

February 1, 2023

Zoning Board of Appeals
7A Spofford Road
Boxford, MA 01921

Re: 49 Mill Road
Owner/Applicant: Dennis Sheehan

Dear Board Members:

Please find enclosed a Special Permit application for an accessory apartment for the above referenced property.

In August 2021 Mr. Sheehan applied for and received a Building Permit for proposed modifications to the interior of the existing structure, no exterior changes were proposed. The proposed work included remodeling the existing living area by expanding the existing bathroom and bedroom, adding a kitchenette, re-insulating the walls and updating electrical and plumbing services.

When Mr. Sheehan applied for a final inspection in August 2022, he was told by the current Building Inspector that even though the previous Building Inspector issued a Building Permit it is his opinion that a Special Permit for an Accessory Apartment should have been required. This application has been prepared to comply with the current Building Inspector's determination that a Special Permit for an accessory apartment is required for the changes that were previously approved/built.

Attached to the Special Permit application are the following:

- Mortgage Inspection Plan
- Boxford Assessors information
- The original approved Building Permit application including a copy of the Building Permit
- Property Deed
- Certified Abutters List

By examining the application you will see that the submitted information does not meet all the requirements outlined on page 2 of the application. As previously mentioned no exterior changes to the structure were proposed so we believe the Mortgage Inspection Plan provides the necessary information for the Board to be able to review the application. The floor plans

CIVIL ENGINEERS • LAND SURVEYORS • ENVIRONMENTAL CONSULTANTS • LAND USE PLANNERS

66 Elm Street, Danvers, MA 01923 978.777.8586

Providing Professional Services Since 1978

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and elevation views of the structure are not as detailed as what the Board requires, however since the project was granted a Building Permit, and is complete, we believe the information submitted with the Building Permit provides the Board with the required information for them to review the application.

Calculations associated with the size of the accessory apartment have been added to the Mortgage Inspection Plan. The information shown is based on information provided in the original Building Permit application as well as information available from the Boxford Assessors Office. By reviewing the calculations you will see that the Accessory Apartment is approximately 613 s.f., well below the maximum size of 1,000 s.f. The Accessory Apartment is approximately 16% of the total living area of the structure which is below the maximum percentage of 25%. Mr. Sheehan's in-laws will reside in the accessory apartment.

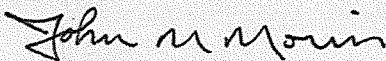
Based on the submitted information the accessory apartment meets the criteria outlined in Section 196-13(C) of the Boxford Zoning Bylaw. We respectfully request that the Board accept the application as submitted and issues a Special Permit for an accessory apartment for this property.

We look forward to meeting with the Board at your next regularly scheduled meeting on Thursday, February 23, 2023 to discuss this application.

If you have any questions prior to the meeting please do not hesitate to contact me.

Sincerely,

THE MORIN-CAMERON GROUP, INC.



John M. Morin, PE
President

JMM/kmm

Enclosures

cc: Dennis Sheehan

**TOWN OF BOXFORD
ZONING BOARD OF APPEALS**

Time Stamp by Town
Clerk's Office

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

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 Dennis Sheehan

PROPERTY ADDRESS 49 Mill Road MAP/BLOCK/LOT 32 / 2 / 1.1

PROPERTY OWNER'S MAILING ADDRESS 49 Mill Road, Boxford, MA 01921

PROPERTY OWNER'S PHONE NUMBER: 619-977-1833 PROPERTY OWNER'S E-MAIL dennisjsheehan@gmail.com

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: *Mortgage Inspection Plan (Scale: 1"=120')*

- ☒ 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 *N/A*
- ☒ 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 *(No exterior changes proposed)*
- ☒ 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 *N/A*
- ☒ all required setback distances
- ☐ all existing and proposed entrances and exits to both the lot and the buildings on the lot *N/A*
- ☐ ALL OF THE PROPOSED WORK MUST BE HIGHLIGHTED IN RED *N/A*

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 *(NO DATE)*
- ☒ 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 *(Calculations shown on Mortgage Inspection Plan)*
- ☐ ALL PROPOSED WORK MUST BE HIGHLIGHTED IN RED *(NOT SHOWN 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~~ (no longer needed, per Peter Delaney)
5. ☒ Deed
6. ☒ Plot Plan
7. ☒ Architectural Plans
8. ☐ Photographs of the Property *(To Be Submitted Directly By Owner)*
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, Dennis Sheehan, 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.

Kathleen Morin, as authorized 2/1/2023
Signature of Owner Date
The Morin-Cameron Group, Inc.

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

Remodel the existing living area by expanding the existing bathroom and bedroom, adding a kitchenette, re-insulating the walls
and updating electrical and plumbing services. No exterior changes are proposed.

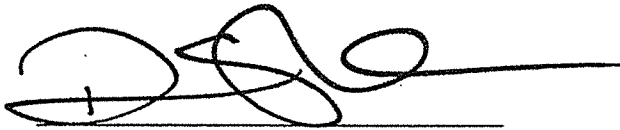
Applicable Section(s) of Zoning Bylaw for which relief is sought:

Section 196-13 (C) Accessory Apartment

Authorization Form

Re: 49 Mill Road, Boxford

I, Dennis Sheehan, authorize The Morin-Cameron Group to sign any and all applications to the Town of Boxford on my behalf regarding the above-referenced property.

A handwritten signature in black ink, appearing to be 'Dennis Sheehan', written over a horizontal line.

Dennis Sheehan

11/28/22

Date

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: 1974 DATE STRUCTURE WAS BUILT: 1979

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

[BOOK 39201 PAGE 107] 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)	<u>15</u> x \$8.10 = <u>\$121.50</u>
Number of Surrounding Towns & MVPC	9 x \$8.10 = \$72.90
Number of Certified Abutters (including applicant & representative) Notice of Decision	<u>15</u> x \$0.60 = <u>\$9.00</u>

TOTAL AMOUNT OWED FOR POSTAGE FEE \$ 203.40

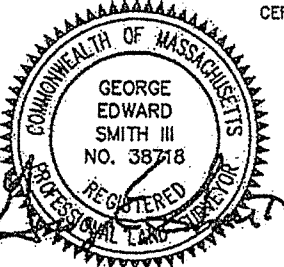
Please remit a check separate from the filing fee, payable to the Town of Boxford, for the total amount owed for postage.

NEW ENGLAND LAND SURVEY
Professional Land Surveyors
710 MAIN STREET
N.Oxford, MA 01537
PHONE: (508) 987-0025
FAX: (508) 438-6604
REGISTRY S. ESSEX

MORTGAGE INSPECTION PLAN

NAME _____
LOCATION 49 MILL ROAD
BOXFORD, MA
SCALE 1"=120' DATE 11/12/20

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING DWELLING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVE GROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS, ETC. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



CERTIFY TO: _____

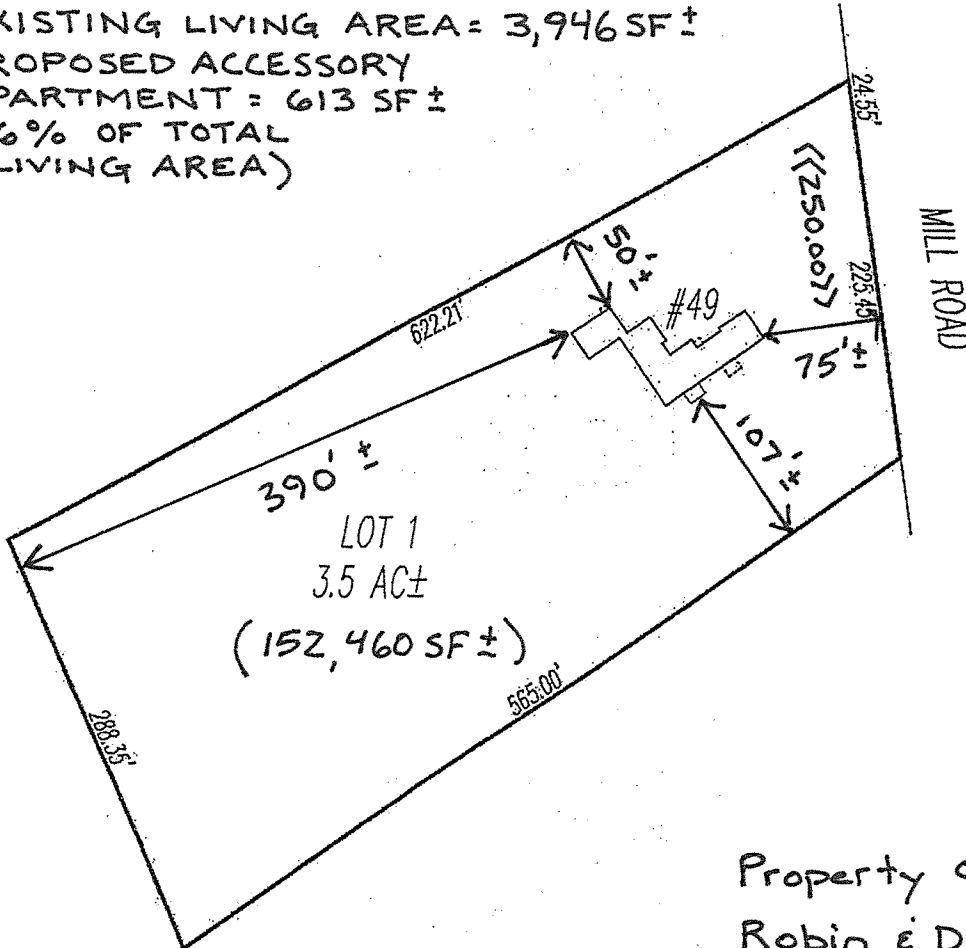
DEED REFERENCE: 17888/28
PLAN REFERENCE: 140/88

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FIRM:

25009C0263F DTD: 07/03/2012

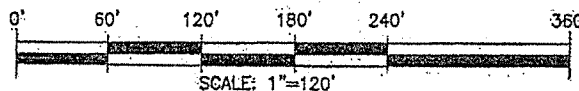
FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.

EXISTING LIVING AREA = 3,946 SF±
PROPOSED ACCESSORY
APARTMENT = 613 SF±
(16% OF TOTAL
LIVING AREA)



Property Owners:
Robin & Dennis
Sheehan

REQUESTED BY: PLUNKETT LAW
DRAWN BY: MEG
FW BY: AB
CHECKED BY: GES
FILE: 20MIP17088



49 MILL RD

Location 49 MILL RD

Mblu 32/ 02/ 01/1 /

Acct#

Owner SHEEHAN DENNIS J

Assessment \$808,000

Appraisal \$808,000

PID 2390

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$419,500	\$388,500	\$808,000
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$419,500	\$388,500	\$808,000

Owner of Record

Owner SHEEHAN DENNIS J
Co-Owner SHEEHAN ROBIN B
Address 49 MILL RD
BOXFORD, MA 01921

Sale Price \$825,000
Certificate
Book & Page 39201/0107
Sale Date 11/19/2020
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHEEHAN DENNIS J	\$825,000		39201/0107	00	11/19/2020
MURPHY TIMOTHY C TE	\$0		17888/0028	1A	11/14/2001
MURPHY T C & D T TR	\$1		14668/0462	1A	03/19/1998
MURPHY TIMOTHY C TE	\$1		14655/0495	1A	03/13/1998
MURPHY DIANE T TR	\$0		13800/0114	1A	10/16/1996

Building Information

Building 1 : Section 1

Year Built: 1979

Living Area: 3,946
Replacement Cost: \$523,502
Building Percent Good: 78
Replacement Cost
Less Depreciation: \$408,300

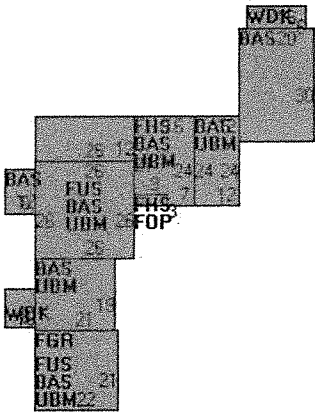
Building Attributes	
Field	Description
Style:	Colonial Large
Model	Residential
Grade:	AVERAGE
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	Board & Batten
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	3
Total Rooms:	9 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/BoxfordMAPhotos/A00\00\16\57.jpg)

Building Layout



(https://images.vgsi.com/photos/BoxfordMAPhotos/Sketches/2390_2415.jj)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,728	2,728
FUS	Upper Story, Finished	988	988
FHS	Half Story, Finished	384	230
FGR	Garage, Finished	462	0
FOP	Porch, Open, Finished	27	0
UBM	Basement, Unfinished	2,032	0
WDK	Deck, Wood	176	0
		6,797	3,946

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$5,900	1

FLU1	FLUE-CONCRETE	1.00 UNITS	\$600	1
KIT	XTRA KITCHEN	1.00 UNITS	\$4,700	1

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	3.5
Description	Single Fam MDL-01	Frontage	0
Zone	RA	Depth	0
Neighborhood		Assessed Value	\$388,500
Alt Land Appr Category	No	Appraised Value	\$388,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$419,500	\$388,500	\$808,000
2022	\$377,100	\$326,200	\$703,300
2021	\$320,800	\$297,900	\$618,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$419,500	\$388,500	\$808,000
2022	\$377,100	\$326,200	\$703,300
2021	\$320,800	\$297,900	\$618,700

DB# 9266



The Commonwealth of Massachusetts
Board of Building Regulations and Standards
Massachusetts State Building Code, 780 CMR

Building Permit Application To Construct, Repair, Renovate Or Demolish a
One- or Two-Family Dwelling

FOR
MUNICIPALITY
USE
Revised Mar 2011

This Section For Official Use Only

Building Permit Number: 21-335 Date Applied: AUG 19 2021

Building Official (Print Name)

Signature

INSPECTION DEPARTMENT
ZONING BOARD OF AFFAIRS
Date

SECTION 1: SITE INFORMATION

1.1 Property Address:

49 Mill Rd

1.2 Assessors Map & Parcel Numbers

Map Number

Parcel Number

1.1a Is this an accepted street? yes no

1.3 Zoning Information:

Zoning District

Proposed Use

1.4 Property Dimensions:

Lot Area (sq ft)

Frontage (ft)

1.5 Building Setbacks (ft)

Front Yard

Side Yards

Rear Yard

Required

Provided

Required

Provided

Required

Provided

1.6 Water Supply: (M.G.L. c. 40, §54)

Public ☐

Private ☐

1.7 Flood Zone Information:

Zone:

Outside Flood Zone?

Check if yes ☐

1.8 Sewage Disposal System:

Municipal ☐ On site disposal system ☐

SECTION 2: PROPERTY OWNERSHIP¹

2.1 Owner¹ of Record:

Dennis Sheehan

Name (Print)

Boxford, MA 01921

City, State, ZIP

49 Mill Rd

No. and Street

619 977 1833

Telephone

DennisJSheehan@gmail.com

Email Address

SECTION 3: DESCRIPTION OF PROPOSED WORK² (check all that apply)

New Construction ☐

Existing Building ☒

Owner-Occupied ☐

Repairs(s) ☐

Alteration(s) ☒

Addition ☐

Demolition ☐

Accessory Bldg. ☐

Number of Units

Other ☐ Specify:

Brief Description of Proposed Work²:

remodel living area - expand bath and bed room. Add Kitchen
See attached plans
Get walls reinsulate update electric + plumbing

SECTION 4: ESTIMATED CONSTRUCTION COSTS

Item	Estimated Costs: (Labor and Materials)	Official Use Only
1. Building	\$ <u>44,100</u>	1. Building Permit Fee: \$ <u>853.00</u> Indicate how fee is determined: ☐ Standard City/Town Application Fee ☐ Total Project Cost ³ (Item 6) x multiplier <u> </u> x <u> </u>
2. Electrical	\$ <u>6000</u>	2. Other Fees: \$ <u>332.00</u>
3. Plumbing	\$ <u>5500</u>	List: <u>ELECT + PLUMB</u>
4. Mechanical (HVAC)	\$ <u> </u>	
5. Mechanical (Fire Suppression)	\$ <u> </u>	
6. Total Project Cost:	\$ <u>65,600</u>	Total All Fees: \$ <u>1185.00</u> Check No. <u>1601</u> Check Amount: <u> </u> Cash Amount: <u> </u> ☒ Paid in Full ☐ Outstanding Balance Due: <u> </u>

853
166
166
1185.00

Cummings.ted@icloud.com



COMMONWEALTH OF MASSACHUSETTS
TOWN OF BOXFORD

POST ON THE BUILDING IN A LOCATION VISIBLE FROM THE
STREET 978-887-6000 Ext. 508
PLANS MUST BE KEPT ON SITE WITH THIS PERMIT

PERMIT# 21-335
M&P# 32-2-1.1
FEE: \$ 1185.00
CK# 1601

BUILDING PERMIT

This certifies that: **DENNIS SHEEHAN** Address: 49 MILL ROAD

CUMMINGS HOME IMPROVEMENTS, LLC

Has a permit to: **INTERIOR RENOVATIONS PER APPLICATION**

EDWARD CUMMINGS

Construction Supervisor **EDWARD L. CUMMINGS, CS-083535**

HIC CARD# 183084

NOTE: NOTHING IS TO BE COVERED UP WITHOUT FIRST BEING INSPECTED- (Over)

This permit is being issued under the 2015 -INTERNATIONAL RESIDENTIAL CODE FOR 1 & 2 FAMILY (IRC) & related codes. The person(s) accepting this permit shall in every respect conform to the terms of the application on file with the Building Commissioner, Massachusetts State Building Code, Scope of work as approved and to the provisions of the Zoning By-Laws in the Town of Boxford. A violation of any, of the terms above noted is cause for revocation of this permit. Property owners contracting with unregistered, unlicensed contractors do not have access to the guaranty fund (as set forth in MGL c 142A) and may be placing themselves (property owners) at risk. All sub-contractors must also possess the appropriate License to work on this project as well. Permit holder must notify this office prior to starting and the project must commence within 6 months of the above date, or this permit becomes invalid. A written request for an extension can be granted for just cause. Failure to call for the state mandated Inspections shall result in FINES and or PENALTIES. New Structures (1 & 2 family and commercial property) or buildings undergone Major Renovations shall NOT be occupied without an Occupancy Permit from the Building Commissioner.

APPROVED PLANS MUST BE KEPT ON SITE WITH BUILDING PERMIT FOR PROGRESS INSPECTIONS.

Robert M. Aldenberg

Date: **Friday, August 20, 2021**

FINAL INSPECTION - This permit cannot be closed until the line below is signed and dated by the Inspector of Buildings/Building

Commissioner or his/her designee. See reverse of permit for additional inspectional sign-offs that may apply to your project.

978-887-6000 Ext. 508

(Signed Robert M. Aldenberg, Inspector of Buildings

(Date closed)

~ Public Safety A Joint Responsibility ~



COMMONWEALTH OF MASSACHUSETTS
TOWN OF BOXFORD

POST ON THE BUILDING IN A LOCATION VISIBLE FROM THE
STREET 978-887-6000 Ext. 508
PLANS MUST BE KEPT ON SITE WITH THIS PERMIT

PERMIT# 21-335
M&P# 32-2-1.1
FEE: \$ 1185.00
CK# 1601

BUILDING PERMIT

This certifies that: DENNIS SHEEHAN Address: 49 MILL ROAD

CUMMINGS HOME IMPROVEMENTS, LLC

Has a permit to: INTERIOR RENOVATIONS PER APPLICATION

EDWARD CUMMINGS

Construction Supervisor EDWARD L. CUMMINGS, CS-083535

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APPROVED PLANS MUST BE KEPT ON SITE WITH BUILDING PERMIT FOR PROGRESS INSPECTIONS.

Robert M. Aldenberg

Date: Thursday, January 06, 2022

FINAL INSPECTION - This permit cannot be closed until the line below is signed and dated by the Inspector of Buildings/Building

Commissioner or his/her designee. See reverse of permit for additional inspectional sign-offs that may apply to your project.

978-887-6000 Ext. 508

Robert M. Aldenberg

(Signed Robert M. Aldenberg, Inspector of Buildings)

3-10-2022

(Date closed)

~ Public Safety A Joint Responsibility ~

Rough plumbing of R.R. of 1/13/22

P- Rough of Small 2-13-22

D&X 1/13/22 Rough

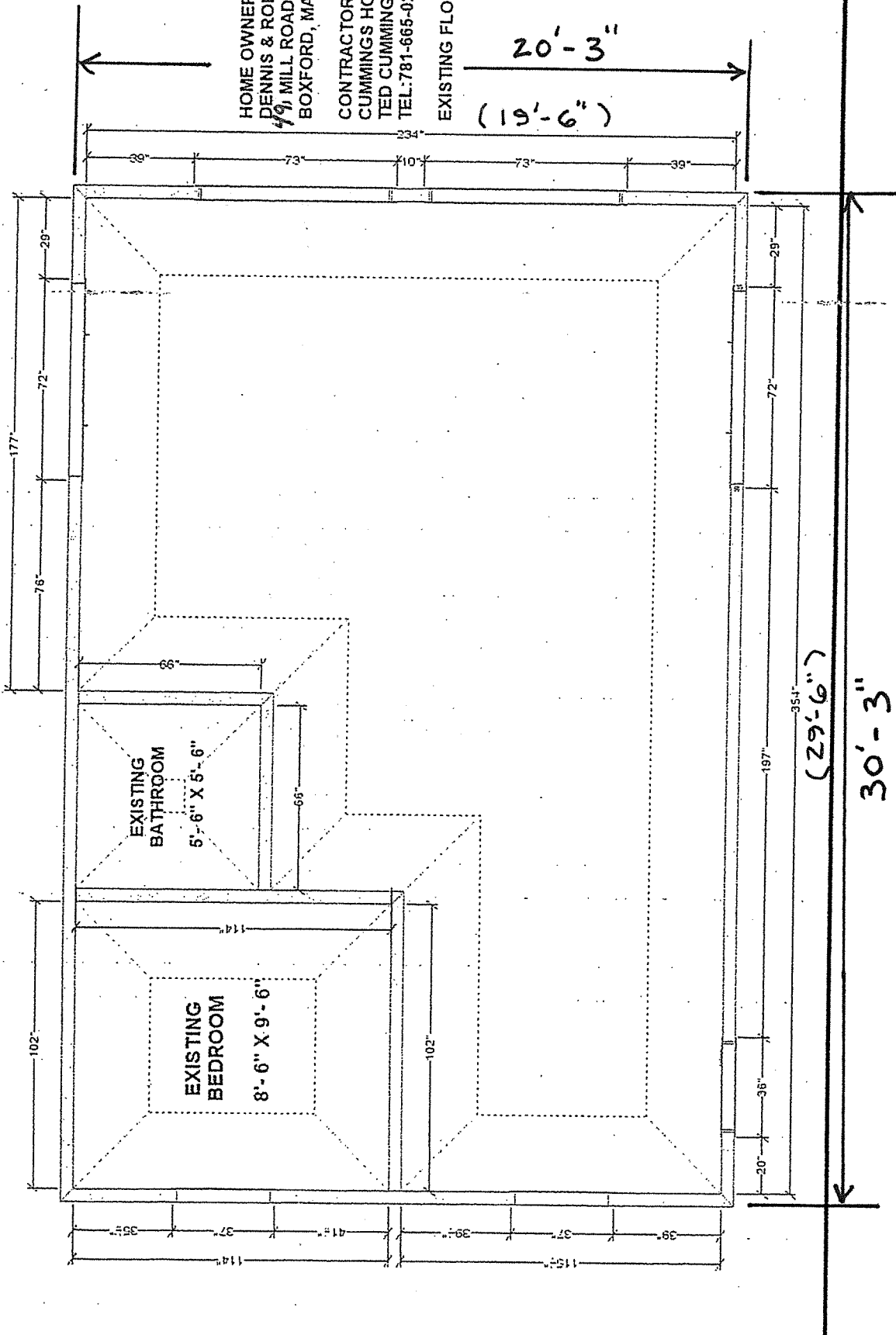
D&X 1/25/22 DUSVX or

P- Final Doyle & Small

Final plumbing of R. R. of 3/9/22

2-23-22

inlaw Apartment



HOME OWNER:
DENNIS & ROBIN SHEEHAN
49 MILL ROAD
BOXFORD, MA. 01921

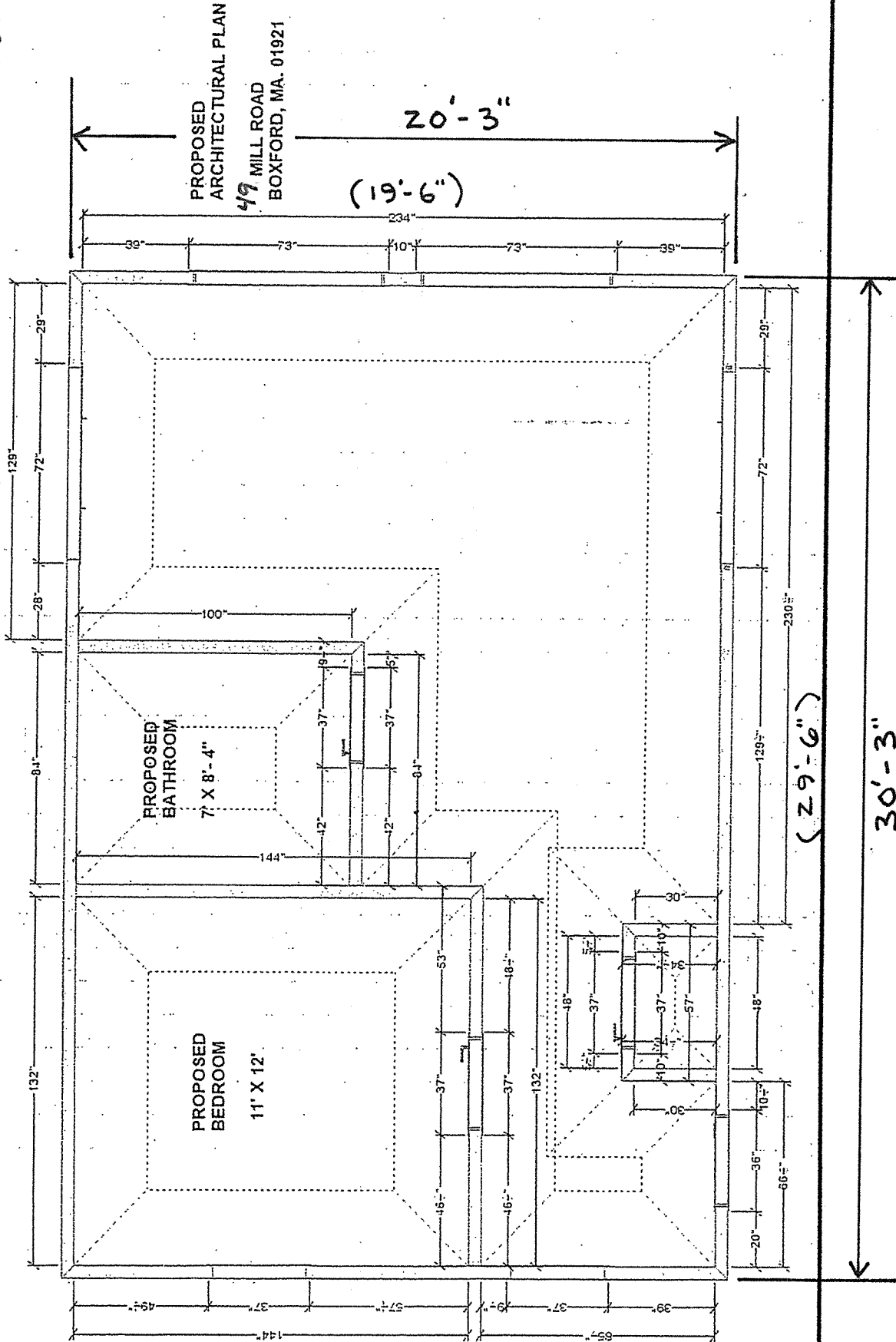
CONTRACTOR:
CUMMINGS HOME IMPROVEMENT
TED CUMMINGS
TEL: 781-665-0200

EXISTING FLOOR PLAN

20'-3"
(19'-6")

Gross Floor Area = 30'-3" x 20'-3" = 613sf±

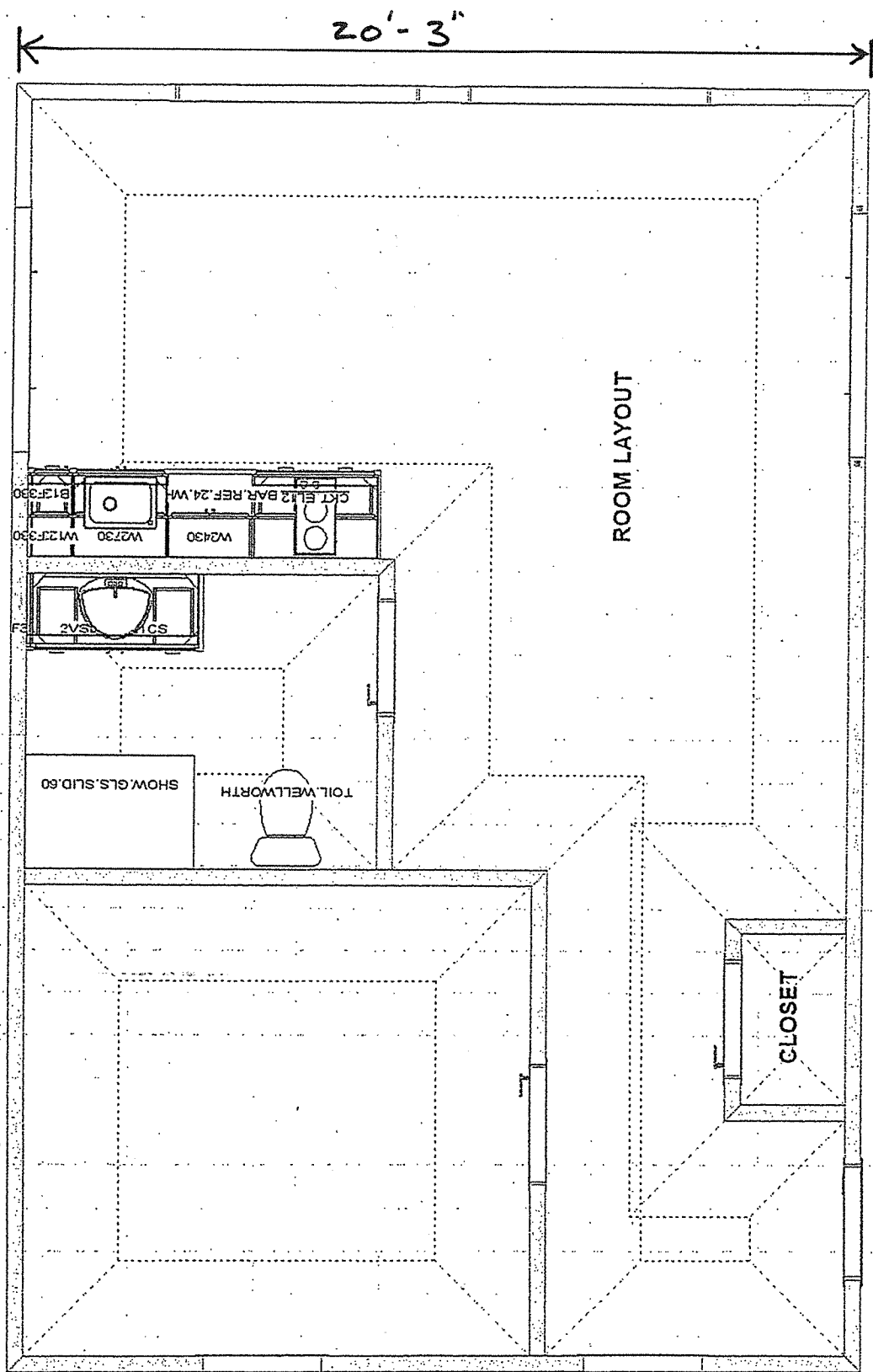
Owner: Dennis & Robin
 Sheehan
 49 Mill Road,
 Boxford



Gross Floor Area = 30'-3" x 20'-3" = 613 sf ±

OWNER: Dennis & Robin
Sheehan

49 Mill Road, Boxford



30'-3"

Gross Floor Area: $30'-3" \times 20'-3" = 613 \text{ sf} \pm$

114 Murphy
79 MILL RD
BOXTON

1/4" = 1'

EXISTING

EXISTING
STRUCTURE

7'6"

-30-

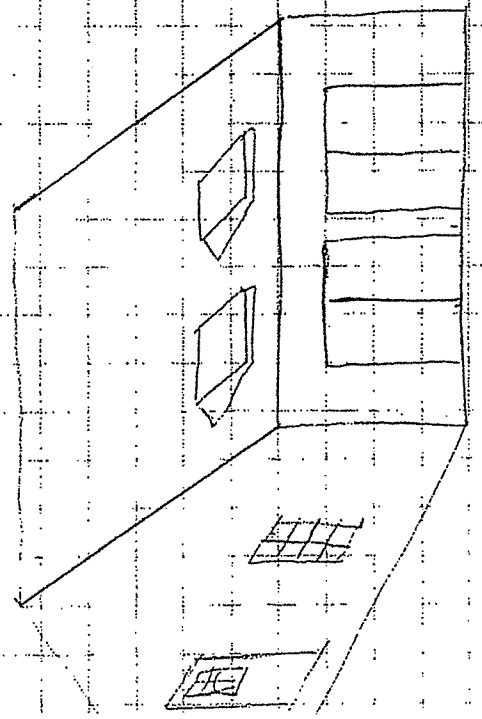
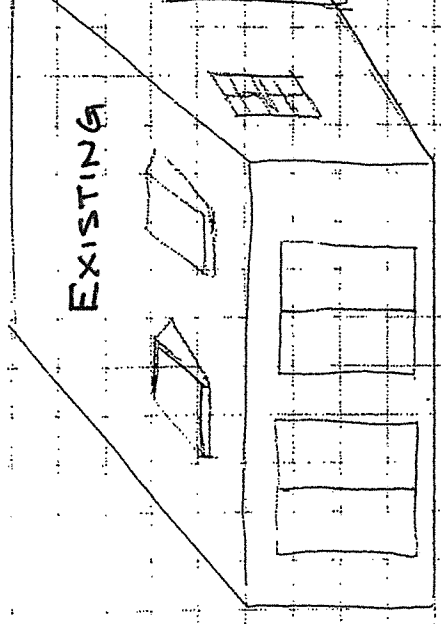
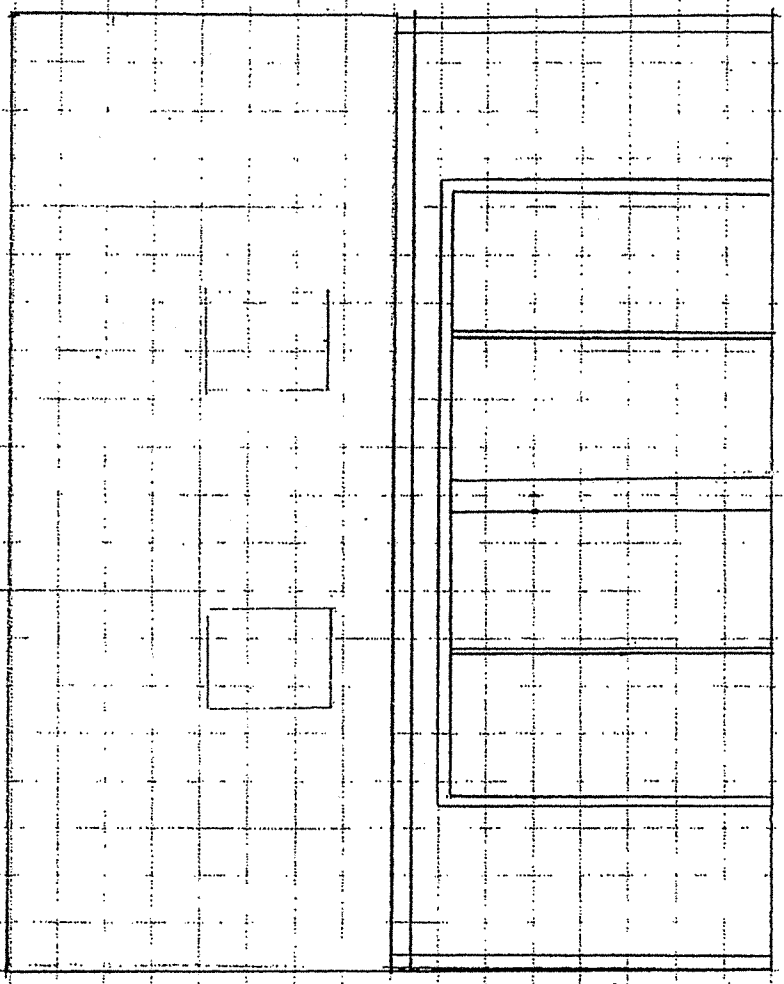
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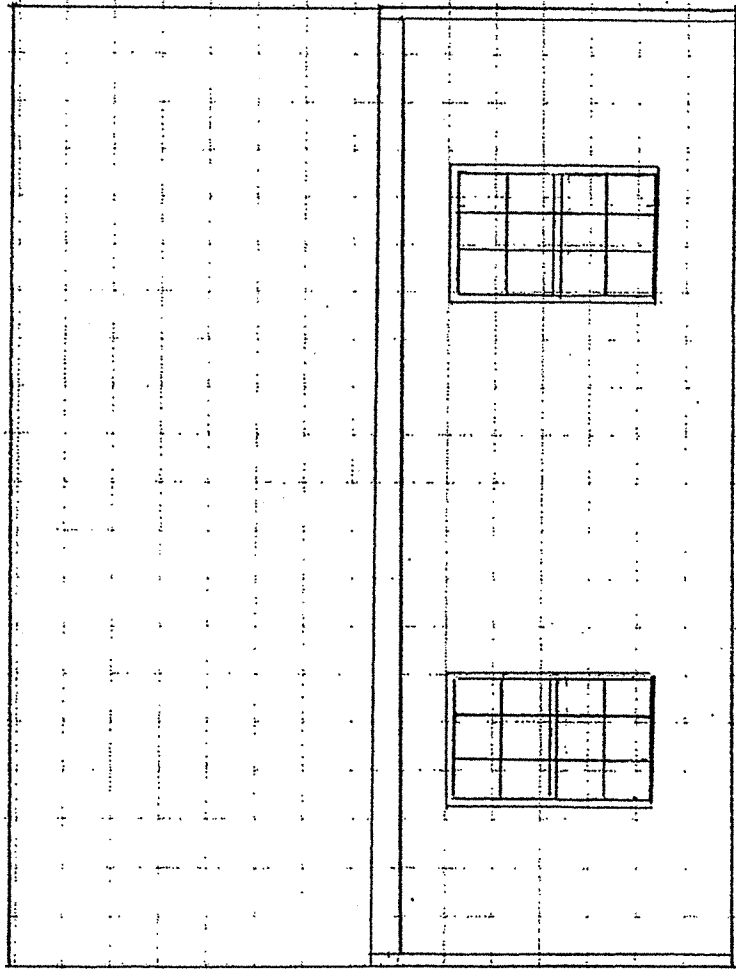
K

EXISTING

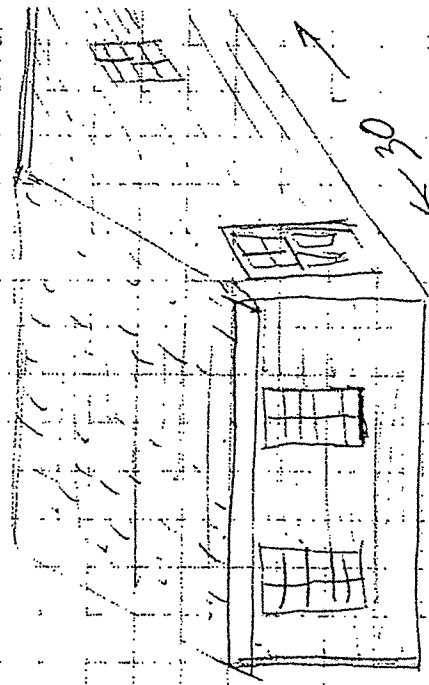
EXISTING
STRUCTURE

20'
BACK





← front →



← front →



SO.ESSEX #417 Bk:39201 Pg:107
11/19/2020 01:32 PM DEED Pg 1/2
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 11/19/2020 01:32 PM
ID: 1406627 Doc# 20201119004170
Fee: \$3,762.00 Cons: \$825,000.00

Recording requested by:
Dalton & Finegold, LLP

After Recording Return To:
Dennis Sheehan and Robin Sheehan
49 Mill Road
Boxford, MA 01921

File Number: 2020-1-5171

Quitclaim Deed

We, **Timothy C. Murphy and Diane T. Murphy, husband and wife**, of **Boxford, MA**, for consideration paid and in full consideration of **EIGHT HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$825,000.00)**, hereby grant to **Dennis J. Sheehan and Robin B. Sheehan, husband and wife, tenants by the entirety**, now of **49 Mill Road, Boxford, MA 01921**, with **QUITCLAIM COVENANTS**:

The land on the westerly side of Mill Road in Boxford, Essex County, Massachusetts, bounded and described as follows:

EASTERLY by Mill Road on two courses, 225.45 feet and 24.55 feet;

SOUTHBRLY by land now or formerly of Vildavs, 565 feet;

WESTERLY by other land now or formerly of Vildavs, 288.35 feet; and

NORTHERLY by land now or formerly of Vildavs, 622.21 feet.

Being shown as Lot 1, containing 3.5 acres on plan entitled, "Plan of Land in Boxford, Mass. Scale 1" = 40 ft., 14 June 1974, Raymond C. Pressey, Inc. Registered Land Surveyors, 113 Munroe St., Lynn, Owner Fiduciary Trust Company Trustee for Gail Vildavs", recorded with Essex South District Registry of Deeds in Plan Book 140, Plan 88.

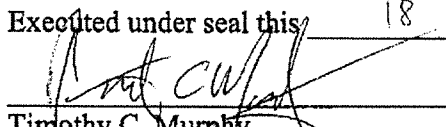
For grantor's title, see deed dated November 9, 2001 and recorded on November 14, 2001 in the Essex South Registry of Deeds at Book 17888, Page 28.

Under the pains and penalties of perjury, We, Timothy C. Murphy and Diane T. Murphy, the Grantors named herein, do hereby voluntarily release any and all rights of homestead, if any, as set forth in M.G.L. Chapter 188, and state that there are no other persons or person entitled to any homestead rights.

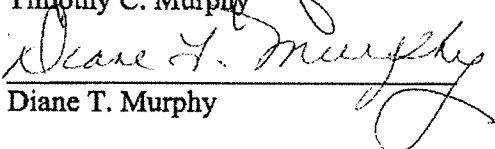
Property Address: 49 Mill Road, Boxford, MA 01921

QUITCLAIM DEED

Executed under seal this 18 day of November, 2020.



Timothy C. Murphy



Diane T. Murphy

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF ESSEX

On this 18 day of November, 2020, before me, the undersigned notary public, personally appeared the above-named, Timothy C. Murphy and Diane T. Murphy, proved to me through satisfactory evidence of identification, which were Driver's License, to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, by his/her/their free act and deed.



Notary Public Signature

My Commission Expires:



MAX W. BUTTERBRODT
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 15, 2027

32-02-01/1-49 MILL ROAD BOXFORD ABUTTERS LIST
ZONING BOARD OF APPEALS

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
32-01-01-0	MILL RD	VILDAVS GAIL K		6510 SE 67TH CT	TRENTON	FL	32693
32-01-01-1	40 MILL RD	ALGOZZINI PETER J	ALGOZZINI JENNIFER I	40 MILL RD	BOXFORD	MA	01921
32-01-01-2	54 MILL RD	EDWINA C GOODHUE IRREVOCABLE TRUST	GEORGE GOODHUE IRREVOCABLE TRUST	54 MILL RD	BOXFORD	MA	01921
32-02-01	110 MIDDLETON RD	MILES JENNIFER ANN	THOMPSON STEVEN MARK	110 MIDDLETON RD	BOXFORD	MA	01921
32-02-01-1	49 MILL RD	SHEEHAN DENNIS J	SHEEHAN ROBIN B	49 MILL RD	BOXFORD	MA	01921
32-02-13	MILL RD	PHILLIPS KATHERINE		106 MAIN STREET	BOXFORD	MA	01921
32-02-19	96 MIDDLETON RD	PEET DAVID WILLIAM	PEET ALICIA ANNE	96 MIDDLETON RD	BOXFORD	MA	01921
32-02-21	94 MIDDLETON RD	BROCKELMAN JAMES D TE	BROCKELMAN CATHERINE D	94 MIDDLETON RD	BOXFORD	MA	01921
32-02-22	47 MILL RD	BOUTHOT CHARLES D TE	BOUTHOT BETH A	47 MILL RD	BOXFORD	MA	01921
32-02-23	112 MIDDLETON RD	BERTOCCI DIANA M		112 MIDDLETON RD	BOXFORD	MA	01921
32-02-24	55 MILL RD	MIDDLETON JAMES L JR	MIDDLETON CYNTHIA D	55 MILL RD	BOXFORD	MA	01921
36-01-11	120 MIDDLETON RD	JOHNSON RANDOLPH F TRUSTEE	JOHNSON CAROL A TRUSTEE	120 MIDDLETON RD	BOXFORD	MA	01921
36-01-12	120 MIDDLETON RD	JOHNSON RANDOLPH F & CAROL A TR	FOGGY MEADOW FARM TRUST	120 MIDDLETON RD	BOXFORD	MA	01921
36-01-06	61 MILL RD	GIRARD JANICE C		61 MILL RD	BOXFORD	MA	01921

CERTIFIED COPY
1/23/2023

Stacey Fournier