

Case #1040

**TOWN OF BOXFORD  
ZONING BOARD OF APPEALS**

Time Stamp by Town  
Clerk's Office: 09

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

**PLICATION 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

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* 3-16-23  
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 6 Roundtop Realty Trust  
Shawn Mulcahy + Colleen O'Connell Trust

PROPERTY ADDRESS 6 Roundtop RD MAP/BLOCK/LOT 25/1/8

PROPERTY OWNER'S MAILING ADDRESS SAME

PROPERTY OWNER'S PHONE NUMBER: \_\_\_\_\_ PROPERTY OWNER'S E-MAIL CSedille@verizon.net  
781-858-6631

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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 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, Colleen O'Connell, as Owner of the subject property hereby authorize  
James Kavanagh, P.C. to act on my behalf in all matters relative to this  
application.

Colleen O'Connell 2/6/2023  
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:

want to make a Pet grooming shop in my Detached garage  
using existing structure

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

Article V - 196.13 B-A Residence - Agricultural District

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.) SPECIAL Permit

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

DATE LOT WAS CREATED: Hsc. B. 11 1954 DATE STRUCTURE WAS BUILT: 7/8/2015

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

[BOOK 4025 PAGE 535] 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)

$$\underline{12} \times \$8.10 = \underline{97.20}$$

Number of Surrounding Towns & MVPC

$$9 \times \$8.10 = \$72.90$$

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

$$\underline{12} \times \$0.60 = \underline{7.20}$$

**TOTAL AMOUNT OWED FOR POSTAGE FEE**

$$\underline{\$ 104.40}$$

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

252-01-08 - 6 ROUNDTOP ROAD, BOXFORD MA 01921 ABUTTERS LIST  
ZONING BOARD OF APPEALS 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
25-01-16	1 HEMLOCK RD	CLARK, CARI	CLARK, GEOFFREY	1 HEMLOCK RD	BOXFORD	MA	01921
25-01-17	2 HEMLOCK RD	BROOKS PAUL J & MERRY R. TR	BROOKS FAMILY TRUST	2 HEMLOCK RD	BOXFORD	MA	01921
25-01-18	3 KELSEY RD	BISHOP ROBERT R TE	CAROLE J BISHOP	3 KELSEY RD	BOXFORD	MA	01921
25-01-19	9 KELSEY RD	COE JANE S TRUSTEE		9 KELSEY RD	BOXFORD	MA	01921
25-01-28	126 IPSWICH RD	MALDONADO PEDRO TRUSTEE		126 IPSWICH RD	BOXFORD	MA	01921
25-01-07	4 CAMP GROUND RD	GAYRON JAIME		4 CAMP GROUND RD	BOXFORD	MA	01921
25-01-08	6 ROUND TOP RD	MULCAHY SHAWN J. AND O'CONNELL COLLEEN M. TR	6 ROUNTOP REALTY TRUST	6 ROUND TOP RD	BOXFORD	MA	01921
25-01-09	120 IPSWICH RD	KUENZIG JOHN F TE	KUENZIG SONIA L	120 IPSWICH RD	BOXFORD	MA	01921
25-02-13	12 ROUND TOP RD	O'BRIEN JAMES F TE	O'BRIEN KIMBERLY B	12 ROUND TOP RD	BOXFORD	MA	01921
25-02-14	15 CAMP GROUND RD	THIVIERGE MARCEL TE	THIVIERGE MICHELLE	15 CAMP GROUND RD	BOXFORD	MA	01921
25-02-07	138 IPSWICH RD	SVENDSEN CARL	SVENDSEN KAREN	138 IPSWICH RD	BOXFORD	MA	01921
25-02-08	132 IPSWICH RD	WOODWORTH GERALD C T	CHARLOTTE A WOODWORTH	132 IPSWICH RD	BOXFORD	MA	01921
25-02-09	11 ROUND TOP RD	NEEDHAM GEORGE L		11 ROUND TOP RD	BOXFORD	MA	01921

CERTIFIED COPY  
2/7/2023

*Stacey Fournier*

3  
B-8

SO ESSEX #9 Bk:41025 Pg:535  
06/27/2022 08:04 DEED Pg 1/3

## QUITCLAIM DEED

We, Shawn J. Mulcahy and Colleen M. O'Connell, f/k/a Colleen Sedille, a married couple, husband and wife, as joint tenants with rights of survivorship, both of 6 Roundtop Road, Boxford, MA 01921, for nominal consideration paid and in full consideration of \$1.00, grant to Shawn J. Mulcahy, Trustee and Colleen M. O'Connell, Trustee, both Trustees of the 6 Roundtop Realty Trust, under Declaration of Trust dated June 25, 2022, whose place of business or address is 6 Roundtop Road, Boxford, MA 01921, which Trustee's Certificate, executed pursuant to M.G.L. c. 184, Sec. 35, is recorded with the Essex Southern District Registry of Deeds in Book 41025, Page 533.

with QUITCLAIM COVENANTS,

The land with the buildings thereon, in Boxford, Massachusetts, bounded and described as follows:

NORTHEASTERLY by Ipswich Road, 140 feet;

EASTERLY by land now or formerly of Shaw, 282.17 feet;

SOUTHEASTERLY by Lot 7 on a plan hereinafter mentioned, 250 feet;

SOUTHWESTERLY

WESTERLY, and

NORTHWESTERLY by Camp Group Road and Round Top Road on three courses 85.81 feet; 89.38 feet; and 345.52 feet; and

NORTHERLY by curved line at the junction of Round Top Road and Ipswich Road, 78.03 feet.

PROPERTY ADDRESS: 6 Roundtop Road, Boxford, MA 01921

All of said boundaries are located as shown on a plan entitled "Plan of Land Belonging to Harlan P. Kelsey, Inc. Situated in Boxford, Mass." dated February 11, 1955, made by Bradford & Weed, C.E.'s, and recorded with Essex South District Registry of Deeds, Book of Plans 86, Plan 51, and said land is shown as Lot 6 on said plan containing 92,327 square feet.


Being a portion of the eighth parcel described in the deed from Harlan P. Kelsey, Inc. dated January 26, 1931 and recorded with said Registry of Deeds, Book 2872, Page 512.


Subject to easements, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.

For grantors' title, see deed recorded at the Southern Essex District Registry of Deeds in Book 31292, Page 157.

We, Shawn J. Mulcahy and Colleen M. O'Connell, f/k/a Colleen Sedille, hereby release any recorded or unrecorded Homestead rights in this real estate. We further hereby declare that no one else is entitled to any Homestead rights herein.

Witness our hands and seals this 25th day of June, 2022.

  
Shawn J. Mulcahy

  
Colleen M. O'Connell, f/k/a Colleen Sedille



COMMONWEALTH OF MASSACHUSETTS

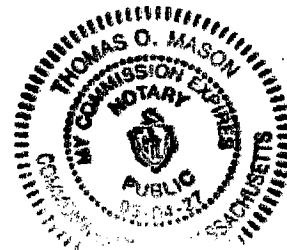
Essex, ss.

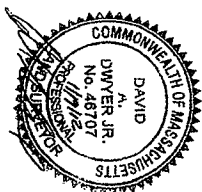
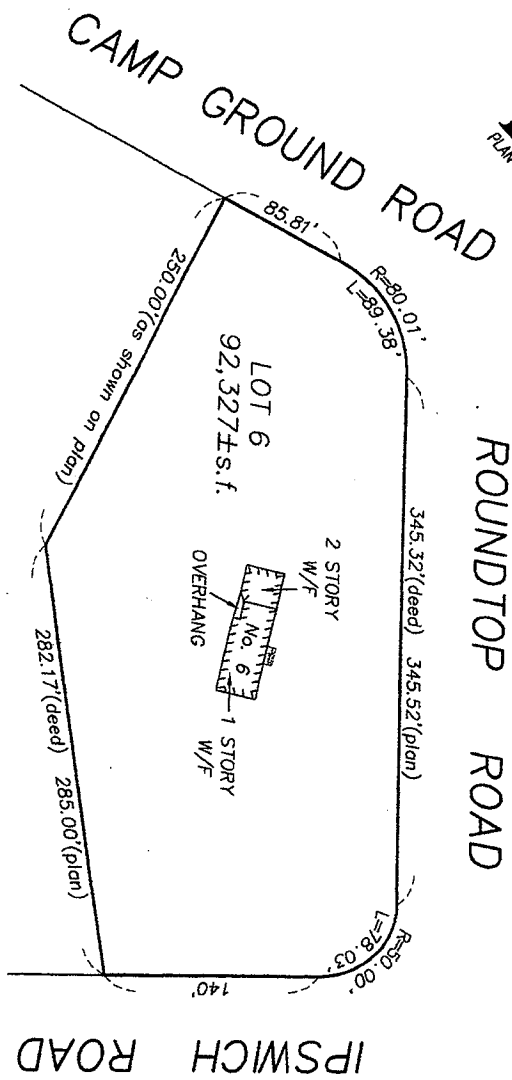
June 25, 2022

On this 25<sup>th</sup> day of June, 2022, before me the undersigned Notary Public, personally appeared the above-named Shawn J. Mulcahy and Colleen M. O'Connell, both being personally known to me, to be the persons whose names are signed to the attached or preceding document, and who acknowledged the foregoing instrument signed by them, to be their free act and deed, voluntary for its stated purpose, before me,



Thomas O. Mason, Notary Public  
My Commission Expires: March 4, 2027





#### NOTES:

1. THIS PLAN WAS PREPARED UNDER PROCEDURAL AND TECHNICAL STANDARDS FOR MORTGAGE LOAN INSPECTIONS AND USE FOR ANY OTHER PURPOSE IS PROHIBITED.
2. PROPERTY LINES WERE NOT ESTABLISHED BY MECHANICAL PROPERTY SURVEY AND NO GUARANTEES ARE MADE AS TO TITLE OR OWNERSHIP LINES, AND NOTHING HEREON SHOULD BE USED TO DETERMINE PROPERTY LINES.

TITLE REFERENCE: ESSEX COUNTY REGISTRY OF DEEDS

DEED: BOOK 26300, PAGE 463  
PLAN: PLAN BOOK 86, PLAN 51

BASED ON MY KNOWLEDGE, BELIEF AND INFORMATION, I HEREBY CERTIFY THAT THE STRUCTURES ARE APPROXIMATELY LOCATED ON THE GROUND AS SHOWN ON THIS PLAN. THEY EITHER CONFORMED TO THE SETBACK REQUIREMENTS OF THE LOCAL ZONING ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER M.G.L. TITLE 40A, CHAPTER 40A, SECTION 7. ENCROACHMENTS, FENCES, LANDSCAPING, DRIVEWAYS ETC. ARE NOT COVERED BY THIS CERTIFICATION.

ACCORDING TO THE F.E.M.A. MAP FOR ESSEX COUNTY, COMMUNITY-PANEL No. 250078 0010G, DATED JUNE 3, 1991, THE PARCEL FALLS IN AN AREA CLASSIFIED AS ZONE "C" (not in flood).

THIS CERTIFICATION IS MADE TO AND LIMITED TO THE PARTIES LISTED BELOW.

11/11/12

PROFESSIONAL LAND SURVEYOR  
FOR OTTE & DWYER, INC.

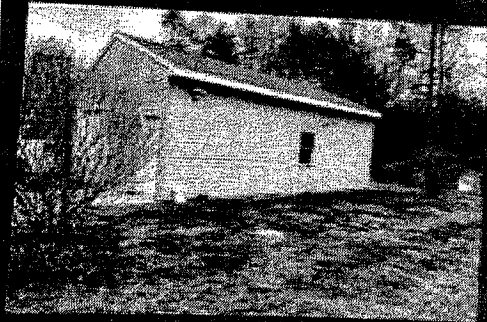
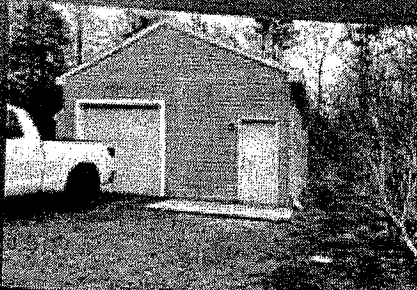
### MORTGAGE INSPECTION PLAN 6 ROUNDTOP ROAD BOXFORD, MASS. 01921

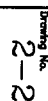
CERTIFIED TO: FIRST FEDERAL SAVINGS BANK OF BOSTON,  
ITS SUCCESSORS AND/OR ASSIGNS.

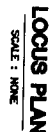
SCALE 1"=80  
JANUARY 19, 2012  
OTTE & DWYER, INC. LAND SURVEYORS  
59 APPLETON STREET  
SAUGUS, MA 01906  
P.O. BOX 982 (781) 233-8155

WWW.OTTEDWYER.COM

91043







THIS PLAN WAS PREPARED FOR THE SOLE PURPOSE OF THE ABOVE WORK AND FOR THE NOTED PERIOD/PERIOD. THE INFORMATION CONTAINED WITHIN THIS PLAN MAY NOT BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER.

ZHANG DISTRICT 8A - RESERVE-AGRICULTURAL DISTRICT  
FRONT YARD SETBACK 50 FT.  
SIDE YARD SETBACK 25 FT.  
REAR YARD SETBACK 25 FT.  
MIN. LOT AREA 2 ACRES

**PREPARED FOR**

6 Roundtop Realty Trust	Map No. 25
6 Round Top Road	Parcel No. 08
Boxford MA, 01921	

**Owners:** Shawn J. Mulcahy  
Colleen M. O'Connell

Proj. No. 23011
Scale AS NOTED
Desn. By JMK
Orn. By JMK
Chkd. By DMC
Appd. By JMK
Date 3/3/23

**JAMES M. KAVANAUGH, P.E.**  
14 Shady Hill Drive  
N. Reading, MA 01864 Tel.(978)664-2925

**Custom Homes -- Remodeling -- Septic System Designs  
Excavation/Installation Services**

**SITE PLAN**  
**6 ROUND TOP ROAD**  
**BOXFORD, MASSACHUSETTS**