 31/02/09

PROPERTY OWNER'S MAILING ADDRESS 14 Hollow Tree Rd

PROPERTY OWNER'S PHONE NUMBER: _____ PROPERTY OWNER'S E-MAIL robw@rsway.com
978-887-8484

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 Robert White

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

APPLICANTS MAILING ADDRESS 14 Hollow Tree Rd

APPLICANT'S PHONE NUMBER: 978-887-8484 APPLICANT'S E-MAIL ropw@rsway.com

OWNER AUTHORIZATION

I, Robert White, as Owner of the subject property hereby authorize
Ken Suretta to act on my behalf in all matters relative to this
application.

Robert White
Signature of Owner

4-27-2022
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:

Detached 3 car garage 196.13.(11)(h)

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):

[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)

$$\underline{11} \times \$7.38 = \underline{81.18}$$

Number of Surrounding Towns & MVPC

$$9 \times \$7.38 = \$66.42$$

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

$$\underline{11} \times \$0.58 = \underline{6.38}$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\underline{\$ 87.56}$$

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

AUTHORIZATION FOR PUBLICATION

Effective July 1, 1997, applicants of the Zoning Board of Appeals will be billed directly by the Community Newspaper Company for the publication of their legal notice. In order for the newspaper to bill you, please provide the following information:

PLEASE PRINT

Name Rob White

Mailing/Street Address 14 Hollow Tree Rd

City/Town Boxford State MA Zip Code 01921

Daytime phone number 781-858-5711

Evening phone number 781-858-5711

I hereby authorize the Community Newspaper Company to bill me directly for the publication of my legal notice in the Transcript-Chronicle.

Robt S White
Signature

4-27-2022
Date

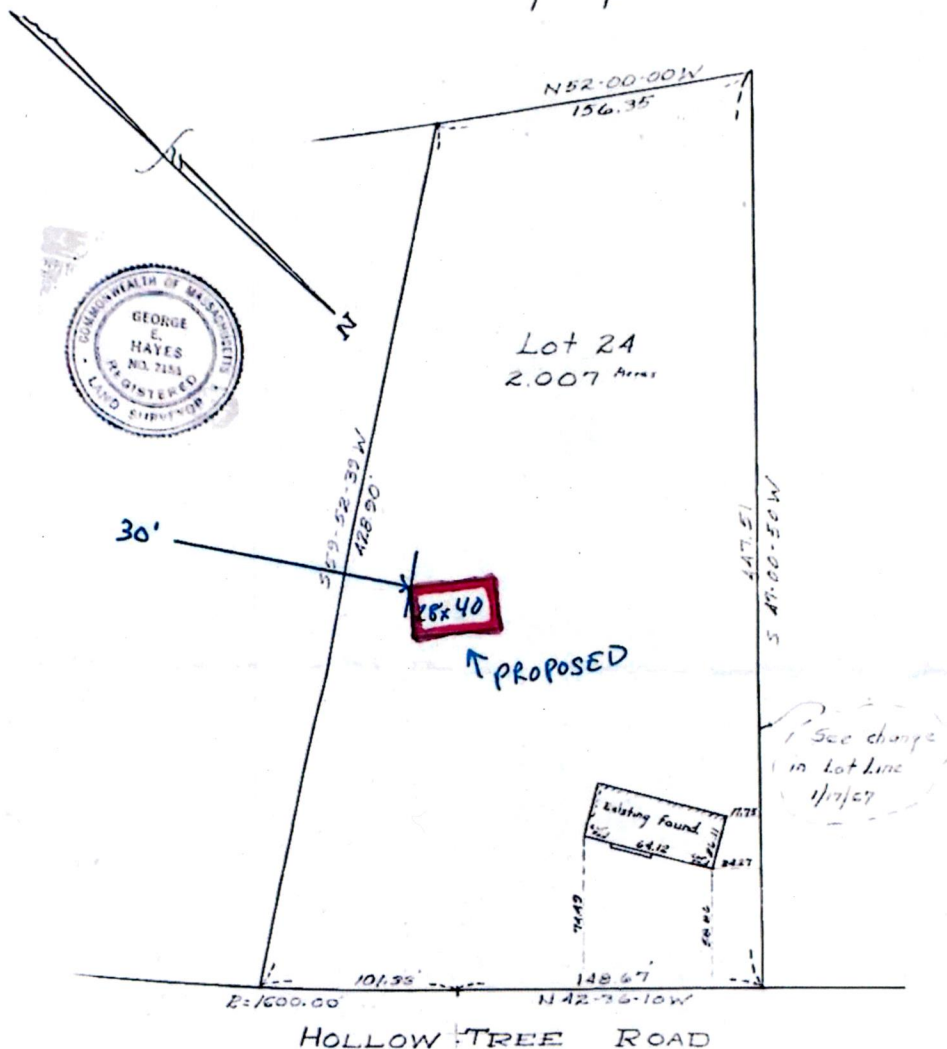
2565

PLAN OF LAND IN BOXFORD MASS.

Scale: 1" = 60'

Dec. 15, 1966

Hayes Engineering Inc. 828 Lynn Hills Parkway, Maltrava
certified plot plan



I certify that this house is located on the lot as shown

December 14, 1966

George E. Hayes
Reg. Land Surveyor

RE: 14 Hollow Tree Rd Boxford, MA

PD-8



QUITCLAIM DEED

We, Robert S. White and Katherine M. Campbell of 14 Hollow Tree Road, Boxford, MA 01921 for consideration paid and in full consideration of ONE AND 00/100 Dollar (\$1.00) and other valuable consideration, **Grant to:**

Robert S. White and Katherine M. Campbell of 14 Hollow Tree Road, Boxford, MA 01921 as Trustees of the Campbell White Family Revocable Trust u/d/t dated March 13, 2019 and recorded herewith:

WITH QUITCLAIM COVENANTS

The Land in said Boxford, off Hollow Tree Road, bounded and described as follows:

Beginning at a point on the Northwestern line of Lot #24 on a plan recorded with said Registry of Deeds, Plan Book 105, Plan 77, 246.66 feet from Hollow Tree Road and running

SOUTHWESTERLY: by said Lot 24, 200.85 feet thence turning and running;

SOUTH: 52° East; by land now or formerly of Alcorn, 9.96 feet; thence turning and running;

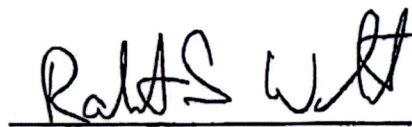
NORTH: 44° 11'17" East: 199.54 feet to the point of beginning.

Being the same premises conveyed to us by deed of Robert S. White and Katherine M. Campbell on November 19, 2010 and recorded in the Essex South District Registry of Deeds in Book 30003, Page 62 on November 26, 2010.

NO TITLE EXAMINATION WAS PERFORMED OR REQUESTED.

Witness my Hand and Seal this 13th day of March, 2019



Katherine M. Campbell


Robert S. White

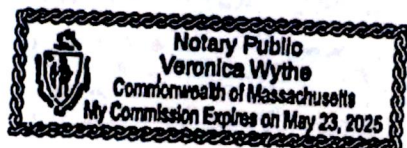
COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss:

On this 13th day of March, 2019 before me the undersigned notary public, personally appeared Katherine M. Campbell and Robert S. White who proved to me through satisfactory identification which was valid MA driver's licenses to be the persons whose names are signed on the attached document in my presence and acknowledged to me that they signed voluntarily for its stated purpose.



Veronica Wythe, Notary Public
My Commission Expires: 5/23/2025



PHOENIX, DAVID W
17 HOLLOW TREE RD
BOXFORD, MA 01921

HOWELL JOHN TE
HOWELL LEAH
13 HOLLOW TREE RD
BOXFORD, MA 01921

SHREWSBURY DAVID C
SHREWSBURY LEE M
11 HOLLOW TREE RD
BOXFORD, MA 01921

WILSON KEITH M TR
WILSON REVOCABLE TRUST
51 TOWNE RD
BOXFORD, MA 01921

WHITE ROBERT S TR
CAMPBELL KATHERINE M TR
14 HOLLOW TREE RD
BOXFORD, MA 01921

CASTO MARYLES V TR
MARYLES V CASTO 2008 FAMILY TRUST
838 OLIMA ST
SAUSALITO, CA 094965

BROWN DAVID L TR
BROWN MICHAEL SUE TR
21 STONECLEAVE RD
BOXFORD, MA 01921

NOVACK LISA A
33B STONECLEAVE RD
BOXFORD, MA 01921

PENNINGTON JAMES W T
DEBORAH PENNINGTON
33 B STONECLEAVE RD
BOXFORD, MA 01921

BROGNA ANTHONY L
BROGNA DENISE A
18 HOLLOW TREE RD
BOXFORD, MA 01921

SPENCE THOMAS W
SPENCE ELIZABETH D
44 STONECLEAVE RD
BOXFORD, MA 01921

IFARM REALTY LLC
CHRISTINE BARENSFELD
39 TOWNE RD
BOXFORD, MA 01921

31-02-09 - 14 HOLLOW TREE RD, BOXFORD ABUTTERS LIST
ZONING BOARD OF APPEALS 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
31-01-07	21 STONECLEAVE RD	BROWN DAVID L TR	BROWN MICHAEL SUE TR	21 STONECLEAVE RD	BOXFORD	MA	01921
31-01-08	338 STONECLEAVE RD	NOVACK USA A		338 STONECLEAVE RD	BOXFORD	MA	01921
31-01-09	33 STONECLEAVE RD	PENNINGTON JAMES W T	DEBORAH PENNINGTON	33 B STONECLEAVE RD	BOXFORD	MA	01921
31-02-11	51 TOWNE RD	WILSON KEITH M TR	WILSON REVOCABLE TRUST	51 TOWNE RD	BOXFORD	MA	01921
31-02-16-A	55 TOWNE RD	IFARM REALTY LLC	CHRISTINE BARENSFELD	39 TOWNE RD	BOXFORD	MA	01921
31-02-05	44 STONECLEAVE RD	SPENCE THOMAS W	SPENCE ELIZABETH D	44 STONECLEAVE RD	BOXFORD	MA	01921
31-02-07	18 HOLLOW TREE RD	BROGNA ANTHONY L	BROGNA DENISE A	18 HOLLOW TREE RD	BOXFORD	MA	01921
31-02-09	14 HOLLOW TREE RD	WHITE ROBERT S TR	CAMPBELL KATHERINE M TR	14 HOLLOW TREE RD	BOXFORD	MA	01921
31-03-10	13 HOLLOW TREE RD	HOWELL JOHN TE	HOWELL LEAH	13 HOLLOW TREE RD	BOXFORD	MA	01921
31-03-11	17 HOLLOW TREE RD	PHOENIX, DAVID W		17 HOLLOW TREE RD	BOXFORD	MA	01921
31-03-08	HOLLOW TREE RD	CASTO MARYLES V TR	MARYLES V CASTO 2008 FAMILY TRUST	838 OLIMA ST	SAUSALITO	CA	094965
31-03-09	11 HOLLOW TREE RD	SHREWSBURY DAVID C	SHREWSBURY LEE M	11 HOLLOW TREE RD	BOXFORD	MA	01921

CERTIFIED COPY
04/27/2022

Heather Thifault

Print

From: Rob White (rwhite124893@yahoo.com)

To: kagd.campbell@yahoo.com

Date: Thursday, April 28, 2022, 01:01 PM EDT



BOXFORD PLANNING BOARD
Approval Under Subdivision
Control Law Not Required

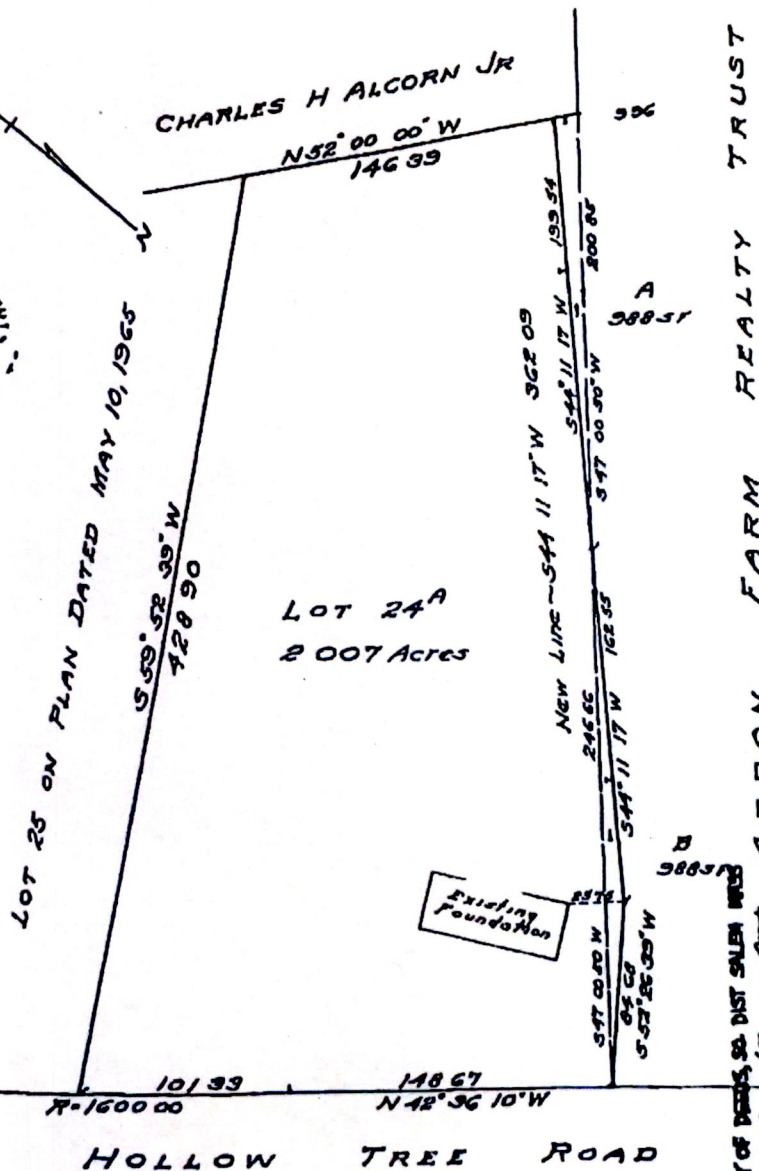
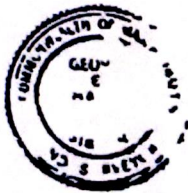
PLAN OF LAND
IN
BOXFORD MASS

Owned By
RUSSELL LARSON
Scale 1"=60' Jan 17, 1967
Hayes Engineering Inc Malrose

Date

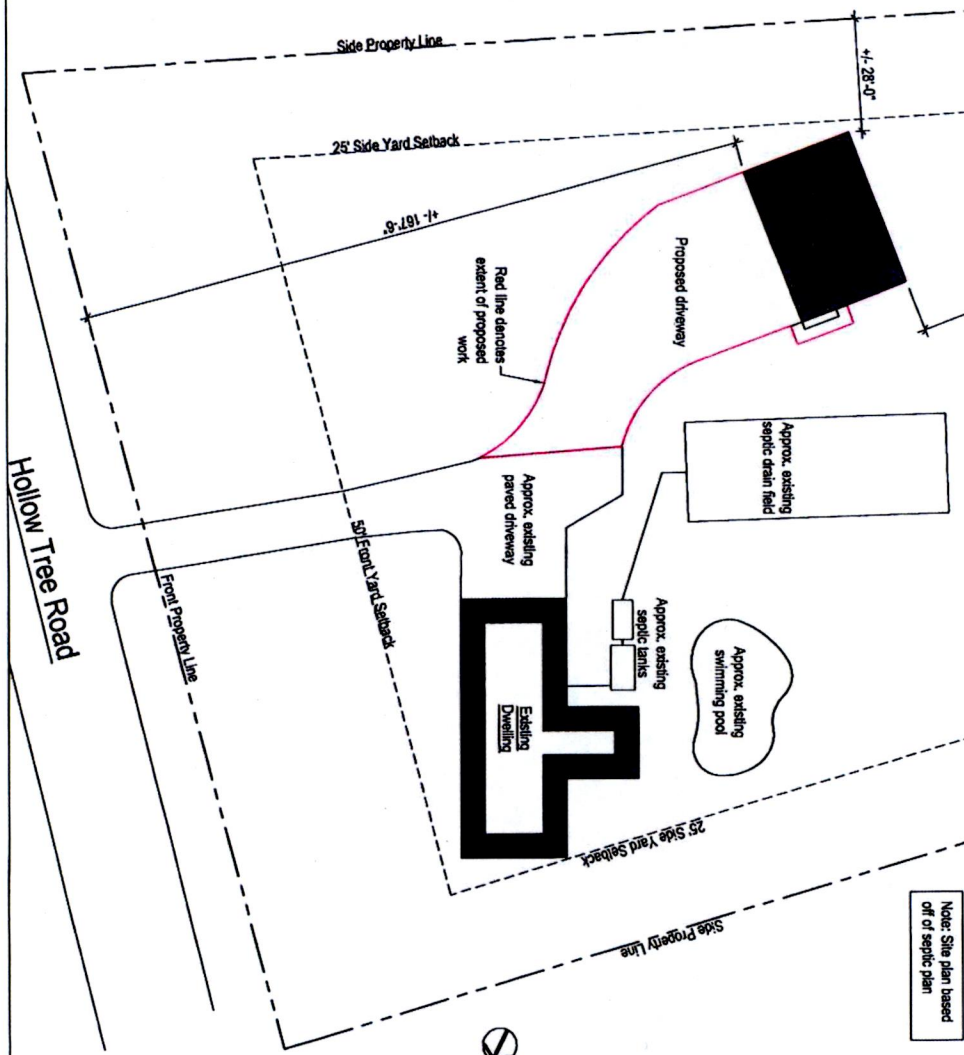
Note This plan shows proposed change in northwesterly
line of Lot 24 on plan dated May 10, 1965

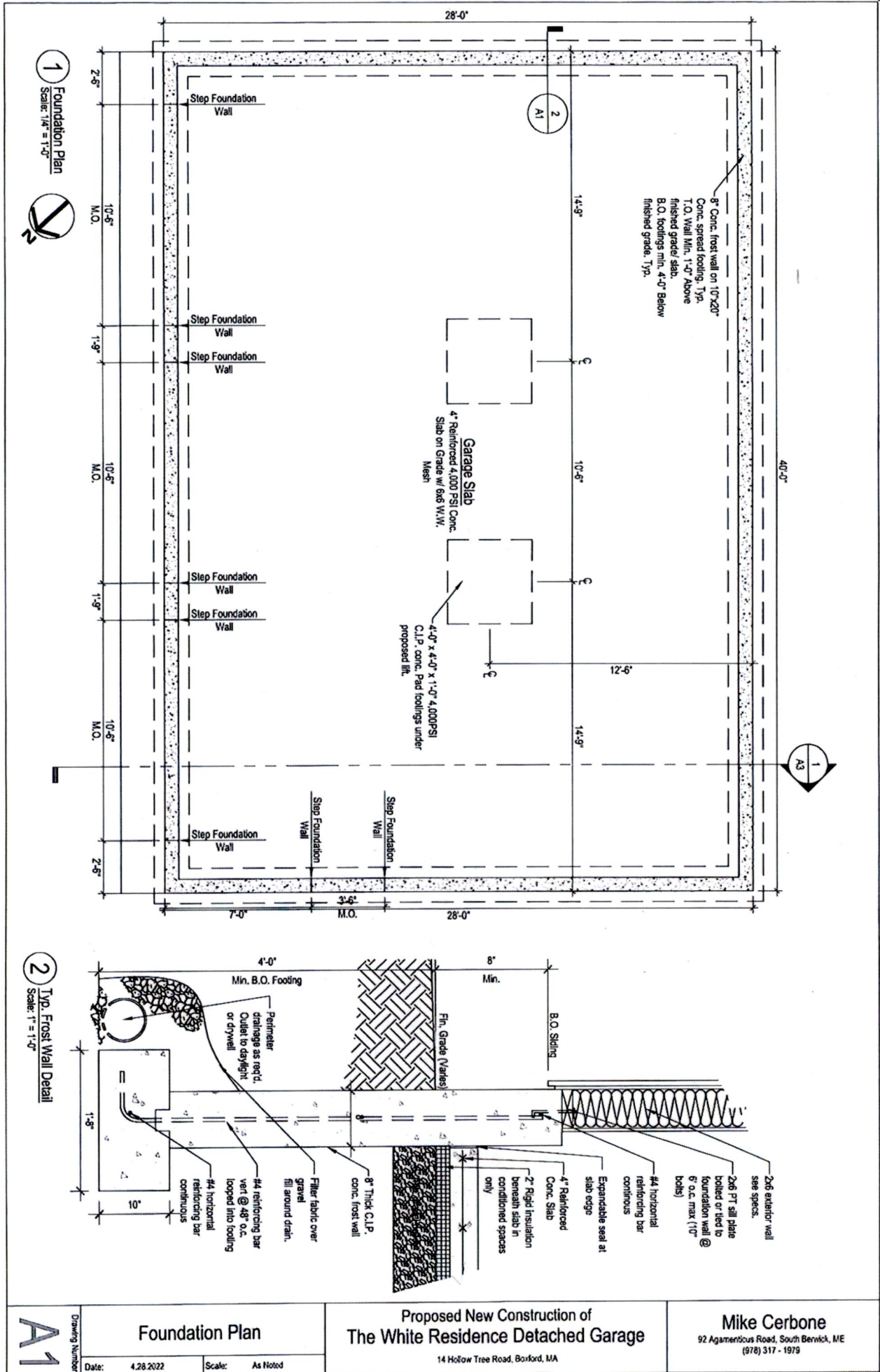
95
1967

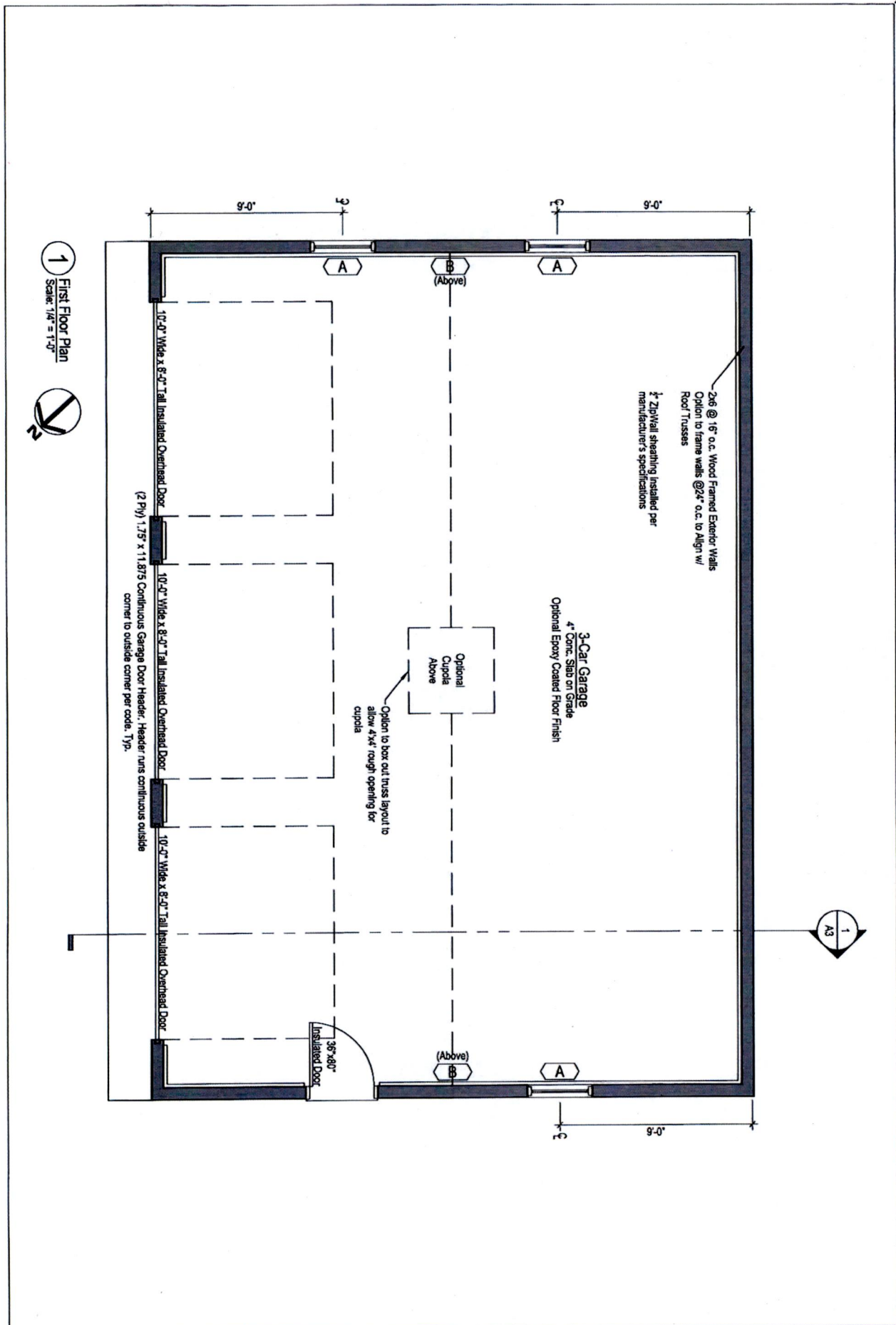


ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM BRANCH
Recorded Mar 6, 1967 with City of Boxford
Russell, Dr. & Agnes, will to
Newcomb, Dr. & Agnes, will to
Rec B 5428 p 123 filed Jan 95 1967
Witness
Leo H. Jones

Borford, Ma - RA Zoning District - Zoning Table - Accessory Buildings							
	Min. Lot Area	Min. Lot Width	Min. Lot Frontage	Minimum Setbacks			Max. # of Stories
				Front	Side	Rear	
Required	87,120 S.F.	200'	250'	50'	25'	25'	3
Existing	+/- 87,803 S.F.	+/- 220'	250'				+/- 2,035 S.F. (2.3%)
Proposed	+/- 87,803 S.F.	+/- 220'	250'	+/- 167'-6"	+/- 28'	+/- 222'-2"	1
							+/- 3,155 S.F. (3.5%)
							+/- 21'







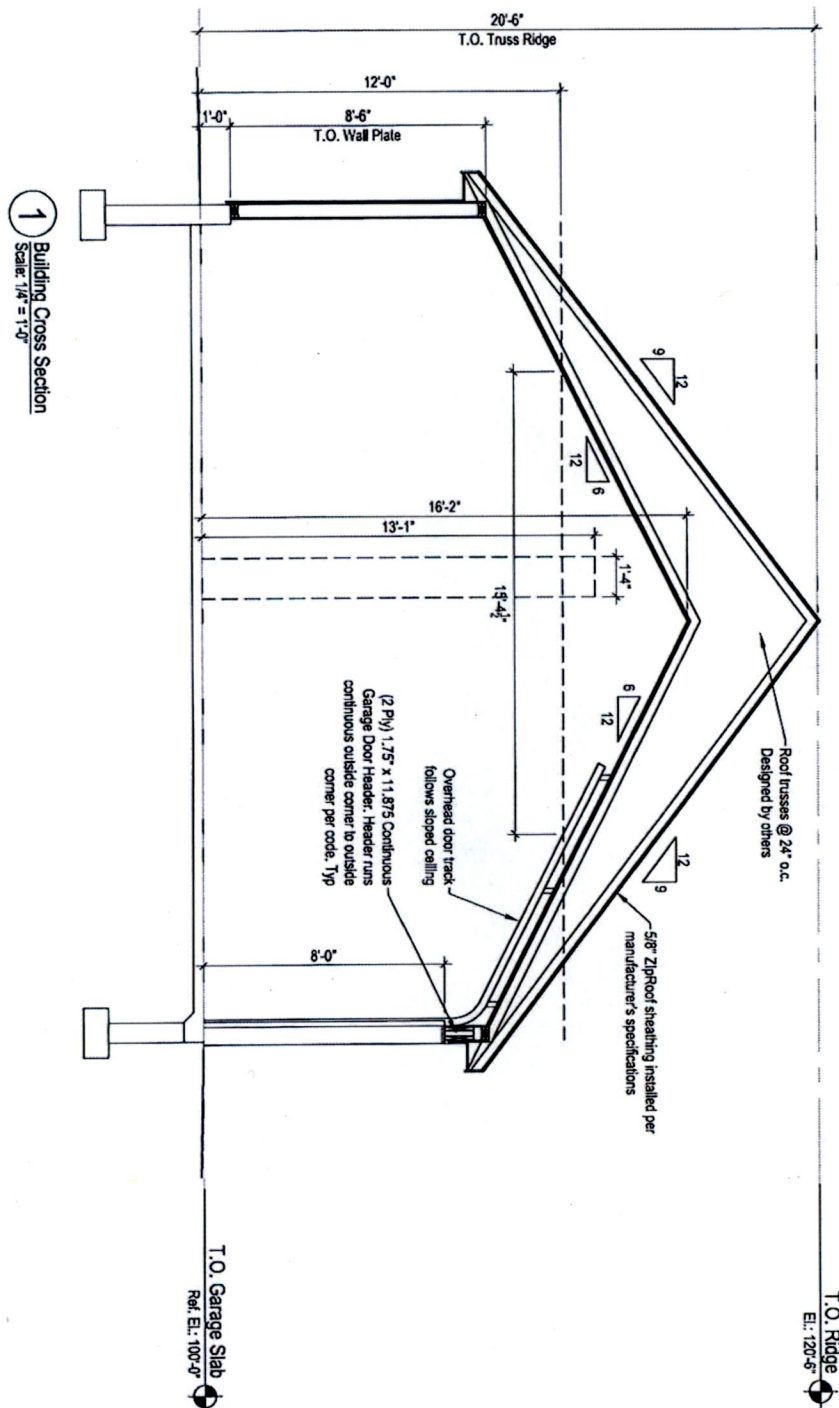
1 First Floor Plan
Scale: 1/4" = 1'-0"

A2

Floor Plan		
Drawing Number	Date: 4.28.2022	Scale: As Noted

Proposed New Construction of
The White Residence Detached Garage
14 Hollow Tree Road, Borford, MA

Mike Cerbone
92 Agamentious Road, South Berwick, ME
(978) 317 - 1979



A3

Drawing Number

Building Cross Section

Date: 4.28.2022

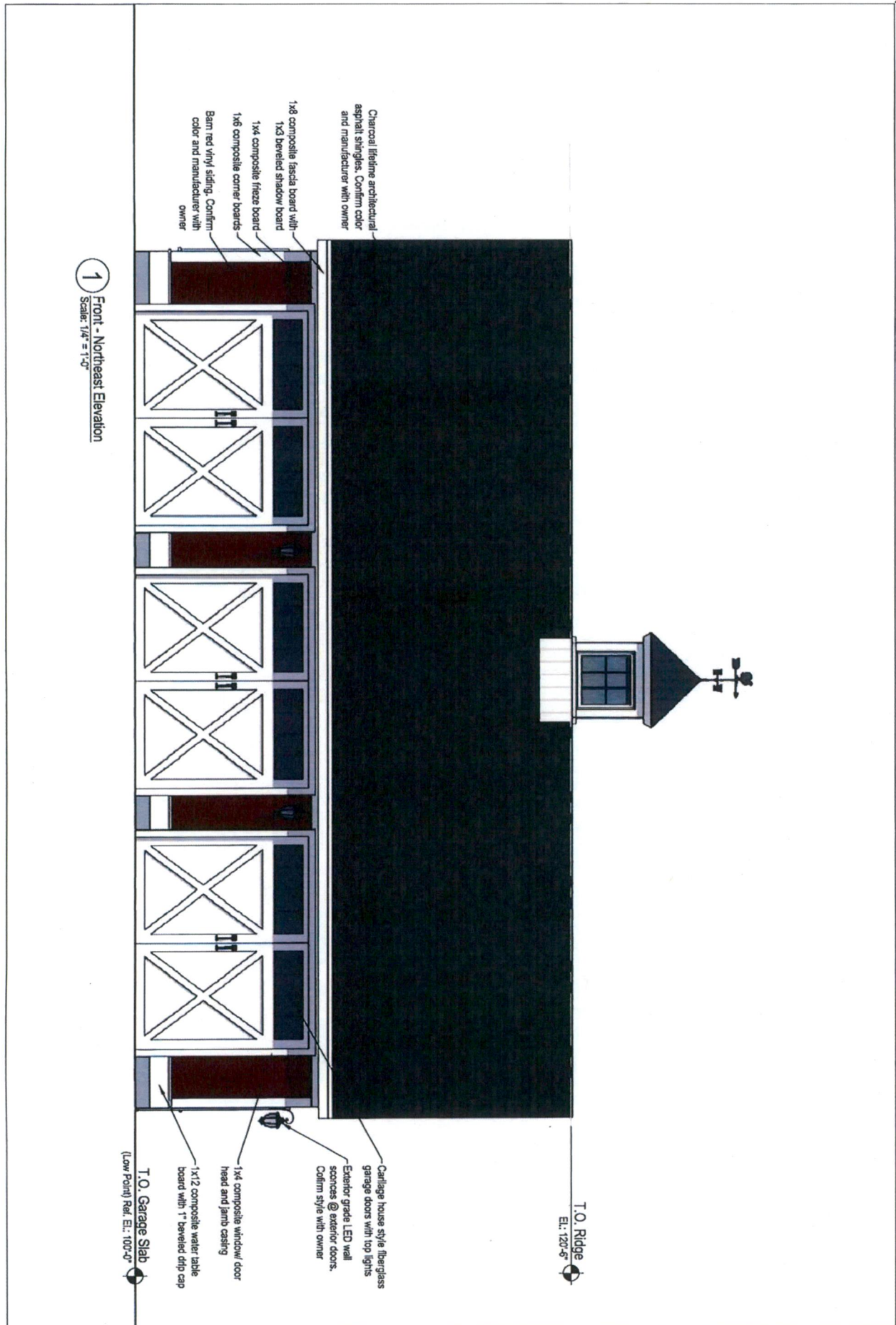
Scale: As Noted

Proposed New Construction of The White Residence Detached Garage

14 Hollow Tree Road, Buxford, MA

Mike Cerbone

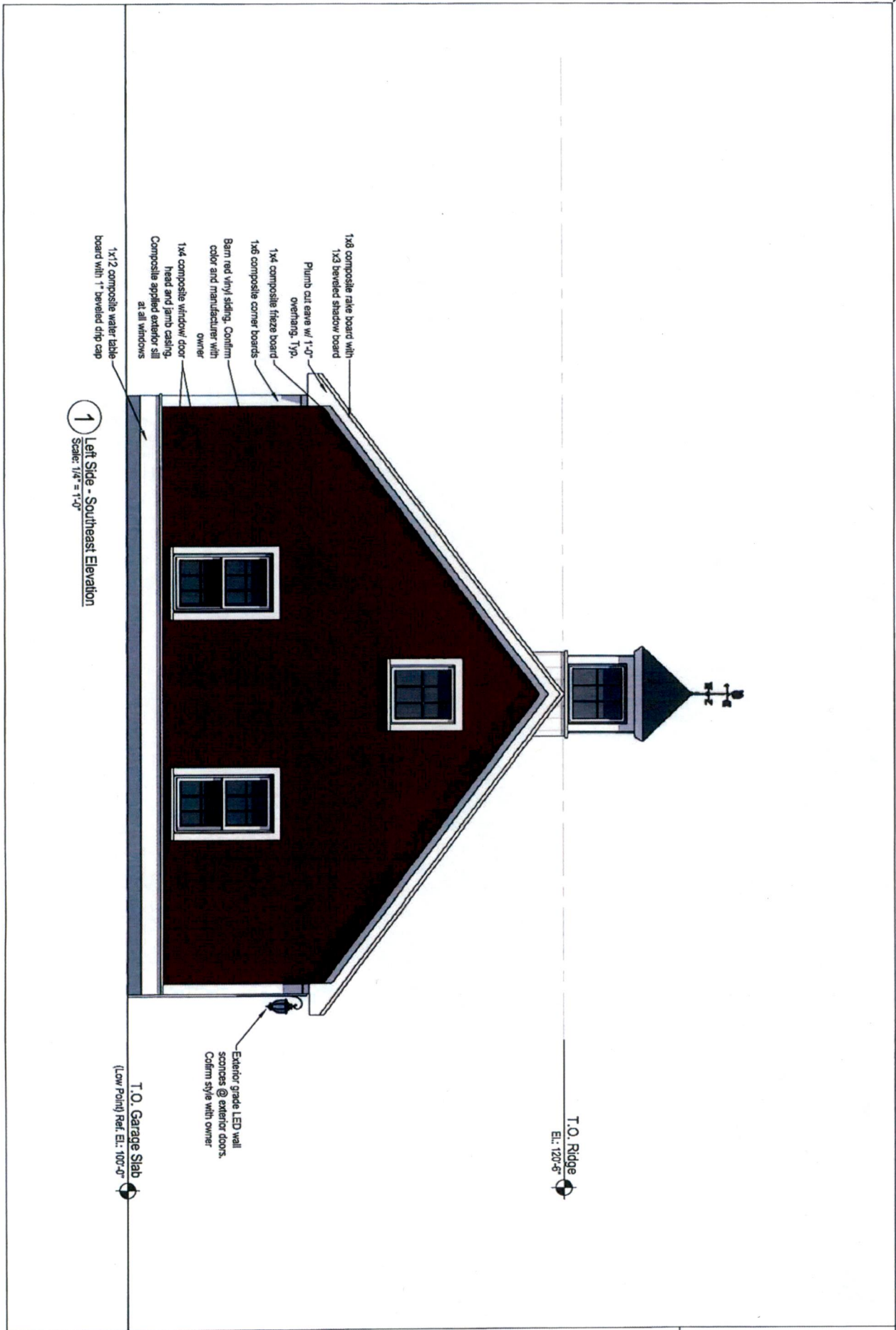
92 Agamenticus Road, South Berwick, ME
(978) 317 - 1979



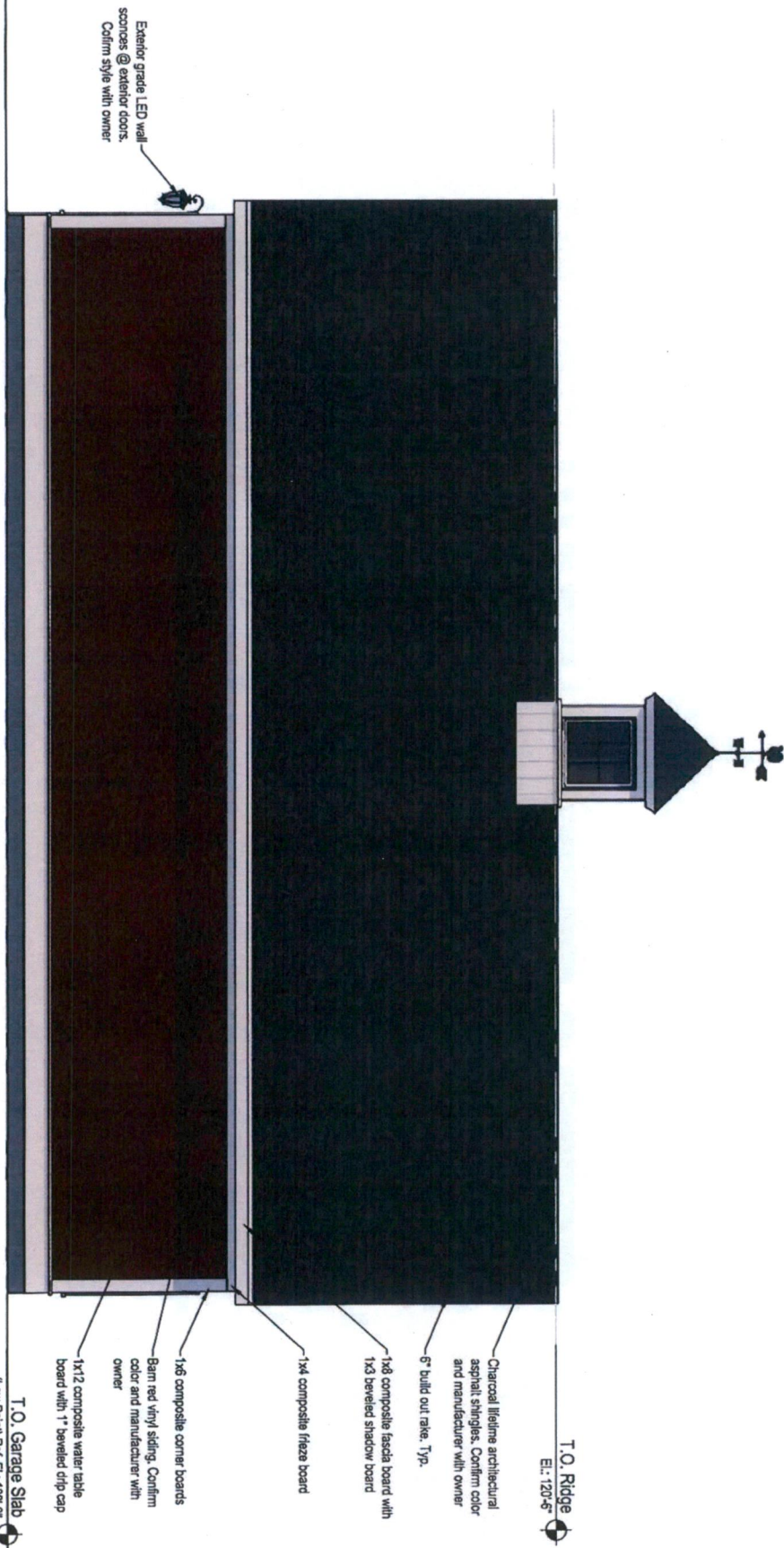
1 Front - Northeast Elevation
Scale: 1/4" = 1'-0"

<p>A4</p> <p>Drawing Number</p>	<p>Front Elevation</p>		<p>Proposed New Construction of The White Residence Detached Garage</p> <p>14 Hollow Tree Road, Borford, MA</p>	<p>Mike Cerbone 92 Agamemnon Road, South Berwick, ME (978) 317 - 1979</p>
	<p>Date: 4.28.2022</p>	<p>Scale: As Noted</p>		

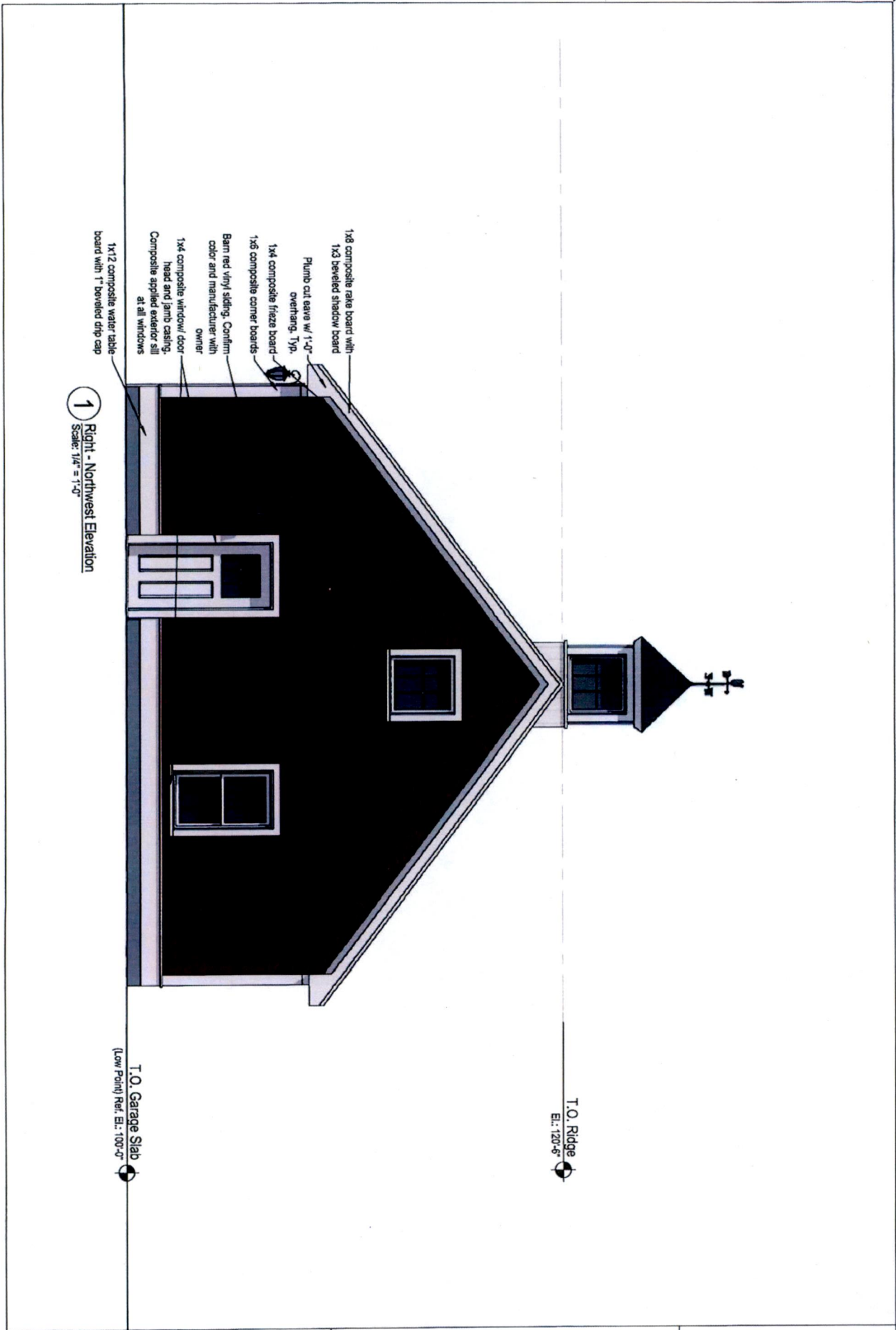
© 2016 by Savole Nolan Architects LLC



<p>A5</p> <p>Drawing Number</p>	<p>Left Side Elevation</p> <p>Date: 4.28.2022</p> <p>Scale: As Noted</p>	<p>Proposed New Construction of The White Residence Detached Garage</p> <p>14 Hollow Tree Road, Buxford, MA</p>	<p>Mike Cerbone 92 Agamenticus Road, South Berwick, ME (978) 317 - 1979</p>
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1 Rear - Southwest Elevation
Scale: 1/4" = 1'-0"



<p>A7</p> <p>Drawing Number</p>	<p>Right Side Elevation</p> <p>Date: 4.28.2022</p> <p>Scale: As Noted</p>	<p>Proposed New Construction of The White Residence Detached Garage</p> <p>14 Hollow Tree Road, Buxford, MA</p>	<p>Mike Cerbone</p> <p>92 Agamensous Road, South Berwick, ME (978) 317 - 1979</p>
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