

Case # 1041

**TOWN OF BOXFORD
ZONING BOARD OF APPEALS**

Time Stamp by Town
Clerk's Office

MAR 28 2010 05

NOTED 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 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

 3-28-13
Inspector of Buildings Signature Date

For Office Use Only

Building Permit Denied _____
Reason Denied _____
Date Initial ZBA Application Received _____
Date of Inspector's Review _____
Date Returned to Applicant _____
Reason for return _____

PROPERTY OWNER INFORMATION

PROPERTY OWNER'S NAME RICHARD CONNICK, JR. & ALYSSA PALAZZO

PROPERTY ADDRESS 13 CROSS ROAD MAP/BLOCK/LOT 29/2/12

PROPERTY OWNER'S MAILING ADDRESS SAME

PROPERTY OWNER'S PHONE NUMBER: 781 953-8110 PROPERTY OWNER'S E-MAIL rickc1515@gmail.com

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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 ¼" = 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 RICHARD C. CONNICK (SR.)

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

APPLICANTS MAILING ADDRESS 55 LADD HILL RD. LYNN, MA. 01904

APPLICANT'S PHONE NUMBER: 953-⁷⁸¹8107 APPLICANT'S E-MAIL Dickconnick@hotmail.com

OWNER AUTHORIZATION

I, Richard Connick, Jr., as Owner of the subject property hereby authorize
Richard Connick (Sr) to act on my behalf in all matters relative to this
application.

Richard Connick, Jr. 3/24/23
Signature of Owner Date

OWNER OR AUTHORIZED AGENT DECLARATION

I, Alyssa Palazzo, as Owner of the subject property hereby
authorize Richard Connick (Sr) to act on my behalf in all matters relative to
this application

Alyssa Palazzo 3/24/23
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:

Convert four rooms within existing dwelling into an
in-law apartment for two parents. The only exterior change
will be the removal of one window on back replaced by a
door.

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

ZBL 196-13.C

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: _____ DATE STRUCTURE WAS BUILT: _____

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

[BOOK 41416 PAGE 584] 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)

$$\underline{17} \times \$8.10 = \underline{137.70}$$

Number of Surrounding Towns & MVPC

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

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

$$\underline{17} \times \$0.60 = \underline{10.20}$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\underline{\$ 220.80}$$

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



Zoning Board of Appeals

Effective July 1, 1997, applicants of the Zoning Board of Appeals will be billed directly by the Community Newspaper Company for the publication of their legal notice. In order for the newspaper to bill you, please provide the following information:

PLEASE PRINT

Name RICHARD CONNICK

Mailing Address 13 CROSS ROAD

City/Town BOXFORD State MA Zip Code 01921

Daytime phone number 781 953-8107

Evening phone number SAME

AUTHORIZATION FOR PUBLICATION

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

Signature [Handwritten Signature]

Date 3/23/23

29-12-2, 13 CROSS ROAD, BOXFORD ABUTTERS LIST
ZONING BOARD OF APPEALS 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
29-02-10	DEPOT RD	CROSS PETER N		16 DEPOT RD	BOXFORD	MA	01921
29-02-11	DEPOT RD	CROSS PETER		16 DEPOT RD	BOXFORD	MA	01921
29-02-12	13 CROSS RD	QUACKENBUSH FRANK W TE	QUACKENBUSH KATHERINE P	13 CROSS RD	BOXFORD	MA	01921
29-02-13	19 CROSS RD	NATALE, MICHAEL E	NATALE, ADELINE	19 CROSS RD	BOXFORD	MA	01921
29-02-05	10 SAWYARD RD	FERRIGNO JOHN TR	JOHN FERRIGNO REV TR	10 SAWYARD RD	BOXFORD	MA	01921
29-02-06	8 SAWYARD RD	BELL WILLIAM E TE	LOIS E BELL	PO BOX 94	BOXFORD	MA	01921-0094
29-02-07	6 SAWYARD RD	PILATO MICHAEL	PILATO DIHANNA	6 SAWYARD RD	BOXFORD	MA	01921
29-02-08	13 DEPOT RD	EDWARDS MARY O'TOOLE TR	MARY O'TOOLE EDWARDS LIVING TRUST	13 DEPOT ROAD	BOXFORD	MA	01921
29-02-09	15 DEPOT RD	GETCHELL ERIC E, AND GETCHELL CHRISTINE S, TR	ERIC E. GETCHELL AND CHRISTINE S. GETCHELL	15 DEPOT RD	BOXFORD	MA	01921
29-03-01	20 CROSS RD	MERRILL NANCY N TR	20 CROSS RD TRUST	20 CROSS RD	BOXFORD	MA	01921
29-03-02	16 CROSS RD	WATTS IRIS M - TRUSTEE	IMW REALTY TRUST	16 CROSS RD	BOXFORD	MA	01921
29-03-04	CROSS RD	RILEY ROBERT	RILEY TRUDIE	8 BRIDLESPUR RD	BOXFORD	MA	01921
29-03-05	8 CROSS RD	KNISELY KERWIN H, E.		326 SUMMER AVE	READING	MA	01867
29-03-06	8 BRIDLESPUR RD	RILEY ROBERT P TE	TRUDIE S RILEY	8 BRIDLESPUR RD	BOXFORD	MA	01921
33-01-23	29 CROSS RD	PARKHURST JOHN R TE	PARKHURST DEBRA C	29 CROSS RD	BOXFORD	MA	01921
33-01-27	21 CROSS RD	CARPENTER STEPHEN M	CARPENTER KRISTINA	21 CROSS RD	BOXFORD	MA	01921

Certified Copy 3/13/2023

Stacey Fournier



SO.ESSEX #352 Bk:41416 Pg:584
01/27/2023 03:51 PM DEED Pg 1/3
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 01/27/2023 03:51 PM
ID: 1563828 Doc# 20230127003520
Fee: \$4,902.00 Cons: \$1,075,000.00

QUITCLAIM DEED

We, **Frank W. Quackenbush and Katherine P. Quackenbush**, married of 13 Cross Road, Boxford, Essex County Massachusetts, for consideration paid, and in full consideration of One Million Seventy-Five Thousand Dollars and 00/100 **(\$1,075,000.00)** grant to **Richard Connick Jr. and Alyssa Palazzo**, now of 13 Cross Road, Boxford, Essex County, Massachusetts
Joint tenants with rights of survivorship.
with **QUITCLAIM COVENANTS**

The land in said Boxford, with the buildings thereon, situated on Cross Road being shown as Lot "A" on *Plan of Land in Boxford, Mass. June 20, 1958 Scale 1" = 40', Raymond C. Pressey, Registered Land Surveyor", duly recorded with Essex South District Registry of Deeds, bounded and described as follows:

NORTHERLY by land of Fulton, and land of Gale, as shown on said plan, 571 feet
EASTERLY by Cross Road, 250 feet;
SOUTHERLY by lot "B", as shown on said plan, 450 feet, more or less and
WESTERLY by said Fifield and land of Marshall, as shown on said plan, 258 feet

Containing 122,500sq feet of land, more or less, according to said plan.

Being the same premises conveyed to grantor by deed dated August 3, 2001 and recorded in the Essex South District Registry of Deeds in Book 17501, Page 129.

PROPERTY ADDRESS: 13 Cross Road Boxford, Massachusetts, 01921



REAR OF HOUSE



MORTGAGE INSPECTION PLAN

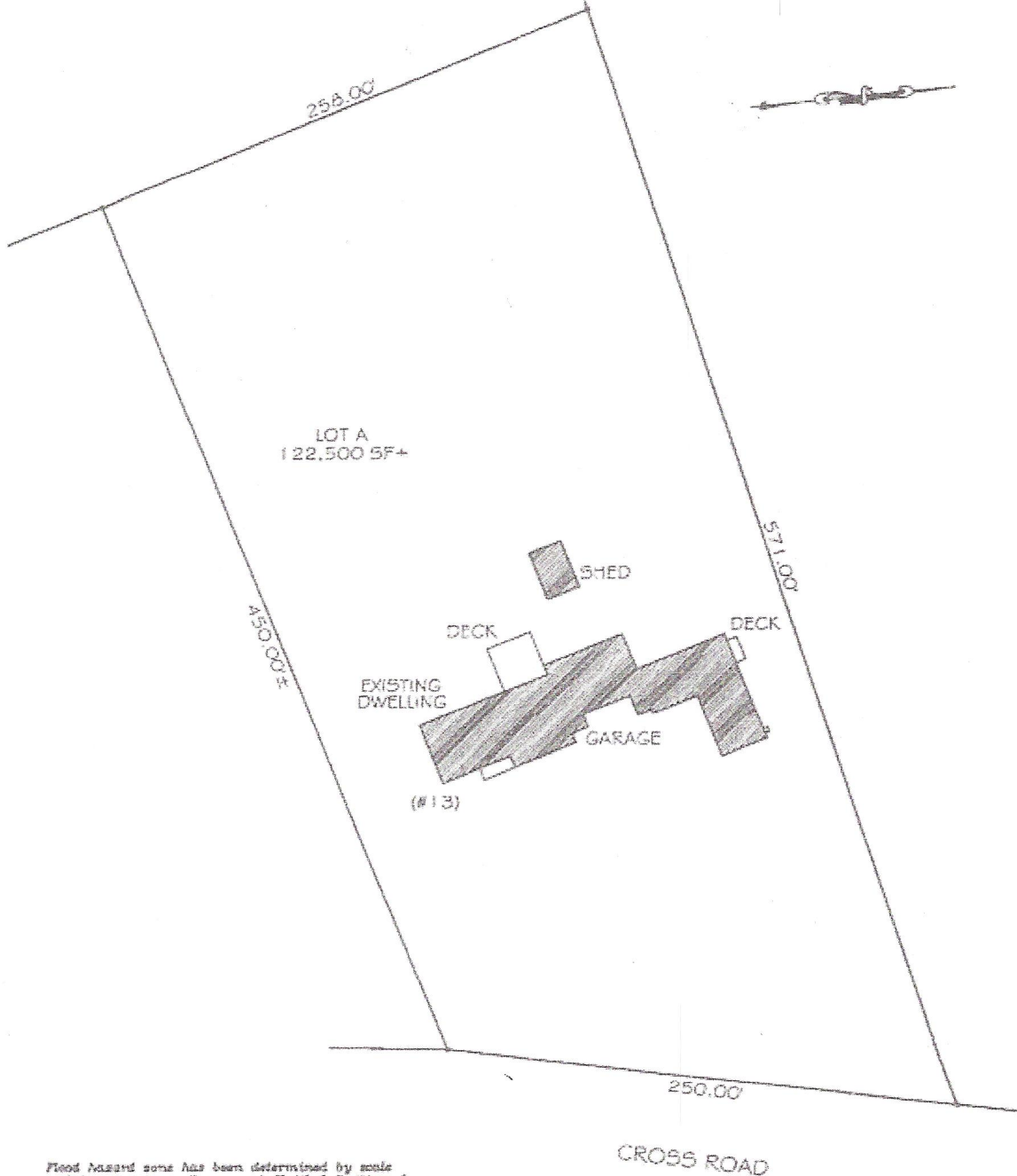
NORTHERN ASSOCIATES, INC.

92 MAPLE AVENUE ANDOVER, MA. 01810 TEL:(978) 837-3335 FAX:(978) 837-3336
MASSACHUSETTS

Plot Plan

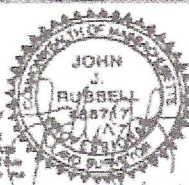
MORTGAGOR: RICHARD CONNICK & ALYSSA PALAZZO
LOCATION: 13 CROSS ROAD
CITY, STATE: BOXFORD, MA
DATE: 01/09/2023

DEED REF: 17501/125
PLAN REF: 4499/600
SCALE: 1"=60'
JOB #: 21514445



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.

NOTE: This mortgage inspection was prepared specifically for mortgage purposes only and is not to be relied upon as a land or property line survey, used for recording, preparing deed descriptions, or construction. No corners were set. Building location and effects are approximately located on ground and are shown specifically for zoning determination only and are not to be used to establish property lines. The matters shown herein are based on stated furnished information and may be subject to further out-sizes, easements and rights of way, and other matters of record and prescription or other rights. Northern Associates, Inc. assumes no responsibility herein to land owner or borrower, except no responsibility for damages resulting from said reliance by anyone other than the said mortgagee and its assigns in connection with the intended mortgage loan to said mortgagee.



I render this mortgage inspection plan to be issued with the best of my knowledge, information and belief.

I further state that in my professional opinion that the structures shown conform with the local zoning horizontal dimensional setback requirements at the time of construction or are exempt under provisions of M.G.L. Ch. 40A Sec. 7.

- ☒ 1. Property/House is not in Flood Hazard.
☐ 2. Property/House is in a Flood Hazard Area.
☐ 3. Information is insufficient to determine Flood Hazard.

Flood Hazard determined from latest Federal Flood

Insurance Rate Map File: 25009C 02611

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
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