

**TOWN OF BOXFORD
ZONING BOARD OF APPEALS**

Time Stamp by Town
Clerk's Office

BOXFORD TOWN CLERK
APR 22 2024 PM 1:28

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

APPLICATION FOR:

- ☒ SPECIAL PERMIT/APEAL 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

Peter J. Delaney 4-22-24
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

CYNTHIA G SOUCY REVOCABLE TRUST

PROPERTY OWNER'S NAME CYNTHIA G SOUCY & PAUL K. SOUCY, TRUSTEES.

PROPERTY ADDRESS 65B SPOFFORD RD. MAP/BLOCK/LOT 14/2/31

PO BOX 194
PROPERTY OWNER'S MAILING ADDRESS BOXFORD, MA. 01921

PROPERTY OWNER'S PHONE NUMBER: _____ PROPERTY OWNER'S E-MAIL pksoocy@comcast.net.
978-807-1905

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BOXFORD, MA. 01921

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978-807-1905

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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 3/4" = 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 CYNTHIA G. SOUCY REVOCABLE TRUST.

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

APPLICANTS MAILING ADDRESS PO BOX 194 BOXFORD, MA. 01921

APPLICANT'S PHONE NUMBER: ⁽⁹⁷⁸⁾ 807-1905 APPLICANT'S E-MAIL pkSoucy@comcast.net.

OWNER AUTHORIZATION

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

Paul I. Soucy 4/15/24
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:

CONSTRUCTION OF ANCILLARY OUTBUILDING - BARN NOT
HOUSING ANIMALS

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

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.) GARAGE SPACE

EXCEEDING THREE VEHICLES (44)

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

DATE LOT WAS CREATED: JUNE 1993 DATE STRUCTURE WAS BUILT: 6/1/94

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

[BOOK 12296 PAGE 134] 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)

$$\underline{12} \times \$8.53 = \underline{102.36}$$

Number of Surrounding Towns & MVPC

$$9 \times \$8.53 = \underline{\$72.90}$$
$$\underline{\$76.77}$$

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

$$\underline{12} \times \$0.63 = \underline{7.56}$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\underline{\$186.69}$$

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

14-2-31, 65B SPOFFORD ROAD, BOXFORD MA ABUTTERS LIST
ZONING BOARD OF APPEALS, 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner Cti
14-02-27	72 SPOFFORD RD	THOMSON DAVID F		P.O. BOX 172	BOXFORD
14-02-28	68 SPOFFORD RD	KOSTER EILEEN J	RICHARD KOSTER	68 SPOFFORD RD	BOXFORD
14-02-29	64 SPOFFORD RD	SAGINOR STUART J	SAGINOR SHERI LAIR	64 SPOFFORD RD	BOXFORD
14-02-30	56 SPOFFORD RD	BRIGHTT BIRAN W	BRIGHTT CATLIN M	56 SPOFFORD RD	BOXFORD
14-02-31	65B SPOFFORD RD	SOUKY CYNTHIA G. AND SOUCY PAUL K. TR	CYNTHIA G SOUCY REVOCABLE TRUST	65B SPOFFORD RD	BOXFORD
14-02-31-1	65A SPOFFORD RD	BRENDA AND ROBERT SLOANE TRUST		65A SPOFFORD RD	BOXFORD
14-02-31-4	69B SPOFFORD RD	JAMESON ROBERT J TE	JAMESON KATHLEEN L	69B SPOFFORD RD	BOXFORD
14-02-31-5	69A SPOFFORD RD	HAGAN JAMES M	HAGAN CORNELIA L	69A SPOFFORD RD	BOXFORD
15-01-05	47 SPOFFORD RD	ERKSON EDWARD C JT	MARSHA M ERIKSON	47 SPOFFORD RD	BOXFORD
15-01-06	55 SPOFFORD RD	ALM ERIK D TR	ALM IRREVOCABLE TRUST	55 SPOFFORD RD	BOXFORD
15-01-07	59 SPOFFORD RD	SCHNEIDERMAN ARTHUR M TR	SCHNEIDERMAN ELIZABETH G TR	59 SPOFFORD RD	BOXFORD
19-03-28	7 SPOFFORD RD	TOWN OF BOXFORD		7 SPOFFORD RD	BOXFORD

✓

B.12379
P. 224

B.12697
P. 282

1993120800005 Bk:12296 Pg:134
12/08/1993 8:11:00 DEED Pg 1/4

QUITCLAIM DEED

I, PAULA H. BRIGGS of Boxford, Essex County, Massachusetts for consideration of One Hundred Seventy Five Thousand (\$175,000.00) Dollars paid grant to Paul K. Soucy and Cynthia Soucy Husband and Wife as Tenants by the Entirety of 65R Spofford Road, Boxford, Massachusetts with Quitclaim Covenants a certain parcel of land with any buildings thereon situated in Boxford and partly in Georgetown, Essex County, Massachusetts being shown as "Lot 5" on plan entitled "Plan of Land for Map 1, Plot 18, located in Georgetown, Massachusetts and Map 14, Block 2, Parcel 31, located in Boxford, Massachusetts for Paula H. Briggs" dated June, 1993 by Gregsak Engineering, Inc. recorded herewith being more particularly bounded and described as follows:

Beginning at the Southerly corner of Lot 4 by Spofford Road and running South Easterly by Spofford Road 52.50 feet to Lot 6; thence running

NORTHEASTERLY and EASTERLY: by Lot 6 on several courses 577.27 Feet to a point in a stonewall; thence running

SOUTHEASTERLY and SOUTHERLY: along said stone wall by said Lot 6 and land of undesignated owner 520.01 to a corner in said stone wall; thence running

NORTHEASTERLY and NORTHWESTERLY: along said stone wall 2,058.57 feet to another corner in said stone wall; thence running

SOUTHWESTERLY: by said stone wall and land of undesignated owner, 270.06 Feet to Lot 2; thence running

SOUTHEASTERLY: by Lot 2 and Lot 3 a distance of 747.75 Feet to a point; thence running

SOUTHERLY: by said Lot 3 a distance of 110.24 feet to a corner in another stonewall; thence running

WESTERLY: still by Lot 3 a distance of 289.35 Feet to Lot 4; thence running

SOUTHERLY and SOUTHWESTERLY: by Lot 4 a distance of 640.30 Feet to Spofford Road and the point of beginning,

Containing 15.50 acres, all as shown on said plan.

This conveyance is subject to and with the benefit of a common driveway covenant recorded just prior hereto.

No structure, whether residence, appurtenant building, or other improvement shall be constructed or maintained on the lot and no alteration to the exterior of a structure or addition thereto, shall be made, unless plans, specifications and showing the minimum living space to be 2800 square feet // exterior design, height, building material and color scheme thereof, the location of the structure plotted horizontally and vertically and the grading plan shall have been submitted to and approved in writing by the Seller and a copy of such plans, specifications and lot plans as finally approved, deposited with the Seller, such approval will not be unreasonably withheld.

The Seller shall issue a written certificate, acknowledged for the purpose of recording, certifying that the building and landscaping plans required by this restriction have been submitted and have been approved as herein required. Nothing herein shall require the Buyer to record instruments certifying approval but they may be so recorded at lot owners' expense to satisfy title examinations.

If no notice of suit is recorded in the Essex South District registry of Deeds, indexed in the grantor index under the Buyer's name, within three months after the completion of any building, structure, or other improvement, alteration or addition the same

PROPOSED BARN PLAN
#65B SPOFFORD ROAD
BOXFORD & GEORGETOWN, MA

PROPERTY OF
CYNTHIA G. & PAUL K. SOUCY, TRUSTEES
CYNTHIA G. SOUCY REVOCABLE TRUST
SCALE: 1" = 50' APRIL 4, 2024

DONOHUE SURVEY, INC.
363 BOSTON ST. TOPSFIELD, MA
(978) 887-6161 PROJ. 4519

NOTE:

- UNDERGROUND UTILITIES WERE NOT MARKED AT THE TIME OF THIS SURVEY. AN INVESTIGATION OF UNDERGROUND UTILITIES HAS NOT BEEN CONDUCTED BY DONOHUE SURVEY, INC.
- SEPTIC SYSTEM IS SHOWN BASED ON AS-BUILT PLAN PROVIDED BY HOME OWNER.

ZONING DISTRICTS: R-A & POND WATERSHED OVERLAY (BOXFORD)

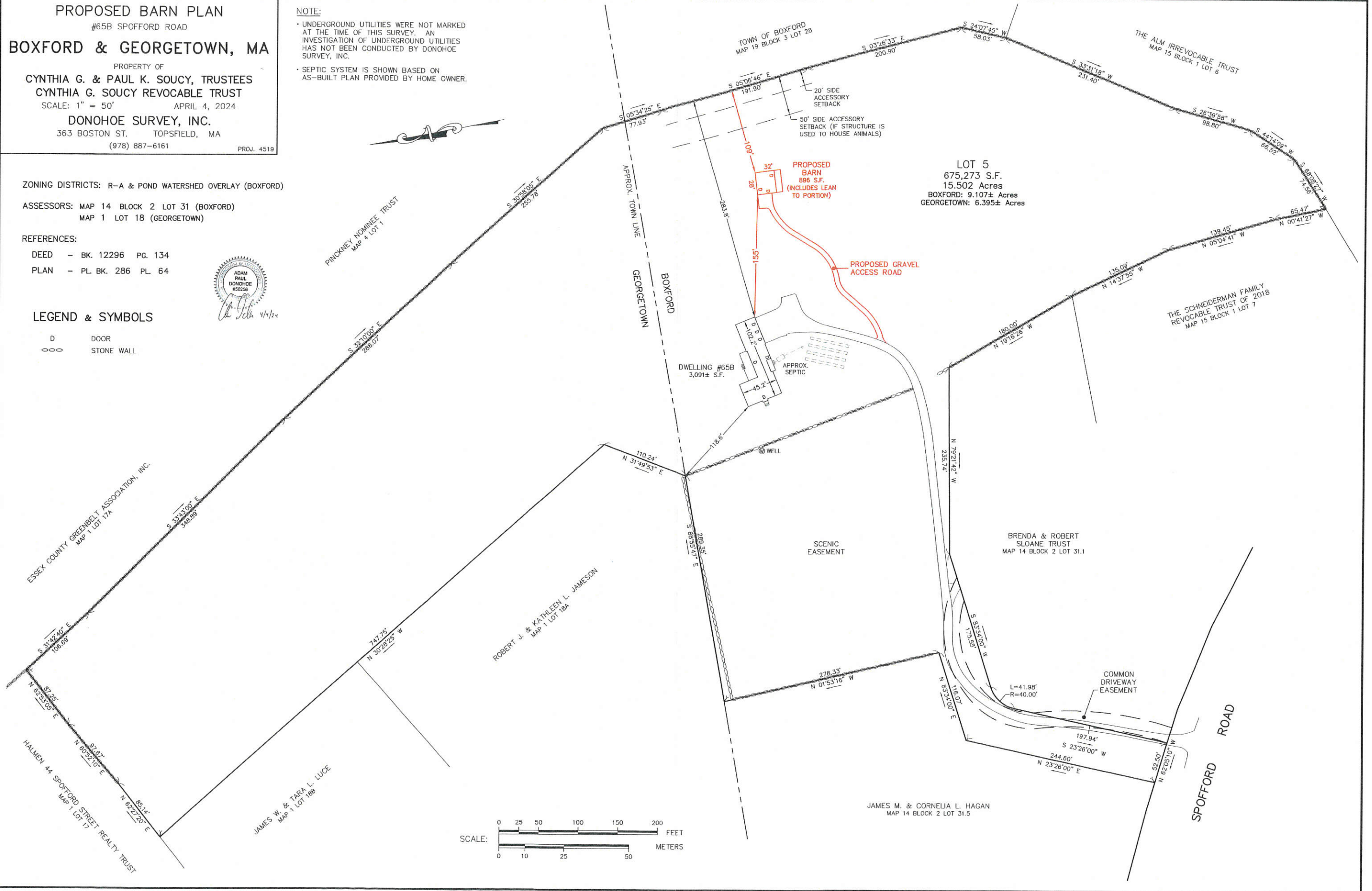
ASSESSORS: MAP 14 BLOCK 2 LOT 31 (BOXFORD)
MAP 1 LOT 18 (GEORGETOWN)

REFERENCES:

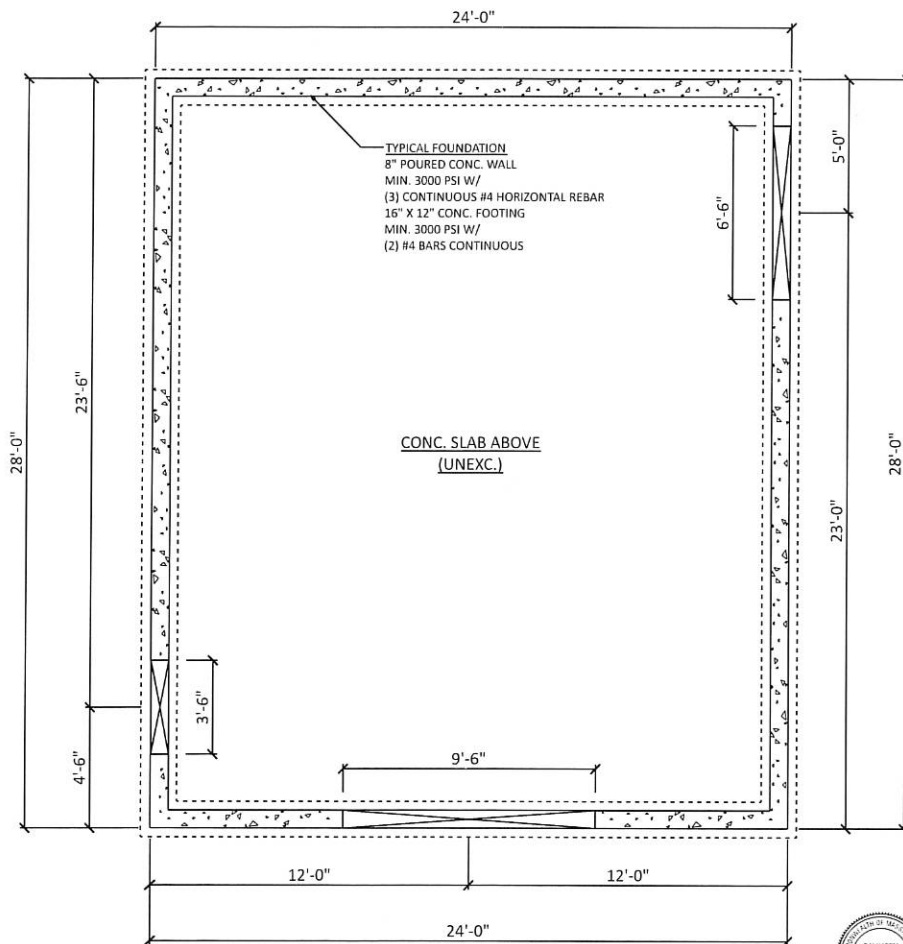
DEED - BK. 12296 PG. 134
PLAN - PL. BK. 286 PL. 64

LEGEND & SYMBOLS

D DOOR
--- STONE WALL



[illegible]



FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



Digitally
 signed by S.
 M. NAEEM
 AKHTER
 Date:
 2024.04.19
 16:46:56
 -05'00'

Naeem Akhter, P.E.
 Consulting Structural Engineer
 10404 W 154th,
 Overland Park, KS 66221
 email: sofianaem@aol.com
 Phone: 913-685-2015

BUILDER:

Kloter Farms
 216 West Rd
 Ellington, CT 06029

PROJECT:

Paul Soucy
 65 B Spofford Road
 Boxford, MA 01921

FINAL	11/14/23	E.S.



DRAFTING CONCEPTS

5219 Old Strasburg Rd.
 Kinzers, PA 17535

P. 717-442-5053 F. 717-370-5925
 John@DraftingConceptsLLC.net

SCALE:

AS NOTED

SHEET TITLE:

Foundation plan

PROJECT NO.:

D898-23

2

Naeem Akhter, P.E.
Consulting Structural Engineer
10404 W 154th,
Overland Park, KS 66221
email: sofianaeem@aol.com
Phone: 913-685-2015

BUILDER:

Kloter Farms
216 West Rd
Ellington, CT 06029

PROJECT:

Paul Soucy
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FINAL	11/14/23	E.S.



DRAFTING
CONCEPTS

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Kinzers, PA 17535

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John@DraftingConceptsLLC.net

SCALE:

AS NOTED

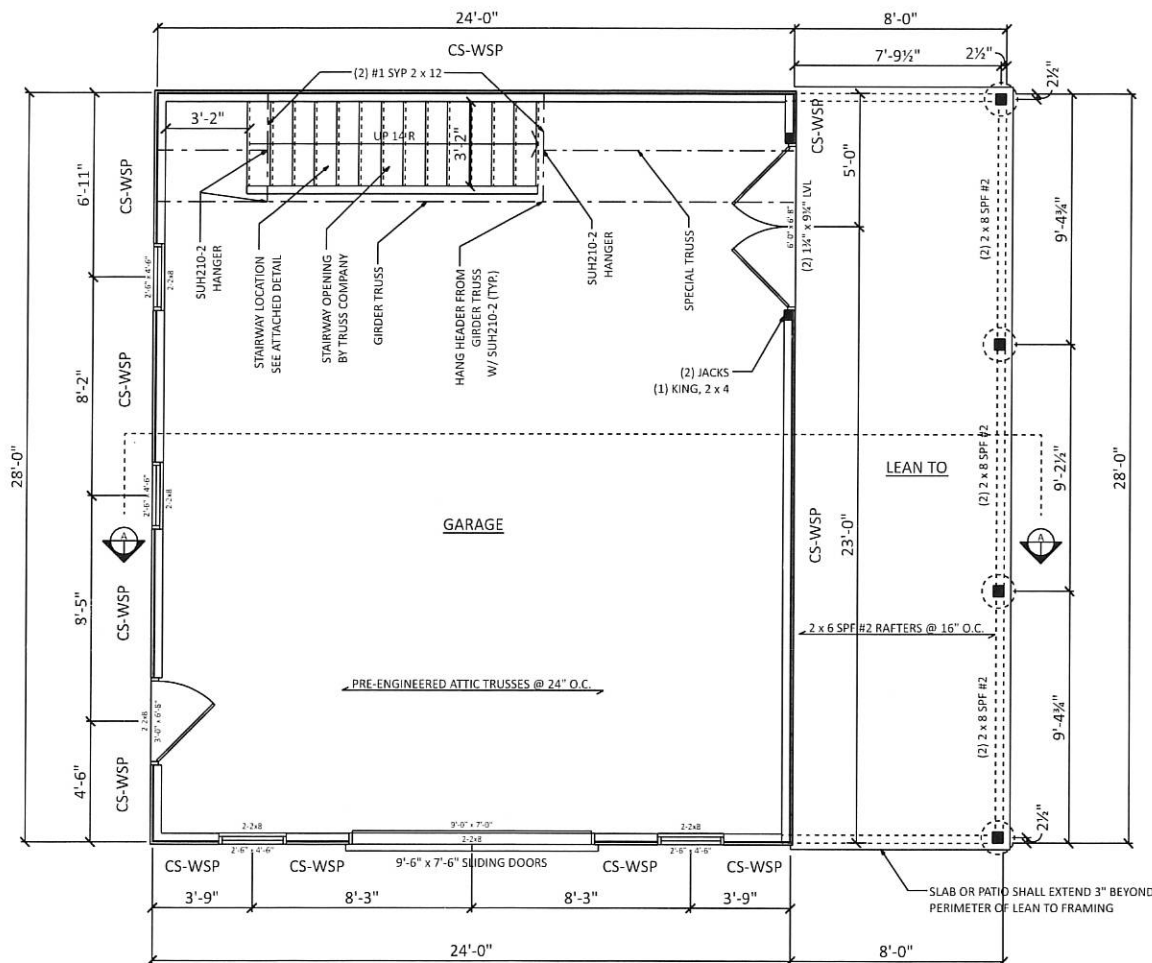
SHEET TITLE:

First floor plan

PROJECT NO.:

D898-23

3



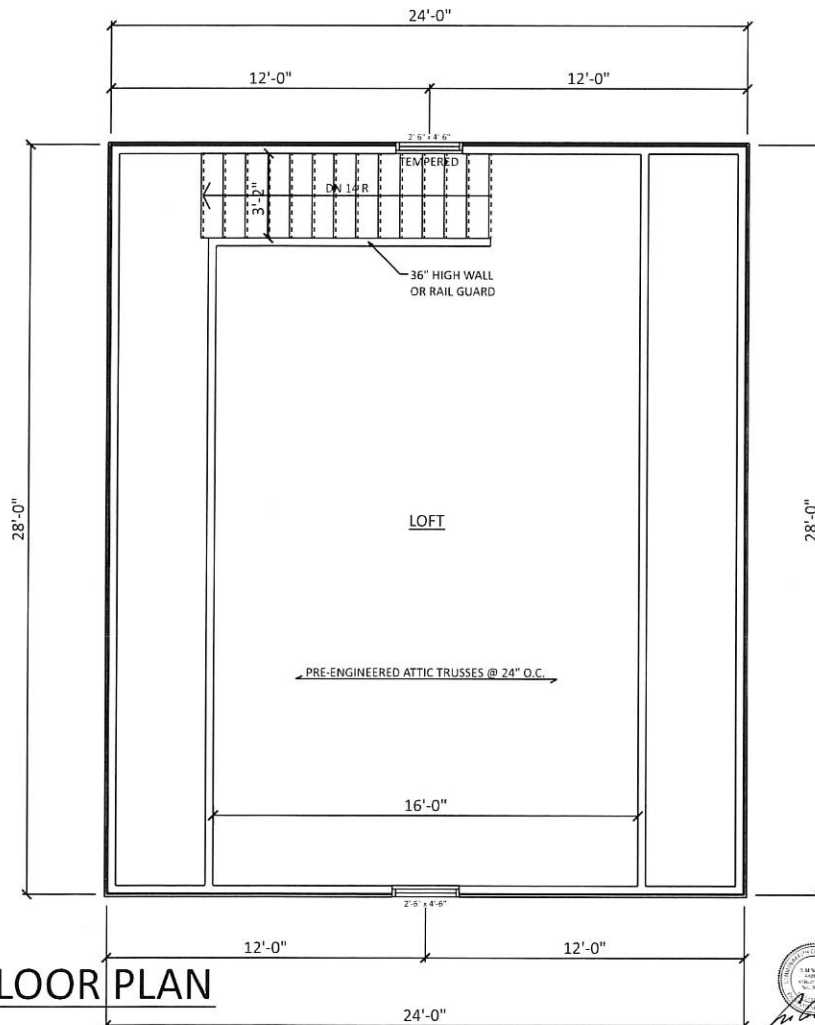
NOTE:
CS-WSP - WOOD STRUCTURAL PANEL CONTINUOUS SHEATHING METHOD
8D COMMON (2 1/2" x 0.131") NAILS AT 6" SPACING
(PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS)

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



Digitally signed by S.
M. NAEEM AKHTER
Date: 2024.04.19
16:47:17 -05'00'



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



Digitally signed by S.
M. NAEEM
AKHTER
Date:
2024.04.19
16:48:06
-05'00'

Naeem Akhter, P.E.
Consulting Structural Engineer
10404 W 154th,
Overland Park, KS 66221
email: sofianaeem@aol.com
Phone: 913-685-2015

BUILDER:

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John@DraftingConceptsLLC.net

SCALE:

AS NOTED

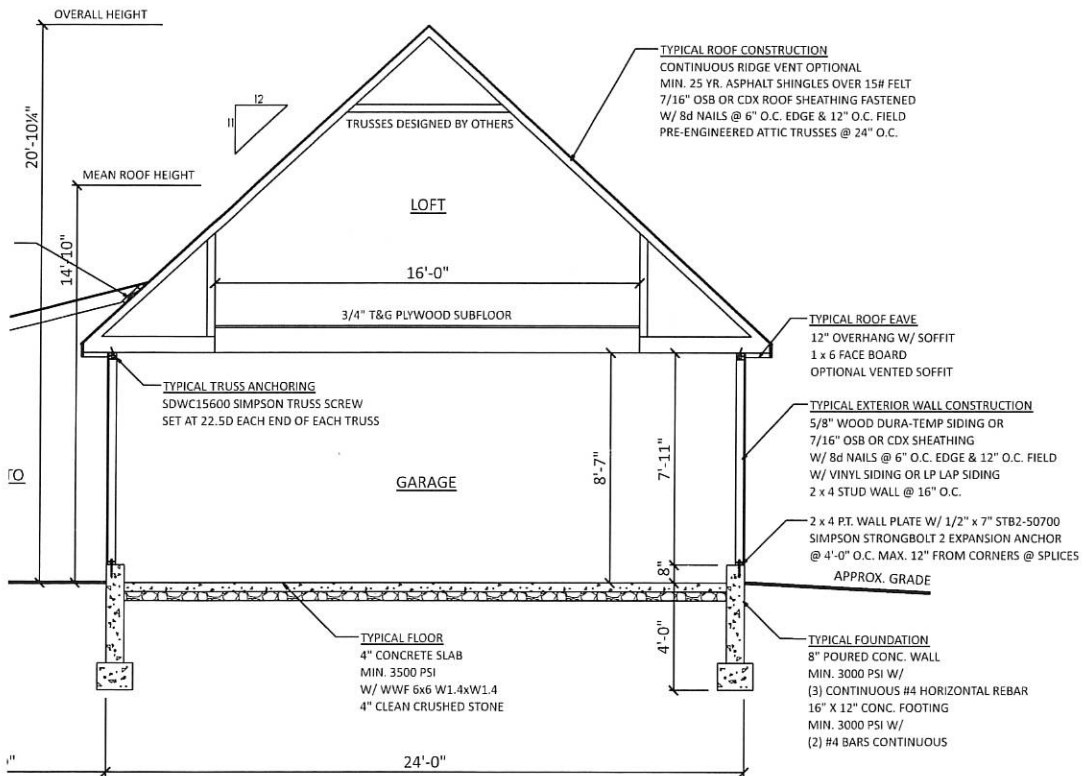
SHEET TITLE:

2nd floor plan

PROJECT NO.:

D898-23

4



SECTION A

SCALE: 3/16" = 1'-0"



Digitally signed
by S. M. NAEEM
AKHTER
Date:
2024.04.19
16:48:53 -05'00'

Naeem Akhter, P.E.
Consulting Structural Engineer
10404 W 154th,
Overland Park, KS 66221
email: sofianaem@aol.com
Phone: 913-685-2015

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Kinzers, PA 17535

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John@DraftingConceptsLLC.net

SCALE:

AS NOTED

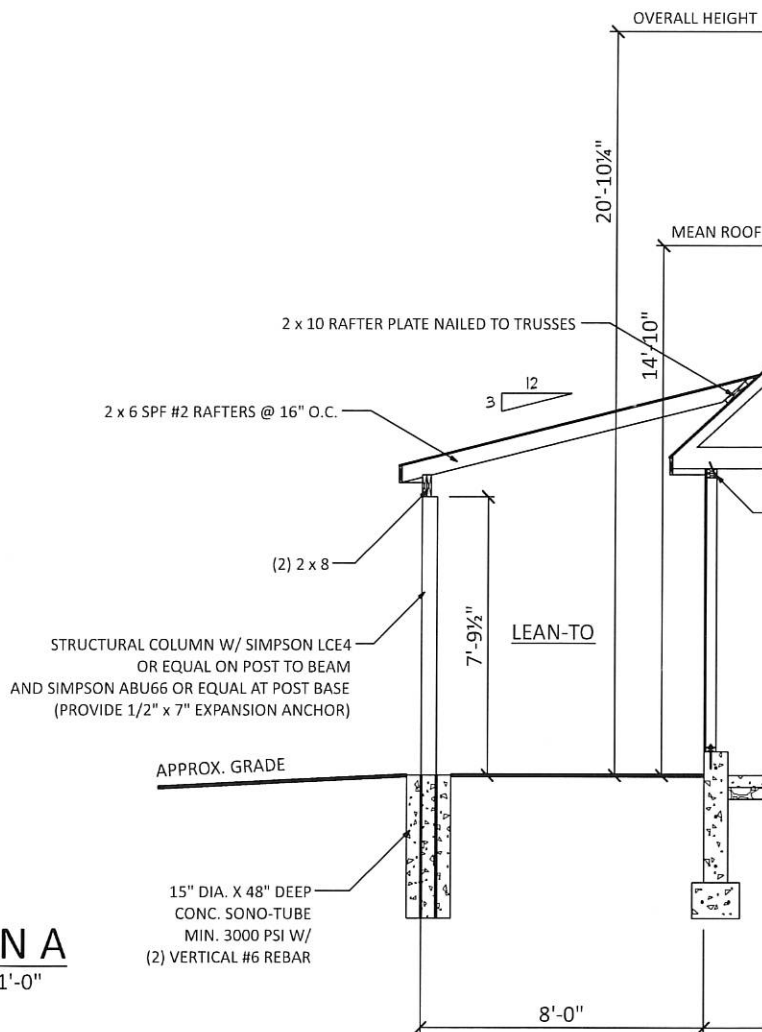
SHEET TITLE:

Section A

PROJECT NO.:

D898-23

5



SECTION A

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



Digitally signed by S.
M. NAEEM AKHTER
Date: 2024.04.19
16:49:14 -05'00'

Naeem Akhter, P.E.
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Overland Park, KS 66221
email: sofianaeeem@aol.com
Phone: 913-685-2015

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Kinzers, PA 17535

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John@DraftingConceptsLLC.net

SCALE:

AS NOTED

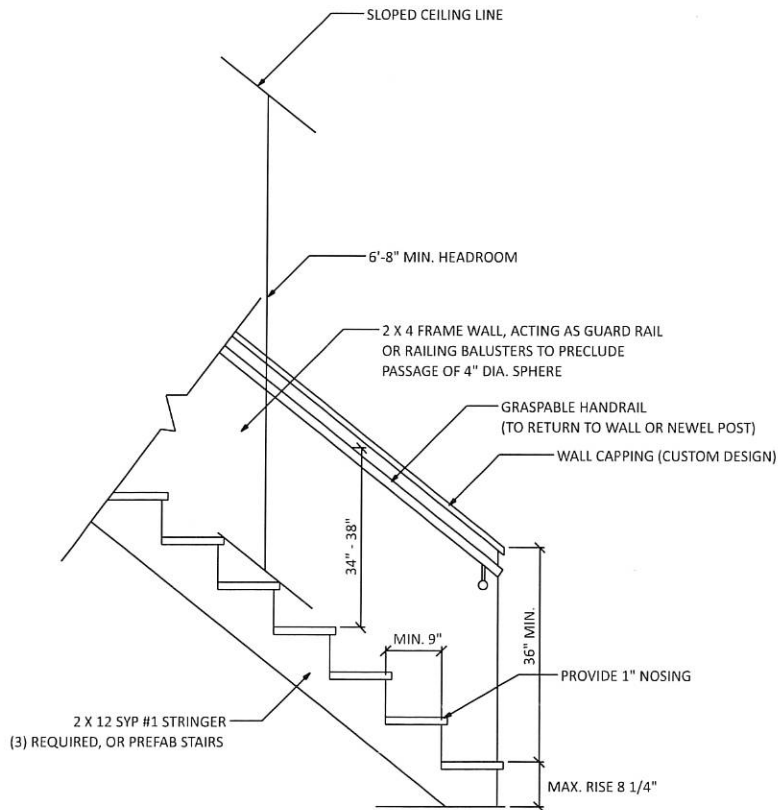
SHEET TITLE:

Section

PROJECT NO.:

D898-23

6



STAIR DETAIL



Digitally
signed by S.
M. NAEEM
AKHTER
Date:
2024.04.19
16:49:37
-05'00'

Naeem Akhter, P.E.
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Overland Park, KS 66221
email: sofianaem@aol.com
Phone: 913-685-2015

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SCALE:

AS NOTED

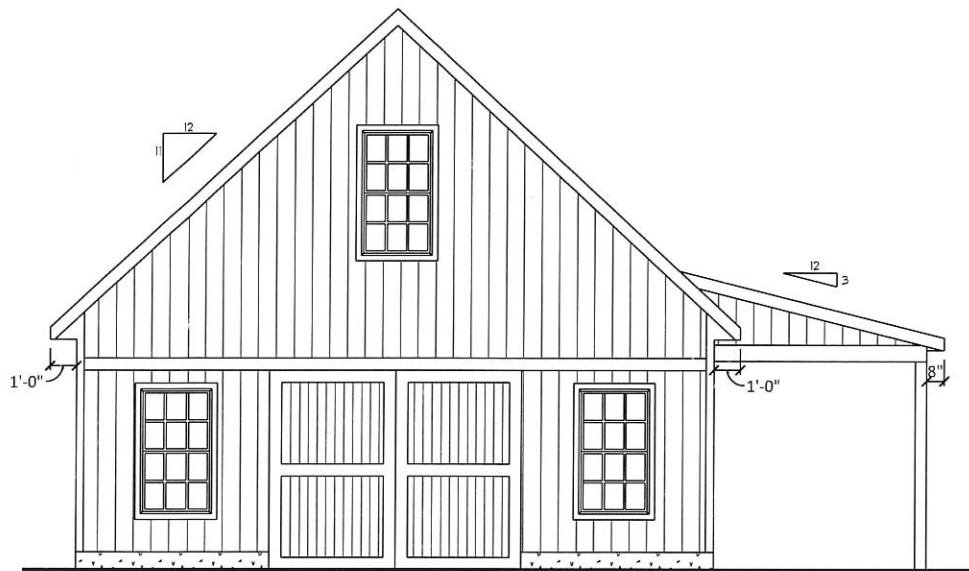
SHEET TITLE:

Stair detail

PROJECT NO.:

D898-23





FRONT ELEVATION

SCALE: 3/16" = 1'-0"



Digitally
signed by S.
M. NAEEM
AKHTER
Date:
2024.04.19
16:50:00
-05'00'

Naeem Akhter, P.E.
Consulting Structural Engineer
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email: sofianaem@aol.com
Phone: 913-685-2015

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SCALE:

AS NOTED

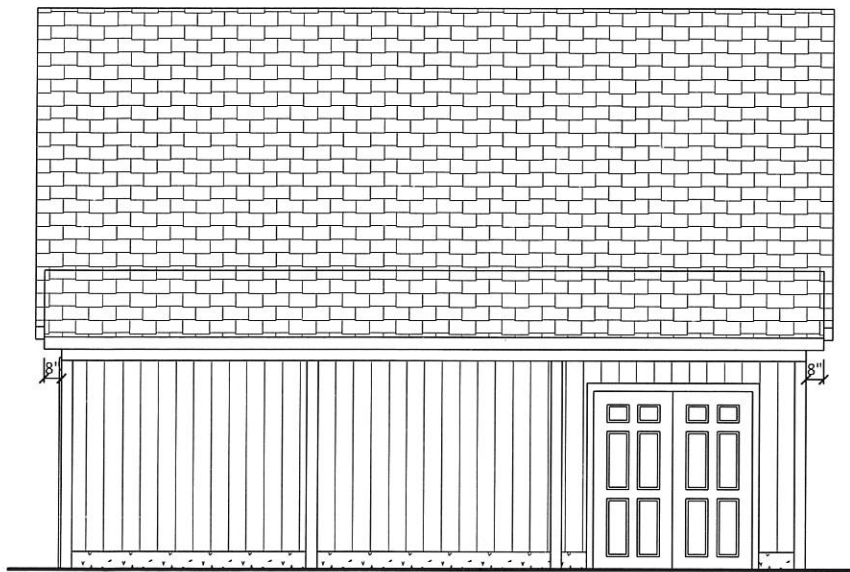
SHEET TITLE:

Front elevation

PROJECT NO.:

D898-23

8



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



Digitally signed
by S. M. NAEEM
AKHTER
Date:
2024.04.19
16:50:27 -05'00'

Naeem Akhter, P.E.
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SCALE:

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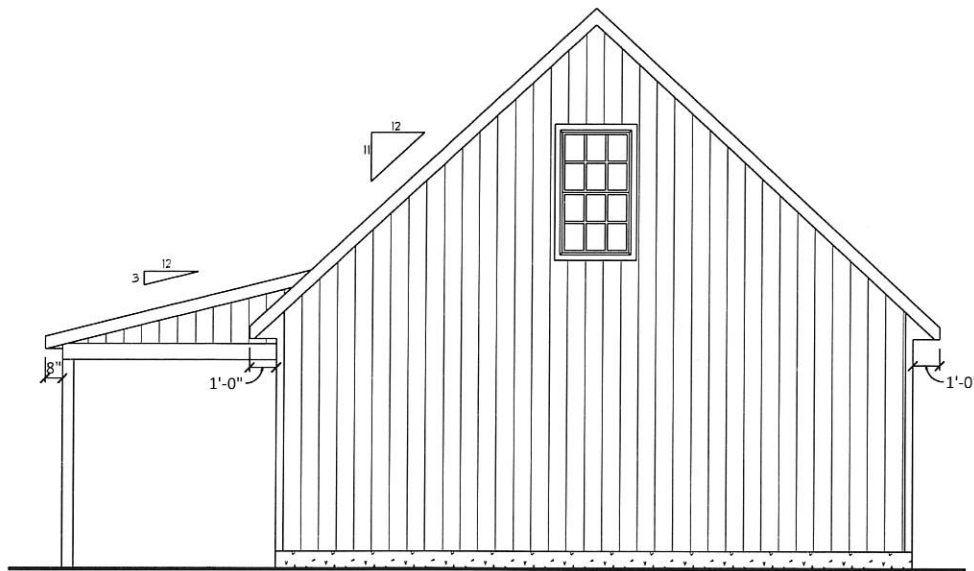
SHEET TITLE:

Right elevation

PROJECT NO.:

D898-23

9



REAR ELEVATION

SCALE: 3/16" = 1'-0"



Digitally
signed by S. M.
NAEEM
AKHTER
Date:
2024.04.19
16:50:50
-05'00'

Naeem Akhter, P.E.
Consulting Structural Engineer
10404 W 154th,
Overland Park, KS 66221
email: sofianaeem@aol.com
Phone: 913-685-2015

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SCALE:

AS NOTED

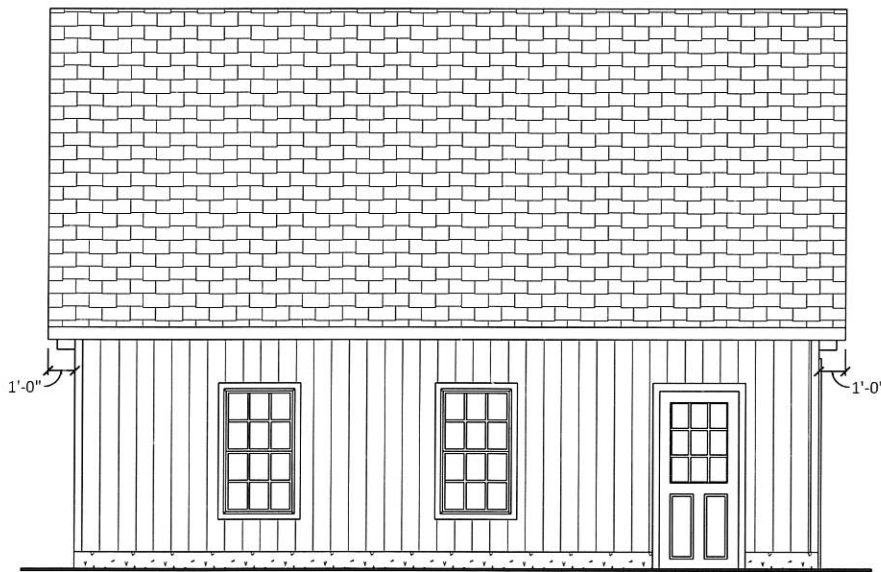
SHEET TITLE:

Rear elevation

PROJECT NO.:

D898-23

10



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



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signed by S. M.
NAEEM
AKHTER
Date:
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-05'00'

Naeem Akhter, P.E.
Consulting Structural Engineer
10404 W 154th,
Overland Park, KS 66221
email: sofianaecem@aol.com
Phone: 913-685-2015

BUILDER:

Kloter Farms
216 West Rd
Ellington, CT 06029

PROJECT:

Paul Soucy
65 B Spofford Road
Boxford, MA 01921

FINAL	11/14/23	E.S.



DRAFTING CONCEPTS

5219 Old Strasburg Rd.
Kinzers, PA 17535

P. 717-442-5053 F. 717-370-5925
John@DraftingConceptsLLC.net

SCALE:

AS NOTED

SHEET TITLE:

Left elevation

PROJECT NO.:

D898-23

11

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
ROOF		
CEILING JOISTS TO TOP PLATE	(3) 10d	TOE NAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	(4) 10d	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1" X 2" GAGE RIDGE STRAP TO RAFTER	(4) 10d	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	(3) 16d	TOE NAIL
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	(4) 16d	TOE NAIL
WALL		
STUD TO STUD	16d	24" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES	16d	36" O.C. EA. EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	(4) #8	TOE NAIL
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
TOP PLATE TO TOP PLATE	10d	12" O.C. FACE NAIL
DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	(8) 16d	-----
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	16d	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	(3) 16d	36" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	(3) 16d	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(3) 16d	FACE NAIL
JOIST TO SILL, TOP PLATE OR GIRDER	(4) #8	TOE NAIL
RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	10d	6" O.C. TO NAIL
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
WOOD STRUCTURAL PANELS, SHEATHING, ROOF AND WET-TOUR WALL SHEATHING TO FRAMING AND INTERLOCKING SHEATHING TO FRAMING		
$\frac{1}{2}$ " - $\frac{1}{4}$ "	(4) COMMON NAIL (16D) OR (4) 8D COMMON NAIL (10D)	6 12
$\frac{3}{4}$ " - 1"	8D COMMON NAIL	6 12
$\frac{1}{2}$ " GYPSUM SHEATHING	1" - 1 1/2" SAWN OR KNOTTED NAIL, 16D (16D SHOWN); 1 1/2" - 2" SAWN OR KNOTTED NAIL, 16D	7 7
$\frac{1}{2}$ " GYPSUM SHEATHING	1 1/2" - 2" SAWN OR KNOTTED NAIL, 16D (16D SHOWN); 2" - 2 1/2" SAWN OR KNOTTED NAIL, 16D	7 7

ALTERNATE ATTACHMENTS

NOM. MATERIAL THICKNESS (INCHES)	DESCRIPTION OF FASTENER AND LENGTH (INCHES)	SPACING OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS, SHEATHING, ROOF AND WET-TOUR WALL SHEATHING TO FRAMING AND INTERLOCKING SHEATHING TO FRAMING			
UP TO $\frac{1}{2}$ "	STAPLES 15 GA. 1 $\frac{1}{2}$ "	4	8
	NAIL 2 $\frac{1}{4}$ "	3	6
	STAPLES 16 GA. 1 $\frac{1}{2}$ "	3	6
$\frac{1}{2}$ " - 1"	STAPLES 14 GA. 2	4	8
	STAPLES 15 GA. 1 $\frac{1}{2}$ "	3	6
	NAIL 2 $\frac{1}{4}$ "	4	8

TABLE 602.3(1) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPACING RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	PANEL NAIL SPACING			MAXIMUM WIND SPEED (MPH)		
SIZE	PENETRATION (INCHES)			MAXIMUM WALL STUD SPACING (inches)	EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY		
							B	C	D
6d COMMON (2.0" X 0.113")	1.5	24/0	3/8	16	6	12	110	90	85
8d COMMON (2.5" X 0.131")	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85



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by S. M. NAEEM
AKHTER
Date:
2024.04.19
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Naeem Akhter, P.E.
Consulting Structural Engineer
10404 W 154th,
Overland Park, KS 66221
email: sofianaeem@aol.com
Phone: 913-685-2015

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SCALE:

AS NOTED

SHEET TITLE:

General notes

PROJECT NO.:

D898-23

12

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE.
- BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- WINDOW AND DOOR, SIZES AND LOCATIONS, MAY VARY.
- ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS OTHERWISE NOTED.
- IF APPLICABLE, WHERE GARAGE IS ATTACHED TO DWELLING UNIT, A (1) HR. FIRE SEPERATION SHALL BE PROVIDED. (1 LAYER 1/2" DRYWALL), DOORS BETWEEN AREAS TO BE 20 MIN. C-LABEL DOOR WITH FIRE-CODE JAMB.
- ANY WOOD IN CONTACT WITH MASONRY TO BE PRESSURE-TREATED WOOD.
- GRADE MUST SLOPE AWAY FROM STRUCTURE.
- WOOD FRAMING TO BE MIN. 8" FROM GRADE LEVEL, EXCEPT AT DOORWAYS.
- WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED ENGINEER. BUILDER MUST PROVIDE CUT-SHEETS TO CODE OFFICIAL PRIOR TO INSTALLATION.
- WALL BRACING PROVIDED BY CS-WSP AND CS-G OR CS-PF METHODS AS PER IRC SECTION 602.10
- TEMPERED GLAZING REQUIREMENTS:
 - IN WINDOWS & DOORS WITHIN (18) INCHES OF WALKING SURFACE
 - IN ANY INDIVIDUAL PANEL GREATER THAN (9) SQ. FT.
 - IN WINDOWS WITHIN (24) INCHES OF ANY OPERABLE DOOR WHEN DOOR IS IN CLOSED POSITION
 - IN PANELS WITHIN STAIRWAYS, LANDING AND RAMPS, AND WITHIN (36) INCHES HORIZONTALLY OF WALKING SURFACE, UNLESS PROTECTED WITH BARS 3" O.C. CAPABLE OF WITHSTANDING 50 LB. PER LINEAR FOOT
 - IN PANELS ADJACENT TO STAIRWAY WITHIN (60) INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION, AND WHEN THE PANEL IS WITHIN (60) INCHES OF THE TREAD NOSING. EXCEPTION: IF HANDRAIL OR GUARDRAIL IS PROVIDED, DISTANCE CAN BE REDUCED TO (18) INCHES FROM RAILING TO ADJACENT GLAZING. APPLICANT SHALL PROVIDE CODE OFFICIAL WITH CUT-SHEETS PRIOR TO CONSTRUCTION

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	23	Colonial Large			
Model:	01	Residential			
Grade:	07	GOOD			
Stories:	2	2 Stories			
Occupancy:	1	Clapboard			
Exterior Wall 1	11				
Exterior Wall 2	03	Gable/Hip			
Roof Structure:	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Fir 1	12	Hardwood			
Interior Fir 2	14	Carpet			
Heat Fuel:	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	03	Central			
Total Bedrooms:	05	5 Bedrooms			
Total Bathrms:	3				
Total Half Baths	2				
Total Xtra Fixtrs	2				
Total Rooms:	11				
Bath Style:	02	11 Rooms			
Kitchen Style:	02	Average			
		Modern			

Code	Description	LB	Units	Unit Price	Yr	Dp Rt	% Cond	Appr. Value
FPL2	1.5 STORY CHIM	B	3	7000.00	2001	1.00	80	16,800
FPO	EXTRA FPL OPEN	B	2	2000.00	2001	1.00	80	3,200

05 - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr	Dp Rt	% Cond	Appr. Value
FPL2	1.5 STORY CHIM	B	3	7000.00	2001	1.00	80	16,800
FPO	EXTRA FPL OPEN	B	2	2000.00	2001	1.00	80	3,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,132	2,132	2,132	199.72	425,809
FGR	Garage, Finished	0	936	281	59.96	56,122
FOP	Porch, Open, Finished	0	96	29	60.33	5,792
FUS	Upper Story, Finished	1,998	1,998	1,998	199.72	399,047
TQS	Three Quarter Story	749	936	749	159.82	149,593
UAT	Attic, Unfinished	0	1,350	135	19.97	26,963
UBM	Basement, Unfinished	0	2,118	424	39.98	84,683
WDK	Deck, Wood	0	392	51	25.98	10,186

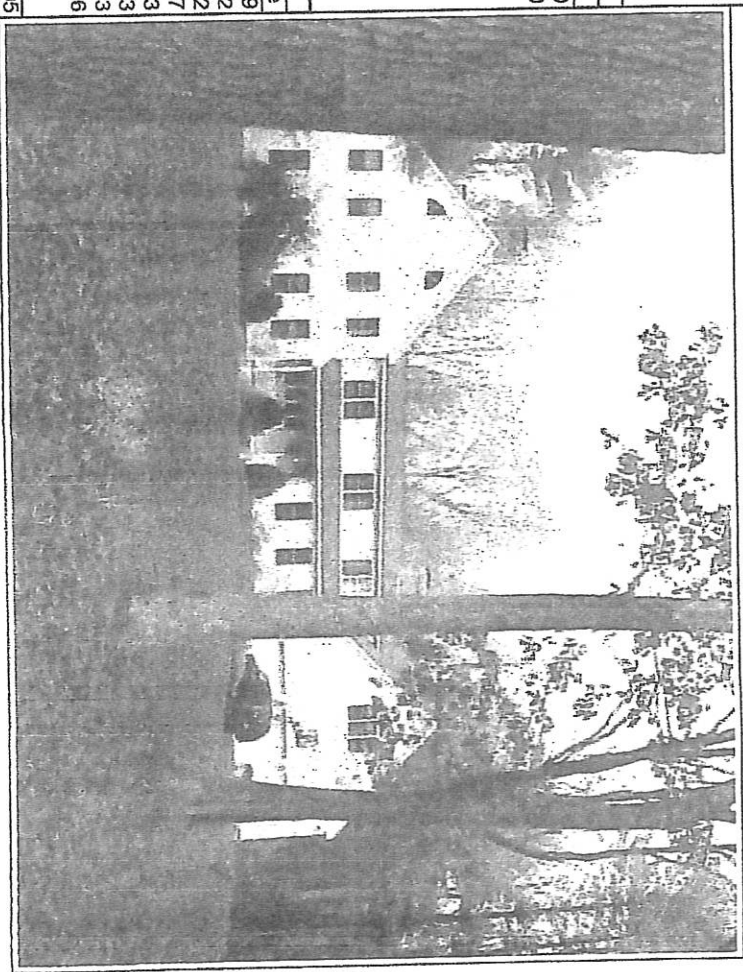
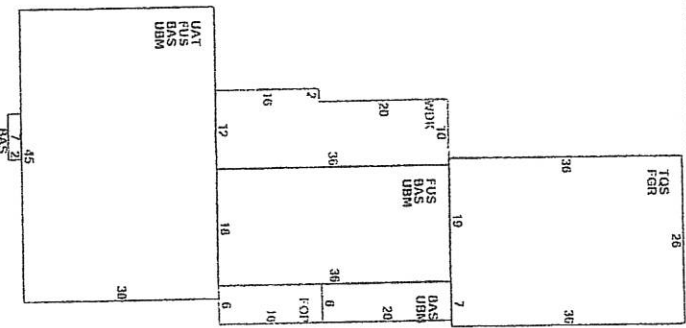
Ttl Gross Liv / Lease Area

4,879

9,958

5,799

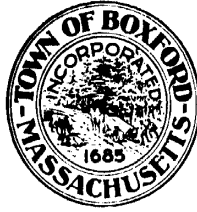
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TOWN OF BOXFORD, MASSACHUSETTS

NOTICE #1051

ZONING BOARD OF APPEALS

Notice is hereby given that the Zoning Board of Appeals will hold a virtual attendance public hearing at the Town Hall, 7A Spofford Road, Boxford, MA 01921 on **May 23, 2024 at 7:00 p.m.** or such other time when reached on the agenda as posted to all parties interested in the application of property owners Cynthia G. Soucy and Paul K. Soucy requesting a **Special Permit pursuant to the Boxford Zoning by-law ART. V-SECT 196-13(11)(h) – garage space for more than three automobiles, or any other relief the Board may so grant. The applicant proposes the addition of a 28 X 32 accessory garage/ barn in addition to the existing three car garage on the property located at 65B Spofford Road Assessors Map 14, Block 02, Lot 31.** Plans are available for review at the Town of Boxford website within the Zoning Board of Appeals page.

By Order of the Zoning Board of Appeals,

Paula Lia Fitzsimmons, Chair