

**TOWN OF BOXFORD
ZONING BOARD OF APPEALS**

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

Time Stamp by Town
Clerk's Office *3:26*
Received by PM
Robin Phelan
Town Clerk
5-24-22
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

Det. J. Delaney *5-26-2022*
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 RICHARD AND KATHY PENNA

PROPERTY ADDRESS 32 PARTRIDGE LANE MAP/BLOCK/LOT 28/1/16.2

PROPERTY OWNER'S MAILING ADDRESS 32 PARTRIDGE LANE BOXFORD, MA 01921

PROPERTY OWNER'S PHONE NUMBER: _____ PROPERTY OWNER'S E-MAIL RICHARD@ARROWP.COM
KATHY PENNA@comcast.net
RICHARD Cell 617-281-5338
Kathy Cell 617-281-5339
Home: 978-887-5296

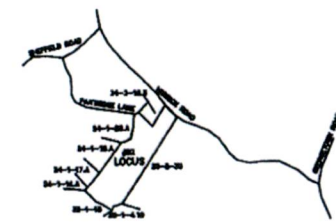
ZBA PERMIT PLAN
AT
32 PARTRIDGE LANE
IN
BOXFORD, MASSACHUSETTS

DRAWN:
ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC.
17 TUNNEY STREET - GEORGETOWN, MA 01833
PHONE: 978-352-7870 FAX: 978-352-9140
DRAWING FILE: **29004\32PARTRIDGE-ZBA.DWG**
JOB NO: **A1908-01** DATE: **MAY 18, 2022**

SITE DATA
ASSESSOR'S MAP 26, PARCEL 1-16 Z
DEED REF: BOOK 11184, PAGE 412
OWNER: **KATHY & EDWARD RICHIE**
32 PARTRIDGE LANE, BOXFORD, MASSACHUSETTS

I CERTIFY THAT THIS PLAN WAS PREPARED
UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST
OF MY KNOWLEDGE AND BELIEF, IT COMES IN
CONFORMITY WITH TECHNICAL, ETHICAL AND PROCEDURAL
STANDARDS FOR THE PRACTICE OF LAND SURVEYING
IN THE COMMONWEALTH OF MASSACHUSETTS.

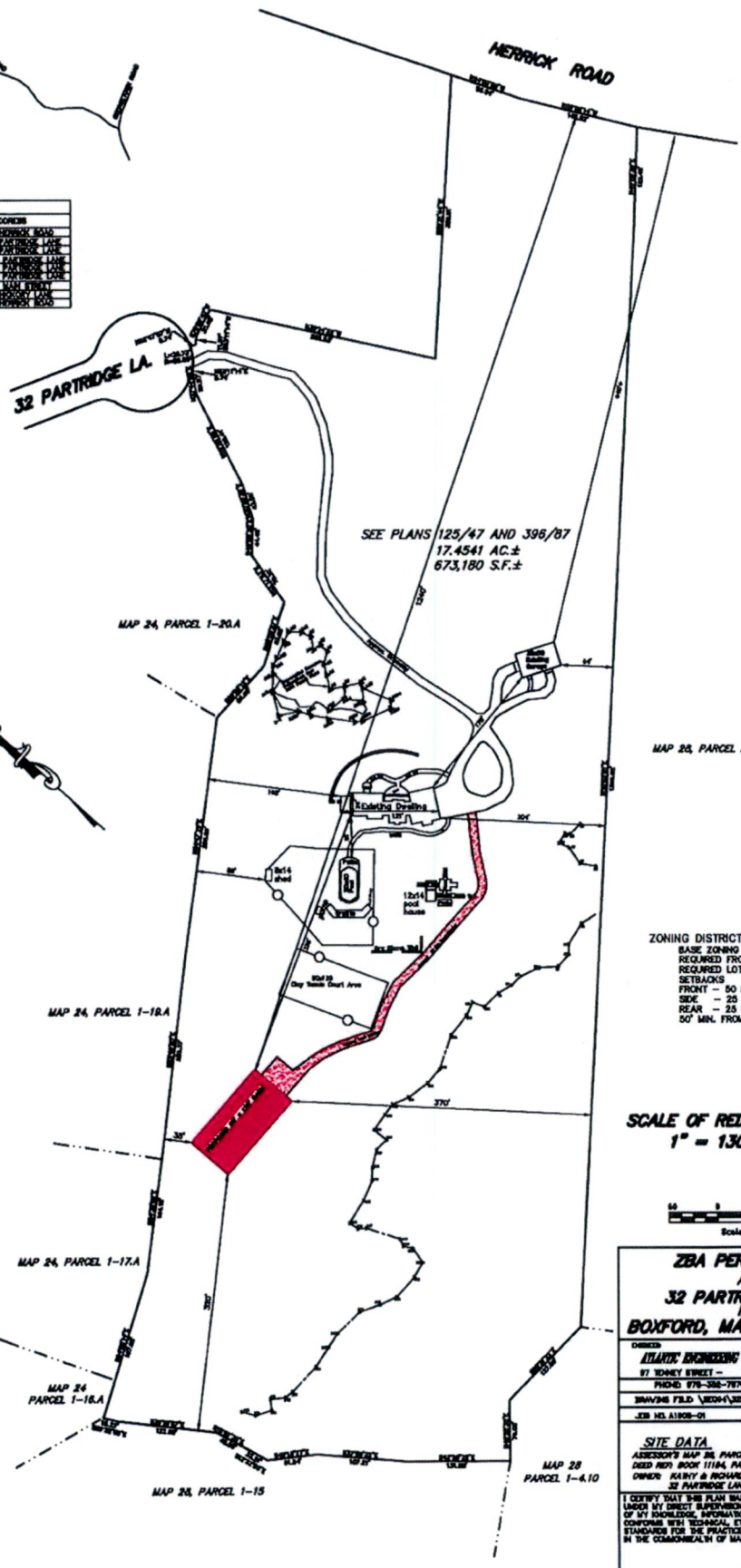


ADJUTER LIST		
MAP/PARCEL	NAME	ADDRESS
24-2-18.1	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.2	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.3	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.4	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.5	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.6	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.7	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.8	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.9	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.10	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.11	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.12	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.13	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.14	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.15	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.16	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.17	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.18	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.19	J. A. L. DUBOIS	80 BERRICK ROAD
24-2-18.20	J. A. L. DUBOIS	80 BERRICK ROAD

STRUCTURE AREAS

EXISTING GARAGE	1300
TRILLER	130
TRILLER	200
POOL & PATIO	1800
HOUSE	3048
WALLS	438
SHED	112
TOWNS COURT	7200
PROPOSED BARN	7200



SEE PLANS 125/47 AND 396/87
17.4541 AC.±
673,180 S.F.±

ZONING DISTRICT R-A
BASE ZONING INFORMATION
REQUIRED FRONTAGE = 250'
REQUIRED LOT WIDTH = 200' DIA.
SETBACKS
FRONT - 50 FT.
SIDE - 25 FT.
REAR - 25 FT.
50' MIN. FROM OTHER BUILDINGS

SCALE OF REDUCED PLAN
1" = 130'



**ZBA PERMIT PLAN
AT
32 PARTRIDGE LANE
IN
BOXFORD, MASSACHUSETTS**

OWNER:
ATLANTIC ENGINEERING & SURVEY CONSULTANTS INC.
87 WILSON STREET - GEORGETOWN, MA 01833
PHONE: 978-352-7970 FAX: 978-352-9940
394/245 FIELD, 1/2004-1/2004-2004-2004
JOB NO. A1008-01 DATE: MAY 18, 2002

SITE DATA
ASSESSOR'S MAP 24, PARCEL 1-18.1
DEED REF. BOOK 11184, PAGE 418
OWNER: JERRY & RICHARD POMA
32 PARTRIDGE LANE, BOXFORD, MASSACHUSETTS

I CERTIFY THAT THIS PLAN WAS PREPARED
UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST
OF MY KNOWLEDGE, INFORMATION AND BELIEF IT
CONFORMS WITH TECHNICAL, ETHICAL AND PROCEDURAL
STANDARDS FOR THE PRACTICE OF LAND SURVEYING
IN THE COMMONWEALTH OF MASSACHUSETTS.

[Signature]
JERRY S. POMA
REGISTERED LAND SURVEYOR

A New Barn Addition to the home of:

Richard and Kathy Penna

32 Partridge Lane, Boxford, MA 01921

Project # 21003

PERMIT SET

April 8, 2022



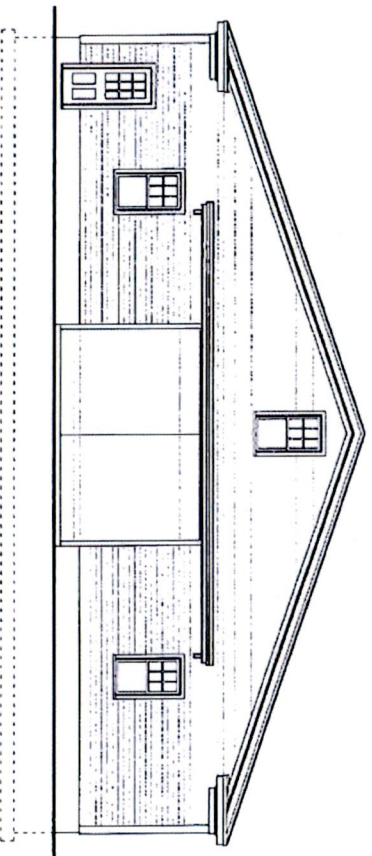
KEERY
design | LLC
437 Maritime Street
Newburyport, MA 01950
978.395.5710

CES
Construction Engineering Services
Structural Engineering
12 Pleasant Street
Newburyport, MA 01950
(978) 465-2216

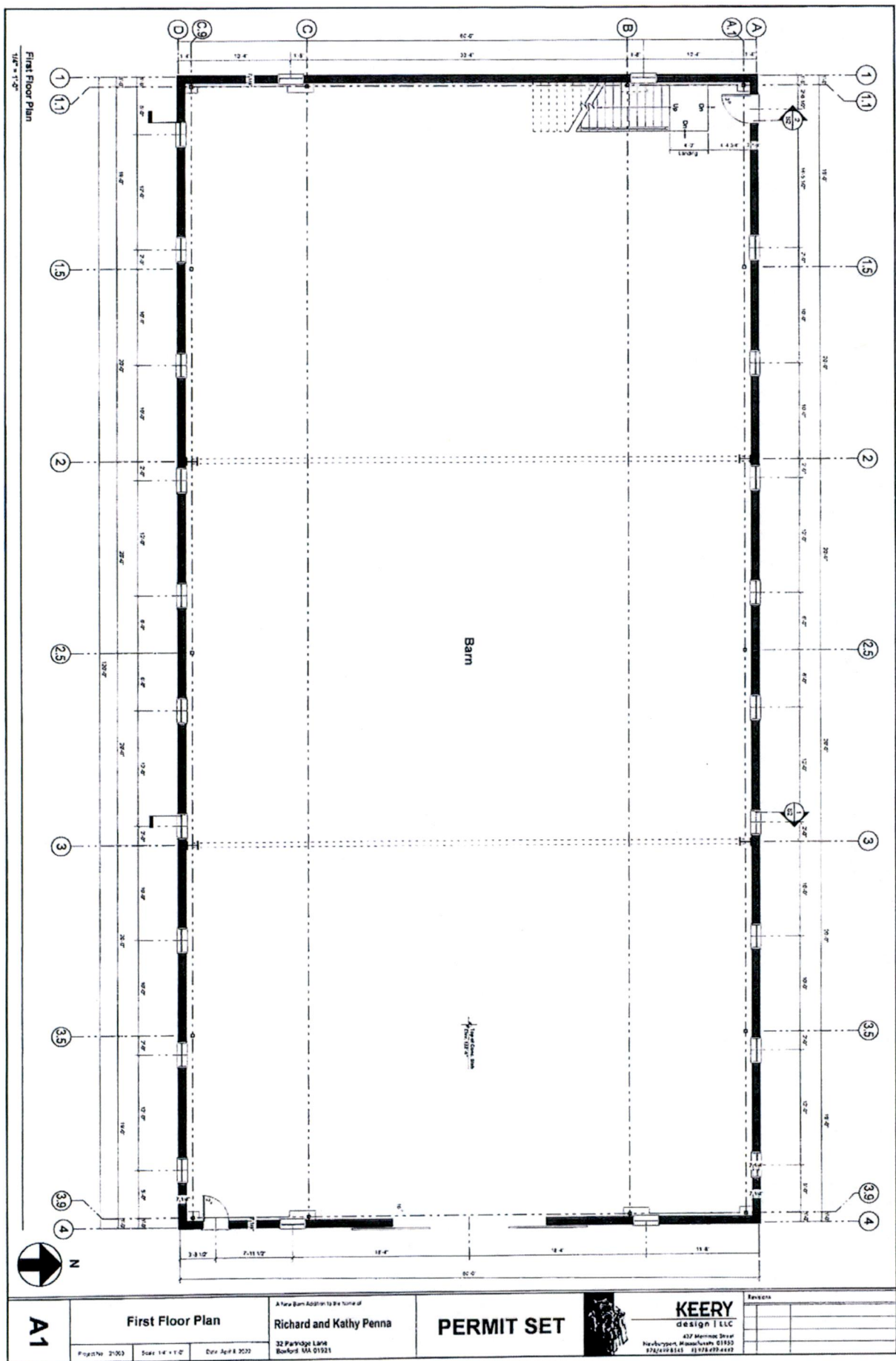
Bunker Building and Remodeling, LLC
General Contractor
6 Clarendon Street
Haverhill, MA 01832
978.521.5562

Drawing List

- Cover Sheet
- A1 First Floor Plan
- A2 Attic Floor Plan
- A3 Exterior Elevations, Window Schedule
- A4 Exterior Elevations
- S0 Foundation Plan
- S1 Roof/Attic Floor Framing Plan
- S2 Building Sections and Details
- S3 Foundation Details
- S4 Structural Steel Details
- S5 Corner Bracing Steel and Foundation Details
- S6 Wall Section and Framing Details
- S7 Ceiling Strapping Plan



Front View of New Barn



A1

First Floor Plan

Project No: 21003 Scale: 1/4" = 1'-0" Date: April 8, 2022

A New Barn Addition to the home of
 Richard and Kathy Penna
 32 Partridge Lane
 Rockford, MA 01551

PERMIT SET



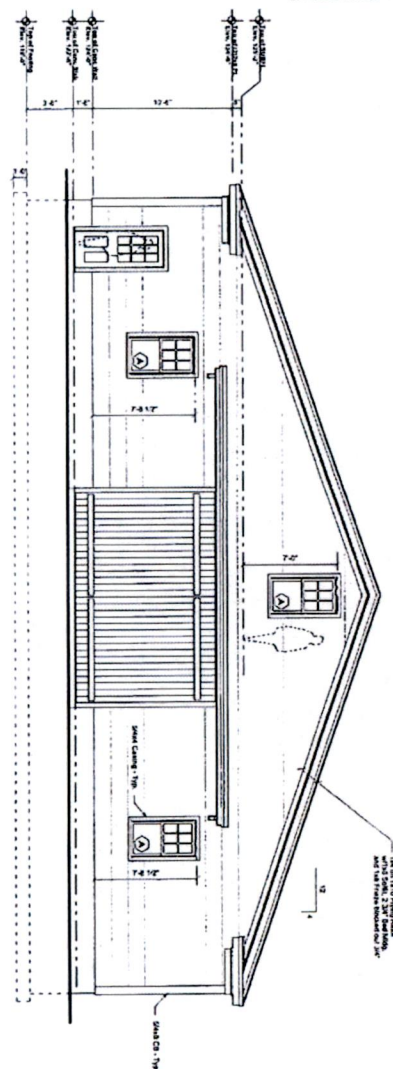
KEERY
 design LLC
 437 Main Street
 Newburyport, MA 01950
 978.462.8141 978.462.4442

Revisions

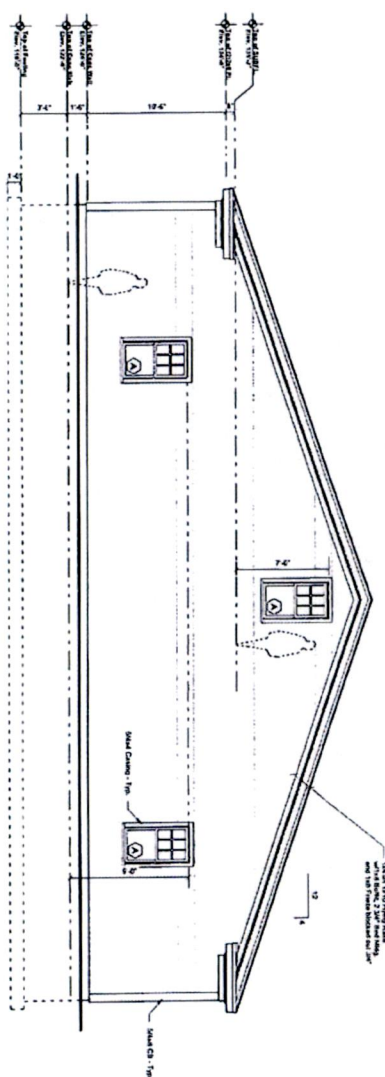
No.	Description

[illegible]

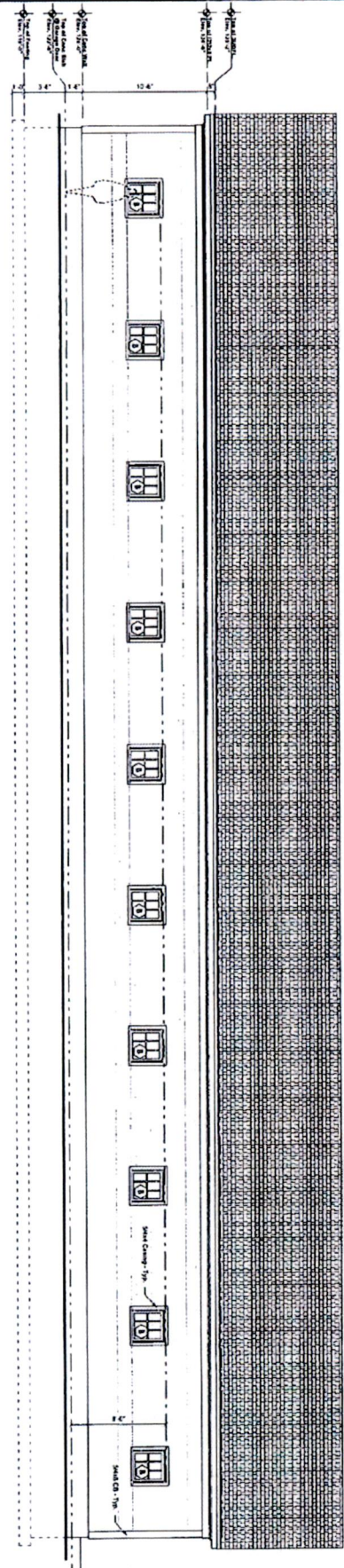
1. Answer each to be 400 Series Lower-Cd Class only/yr.
2. Estimate Cost of All Units in the system.
3. All vendors must be the same.
4. Full Details - Cost to the whole.
5. Provide required glass as required by local.
6. Estimate of cost to be provided within.
7. Full Details - Cost to the whole.
8. Full Details - Cost to the whole.



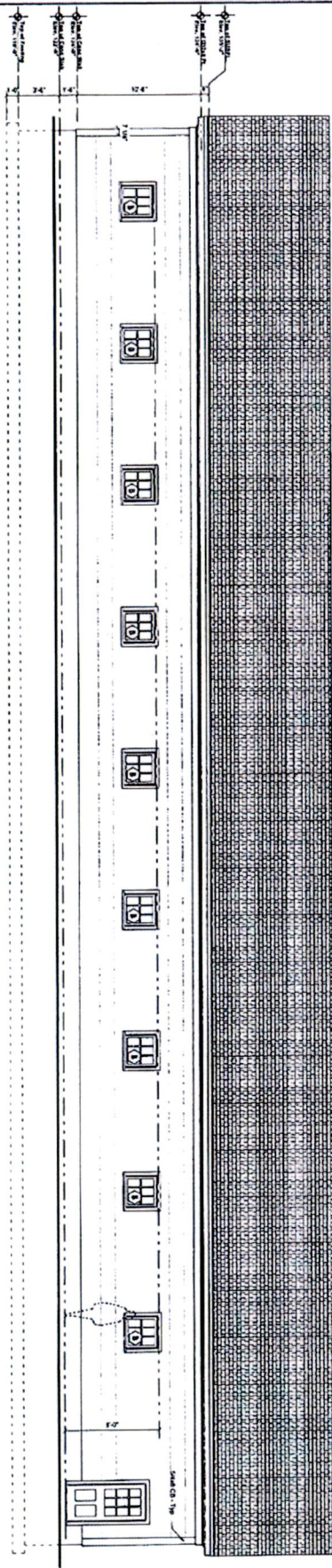
East Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"



North Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"

A4

Elevations

Project No. 21063

Scale 1/8" = 1'-0"

Date April 8, 2022

A New Barn Addition to the Home of
Richard and Kathy Penna
32 Partridge Lane
Bellingham, MA 01921

PERMIT SET



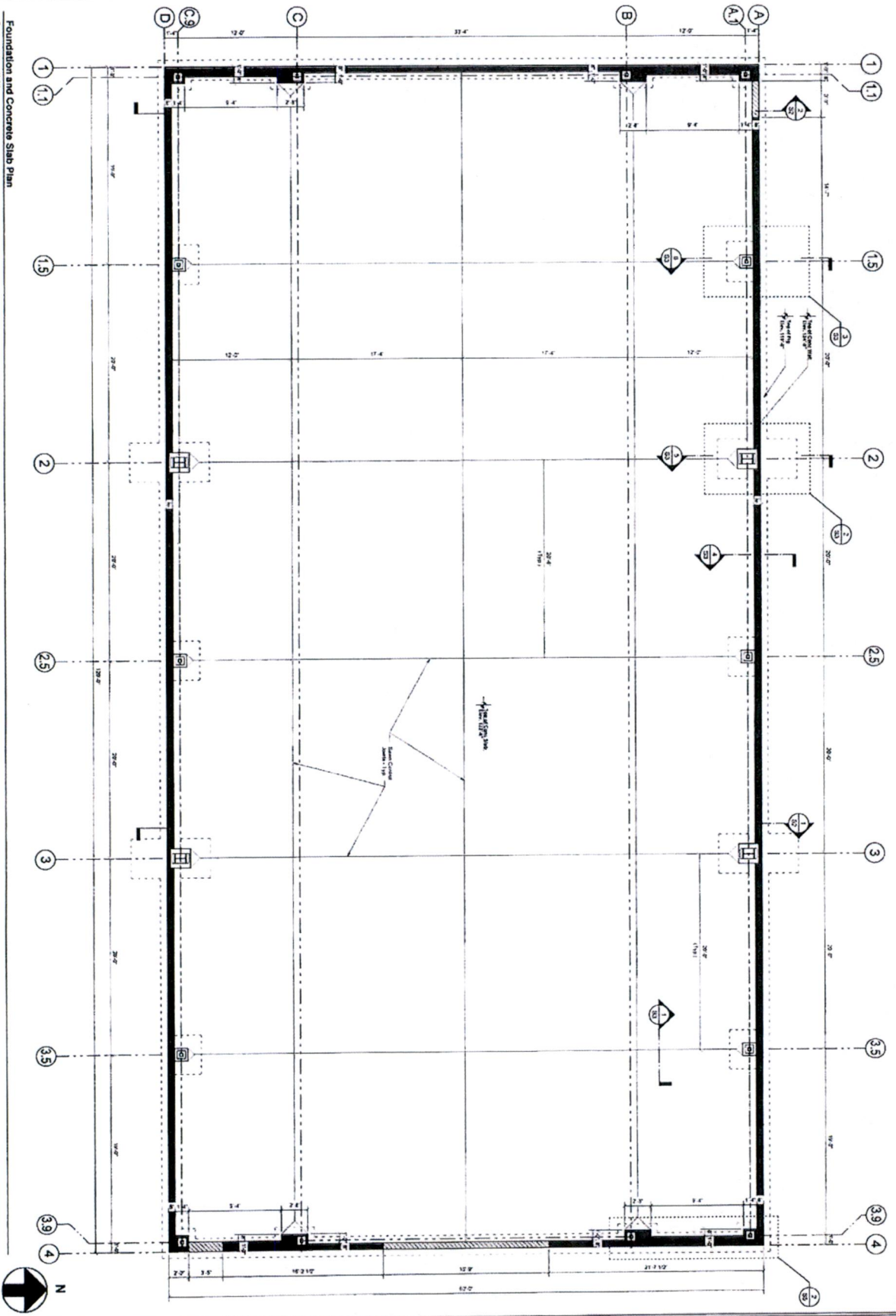
KEERY
design | LLC

437 Main Street
Haverhill, Massachusetts 01830
978/699-6663

Revisions

No.	Description

Foundation and Concrete Slab Plan
Scale: 1/4" = 1'-0"



SO

Foundation/Slab Plan
w/Construction Joint Layout

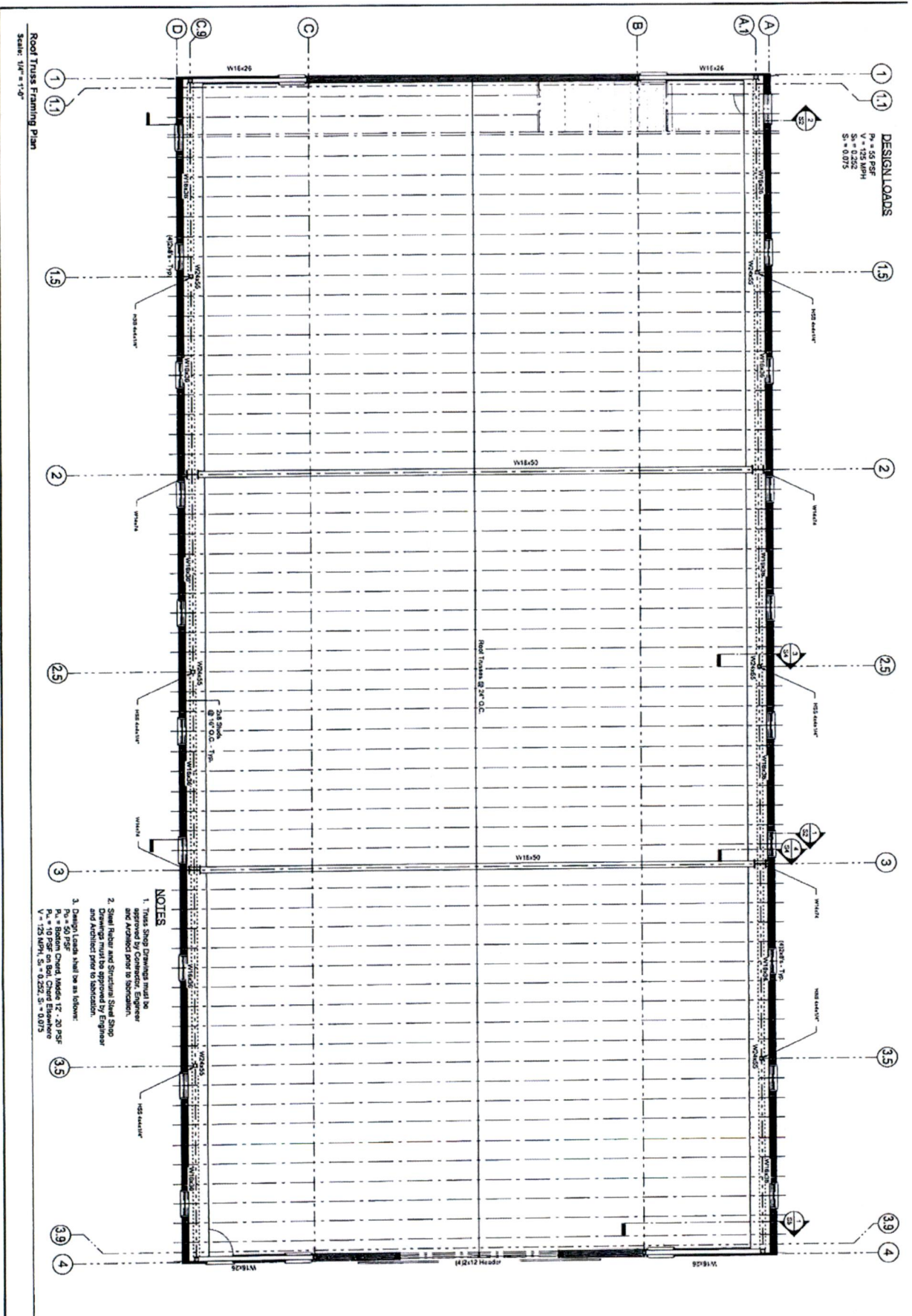
A New Slab Addition to the Home of
Richard and Kathy Penna
32 Partridge Lane
Burlington, MA 01821

PERMIT SET



KEERY
design LLC
637 Main Street
Burlington, Massachusetts 01821
978/699-0141 978/699-0142

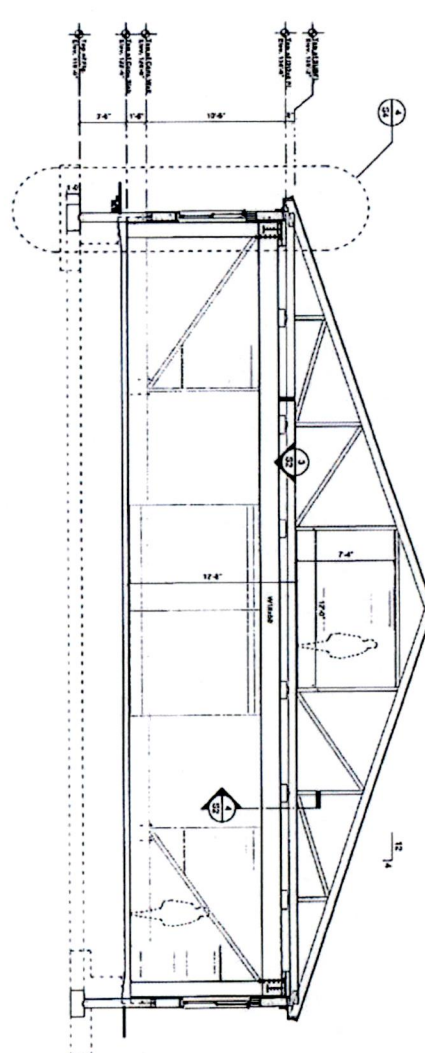
Revisions



Roof Truss Framing Plan
Scale: 1/4" = 1'-0"

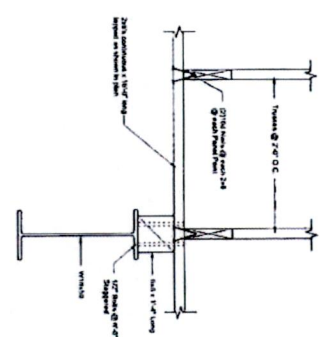
DESIGN LOADS
D = 50 PSF
S = 125 PSF
S = 0.075
S = 0.075

NOTES
1. Shop drawings must be approved by Contractor, Engineer and Architect prior to fabrication.
2. Steel fabricator and Structural Steel Shop drawings must be approved by Engineer and Architect prior to fabrication.
3. Design loads shall be as follows:
Pu = 50 PSF
Pu = 10 PSF on top chord members
V = 125 PSF, S = 0.075, S = 0.075

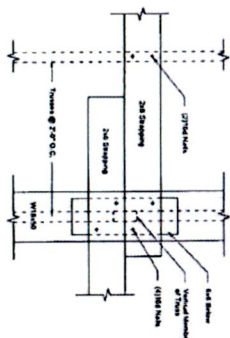


1 Building Section
1/2" = 1'-0"

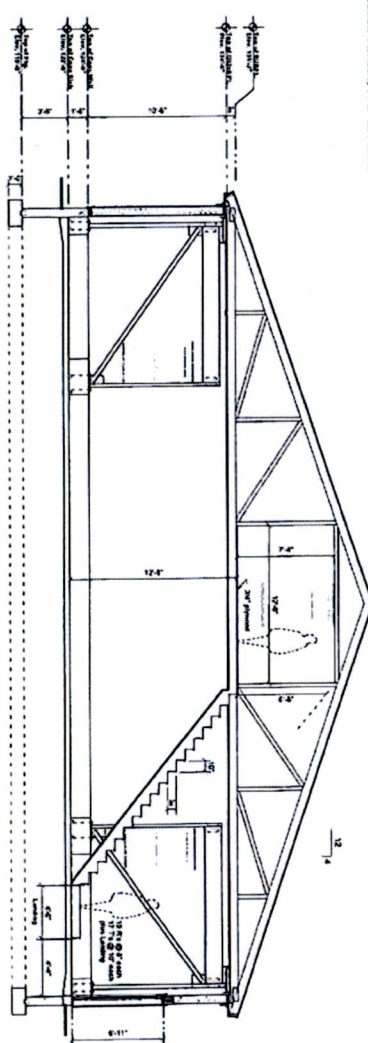
Design Loads for Trusses:
 TC, 38.5 PSF
 BC, 20 PSF @ Center Line (12'-1" wide)
 20 PSF wherever a rectangle 3'-6" high x 2'-0" wide
 can fit between members, 0 PSF elsewhere.



4 Detail Section @ W18x50 Ceiling Connection
1/2" = 1'-0"



3 Plan Detail @ W18x50 Ceiling Connection
1/2" = 1'-0"



2 Building Section @ Stairway
1/2" = 1'-0"

S2

Building Sections and Details
 Project No. 21003 Scale AS NOTED Date April 8, 2022

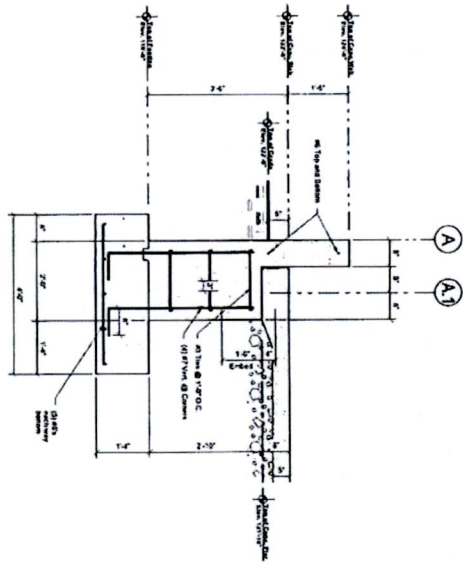
A Charge Section is the Name of
Richard and Kathy Penna
 32 Passage Lane
 Boxford, MA 01901

PERMIT SET

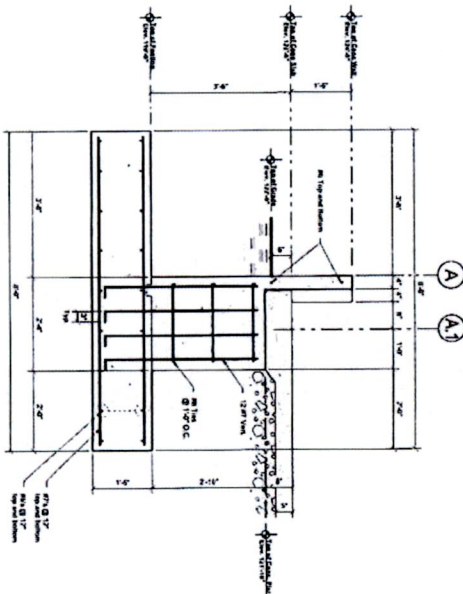


KEERY design LLC
 637 Main Street
 Northampton, Massachusetts 01060
 413/457-9325 F 413/457-4442

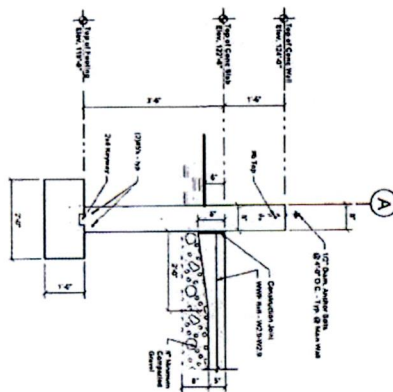
Revision	



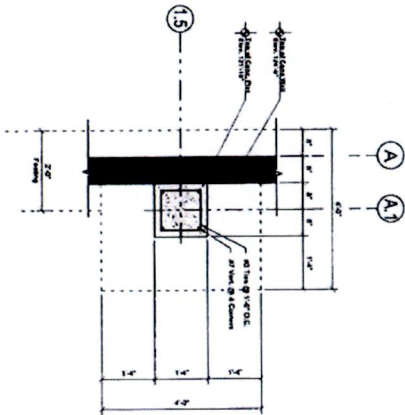
6 Detail Section @ HSS 4x4x1/4 Foundation Pier
Scale = 1/4" = 1'-0"



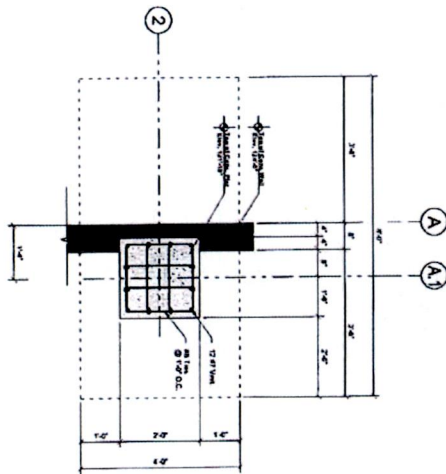
5 Detail Section @ W14x74 Foundation Pier
Scale = 1/4" = 1'-0"



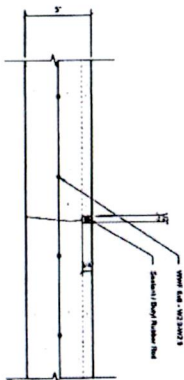
4 Section Through Typ. Foundation Wall
Scale = 1/4" = 1'-0"



3 Plan Detail @ HSS 4x4x1/4
Scale = 1/4" = 1'-0"



2 Plan Detail @ W14x74
Scale = 1/4" = 1'-0"



1 Detail Section @ Construction Joint
Scale = 1/4" = 1'-0"

- NOTES**
1. All concrete shall have 28-day compressive strength placed with a maximum 5' slump.
 2. Subgrade of footing shall be thoroughly compacted with vibratory equipment.

S3

Foundation Details

Project No. 21002 Scale AS NOTED Date April 8, 2022

A New Sun Address to the home of
Richard and Kathy Penna

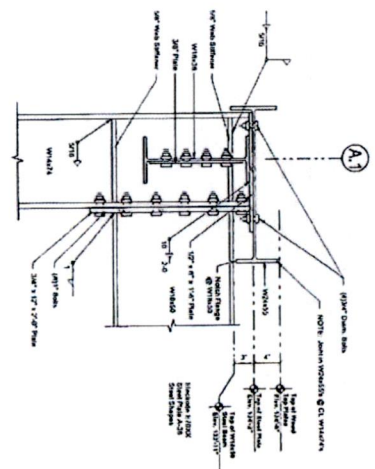
32 Parkside Lane
Bordentown, NJ 08005

PERMIT SET

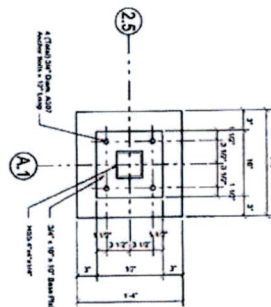
KEERY
design LLC

427 W. 1st Street
Hartford, Connecticut 06102
860/426-1111

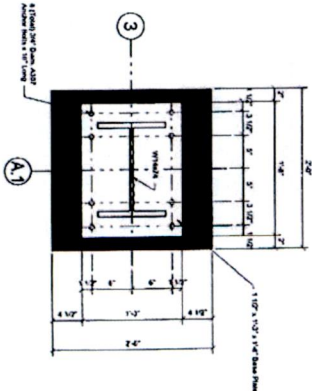
Revisions



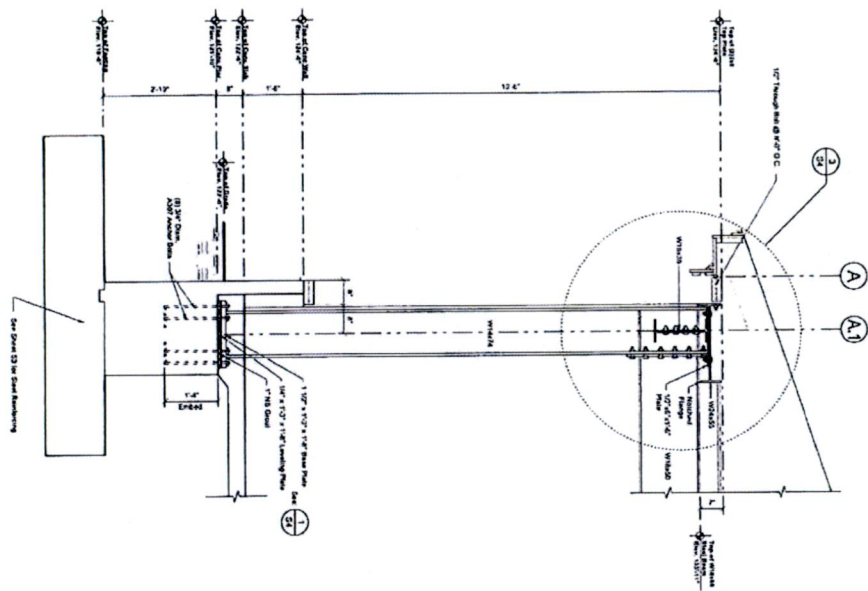
3 Detail of W14x74 / W18x50 Connection
1/2" = 1'-0"



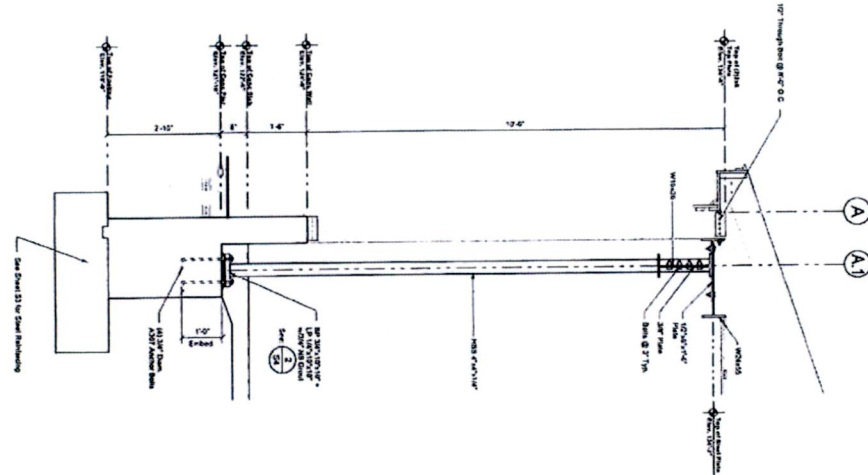
2 Detail of Steel Base Plate @ HSS 4x4
1/2" = 1'-0"



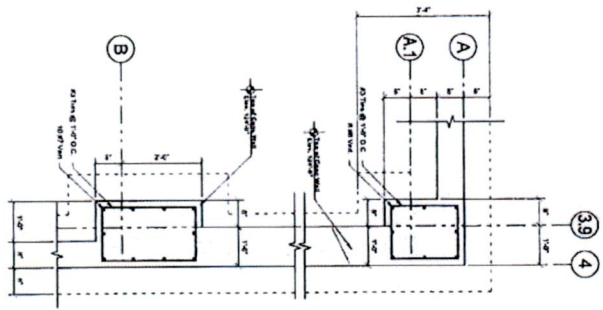
1 Detail of Steel Base Plate @ W14x74
1/2" = 1'-0"



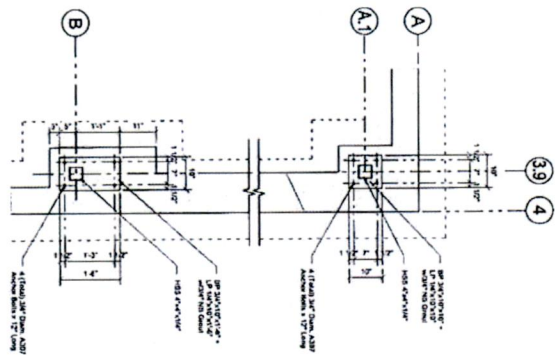
4 Detail Section @ W14x74
3/4" = 1'-0"



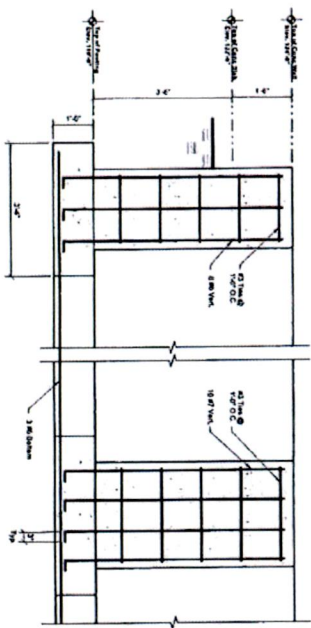
3 Detail Section @ HSS 4x4
3/4" = 1'-0"



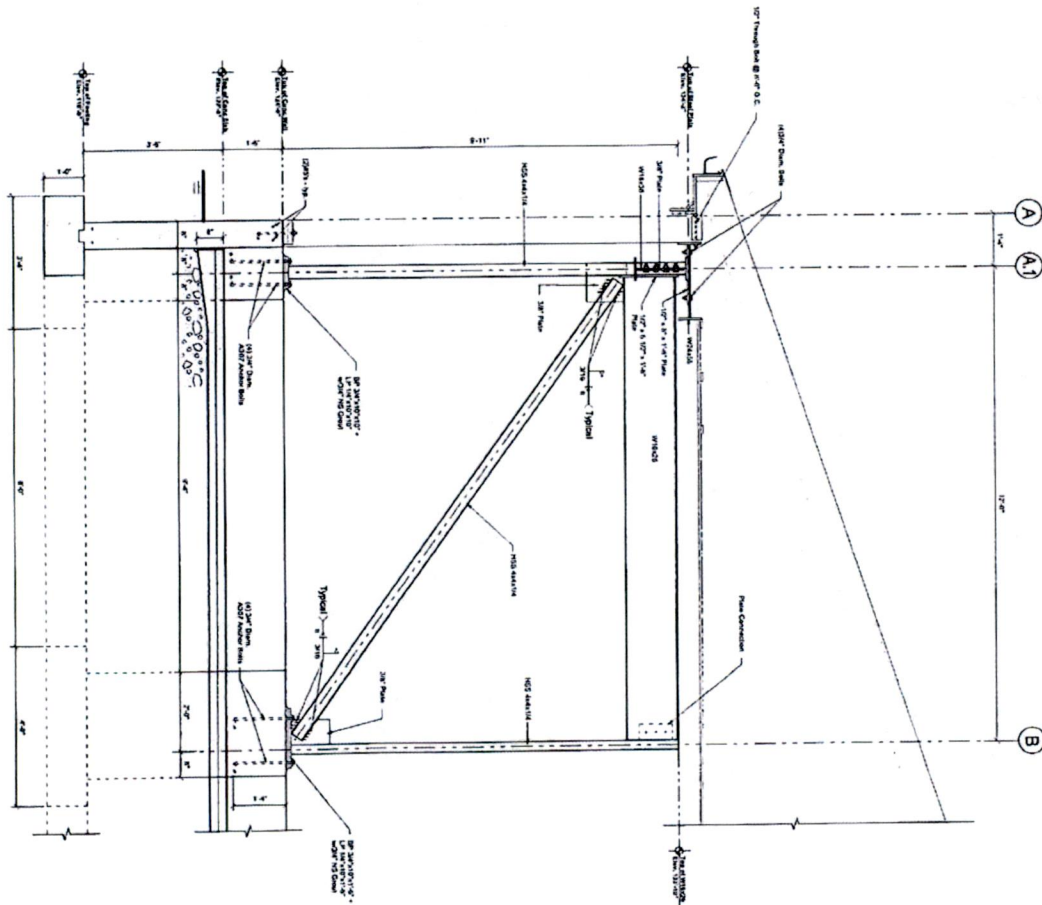
2 Reinforcing Plan Detail
@ Corner Brace Foundation
3/4" = 1'-0"



2A Base Plate Detail
@ Corner Brace Foundation
3/4" = 1'-0"



3 Foundation Reinforcing Detail @ Corner Brace Foundation
3/4" = 1'-0"



1 Detail Section/Elevation @ Corner Bracing
3/4" = 1'-0"

S5

Corner Bracing Steel
and Foundation Details

A True Bar Access to the Name of
Richard and Kathy Penna
32 Parkside Lane
Burlington, MA 01803

PERMIT SET

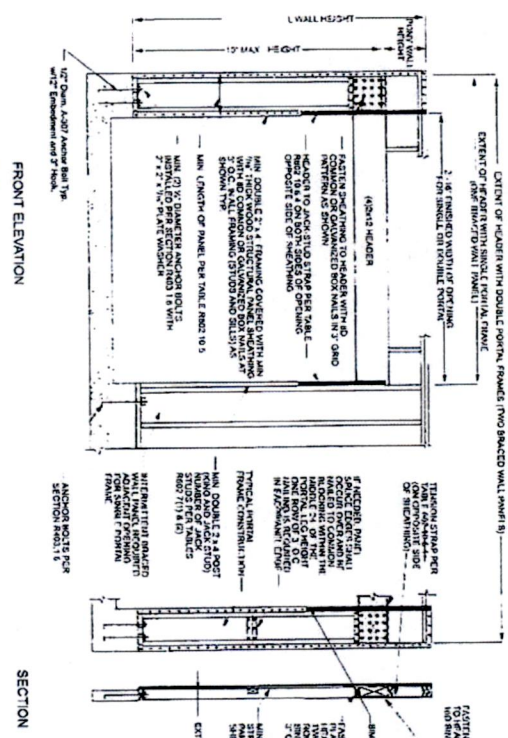
KEERY
design LLC
227 Main Street
Haverhill, MA 01830
978/451-1111 F 978/451-1112

Revisions

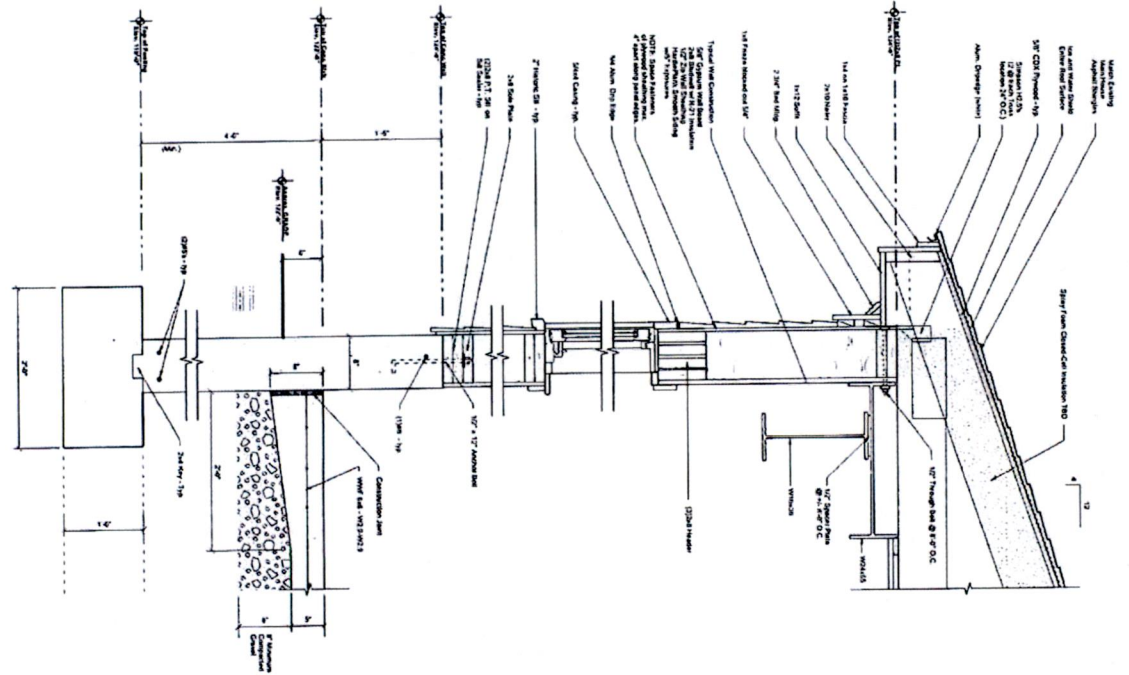
No.	Description	Date

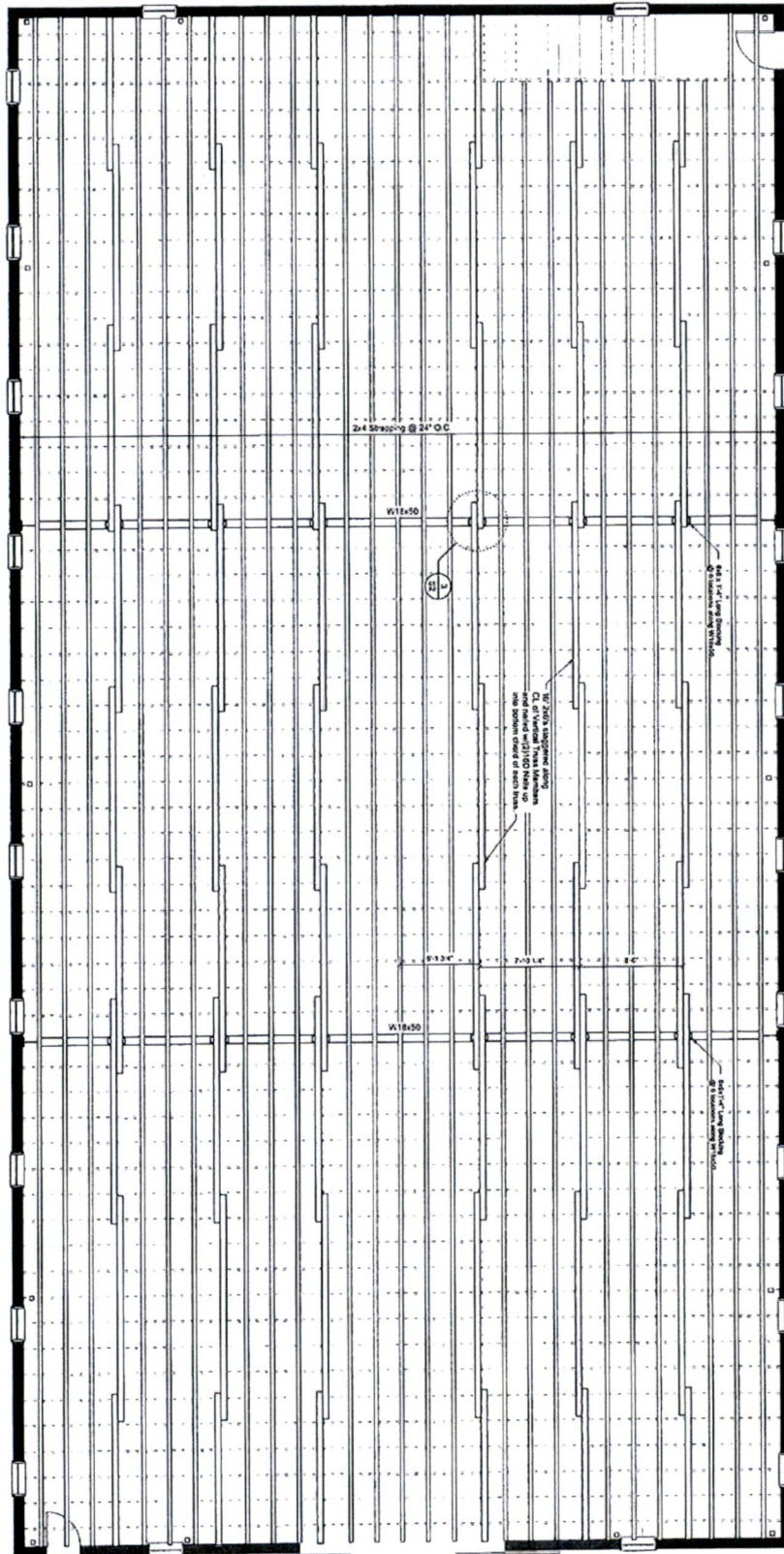
2 Portal Frame Details
(Not to Scale)

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.



1 Wall Section
1 1/2" = 1'-0"





S7

Ceiling Strapping Plan

Project No. 21001 Scale: 1/4" = 1'-0" Date: April 8, 2022

A new Barn Addition to the home of
Richard and Kathy Penna

32 Partridge Lane
Bedford, MA 01821

PERMIT SET



KEERY
design | LLC

437 Main Street
Haverhill, Massachusetts 01830
978/437-8200 978/437-8200

Revisions

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 _____

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:

CONSTRUCT A 60 ft x 120 ft. BARN.

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

ARTICLE V § 196-13. (h)

Garage space for more than three automobiles.

Does the property, structure and/or use conform to the current Zoning Bylaw? NO

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

Use - Garage space for more than three automobiles.

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

DATE LOT WAS CREATED: DEC. 1972 DATE STRUCTURE WAS BUILT: FEB. 15, 1973

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

[BOOK 11184 PAGE 412] 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)

$$21 \times \$7.38 = 154.98$$

Number of Surrounding Towns & MVPC

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

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

$$21 \times \$0.58 = 12.18$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\$ 233.58$$

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 KATHY PENNA
Mailing/Street Address 32 PARTRIDGE LANE
City/Town BOXFORD State MA Zip Code 01921
Daytime phone number 617-281-5339
Evening phone number 978-887-5296

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

Kathy C. Penna
Signature

4/20/22
Date

28-01-16.2 - 32 PARTRIDGE LN, BOXFORD ABUTTERS LIST
ZONING BOARD OF APPEALS 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/T
24-01-16-A	19C PARTRIDGE LN	GRADY, RYAN		19C PARTRIDGE LN	BOXFORD
24-01-17-A	19B PARTRIDGE LN	DAMBROSIO WILLIAM R		19 B PARTRIDGE LN	BOXFORD
24-01-18	23 PARTRIDGE LN	TZORTZIS CONSTANTINE DEAN	CONSTANCE A DAMBROSI	23 PARTRIDGE LN	BOXFORD
24-01-19-A	19A PARTRIDGE LN	REIMOLD MARK TE	TZORTZIS JILL W	19A PARTRIDGE LN	BOXFORD
24-01-20-A	29 PARTRIDGE LN	KETTNER DAVID M TR	REIMOLD JENNIFER	29 PARTRIDGE LN	BOXFORD
24-02-06	30 PARTRIDGE LN	FLYNN ANN MARIE	KETTNER CAROLINE L TR	30 PARTRIDGE LN	BOXFORD
24-02-07	26 PARTRIDGE LN	DEMARCO JOSEPH		26 PARTRIDGE LN	BOXFORD
24-02-15	60 HERRICK RD	BRANDT BENJAMIN M	BRANDT KAREN A	60 HERRICK RD	BOXFORD
24-02-16-3	52 HERRICK RD	DINISMAN J & L A TR	52 HERRICK RD NOM TR	52 HERRICK RD	BOXFORD
24-04-09-3	HERRICK RD	NEW ENGLAND FORESTRY	FOUNDATION	85 NEWBURY ST	BOSTON
24-04-10	40 HERRICK RD	CONROY ROBERT W TE	LOIS CONROY	40 HERRICK RD	BOXFORD
24-04-11	55 HERRICK RD	GEMME ERIC A	GEMME LARISSA ANNE CALKA	55 HERRICK RD	BOXFORD
24-04-25	41 HERRICK RD	COOPER HARVEY S & MARSHA D TRS	COOPER FAMILY TRUST	41 HERRICK RD	BOXFORD
24-04-48	53 HERRICK RD	QUENZEL KEITH	QUENZEL JUDITH S	53 HERRICK RD	BOXFORD
28-01-04-10	55 HICKORY LN	CAMPBELL TONY LINH	CAMPBELL BERNADETT	55 HICKORY LN	BOXFORD
28-01-04-11	53 HICKORY LN	HOGAN LAWRENCE M TE	HOGAN DEBRA L	53 HICKORY LN	BOXFORD
28-01-15	MAIN ST OFF	NOYES ALERSON E	C/O NOYES PROPERTY MANAGEMENT LLC	PO BOX 74	BOXFORD
28-01-16-2	32 PARTRIDGE LN	PENNA KATHY C TE	PENNA RICHARD C	32 PARTRIDGE LN	BOXFORD
28-02-16-1	HERRICK RD	DORMAN WILLIAM E ETA		P.O. BOX 685	NEW CASTLE
28-02-16-2	38 HERRICK RD	NIERENBERG ALBERT A	NIERENBERG CATHERINE	38 HERRICK RD	BOXFORD
28-02-35	42 HERRICK RD	ONTELL JEFFREY L	ONTELL KAREN A	42 HERRICK RD	BOXFORD

CERTIFIED COPY
05/16/2022

Heather Thigault

COOPER HARVEY S & MARSHA D TRS
COOPER FAMILY TRUST
41 HERRICK RD
BOXFORD, MA 01921

NOYES ALERSON E
C/O NOYES PROPERTY MANAGEMENT LLC
PO BOX 74
BOXFORD, MA 01921

QUENZEL KEITH
QUENZEL JUDITH S
53 HERRICK RD
BOXFORD, MA 01921

DEMARCO JOSEPH
26 PARTRIDGE LN
BOXFORD, MA 01921

BRANDT BENJAMIN M
BRANDT KAREN A
60 HERRICK RD
BOXFORD, MA 01921

DINISMAN J & L A TR
52 HERRICK RD NOM TR
52 HERRICK RD
BOXFORD, MA 01921

GEMME ERIC A
GEMME LARISSA ANNE CALKA
55 HERRICK RD
BOXFORD, MA 01921

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BOXFORD, MA 01921

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ONTELL KAREN A
42 HERRICK RD
BOXFORD, MA 01921

REIMOLD MARK TE
REIMOLD JENNIFER
19A PARTRIDGE LN
BOXFORD, MA 01921

DORMAN WILLIAM E ETA
P.O. BOX 685
NEW CASTLE, NH 03854

NEW ENGLAND FORESTRY
FOUNDATION
85 NEWBURY ST
BOSTON, MA 02116

WE, KEVIN P. COSTELLO and CAROL D. COSTELLO

of BOXFORD,

BSGEEK

County, Massachusetts.

BK 11184 PAGE 412

~~Indorsement~~ for consideration paid, and in full consideration of

FOUR HUNDRED NINETY-TWO THOUSAND FIVE HUNDRED AND 00/100 (\$492,500.00) DOLLARS.

KATHY C. PENNA and RICHARD C. PENNA, HUSBAND and WIFE, AS TENANTS BY THE ENTIRETY
of 50 PARTALDGE LANE, ROSFORD, ESSEX COUNTY, MA with quiet enjoyment

the land in said Boxford with the buildings thereon, on the Southwesterly side of Herrick Road, being shown on "Plan of Land in Boxford prepared for Norman L. Turner, Robert B. Parkhurst, Surveyors, and John B. Doherty, Esq., Boxford, Mass., December 1972", duly recorded in Essex South District Registry of Deeds, Plan Book 125, Plan 47, being the premises conveyed to Norman L. Turner et ux by deed of William E. Dorman, dated February 15, 1973, and recorded in said Registry Book 5950, Page 225. This parcel is conveyed subject to the restrictions and provisions set forth with particularity in said Deed.

There is excepted from the above described premises that portion thereof conveyed to Jossaf Dinisman et ux, by deed dated October 15, 1975, and recorded in said Registry Book 6188, Page 454. Said parcel is shown as Lot A on "Plan of Land in Boxford, property of Norman Turner, August 21, 1975, Essex Survey Service, Inc.", duly recorded in said Registry as Plan #392 of 1975.

Also conveyed hereby is the easement for the construction, repair and maintenance of electric and telephone lines which Norman L. Turner et ux reserved to themselves in said Dinisman deed.

Also conveyed hereby is Lot 11-B as shown on "Plan of Land in Boxford, property of George E. Bartlett, Tr., September 25, 1975, Essex Survey Service, Inc.", duly recorded in said Registry as Plan #114 of 1975, and being the same premises conveyed to Norman L. Turner et ux by George E. Bartlett, Trustee of Bartlett Realty Trust, dated October 29, 1975, and recorded in said Registry, Book 6193, Page 509.

For our title see deed of Nicholas B. Minton et ux, dated September 27, 1982, recorded with said Registry of Deeds, Book 6994, Page 465.

CANCELLED

TAX	2245.80
CASH	2245.30

EXPENSE TAX	1968400 11:37

2025年12月15日

000253

Witnessed OUR hands and seals this 16TH day of MARCH, 1922

James F. Costello James F. Costello	James F. Costello James F. Costello
---	---

The Criminality of Massachusetts

ESSEX 33.

16 MARCH 19 92

Then personally appeared the above named KEVIN P. COSTELLO and CAROL D. COSTELLO and acknowledged the foregoing instrument to be THEIR free act and deed before me

Michael M. McArdle Notary Public — Justice of the Peace

My commission expires April 20 1995

(*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 128 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantor and a recital of the amount of the full consideration thereof in dollars as the nature of the other consideration, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.



Photo 1: Standing on our existing driveway looking SW along tree line and proposed driveway.

Photo 2
Standing at first turn of proposed driveway, looking West down proposed driveway and treeline.



Photo 2: Standing at first turn of proposed driveway, looking West down proposed driveway and treeline.

Photo 3:
Standing just East of corner of stone wall looking SW along proposed driveway.



Photo 3: Standing just East of
corner of stone wall,
looking SW along proposed
driveway.

Tennis court fence.

KATHY PENNA - KAT PENNA @ COMCAST.NET &
"kathypenna@gmail.com" - kathypenna@gmail.com, kat.penna - kat.penna@comcast.net
Penna 17-01-1

Photo 4:
Standing North of (inside corner) stone wall, looking SW onto proposed driveway



Photo 4: Standing North of
(inside corner) stone wall,
looking SW onto
proposed driveway.

Photo 5:
Looking West along tree line and tennis court fence and proposed driveway



Photo 5: Looking West along tree line and tennis court fence and proposed driveway.

NE corner of barn

Kathy Peters - claspere@gmail.com
"claspere" is a service of net - claspere (claspere.com) (by the way)



Photo 6: Standing at SE corner of barn, looking North along front face of barn to NE corner of barn.

SW corner of barn.
(person standing there.)

Kathy Perry - dslperry@gmail.com
Kathy Perry - dslperry@gmail.com
(No Subject)

Photo 7: Standing at SE corner of barn, looking West to SW corner of barn.

Photo 7: Standing at SE corner of barn, looking West to SW corner of barn.



Photo 7: Standing at SE corner of barn, looking West to SW corner of barn.

SW corner of
barn.

NW corner
of barn.



Photo 8: Standing at NE corner of
barn, looking West to
NW corner of barn.
SW corner of barn can
also be seen.