

**TOWN OF BOXFORD
ZONING BOARD OF APPEALS**

RECEIVED

2022 JUN 30 PM 12:27

Time Stamp by Town
Clerk's Office

ROBIN PHELAN
BOXFORD TOWN CLERK

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

CERTIFICATE OF COMPLETENESS

Must be signed by the Inspector of Buildings prior to
Town Stamp

Peter J. Delaney 6-30-2022
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 Robert S. Miller, Marci L. Miller, Gregory W. Mills & Kathryn L. Mills

PROPERTY ADDRESS 57 Surrey Lane, Boxford, MA 01921 MAP/BLOCK/LOT 38/2/9.6

PROPERTY OWNER'S MAILING ADDRESS 57 Surrey Lane, Boxford, MA 01921

PROPERTY OWNER'S PHONE NUMBER: 781-258-6045 PROPERTY OWNER'S E-MAIL bob.miller@comcast.net

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. N/A 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 flashdrive if the information cannot be emailed as a single document to the ZBA Secretary.*

APPLICANT INFORMATION (IF DIFFERENT FROM OWNER)

NAME Robert Miller

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

APPLICANTS MAILING ADDRESS 57 Surrey Lane, Boxford, MA 01921

APPLICANT'S PHONE NUMBER: 781-258-6045 APPLICANT'S E-MAIL bob.miller@comcast.net

OWNER AUTHORIZATION

I, Robert Miller, as Owner of the subject property hereby authorize The Morin-Cameron Group, Inc. to act on my behalf in all matters relative to this application.

Robert Miller 9 May 2022
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:

Proposed project is to construct a 20' x 15' addition to the existing single family dwelling. The construction of the addition is for a 4th garage bay and the construction of an accessory apartment.

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

The following Special Permits are requested:

- Section 196-13B (11) (h) Garage Space for More than 3 Automobiles
- Section 196-13C Accessory Apartment

Does the property, structure and/or use conform to the current Zoning Bylaw? Yes

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: November 1974 DATE STRUCTURE WAS BUILT: 1978

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

[BOOK 40132 PAGE 383] 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)

$$\underline{12} \times \$7.38 = \underline{\$88.56}$$

Number of Surrounding Towns & MVPC

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

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

$$\underline{12} \times \$0.58 = \underline{\$6.96}$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

\$ 161.94

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

Property Address: 57 Surrey Lane, Boxford, MA 01921



SO.ESSEX #541 Bk:40132 Pg:383
07/30/2021 01:51 PM DEED Pg 1/4
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 07/30/2021 01:51 PM
ID: 1469948 Doc# 20210730005410
Fee: \$5,472.00 Cons: \$1,200,000.00

Quitclaim Deed

We, **Tracy S. Mindess and Richard C. Mindess**, being married to each other, of Boxford, Essex County, Massachusetts, in consideration of One Million Two Hundred Thousand Dollars and 00/100 (\$1,200,000.00) **GRANT** a fifty percent (50%) undivided interest to **Robert S. Miller and Marci L. Miller**, husband and wife as tenants by the entirety and a fifty percent (50%) undivided interest to **Gregory W. Mills and Kathryn L. Mills**, husband and wife as tenants by the entirety, as tenants in common, hereinafter of 57 Surrey Lane, Boxford, Essex County, Massachusetts

With *QUITCLAIM COVENANTS*

the land with the buildings thereon being shown as Lot 16 on plan entitled "Definitive Plan Woodshire Boxford, Mass," Owner: Beetty Trust, Engineer: Hayes Engineering, Inc., Dated: July 18, 1974 recorded with Essex South District Registry of Deeds Plan Book 132, Plan 33, (3 plans). Said Lot 16 is more particularly bounded and described as follows:

NORTHERLY	by land now or formerly of Beetty Trust, three hundred sixty-one and 53/100 (361.53) feet;
SOUTHEASTERLY	by Lot #7, as shown on said plan, four hundred sixty-five and 90/100 (465.09) feet;
SOUTHWESTERLY	by Coach Lane, one hundred forty-five and 53/100 (145.53) feet;
WESTERLY	by a curve, thirty-two and 02/100 (32.02) feet;
NORTHWESTERLY	by Surrey Lane, two hundred twelve and 52/100 (212.52) feet;

NORTHWESTERLY by a curve, thirty-six and 16/100 (36.16) feet; and

NORTHERLY by a curve, sixteen and 88/100 (16.88) feet.

Said Lot 16 containing 2.003 acres of land. All measurements and bounds are more or less according to said plan.

Said premises are conveyed together with the right to pass and repass and use said Coach Lane and Surrey Lane shown on said plan and also said Surrey Lane on Plan Book 122, Plan 92 and the other ways shown on said plans for all purposes for which public ways may be used in the Town of Boxford in common with others entitled thereto.

Said premises are conveyed subject to Covenants to the Town of Boxford as recorded with Essex South District Registry of Deeds, Book 6100, Page 704, Page 705 & Page 707.

Said premises are conveyed subject to easement to New England Telephone and Telegraph company recorded with said Registry in Book 91, Page 18.

The Grantors herein, do hereby voluntarily release and relinquish all rights of Homestead in and to the property conveyed herein, if any, as set forth in Massachusetts General Laws, Chapter 188, and states under the pains and penalties of perjury that there are no other persons entitled to any Homestead rights other than those executing this deed.

For Grantor's Title, see deed dated September 5, 1986 and recorded in the Southern Essex County Registry of Deeds at Book 8494, Page 1.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Executed as a sealed instrument this 10th day of July, 2021.

Tracy S. Mindess
Tracy S. Mindess

Commonwealth of Massachusetts
County of Essex

On 10th day of July, 2021, before me, the undersigned notary public, personally appeared Tracy S. Mindess, the above-named and proved to me through satisfactory evidence of identification which was [MA driver's license(s) or [] _____, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing instrument is her free act and deed.

Jeffrey L. Stelman
Notary Public Jeffrey L. Stelman

My Commission Expires: 10-23-26



38-02-09.6 - 57 SURREY LN, BOXFORD ABUTTERS LIST
ZONING BOARD OF APPEALS 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
34-01-27	62 SURREY LANE	STREB JESSE J	STREB KARTHIKA P	62 SURREY LANE	BOXFORD	MA	01921
38-02-23	61B SURREY LANE	LANDGREN MARK A TR	LANDGREN PATRICIA J TR	61B SURREY LANE	BOXFORD	MA	01921
38-02-26	61A SURREY LANE	GRAZIANO NICHOLAS W	GRAZIANO EMILY C	61A SURREY LANE	BOXFORD	MA	01921
38-02-09-10	51 SURREY LANE	BARNARD JR CHESTER S	BARNARD CYNTHIA	51 SURREY LN	BOXFORD	MA	01921
38-02-09-3	50 SURREY LANE	PATCH DAVID E JT		50 SURREY LN	BOXFORD	MA	01921
38-02-09-4	56 SURREY LANE	ZELTSAR CRAIG A	ZELTSAR HEIDI K	56 SURREY LANE	BOXFORD	MA	01921
38-02-09-5	58 SURREY LANE	MCMAHON JOHN TE	MCMAHON CASSANDRA	58 SURREY LANE	BOXFORD	MA	01921
38-02-09-6	57 SURREY LANE	MILLER ROBERT S & MARCI L	MILLS GREGORY W & KATHRYN L	57 SURREY LANE	BOXFORD	MA	01921
38-02-09-7	4 COACH LN	COUGHLIN ANN D TRUSTEE	4 COACH LANE TRUST	4 COACH LN	BOXFORD	MA	01921
38-02-09-8	8 COACH LN	LEACH VINCENT A	LEACH ALISON K	8 COACH LN	BOXFORD	MA	01921
38-02-09-9	7 COACH LN	SANGER CAROLANN & EPSTEIN GARY O TR	CAROLANN SANGER TRUST	7 COACH LN	BOXFORD	MA	01921

CERTIFIED COPY 02/08/2022

Heather Thifault

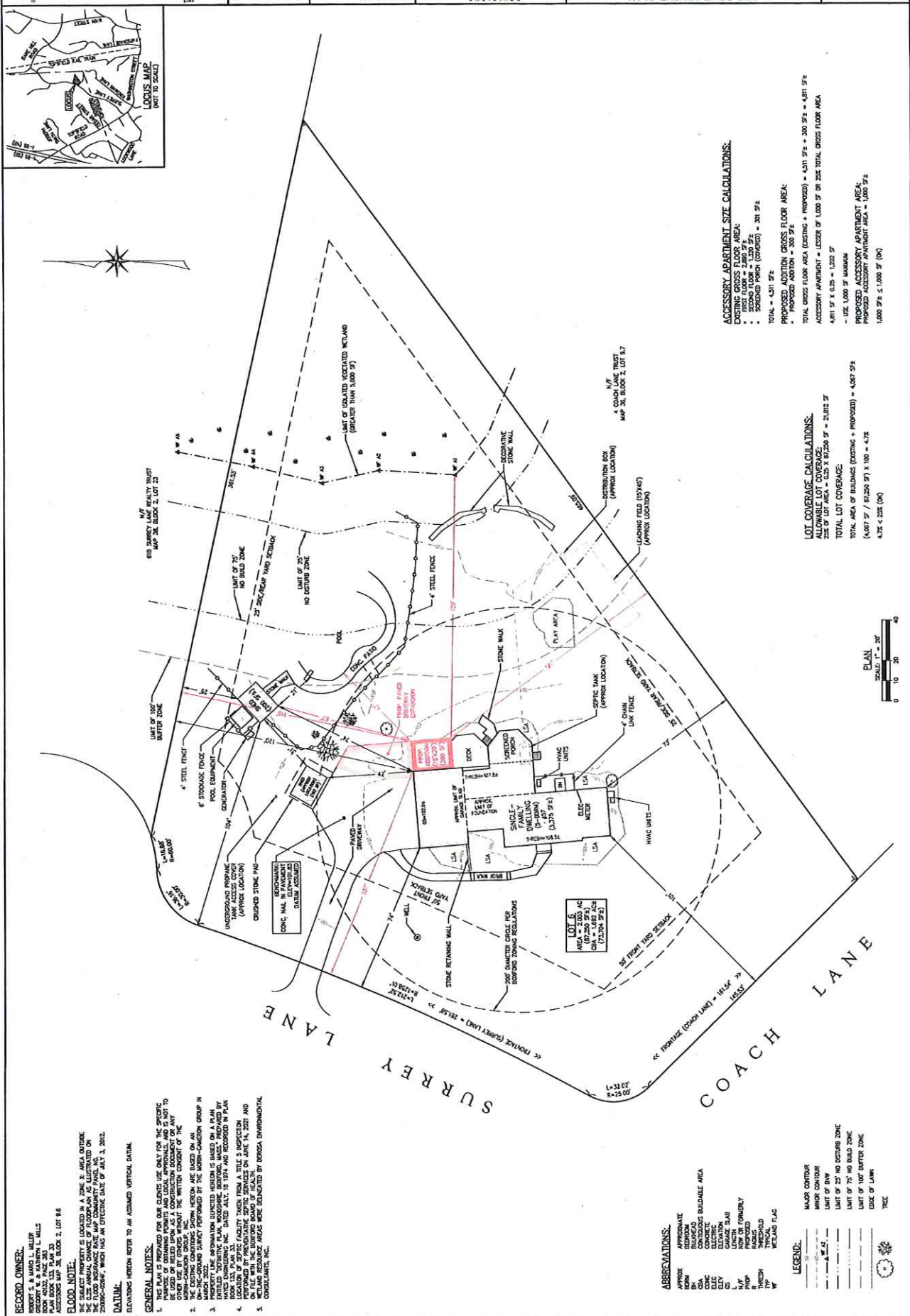
SITE DEVELOPMENT PLAN
IN
BOXFORD, MASSACHUSETTS
57 SURREY LANE
(ASSESSOR'S MAP 38, BLOCK 2, LOT 9A)
PREPARED FOR:
ROBERT MILLER

NO	DESCRIPTION	DATE	REVIEW PER BUILDING INSPECTOR COMMENTS	5-20-2022

SURVEY BY: WGS
DRAFTED BY: DP
CHECKED BY: JAM
APPROVED BY: JAM
SCALE: 1" = 20'
DATE: MAY 18, 2022



**Morin-Cameron
The
GROUP, INC.**
SOIL ENGINEERS/ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS/LAND USE PLANNERS
P. 313-771 • FAX: P. 313-771-0000
1000 WEST PARKER BLVD. #100
ANN ARBOR, MI 48106-1000



RECORD OWNER:
ROBERT S. & MARCO L. MILLER
GREGORY W. & KATHRYN L.
BOOK 40132, PAGE 383
PLAN BOOK 133, PLAN 33
ASSESSORS MAP 38, BLOCK 1

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN A ZONE X: AREA OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009C-0264F, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.

DATUM:

PERSONAL HISTORY:

GENERAL RULES:

1. THIS PLAN IS PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PROJECT AND IS NOT TO BE REPRODUCED OR COPIED. IT IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
2. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A ONE-TO-ONE SURVEY PERFORMED BY THE ENGINEERING GROUP IN THE FIELD.
3. PROPERTY LINE INFORMATION LOCATED HEREON IS BASED ON A PLAN ENTITLED "TORTIVE PLAIN, WOODBERRY, IOWA", PREPARED BY THE ENGINEERING GROUP, INC. DATED JUNE 1, 1974 AND RECORDED IN PLAN BOOK 133, PAGE 14.
4. LOCATION OF SEPTIC FACILITY TAKEN FROM A TITLE 5 INSPECTION REPORTED BY PREVIOUS EPCO SERVICES ON APRIL 14, 2010.
5. WETLAND RESOURCE AREAS WERE Delineated BY DORCEA ENVIRONMENTAL

ABBREVIATIONS:	APPROXIMATE
ADJ	ADJUTANT
AL	ALUMINUM
AN	ANALOG
AS	ASBESTOS
BA	BALANCE
BE	BELT
BL	BLOCK
BO	BOILER
BR	BRAKE
BU	BULB
CA	CABLE
CE	CENTRE
CH	CHANCE
CI	CIRCUIT
CL	CLAMP
CO	COIL
CR	CRACK
CS	CROSS
CU	CUP
DA	DANGER
DE	DEGREE
DI	DIRECTION
DO	DOOR
DR	DRUM
DU	DUST
EA	EARTH
EC	ELECTRIC
EL	ELEVATION
EM	EMERGENCY
EN	ENGINE
EP	ELECTRIC
ES	ELEVATION
EU	ELEVATION
FA	FAN
FB	FIRE
FC	FLOOR
FD	FLOOR
FE	FLOOR
FF	FLOOR
FG	FLOOR
FH	FLOOR
FI	FLOOR
FJ	FLOOR
FK	FLOOR
FL	FLOOR
FM	FLOOR
FN	FLOOR
FO	FLOOR
FP	FLOOR
FQ	FLOOR
FR	FLOOR
FS	FLOOR
FT	FLOOR
FU	FLOOR
FV	FLOOR
FW	FLOOR
FX	FLOOR
FY	FLOOR
FZ	FLOOR
GA	GAS
GB	GAS
GC	GAS
GD	GAS
GE	GAS
GF	GAS
GG	GAS
GH	GAS
GI	GAS
GJ	GAS
GK	GAS
GL	GAS
GM	GAS
GN	GAS
GO	GAS
GP	GAS
GQ	GAS
GR	GAS
GS	GAS
GT	GAS
GU	GAS
GV	GAS
GW	GAS
GX	GAS
GY	GAS
GZ	GAS
HA	HAND
HB	HAND
HC	HAND
HD	HAND
HE	HAND
HF	HAND
HG	HAND
HH	HAND
HI	HAND
HJ	HAND
HK	HAND
HL	HAND
HM	HAND
HN	HAND
HO	HAND
HP	HAND
HQ	HAND
HR	HAND
HS	HAND
HT	HAND
HU	HAND
HV	HAND
HW	HAND
HX	HAND
HY	HAND
HZ	HAND
IA	IN
IB	IN
IC	IN
ID	IN
IE	IN
IF	IN
IG	IN
IH	IN
II	IN
IJ	IN
IK	IN
IL	IN
IM	IN
IN	IN
IO	IN
IP	IN
IQ	IN
IR	IN
IS	IN
IT	IN
IU	IN
IV	IN
IW	IN
IX	IN
IY	IN
IZ	IN
JA	JACK
JB	JACK
JC	JACK
JD	JACK
JE	JACK
JF	JACK
JG	JACK
JH	JACK
JI	JACK
JJ	JACK
JK	JACK
JL	JACK
JM	JACK
JN	JACK
JO	JACK
JP	JACK
JQ	JACK
JR	JACK
JS	JACK
JT	JACK
JU	JACK
JV	JACK
JW	JACK
JX	JACK
JY	JACK
JZ	JACK
KA	KAY
KB	KAY
KC	KAY
KD	KAY
KE	KAY
KF	KAY
KG	KAY
KH	KAY
KI	KAY
KJ	KAY
KK	KAY
KL	KAY
KM	KAY
KN	KAY
KO	KAY
KP	KAY
KQ	KAY
KR	KAY
KS	KAY
KT	KAY
KU	KAY
KV	KAY
KW	KAY
KX	KAY
KY	KAY
KZ	KAY
LA	LAMP
LB	LAMP
LC	

LEGEND:

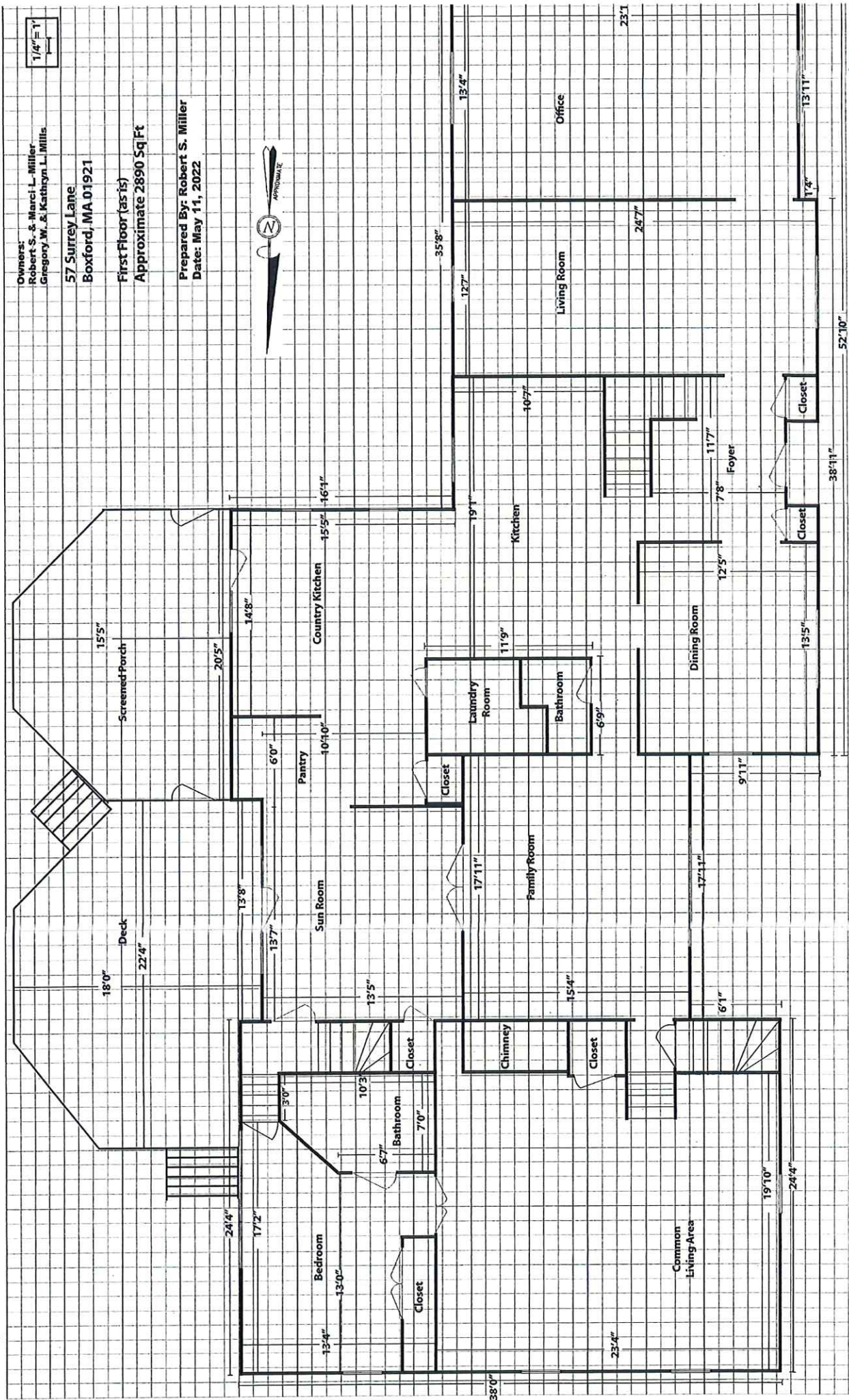
	74	MAJOR CONTOUR
	72	MINOR CONTOUR
	A2	LIMIT OF B/W
		LIMIT OF 25' NO
		LIMIT OF 75' NO
		LIMIT OF 100' NO
		EDGE OF LAWN
		TREE

Owners:
Robert S. & Marci L. Miller
Gregory W. & Kathryn L. Mills

57 Surrey Lane
Boxford, MA 01921

First Floor (as is)
Approximate 2890 Sq Ft

Prepared By: Robert S. Miller
Date: May 11, 2022



Owners:
Robert S. & Marci L. Miller
Gregory W. & Kathryn L. Mills

57 Surrey Lane
Boxford, MA 01921

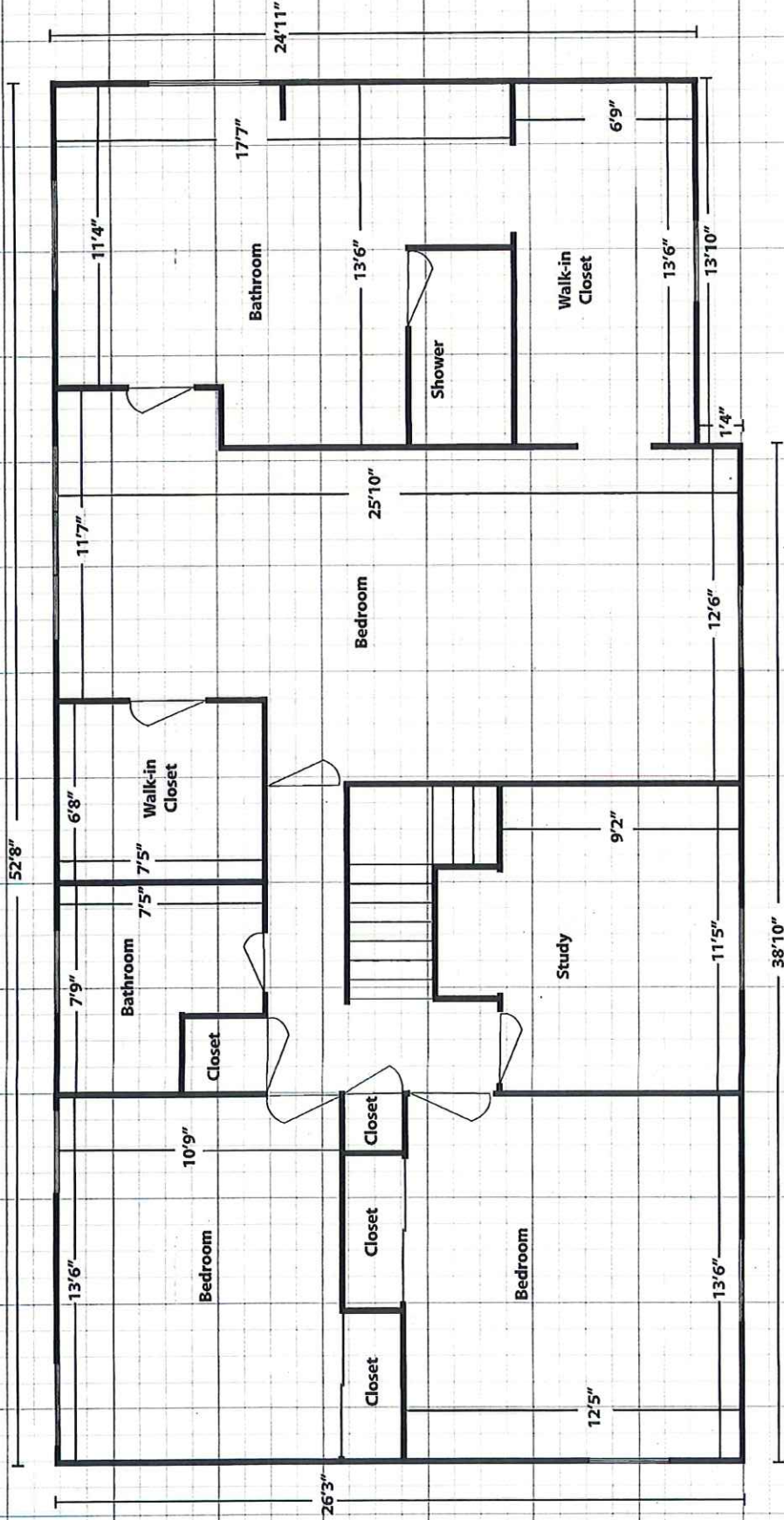
1/4" = 1'
I

Second Floor (as is)

Approximate 1320 Sq Ft

Prepared by: Robert S. Miller

Date: May 11, 2022



The Miller Residence

57 Surrey Lane
Boxford, MA

Design Set
June 28, 2022

CWC Design^{LLC}

19 Inn Street
Newburyport, MA 01950 (978) 397 - 3233
www.cwc-design.com

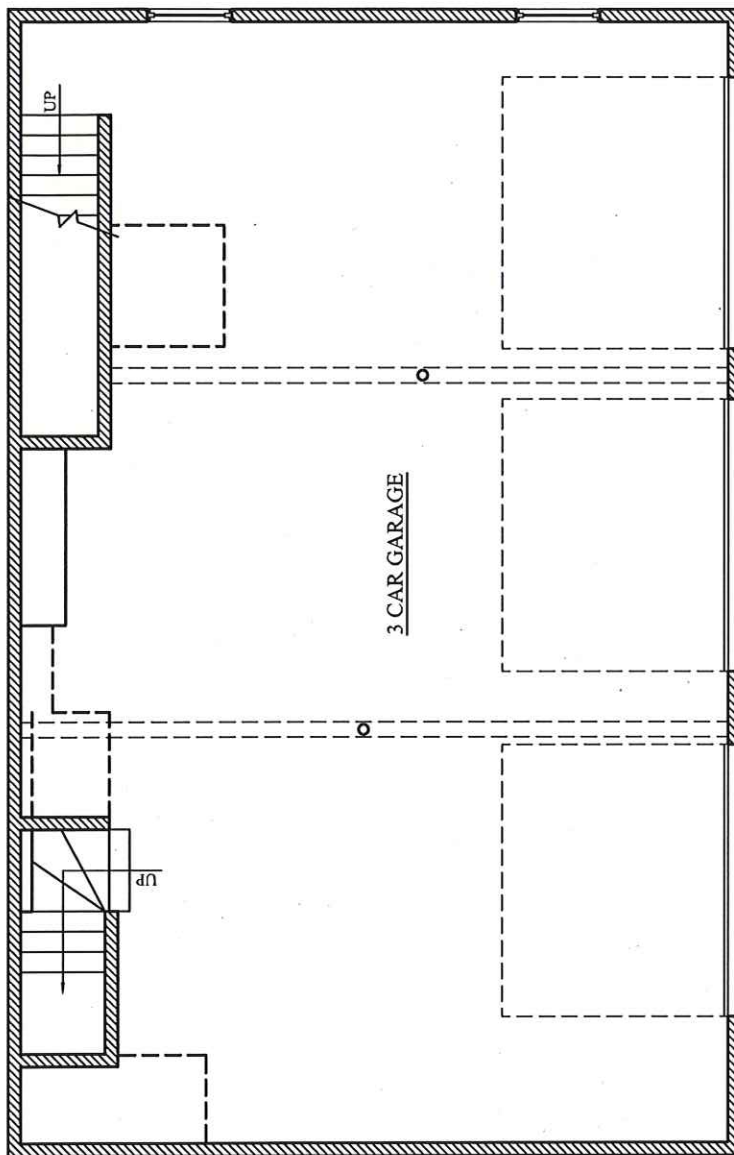
EX-1.0

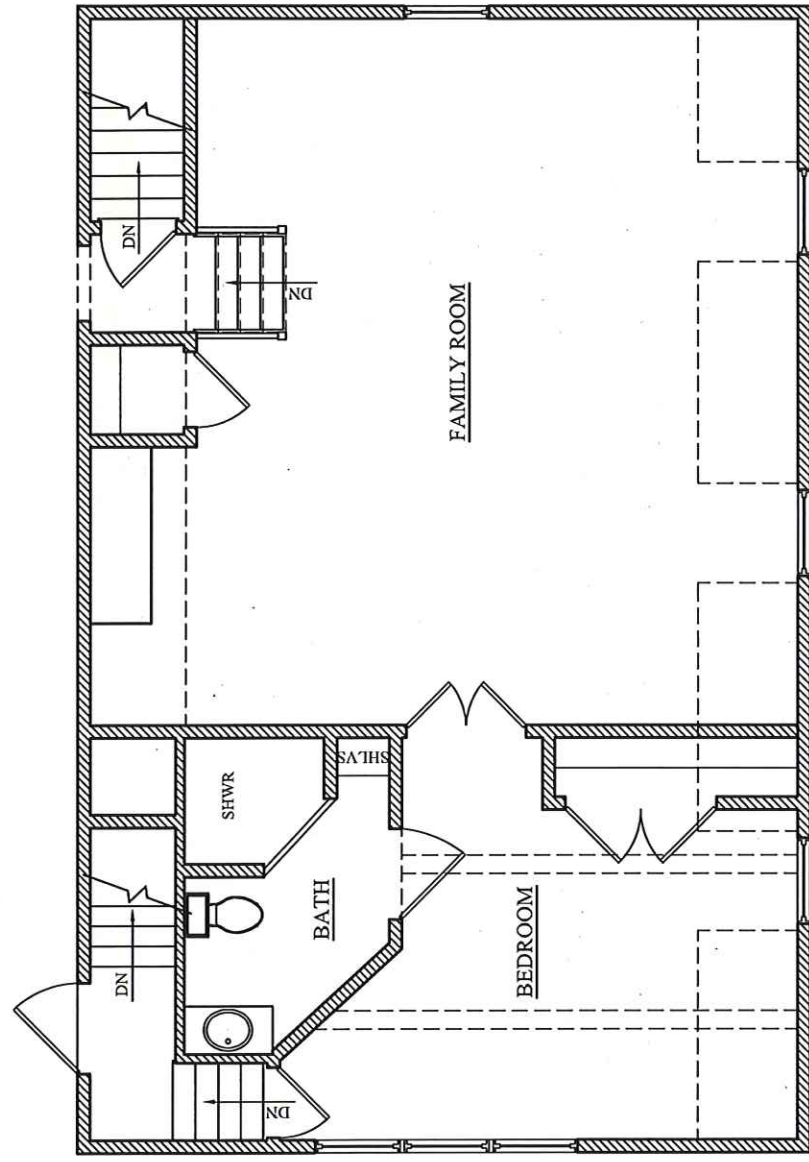
DATE: 6-28-22
REV:
REV:
REV:

The Miller Residence
57 Surrey Lane
Boxford, MA

CWC Design LLC
www.cwc-design.com
(978) 397-3233
19 Inn Street
Newburyport, MA 01950

Existing Lower Floor Plan
1/4" = 1'-0"





Existing Upper Floor Plan
 1/4" = 1'-0"

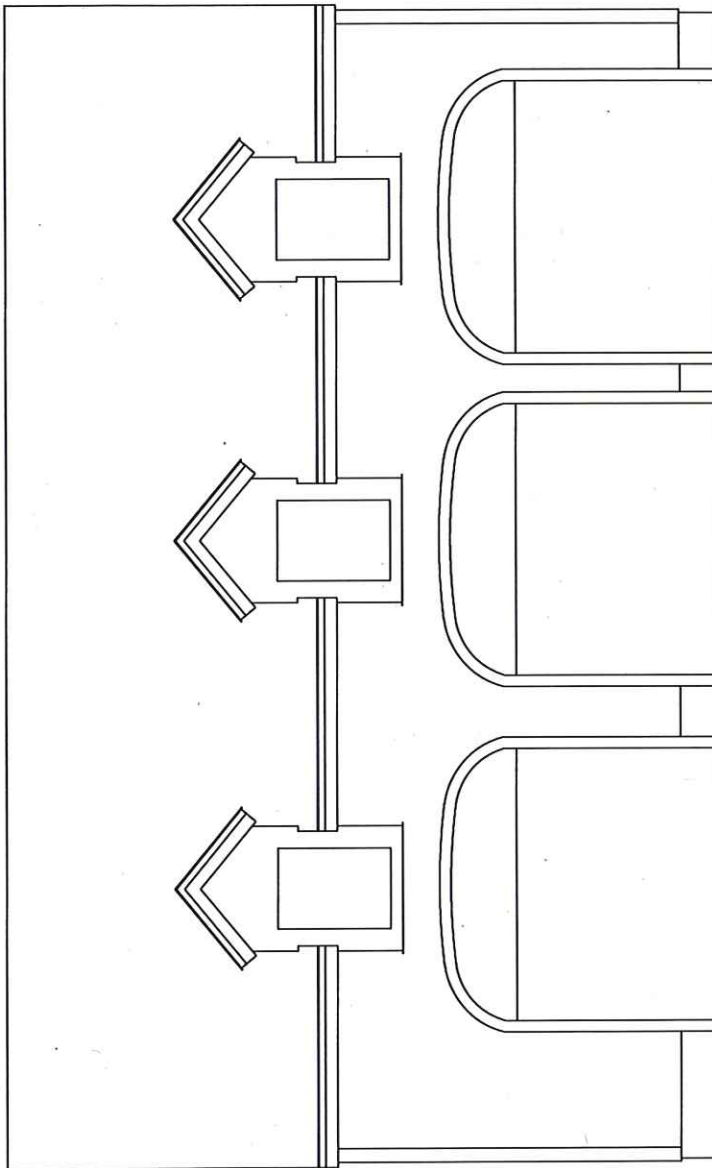
EX-2.0

DATE: 6-28-22
REV:
REV:
REV:

The Miller Residence
57 Surrey Lane
Boxford, MA

CWC Design LLC
19 Inn Street
Newburyport, MA 01950
www.cwc-design.com
(978) 397-3233

Existing Front Elevation
1/4" = 1'-0"



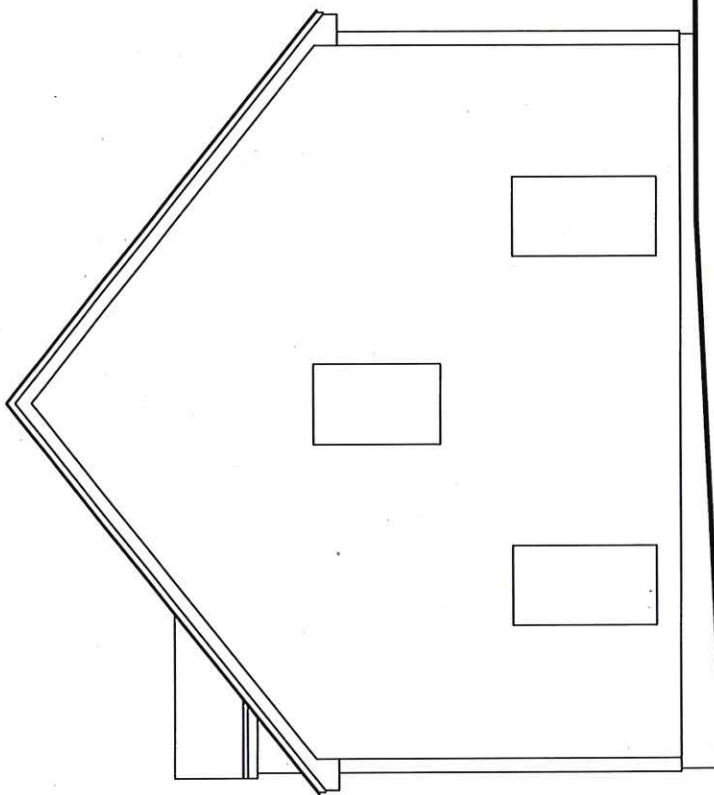
EX-2.1

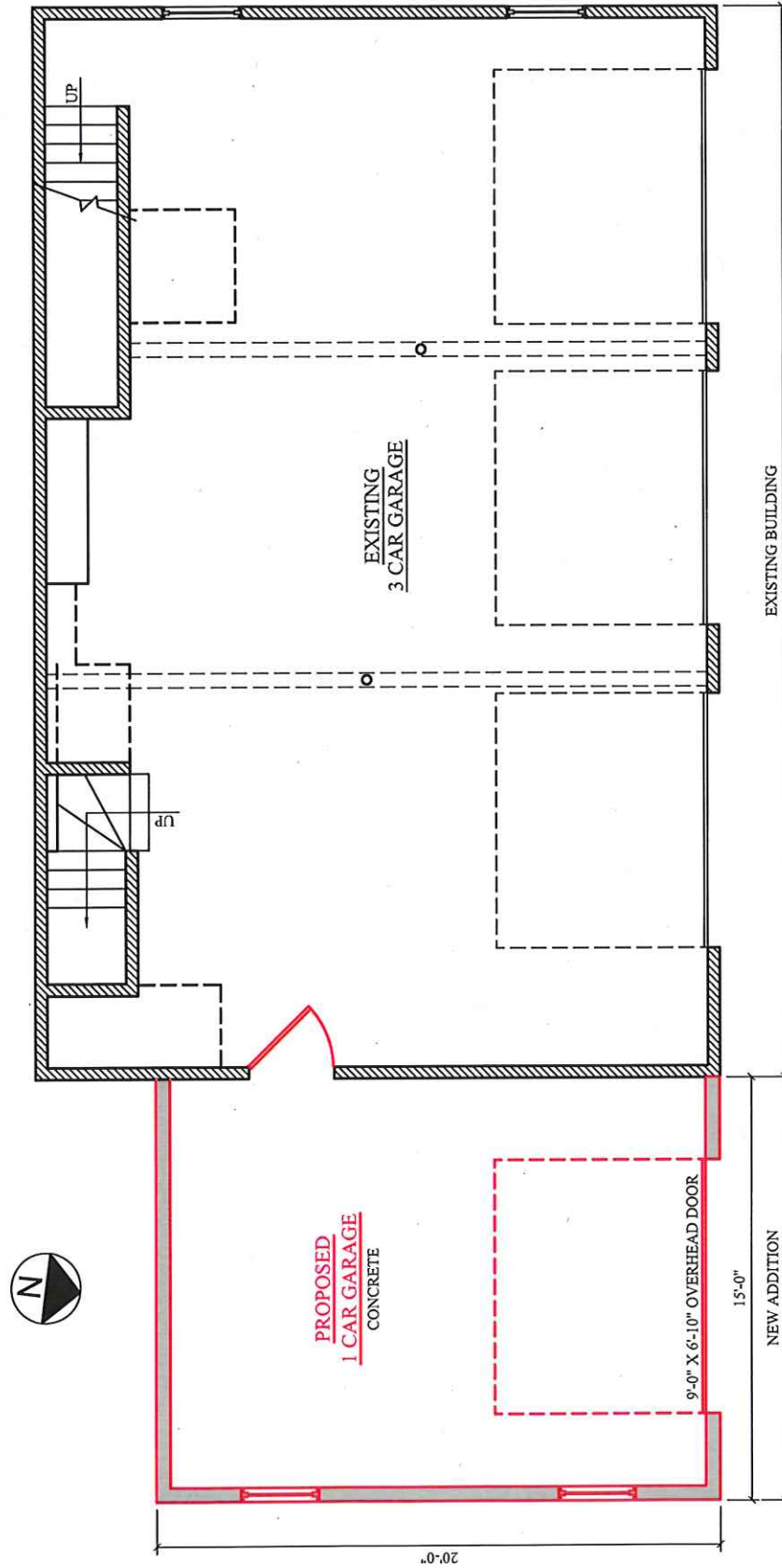
DATE: 6-28-22
REV:
REV:
REV:

The Miller Residence
57 Surrey Lane
Boxford, MA

GWC Design LLC
19 Inn Street
Newburyport, MA 01950
www.gwc-design.com
(978) 397 - 3233

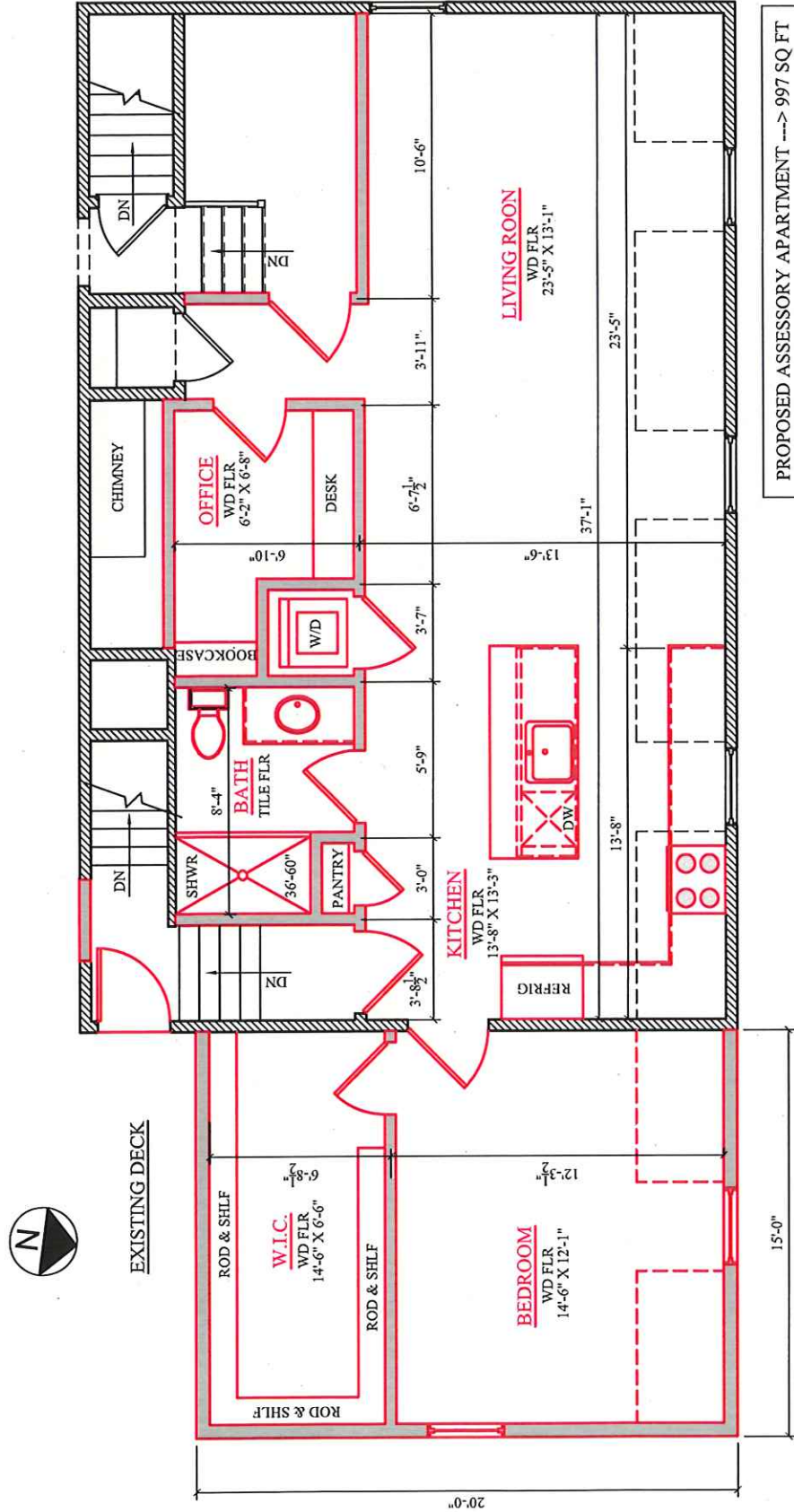
Existing Right Elevation
1/4" = 1'-0"





Proposed Lower Floor Plan
 1/4\" = 1'-0\"



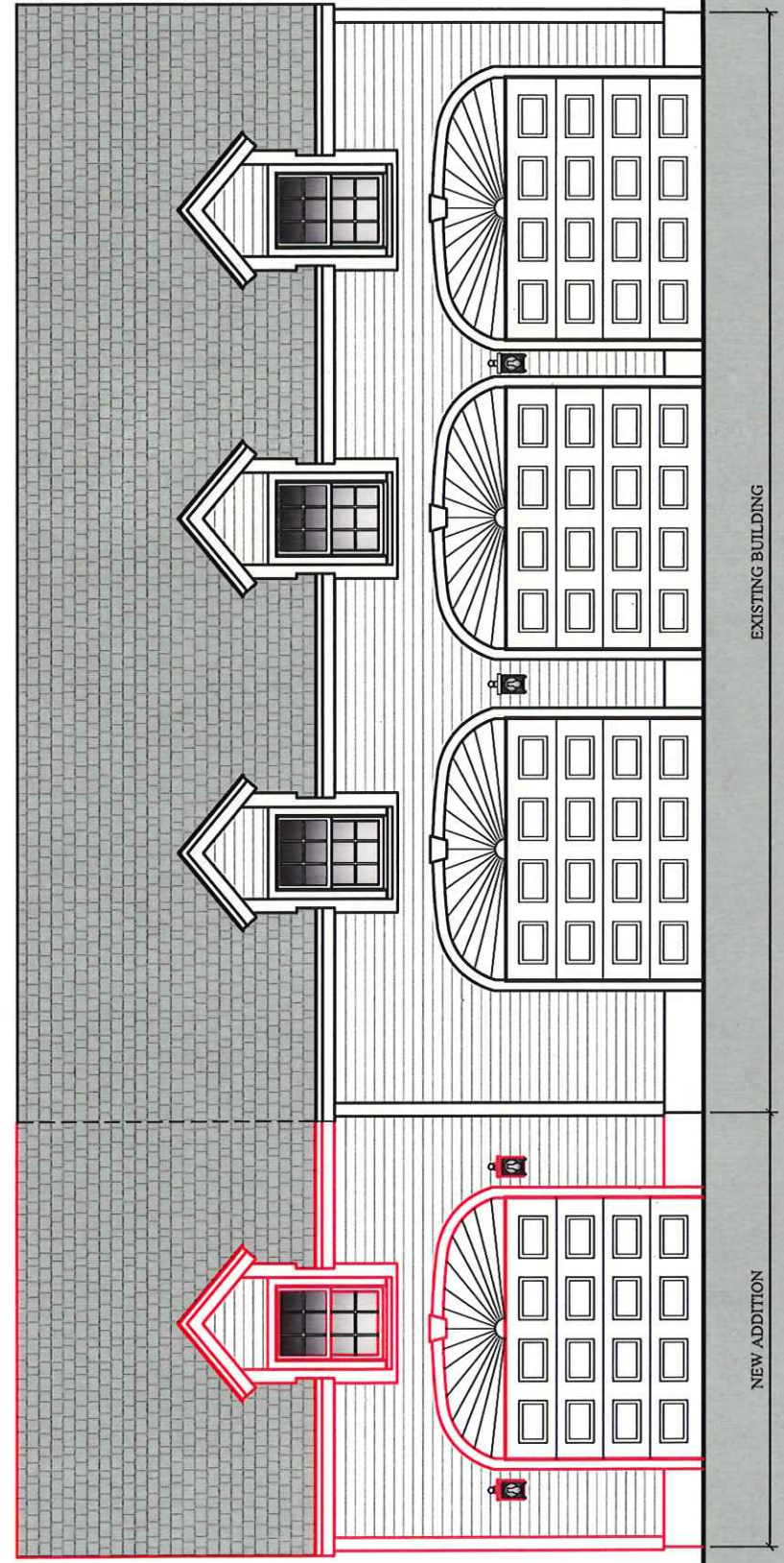


A-2.0a

DATE: 6-28-22
REV:
REV:
REV:

The Miller Residence
57 Surrey Lane
Boxford, MA

CWC Design LLC
www.cwc-design.com
19 Inn Street
Newburyport, MA 01950
(978) 397-3233



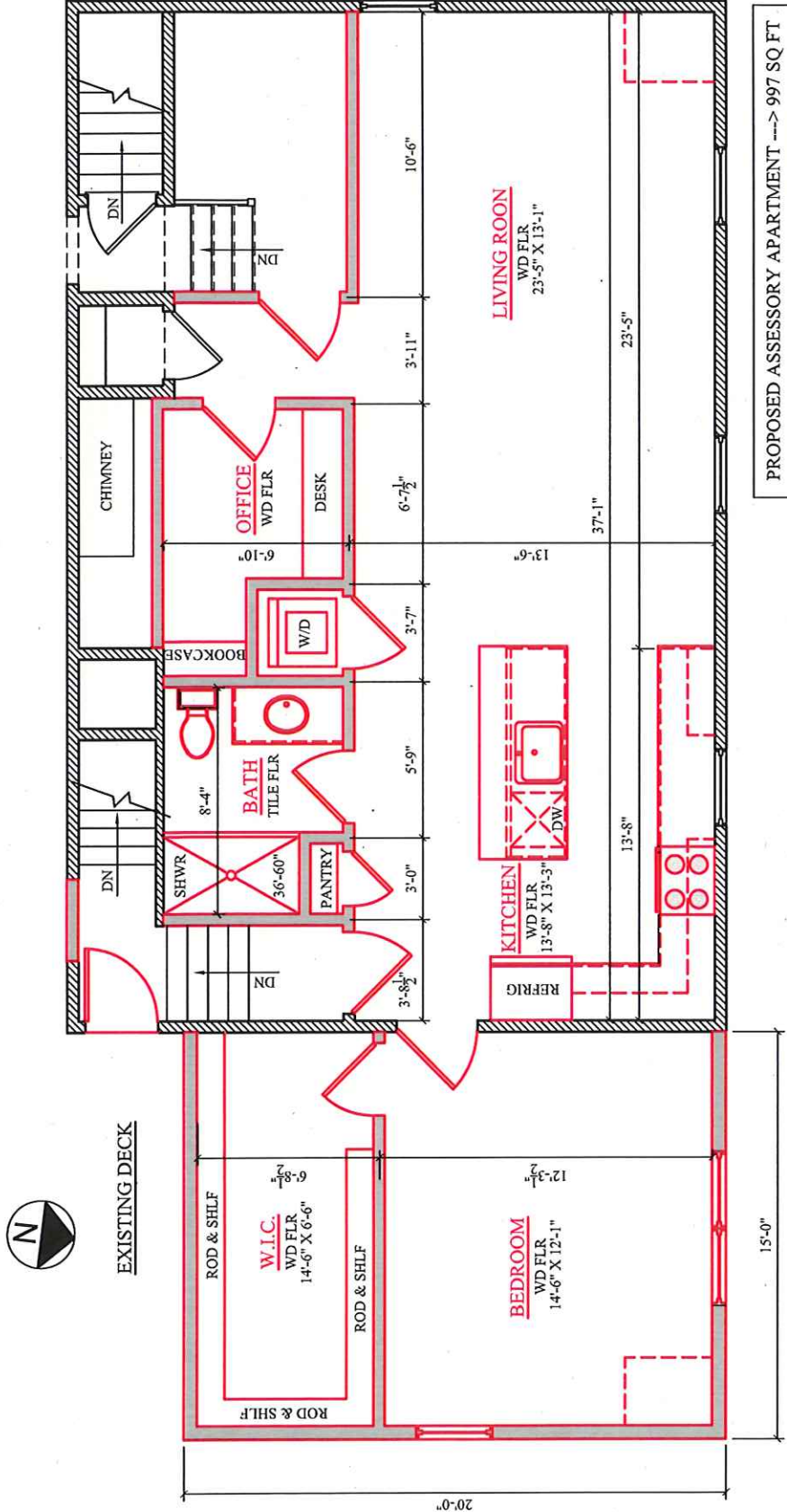
Proposed Front Elevation (Version A)
1/4" = 1'-0"





Proposed Left Elevation (Version A)
 1/4" = 1'-0"





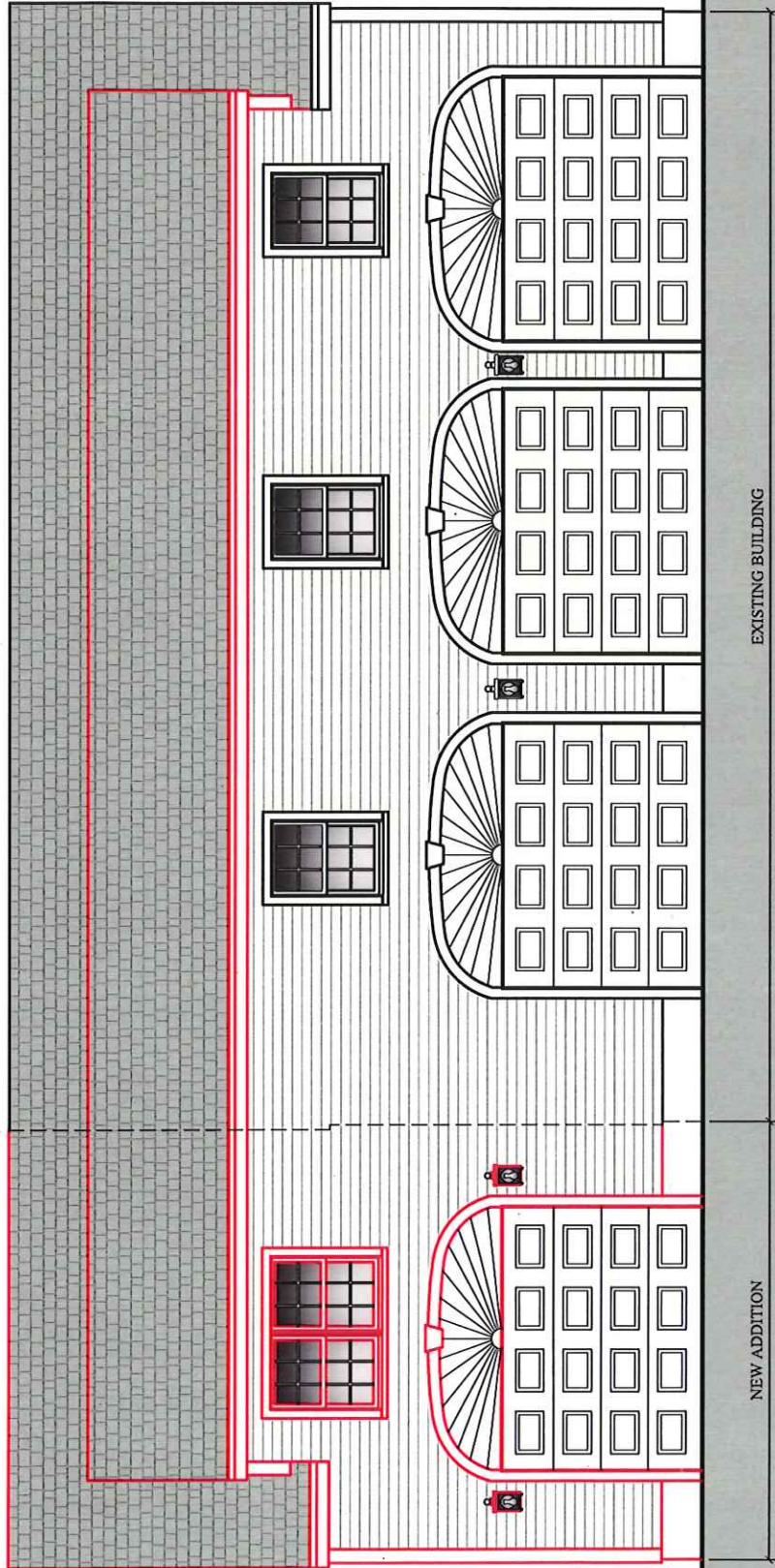
Proposed Upper Floor Plan (Version B)

A-2.0b

DATE: 6-28-22
REV:
REV:
REV:

The Miller Residence
57 Surrey Lane
Boxford, MA

CWC Design LLC
www.cwc-design.com
19 Inn Street
Newburyport, MA 01950
(978) 397-3233



Proposed Front Elevation (Version B)

1/4" = 1'-0"





Proposed Left Elevation (Version B)
 1/8" = 1'-0"

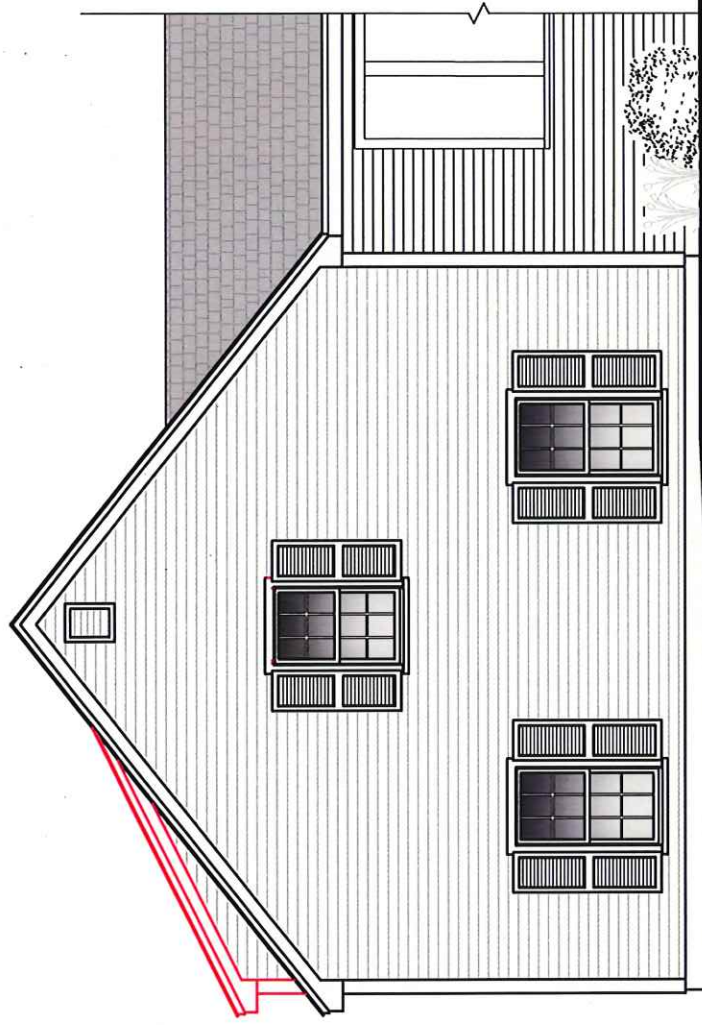


A-2.2b

DATE: 6-28-22
REV:
REV:
REV:

The Miller Residence
57 Surrey Lane
Boxford, MA

GWC Design LLC
19 Inn Street
Newburyport, MA 01950
www.gwc-design.com
(978) 397-3233



1ST FLR
FIN. CEILING HEIGHT 7'-3 1/2"
TOP OF WINDOW SASH 6'-8"

2ND FLR
FIN. CEILING HEIGHT 7'-5 1/2"
TOP OF WINDOW SASH 6'-8"

Proposed Right Elevation (Version B)
1/4" = 1'-0"





