



Mead, Talerman & Costa, LLC
Attorneys at Law

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October 31, 2022

Paula Lia Fitzsimmons, Chair
Zoning Board of Appeals
Town of Boxford
7A Spofford Road
Boxford MA 01921

RE: 7 Endicott Road (the "Property")/ Modification to Special Permit

Dear Chair and Members of the Board;

Reference is made to the above captioned matter. In that connection, this firm represents Kathleen and Brent James who are the owners of the Property (the "Applicants"). Originally there was a Special Permit issued for a "doggy daycare" in 2005 and which is recorded in the Essex South Registry of Deeds Book 25256 Page 62. In 2020, this Board issued a modification to the 2005 Special Permit to the Applicants to allow an increase in the number of dogs served and allow a commercial kennel. Said 2020 modification was issued on August 27, 2020, and is recorded in said Registry as Document Number 616358 (collectively the "Permit") (Exhibit A), all issued pursuant to Article V, Section 196-13(B)(11)(a).¹ The Applicants have been operating their kennel and doggie daycare since the issuance of the Permit in 2020.

The Applicant requests to modify the Permit to allow for the construction of a thirty (30) foot addition on the barn as shown on the attached Architectural drawings. In addition, the Applicants propose to weatherproof the 25 foot by 25 foot unfinished area above the existing kennel area also as shown on the plans. It should be noted that the usable area of conversion of the unfinished area is limited and reduced to 20' x 25' due to the architectural design of the structure and the knee walls which are a part of the construction. The useable area of the new addition will be 20' x 20' again, due to the architectural design. This area above the kennel will serve as additional indoor training when there is inclement weather outside. The second-floor area is an area where clients will come when there is a need for a separate entrance so as to prevent them walking through the inside of the lower kennel for possible safety reasons for the other dogs. Additionally, this area will act as shelter for the outside yard below.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone/Fax 508.376.8400

New Bedford Office

227 Union Street, Suite 606
New Bedford, MA 02740

¹ This provision was formerly Article V, Section 196-13(B)(11)(b).

As you can see from the attached plans from the architect, the proposed additions are in compliance with the zoning bylaw for dimensional purposes. The conditions of the Special Permit will continue to be complied with as follows:

- There will continue to be one dwelling on the Property. The upper level of the barn will be used for office space and in addition, dog training. The existing space in the back part of the barn currently used for storage will be converted to occupied space for office and training. A door is being added in this section to provide an additional means of egress and then the new addition will provide more training space.
- There will be no more than 6 employees on site at any given time, including immediate family of the Applicant.
- The Operation will maintain at least 3 parking pull-off areas on the main driveway. The driveway and parking area are kept clear and wide to permit access by the Boxford Fire Department's largest vehicle.
- The parking is not being expanded.
- Dog Waste is disposed of in accordance with the permit condition.

In accordance with Article X Section 196-45-D the Board can find that the proposed modification is in harmony with the intent and purpose of the bylaw.

As the Board noted in the Permit the proposed modification does not change the lighting or signage. You might recall and can see from the plans that the principal residential structure and outbuildings are over 550 feet from Endicott Road. Further, the barn including the addition remain closer to I-95 than any abutting residential structure. This condition will not change.

Similarly, the Board can find that the proposed modifications will not produce offensive noise, odors, unsightliness or unsafe conditions. Again, the location of the operation of the kennel will not change it will all continue to be at the rear of the property. There is no changed condition in relation to neighboring residential structures which like the distance to Endicott Road, are more than 500 feet away in any direction from the locations where the dogs will be kept.

The operation will continue to be run by Ms. James who has been in the business of boarding and training dogs for over 20 years. She has a certificate in dog training and professional membership with International Association Canine Professionals and an evaluator for Canine Good Citizen dogs for American Kennel Club. She is also an Evaluator for Canine Good Citizen for American Kennel Club. Additionally, Kathleen's experience includes training dogs and puppies at a competitive level of sport dogs, training pet owners how to have well behaved dogs, basic to advanced off leash training, and canine nutrition.

The barn is built into the land and is quite inconspicuous from any public or neighbor vantage point. The new addition will not negatively impact this condition. The converted useable space in the existing structure and the added useable space is actually quite modest given the overall size of the property and the location of the structure and use on the property.

Over the past two years, Ms. James has not received any complaints from her neighbors relative to the operation of the kennel. Indeed, upon visiting the site it is very well kept, orderly, clean, and amazingly quiet for a dog kennel. These conditions are a result of the professionalism Ms. James brings to her business and the limited number of clients she permits on site at any given time.

To that end, the Applicant requests the Board approve a modification to the Permit to allow for the addition to be constructed on the barn.

Respectfully submitted,
Kathleen and Brent James
By their Attorney,

A handwritten signature in blue ink, appearing to read 'L. Mead', is written over a horizontal line.

Lisa L. Mead

cc: Client

EXHIBIT A
2005 Special Permit
2020 Special Permit



Received and Filed at Town Clerk's
Office, Boxford, Massachusetts
on 8-27-2020 by MTJ



Southern Essex District Registry
09/16/2020 04:14 PM PERMIT Pg 1/6
ID: 1401778 Doc: 616358 (61751)
eRecorded

**TOWN OF BOXFORD
ZONING BOARD OF APPEALS
NOTICE OF DECISION
ON VARIANCE, SPECIAL PERMIT, OR APPEAL**

Applicant: Kathleen and Brent James

Date: August 13, 2020

Owner: Louanne Blackburn

Case No. 1006

Premises Affected: 7 Endicott Road

Members of Board who sat on hearing: Paula Lia Fitzsimmons, Steve Merriam, Ralph Nay

Alternates Present: None

Referring to the above application so as to permit

a Special Permit to allow modification of Special Permit No. 781, issued to property owner Louanne Blackburn. Special Permit No. 781 permitted operation of a dog kennel and Site Plan Review pursuant to Boxford Zoning Bylaw, Chapter 196, Article III, Sections 196-13 (B)(11)(a) and 196-30. After a public hearing on July 23, 2020 voted to grant the Applicant's Special Permit to allow modification of the December 8, 2005 Special Permit No. 781 for use of the affect premises as dog kennel pursuant to ZBL Article III Section 196-13 Section (B) (11)(a) of the zoning bylaw for the premises located at 7 Endicott Road, Assessors Map 40, Block 05, Lot 11. Subject to the following conditions, safeguards and limitations on time use, if any: (see attached)

Vote of Individual Members:

NAME

VOTE

Paula Lia Fitzsimmons
Steve Merriam
Ralph Nay

yes
yes
yes

This decision of the Zoning Board of Appeals shall not be recorded at the Registry of Deeds until Certified by the Town Clerk, in accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I, Clerk of the Town of Boxford, Massachusetts, hereby certify that twenty days have elapsed since this decision was filed in the Town Clerk's office, and that no appeal of the decision has been filed, that it has been dismissed or denied.

Attest: Rodun Phelan
Date: 9-16-2020

APPEAL: You are hereby notified that you have the right to appeal the above decision to the Court and any appeal must be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, as amended, and must be filed within 20 days after the date of filing this decision with the Town Clerk.

RECORDING: Any applicant who receives a special permit or variance is required by Massachusetts General Law 40A to have the decision recorded or registered at the Essex South District Registry of Deeds. A copy of the recorded document shall be forwarded to the Boxford Zoning Board of Appeals Office.

A TRUE COPY

Attest: Rodun Phelan

Town Clerk

Boxford, Massachusetts

Property Address: 7 Endicott Road, Boxford, MA 01921

Applicant: Kathleen James and Brent James Case Number 1006
Owner of Property: Louanne Blackburn
Property Address: 7 Endicott Road, Boxford, MA
Parcel Number: Map 40 Block 05 Lot 1 1
Title Reference: Certificate No. 61751, Document No. 268103
Zoning District: R/A Residential/Agricultural
Board members who sat on Hearing: Paula Lia Fitzsimmons, Chair, Steve Merriam, Vice Chairman, Ralph Nay, Clerk.

Information Submitted:

1. **Public Meeting Notice for Case #1006:** Applicant: Kathleen and Brett James, 7 Endicott Road Boxford, MA 01921 for property owner Louanne Blackburn
2. **Public Hearing Application:** ZBACase #1006, Hearing date: June 18, 2020, including postage worksheet, authorization and notice.
3. **Plan of Land:** for 7 Endicott Road Boxford, MA 01921 Prepared for Louanne Blackburn and Victor Pimentel, Stamped by John M. Morin dated October 5, 2005.
4. **Letter:** Mead, Talerman & Costa, LLC; representing Kathleen, and Brett James, 7 Endicott Road, Dated 5/4/2020, Modification to Special Permit.
5. **Photos:** 7 Endicott Road:
 - a. End of driveway looking into property located at 7 Endicott Road.
 - b. Halfway down driveway located at 7 Endicott Road.
 - c. Room for passing on driveway at 7 Endicott Road.
 - d. Looking into property located at 7 Endicott Road from Masconomet Regional School crosswalk.
 - e. Start site of new fence photo on 7 Endicott Road
 - f. Start site of new fence photo # 2 7 Endicott Road
 - g. Field in front of barn towards driveway
 - h. Field in front of barn towards Endicott Road.
 - i. Field towards barn
 - j. Parking and turn around view #1
 - k. Parking and turn around view#2
 - l. Parking and turn around view#3
 - m. Parking and turn around view#4
 - n. Overview of property from Google Earth

6. ***Letter from Abutters:***

- a. June 18, 2020- 11 Cedar Knoll
- b. June 14, 2020- 21 Endicott Road
- c. June 15, 2020- 18 Cedar Street
- d. June 16, 2020- 31 Cedar Street

7. ***Notice of Decision: Boxford Zoning Board of Appeals Case # 781 dated November 17, 2005 recorded with the Southern Essex District Registry of Deeds in Book 25256 Page 62.***

8. ***Postage Fee and Abutters List: Certified green cards and receipts.***

9. ***Authorization for Publication.***

At a public hearing opened on June 18, 2020, duly posted and advertised, with abutters notified, and continued, without objection, to July 23, 2020, said hearings taking place, as permitted pursuant to state law during the COVID-19 state of emergency via remote videoconference the Applicant and their counsel, Jason Talerman of Mead, Talerman & Costa, LLC, presented oral testimony, regarding the Applicant's intention to purchase the property from property owner Louanne Blackburn and provide, in addition to a daycare for dogs, a commercial kennel for up to 30 dogs. The hearing was closed on July 23, 2020 and the Board of Appeals voted to grant the Applicant's request for a modification of the Special Permit with conditions, to continue to operate a commercial kennel facility under the appropriate section of the by-laws Article III, Section 196-13 (B)(1)(a) and Section 196-30.

Introduction:

The applicant is requesting a modification of ZBA special permit No. 781 to permit the increase in the number of dogs from 15 to 30 and the addition of operation of a training school for the dogs on the Premises. The property, while being a commercial kennel will also be the primary residence of applicants.

The Board heard testimony regarding the use of the second floor of the barn to be used as office space and not as a dwelling unit and that employees shall be limited to six (6) employees, including immediate family of the Applicants. The Applicant will comply with the sign by-law.

Findings of Fact:

1. The Zoning Board of Appeals finds that this proposal for the operation of the commercial kennel described in the application is in harmony with the intent and purpose of the bylaw as stated in Article I, Section 196-1.
2. The Zoning Board of Appeals finds that according to the Applicant's testimony there will be no change in the lighting, or other modifications to the exterior of the existing buildings on the Property and that the operation of the facility is in keeping with the residential character of the Town as required by Article III, Section 196-13 (B) (11) (a). Moreover, the operation of the facility will generally be limited to, 7:30 a.m. to 6:00 p.m., further supporting this finding.
3. While modification proposes an increase in the number of dogs permitted at the facility, the Zoning Board of Appeals finds that the operation of the facility, with an increase in the number of dogs to 30, will not produce any offensive noise, odors, unsightly, or unsafe conditions, as required by Article III, Section 196-13 (B)(11)(a).
4. The Boxford Planning Board submitted documentation that the Planning Board moved to recommend that the ZBA the modification while noting that signage may change and concerns about traffic volume and turning movement. Upon discussion, the Zoning Board found that, given the location across the street from Masconomet Regional School, the increase in vehicle volume coupled with the applicant's testimony that peak vehicle volume from the facility did not correspond to peak vehicle volume from the school, that traffic volume and turning movement would not have significant impact.
5. The upper level of the barn shall not be used as a dwelling and any indicia of a dwelling be removed. The upper level of the barn to be used as office space.
6. There shall be no more than six (6) employees, including immediate family of the Applicants.

Decision of the Board:

In view of the foregoing, the Zoning Board of Appeals unanimously voted to GRANT the modification of the Special Permit at the July 23, 2020 public hearing. The granting of this modification, the Special Permit is subject to the following conditions:

1. Dog waste shall be either composed/recycled as per the plan provided pursuant to Special Permit No. 781 or disposed of as trash pursuant to Boxford regulations.
2. Only one dwelling unit shall be on the property. The upper level of the barn shall not be used as a dwelling unit and any indicia of a dwelling be removed. The upper level of the barn to be used as office space.
3. There shall be no more than six (6) employees, including immediate family of the Applicants.

4. The operation will maintain (as currently configured) at least 3 parking pull-off areas on the main driveway. The driveway and parking area shall be kept clear and wide to permit access by the Boxford Fire Department's largest vehicle.
5. Parking shall not be expanded without approval of the Boxford Zoning Board of Appeals.
6. This decision shall be recorded or registered in the Southern Essex District of the Land Court and proof provided to the Inspector of Buildings before any operations shall commence.
7. This special permit is subject to all other pertinent laws, regulations and permits from all necessary departments in the Town of Boxford.
8. That the business register annually with the Town Clerk to operate a kennel under state and local bylaws.

Appeal: You are hereby notified that you have the right to appeal the above decision to the Court and any appeal must be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, as amended, and must be filed within 20 days after the date of filing this decision with the Town Clerk.

Recording: Any applicant who receives a special permit or variance is required by Massachusetts General Law 40A to have the decision recorded or registered at the Southern Essex District of the Land Court. A copy of the registered document shall be forwarded to the Boxford Zoning Board of Appeals office.

Document: 616358

PERMIT

Southern Essex District ROD

RECEIVED FOR REGISTRATION

On: 09/16/2020 04:14 PM

Noted on Cert: 61751 Book: 287

EXHIBIT B
ASSESSORS CARD

7 ENDICOTT RD

Location

7 ENDICOTT RD

Mblu

40/ 05/ 11/ /

Acct#

Owner

JAMES, BRENT AUSTIN
WOODWARD

Assessment

\$641,000

Appraisal

\$641,000

PID

3046

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$293,600	\$347,400	\$641,000

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$293,600	\$347,400	\$641,000

Owner of Record

Owner

JAMES, BRENT AUSTIN WOODWARD

Sale Price

\$839,000

Co-Owner

JAMES, KATHLEEN JEANNE O'CONNELL

Certificate

Address

7 ENDICOTT RD

Book & Page

93941/0573

BOXFORD, MA 01921

Sale Date

10/16/2020

Instrument

1U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JAMES, BRENT AUSTIN WOODWARD	\$839,000		93941/0573	1U	10/16/2020
BLACKBURN LOUANNE	\$1		125 29426/0000	1A	01/02/1992
BLACKBURN, JEAN	\$0		/0	1A	

Building Information

Building 1 : Section 1

Year Built:

1981

Living Area:

2,111

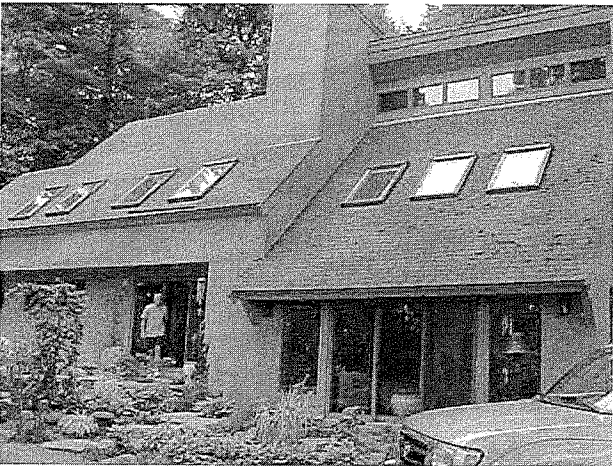
Replacement Cost:

\$310,954

Building Percent Good: 78
Replacement Cost
Less Depreciation: \$242,500

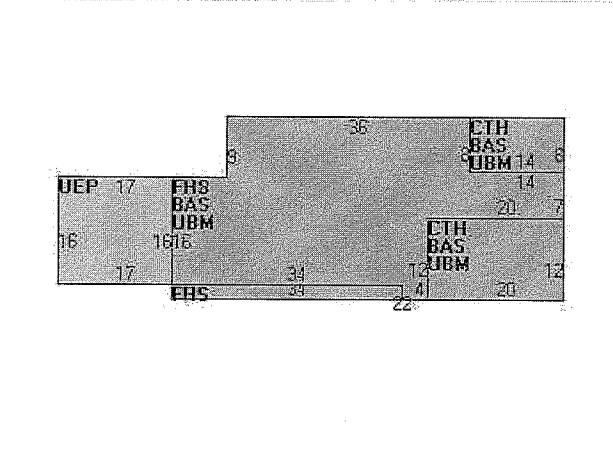
Building Attributes	
Field	Description
Style:	Modern/Contemp
Model	Residential
Grade:	AVERAGE
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Cedar or Redwd
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Average
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/BoxfordMAPPhotos/A00\00\22\25.jpg)

Building Layout



(https://images.vgsi.com/photos/BoxfordMAPPhotos/Sketches/3046_3075.jl)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,426	1,426
FHS	Half Story, Finished	1,142	685
CTH	Cathedral Ceiling	352	0
UBM	Basement, Unfinished	1,426	0
UEP	Porch, Enclosed, Unfinished	272	0
		4,618	2,111

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FPL2	1.5 STORY CHIM	1.00 UNITS	\$5,500	1	
FPO	EXTRA FPL OPEN	1.00 UNITS	\$1,600	1	

Land

Land Use

Use Code 1010
Description Single Fam MDL-01
Zone RA
Neighborhood RT95
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 10.9
Frontage 507
Depth 0
Assessed Value \$347,400
Appraised Value \$347,400

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			352.00 S.F.	\$4,000	1
BRN3	1 STORY W/LOFT			1300.00 S.F.	\$32,500	1
CAN	CANOPY			360.00 S.F.	\$3,800	1
CAN	CANOPY			352.00 S.F.	\$3,700	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$293,600	\$347,400	\$641,000
2021	\$301,000	\$323,000	\$624,000
2020	\$283,500	\$323,000	\$606,500

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$293,600	\$347,400	\$641,000
2021	\$301,000	\$323,000	\$624,000
2020	\$283,500	\$323,000	\$606,500

EXHIBIT C
DEED



Southern Essex District Registry
10/16/2020 12:48 PM DEED Pg 1/4
ID: 1402466 Doc: 617514 (93941+)
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 10/16/2020 12:48 PM
ID: 1402466 Doc# 617514
Fee: \$3,825.84 Cons: \$839,000.00

Quitclaim Deed

Louanne Blackburn, unmarried

Of Boxford, Massachusetts

For consideration paid of Eight Hundred Thirty-Nine Thousand and 00/100 (\$839,000.00) Dollars

Grant to Brent Austin Woodward James and Kathleen Jeanne O'Connell James, Husband and Wife as Tenants by the Entirety

Now of 7 Endicott Road, Boxford, Massachusetts 01921

WITH QUITCLAIM COVENANTS

Of two certain parcels of land situate in Boxford in the County of Essex and Commonwealth of Massachusetts, bounded and described as follows:

FIRST PARCEL:

NORTHWESTERLY	by the southeasterly line of Interstate Route I-95 (State Highway) No Access on two lines measuring together five hundred ninety nine and 69/100 (599.69) feet;
NORTHEASTERLY	by lot 29, as shown on plan hereinafter mentioned, five hundred thirty eight and 57/100 (538.57) feet; and
SOUTHERLY	by lot 43, as shown on said plan, three hundred seventy one and 71/100 (371.71) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 17380-3, drawn by John W. Parsons, Surveyors, dated July 26, 1976, as modified and approved by the Court, filed in Land Registration Office, a copy of a portion of which is filed with Certificate of Title 53593 in said Registry, and the above described land is shown as lot 42, on last mentioned plan.

PROPERTY ADDRESS: 7 Endicott Road, Boxford, MA 01921

SECOND PARCEL:

SOUTHEASTERLY	by Endicott Road five hundred seven and 42/100 (507.42) feet;
SOUTHWESTERLY	by lots 26 and 28, on two courses measuring together, as shown on plan hereinafter mentioned, seven hundred forty three and 52/100 (743.52) feet;
NORTHWESTERLY	by Parcel 1-11, (NO ACCESS), as shown on said plan, six hundred twenty two and 58/100 (622.58) feet; and
NORTHEASTERLY	by lot 30, as shown on said plan, one thousand six and 59/100 (1006.59) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 17380-T, drawn by Massachusetts Department of Public Works, Robert T. Tierney, Chief Engineer, dated February 27, 1974, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title 53593 in said Registry, and the above described land is shown as lot 29, on last mentioned plan.

Together with and subject to all easements, restrictions, conditions and rights of record, if any, insofar as the same may now be in force and applicable.

Being the same premises conveyed to the Grantor herein by Deed of Jean Blackburn, dated December 26, 1991 and filed with said Registry of Deeds Land Court Registration Office as Document No. 268103 on Certificate of Title No. 61751. See Death Certificate for Jean Blackburn as Document No. 320441.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK SIGNATURE PAGE TO FOLLOW)

I state under the penalties of perjury that I am unmarried and that there are no other persons entitled to claim the benefit of an existing estate of homestead in the premises. I hereby release and terminate any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or by declaration.

Executed as a sealed instrument this 29 day of September, 2020.

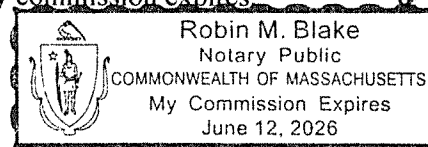
Louanne Blackburn
Louanne Blackburn

Commonwealth of Massachusetts

Essex, ss.

On this 29 day of September, 2020, before me, the undersigned notary public, personally appeared Louanne Blackburn, proved to me through satisfactory evidence of identification, which were Driver's License / State ID / Passport / Other Government Issued ID / Other _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and as her free act and deed.

Robin M Blake
Notary Public Robin M. Blake
My commission expires: 10-12-26



Document: 617514

DEED

Southern Essex District ROD

RECEIVED FOR REGISTRATION

On: 10/16/2020 12:48 PM

CREATED CERT: 93941 Book: 573

CANCELLED CERT: 61751 Book: 287

**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 Brent + Kathleen James

PROPERTY ADDRESS 7 Endicott Rd MAP/BLOCK/LOT 40/05/11

PROPERTY OWNER'S MAILING ADDRESS 7 Endicott Rd

PROPERTY OWNER'S PHONE NUMBER: _____ PROPERTY OWNER'S E-MAIL Kathleen@atlantic9.com
978 468 1616

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. ☐ 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, Kathleen James, as Owner of the subject property hereby authorize
Lisa L. Mead, Esq to act on my behalf in all matters relative to this
application.

[Signature]
Signature of Owner

10/21/2022
Date

OWNER OR AUTHORIZED AGENT DECLARATION

I, Lisa, 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:

Modification of a Special Permit to construct an
addition onto the barn where a Kennel is operated.

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

V, 196-13(B)(1)(a) and X 196-45-D

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: ~ 1981

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

[BOOK _____ PAGE _____] OR [CERTIFICATE NO. 93941 DOCUMENT NO. 617514]

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)

$$\underline{2} \times \$7.38 = \$14.76$$

Number of Surrounding Towns & MVPC

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

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

$$\underline{10} \times \$0.58 = \$5.80$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\underline{\$ 86.98}$$

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

40-05-11 - 7 ENDICOTT RD, BOXFORD ABUTTERS LIST
ZONING BOARD OF APPEALS 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
40-05-11	7 ENDICOTT RD	JAMES, BRENT AUSTIN WOODWARD	JAMES, KATHLEEN JEANNE O'CONNELL	7 ENDICOTT RD	BOXFORD	MA	01921
40-05-06	11 FISH BROOK RD	REIFEL JR HARRY C TE	CYNTHIA J REIFEL	11 FISHBROOK RD	BOXFORD	MA	01921
41-01-01	8 ENDICOTT RD	LOSEE GRIDLEY M	MCALARY-LOSEE PATRICIA	8 ENDICOTT RD	BOXFORD	MA	01921
41-01-10	5B ENDICOTT RD	O'BRIEN TIMOTHY TE	O'BRIEN JOYCE	5 B ENDICOTT RD	BOXFORD	MA	01921
41-01-02	5A ENDICOTT RD	SIDERI STEVEN D SR TR	SIDERI NANCY A TR	5A ENDICOTT RD	BOXFORD	MA	01921
41-01-09	5C ENDICOTT RD	BAPTISTA ELIZABETH M TE	BAPTISTA GEORGE	5C ENDICOTT RD	BOXFORD	MA	01921
42-02-01	15 ENDICOTT RD	WILLIAMSON ROBERT M	WILLIAMSON LYNN R	15 ENDICOTT RD	BOXFORD	MA	01921
42-02-02	21 ENDICOTT RD	TOCCI VALENTINO	TOCCI JOANNE	21 ENDICOTT RD	BOXFORD	MA	01921
43-01-01	20 ENDICOTT RD	MASCONOMET REGIONAL SCHOOL DISTRICT		20 ENDICOTT RD	BOXFORD	MA	01921

CERTIFIED COPY
10/18/2022

Heather Thifault

REIFEL JR HARRY C TE
CYNTHIA J REIFEL
11 FISHBROOK RD
BOXFORD, MA 01921

LOSEE GRIDLEY M
MCALARY-LOSEE PATRICIA
8 ENDICOTT RD
BOXFORD, MA 01921

WILLIAMSON ROBERT M
WILLIAMSON LYNN R
15 ENDICOTT RD
BOXFORD, MA 01921

SIDERI STEVEN D SR TR
SIDERI NANCY A TR
5A ENDICOTT RD
BOXFORD, MA 01921

O'BRIEN TIMOTHY TE
O'BRIEN JOYCE
5 B ENDICOTT RD
BOXFORD, MA 01921

BAPTISTA ELIZABETH M TE
BAPTISTA GEORGE
5C ENDICOTT RD
BOXFORD, MA 01921

TOCCI VALENTINO
TOCCI JOANNE
21 ENDICOTT RD
BOXFORD, MA 01921

JAMES, BRENT AUSTIN WOODWARD
JAMES, KATHLEEN JEANNE O'CONNELL
7 ENDICOTT RD
BOXFORD, MA 01921

MASCONOMET REGIONAL SCHOOL DISTRICT
20 ENDICOTT RD
BOXFORD, MA 01921



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 Kathleen James

Mailing Address 7 Endicott Rd

City/Town Boxford, State MA Zip Code 01921

Daytime phone number 978-815-9057

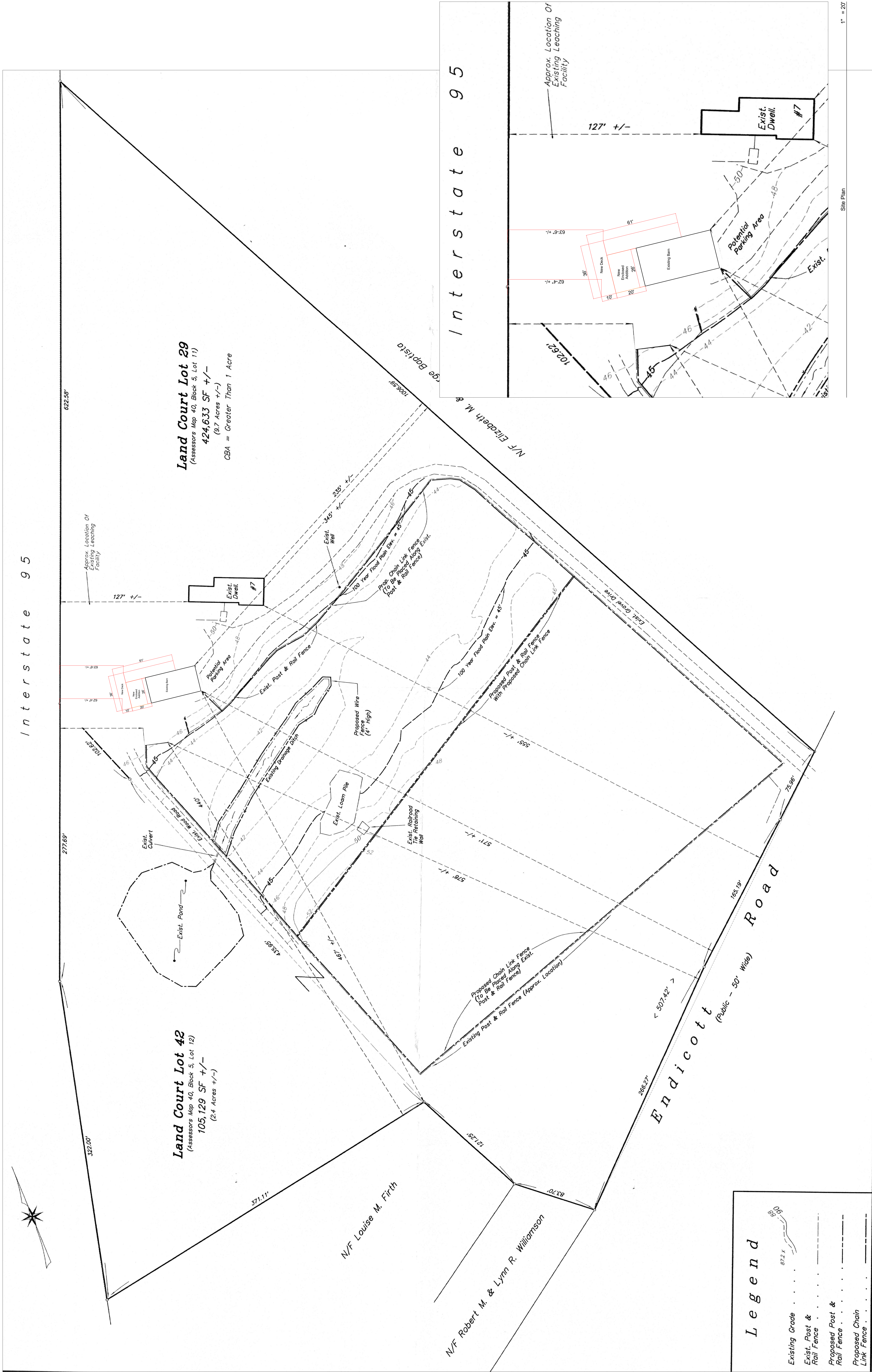
Evening phone number _____

AUTHORIZATION FOR PUBLICATION

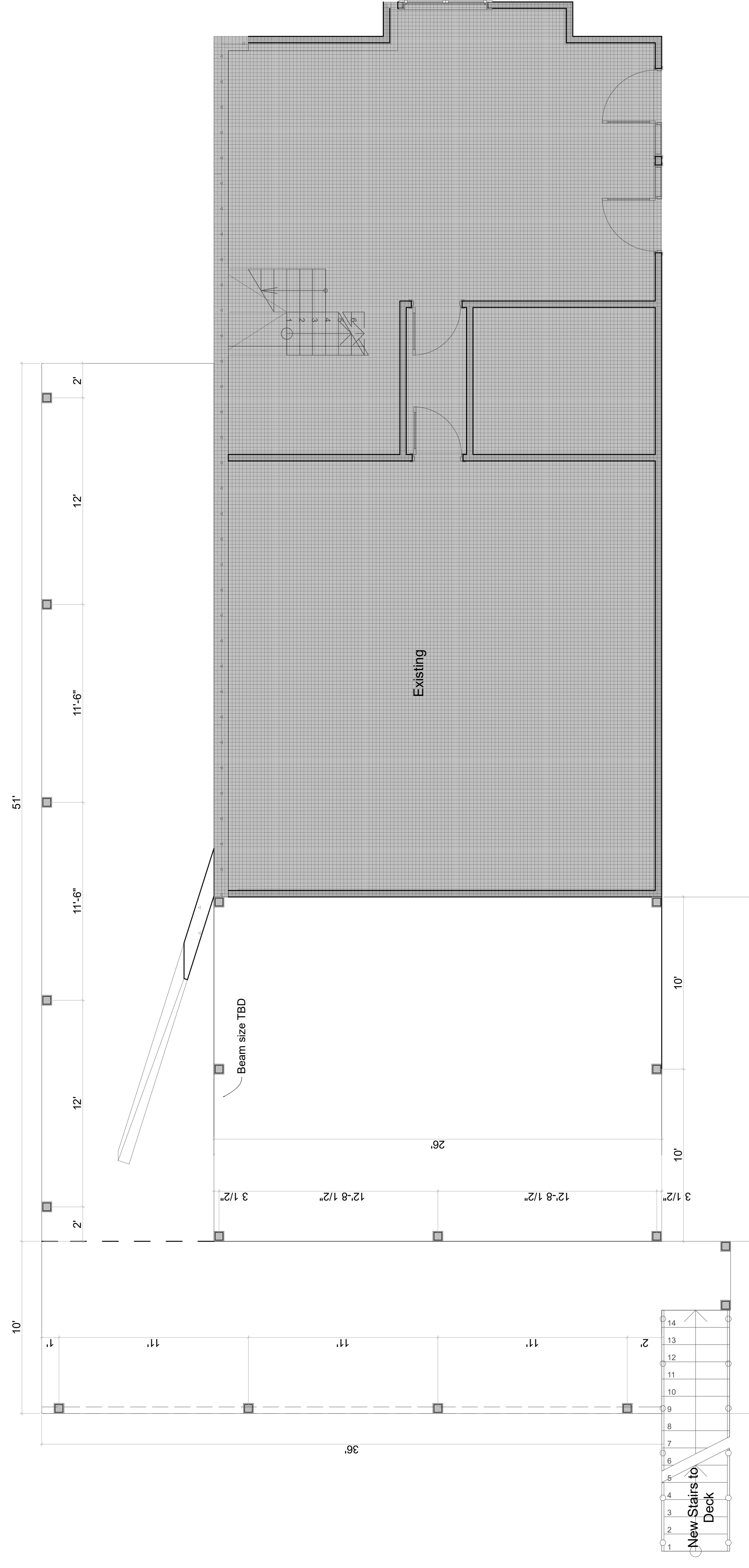
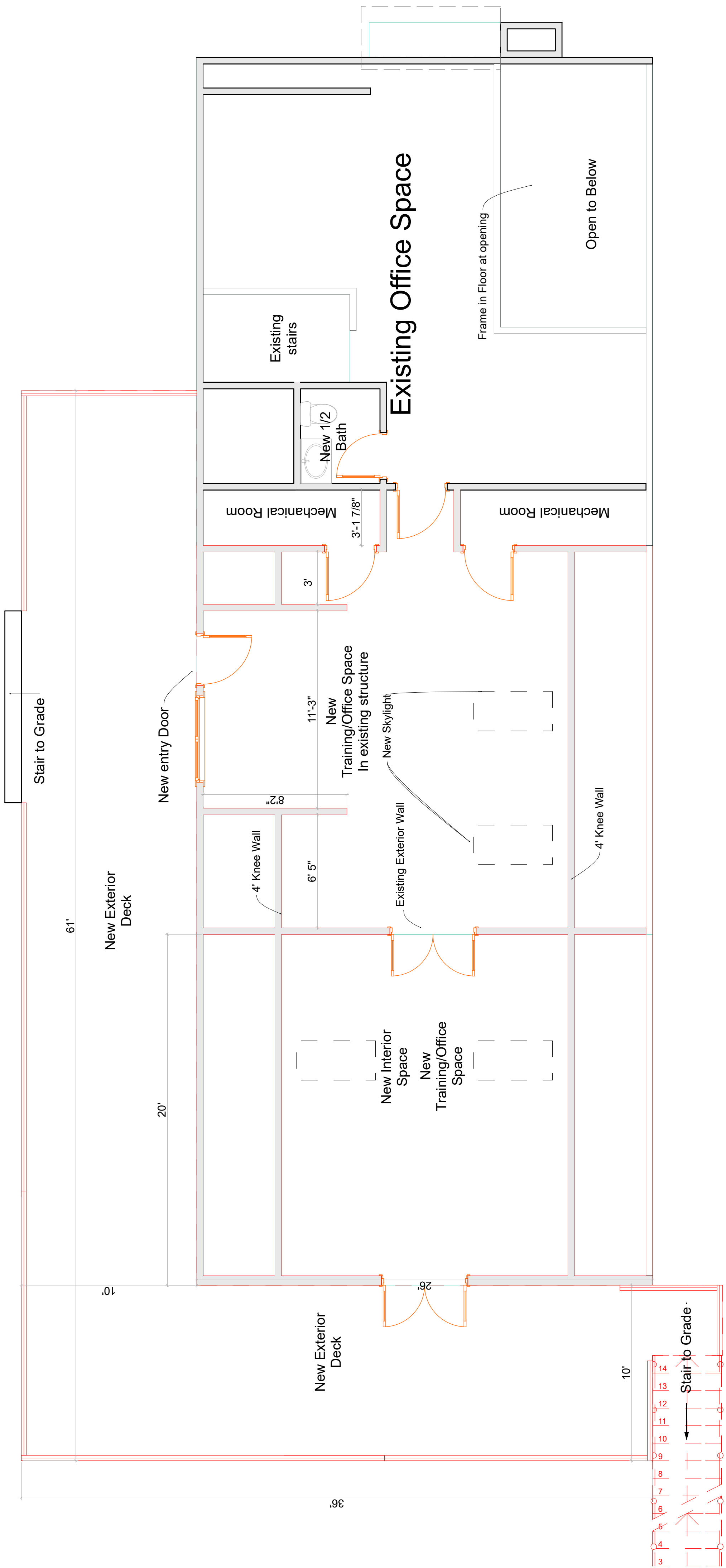
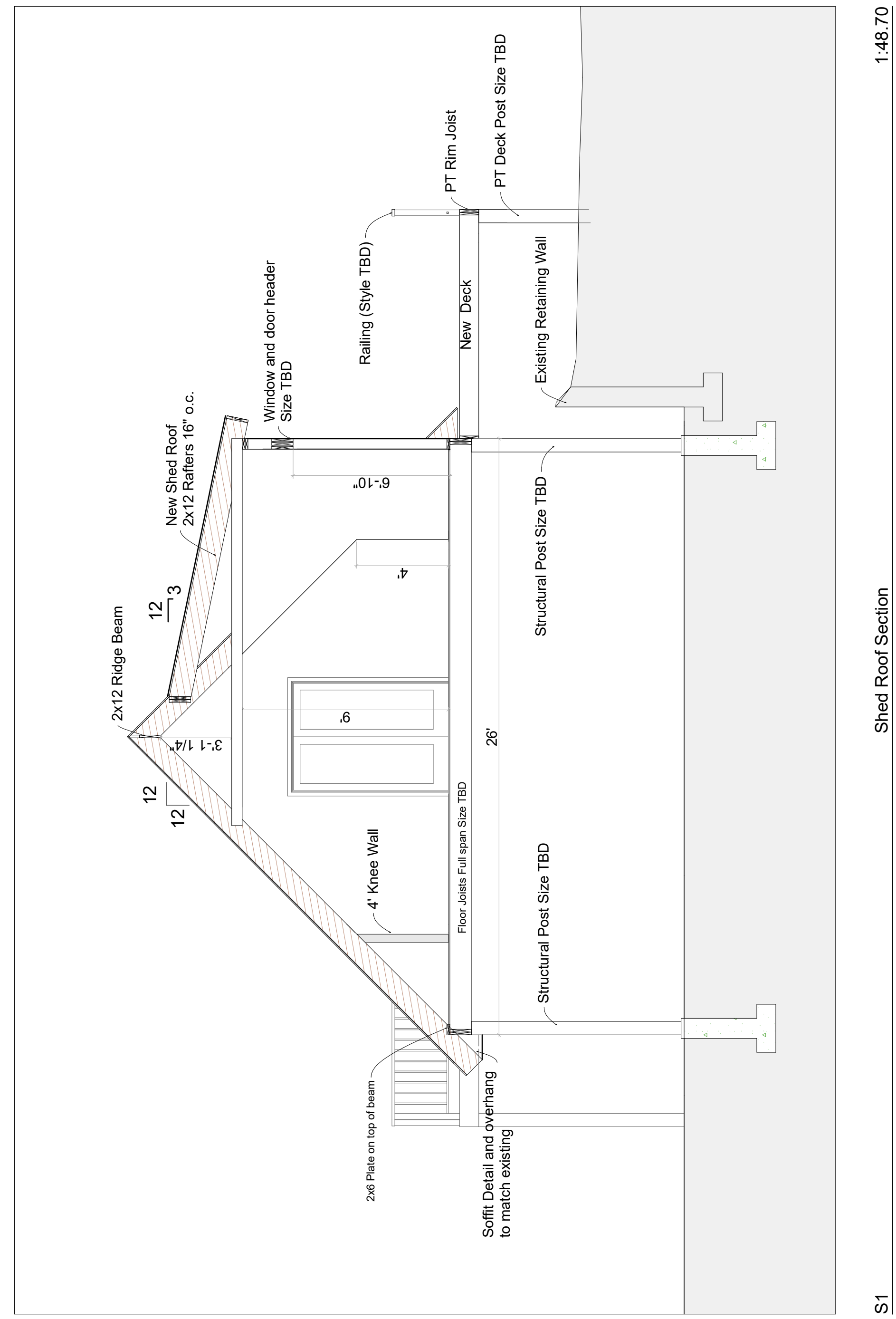
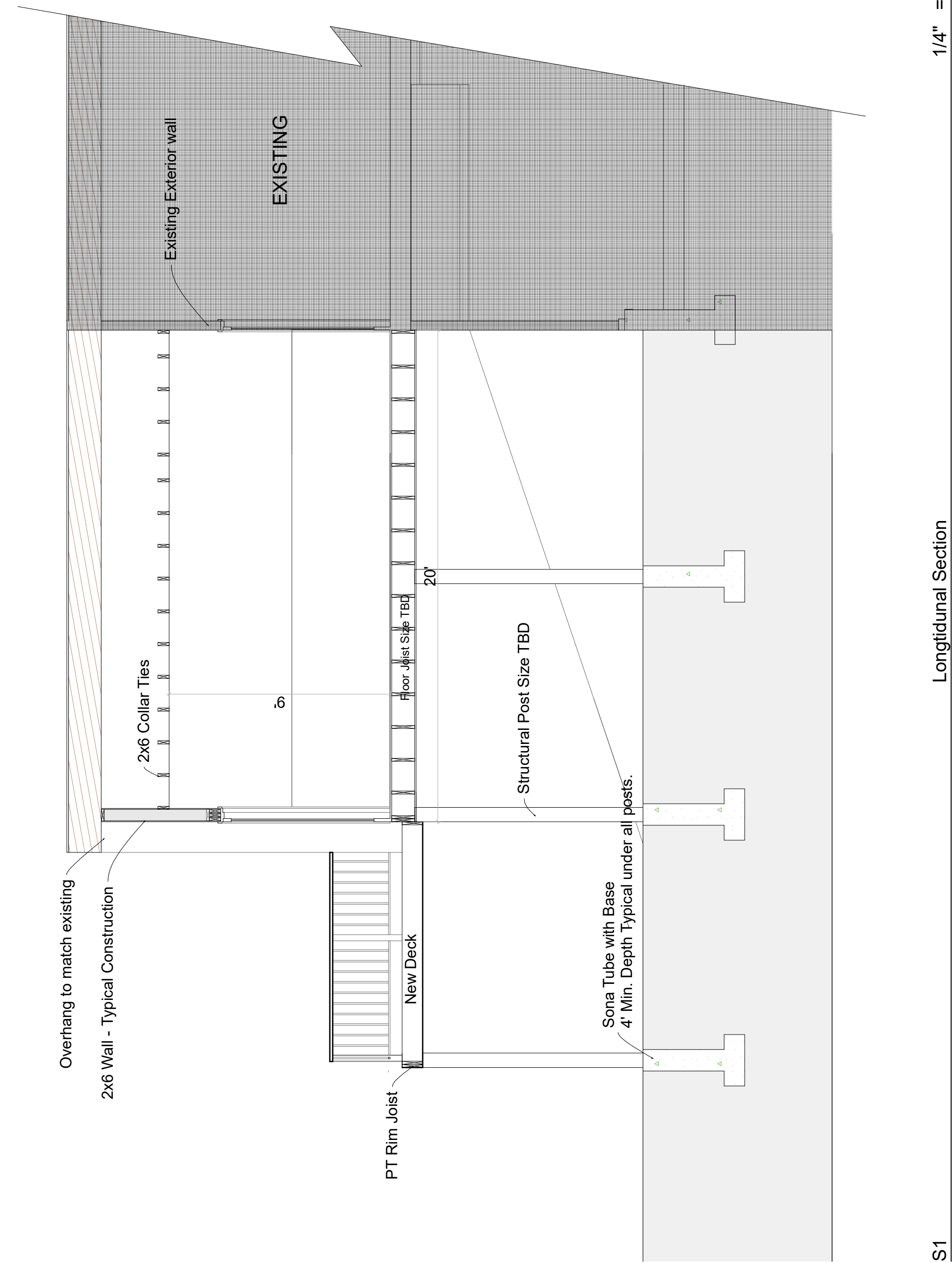
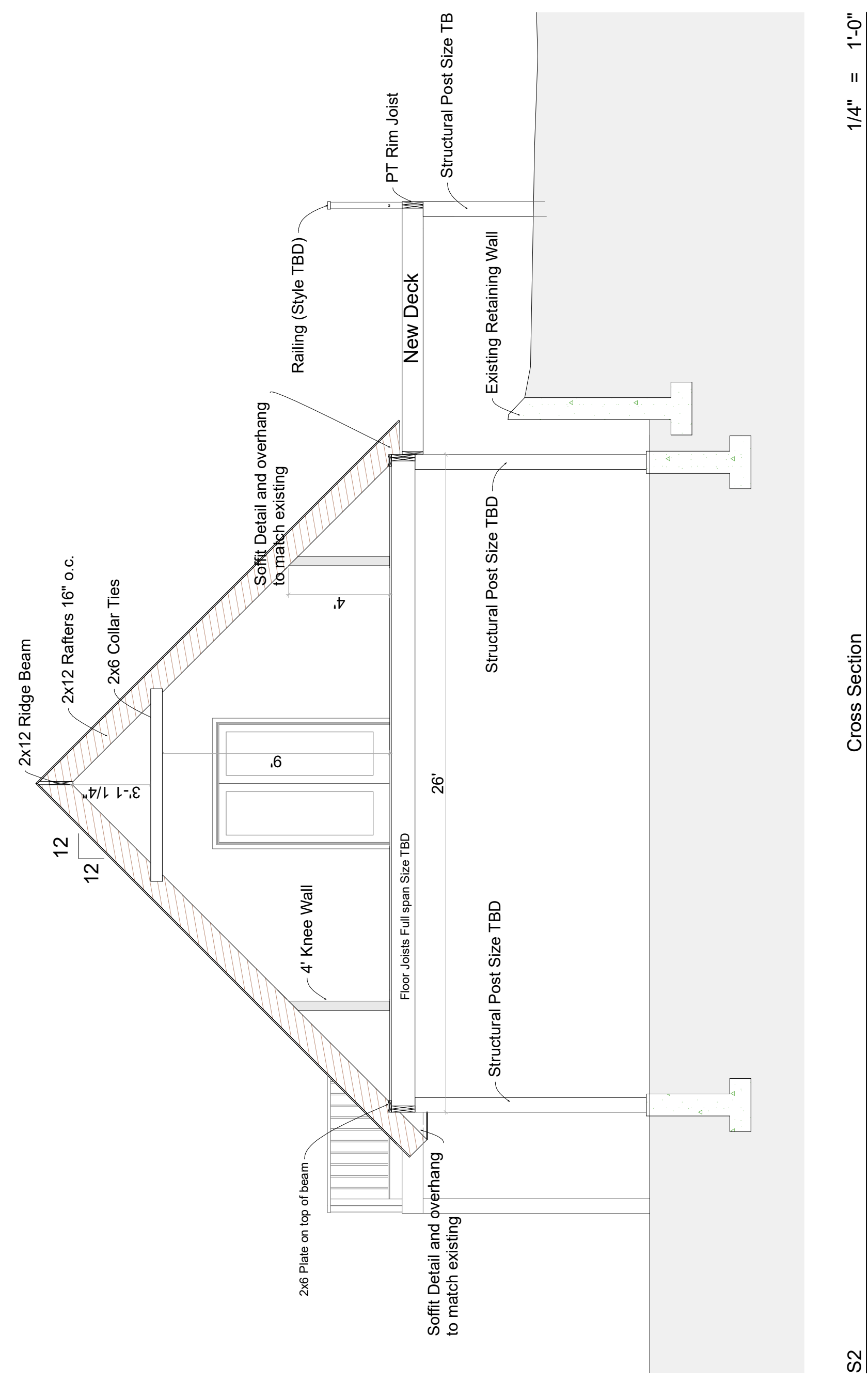
I hereby authorize the Community Newspaper Company to bill me directly for the publication of my legal notice in the Tri Town Transcript.

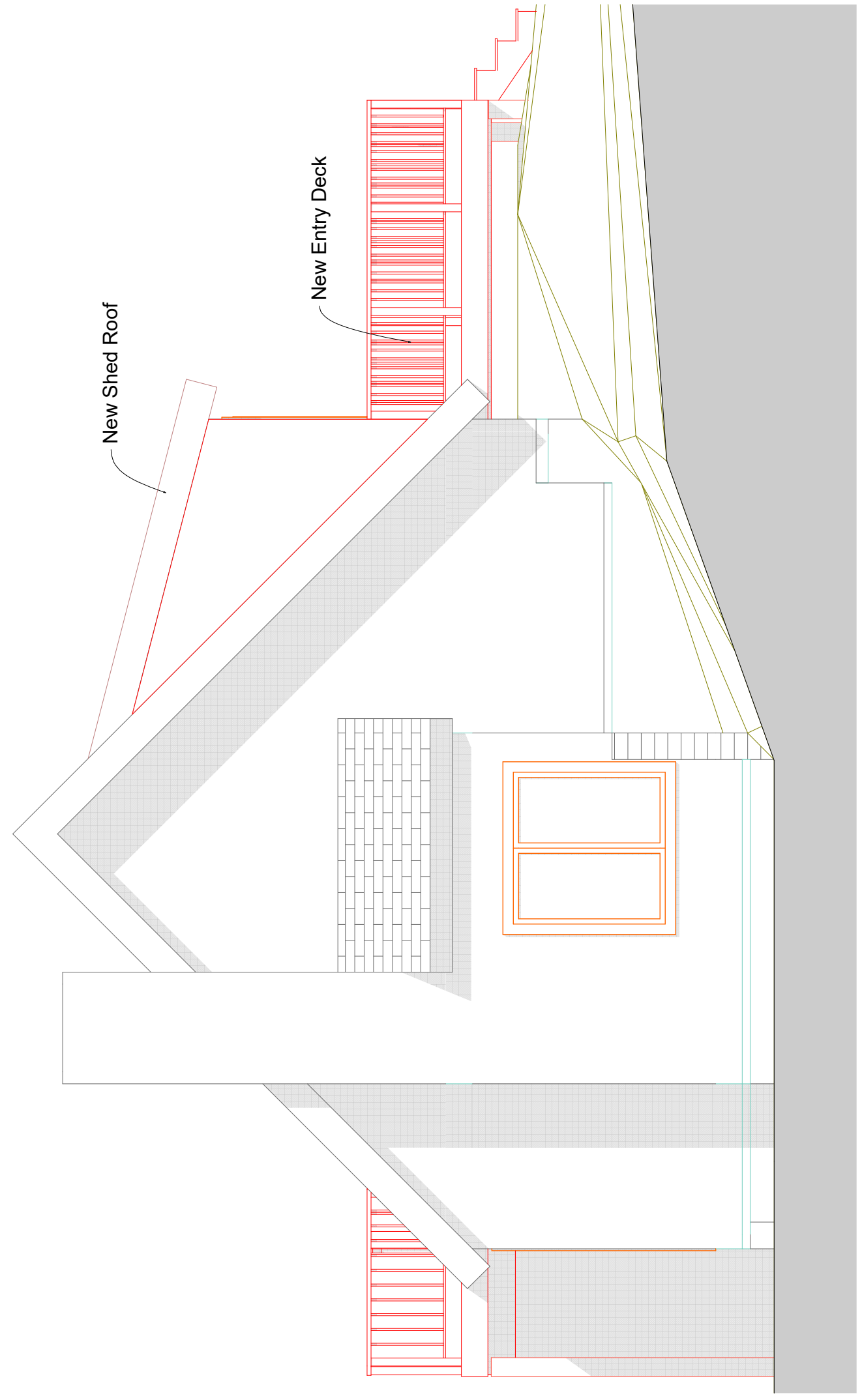
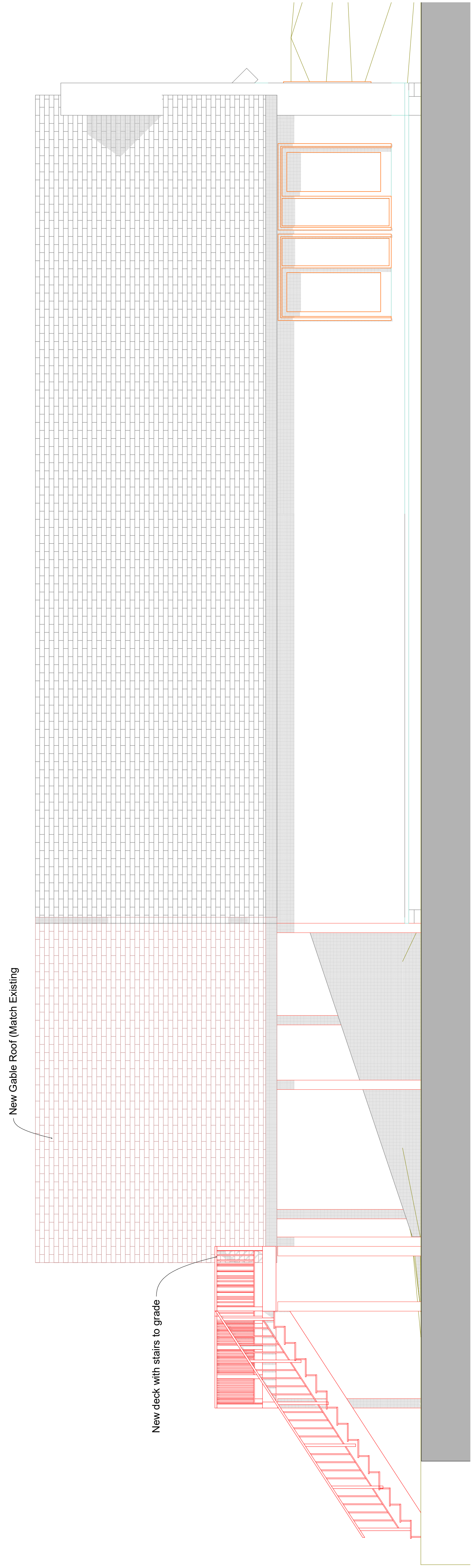
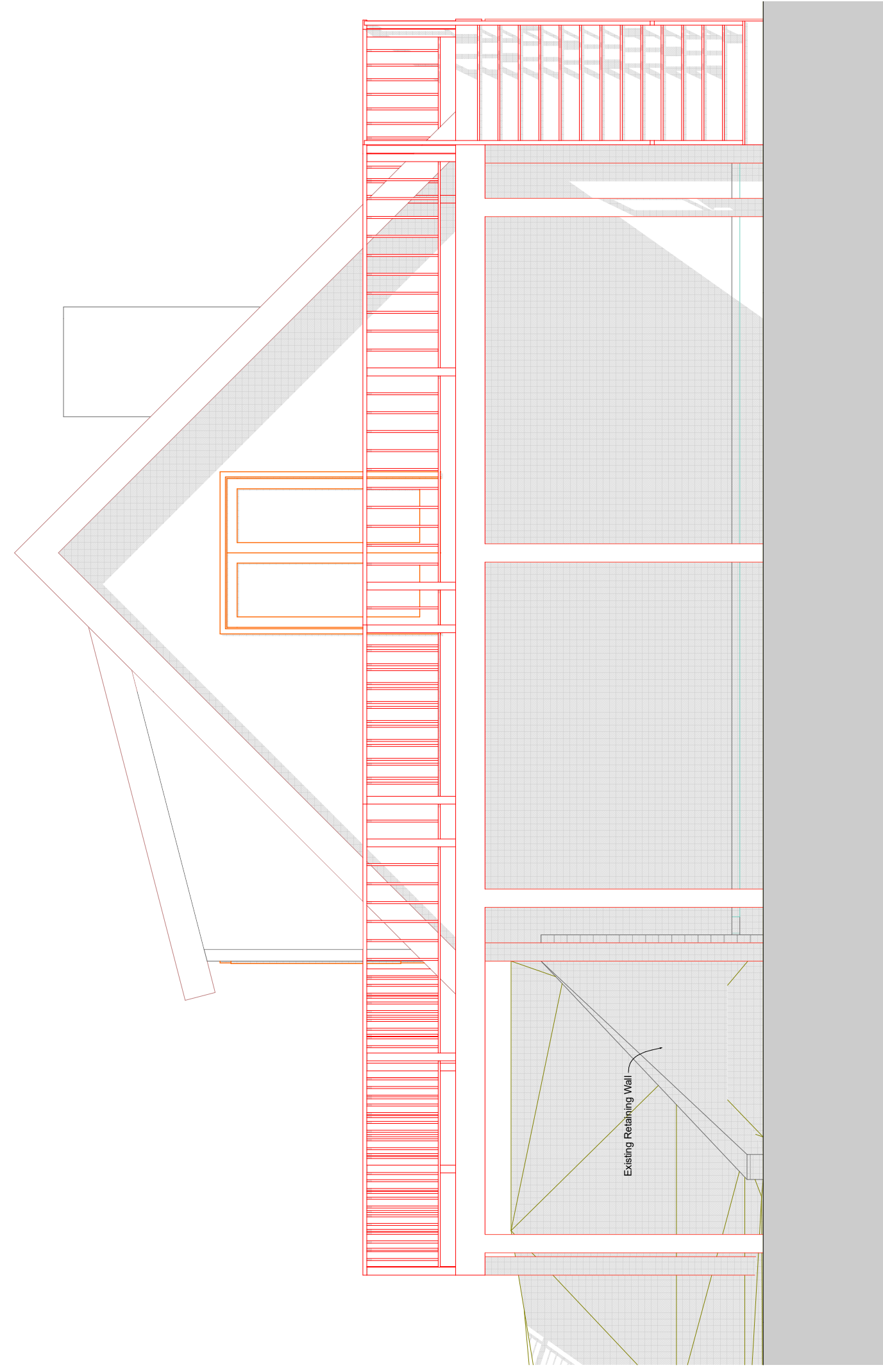
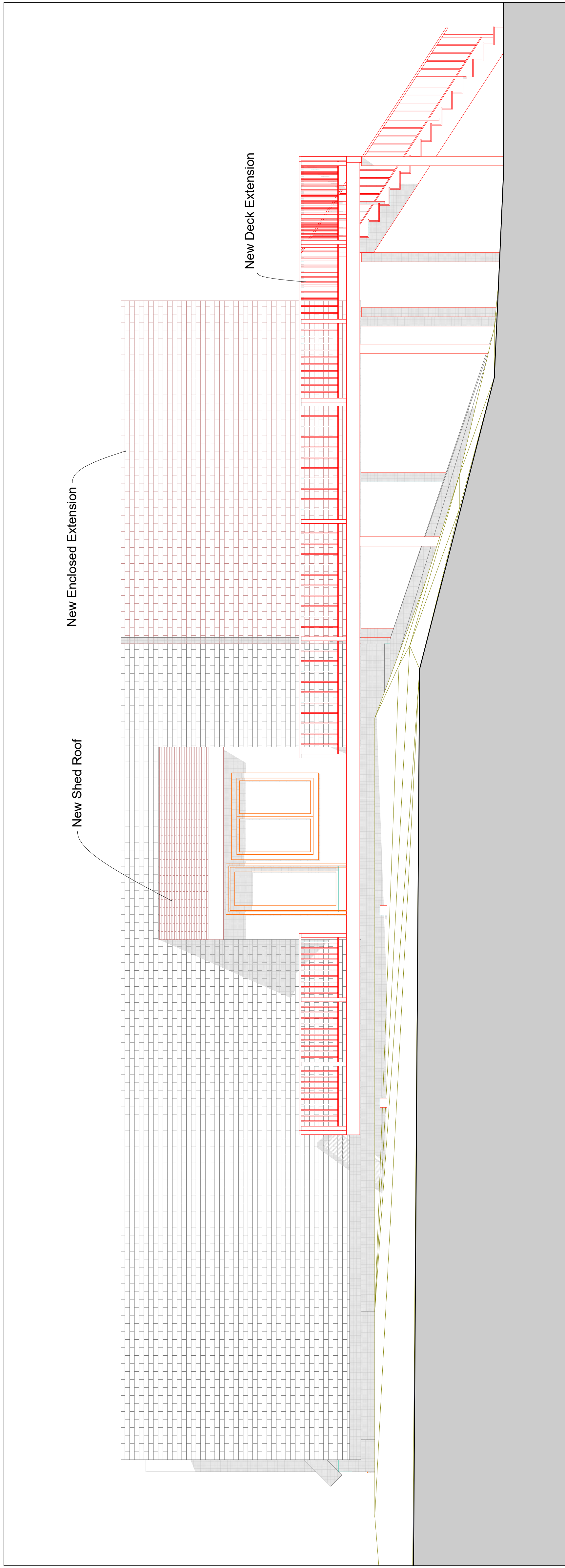
Kathleen James
Signature

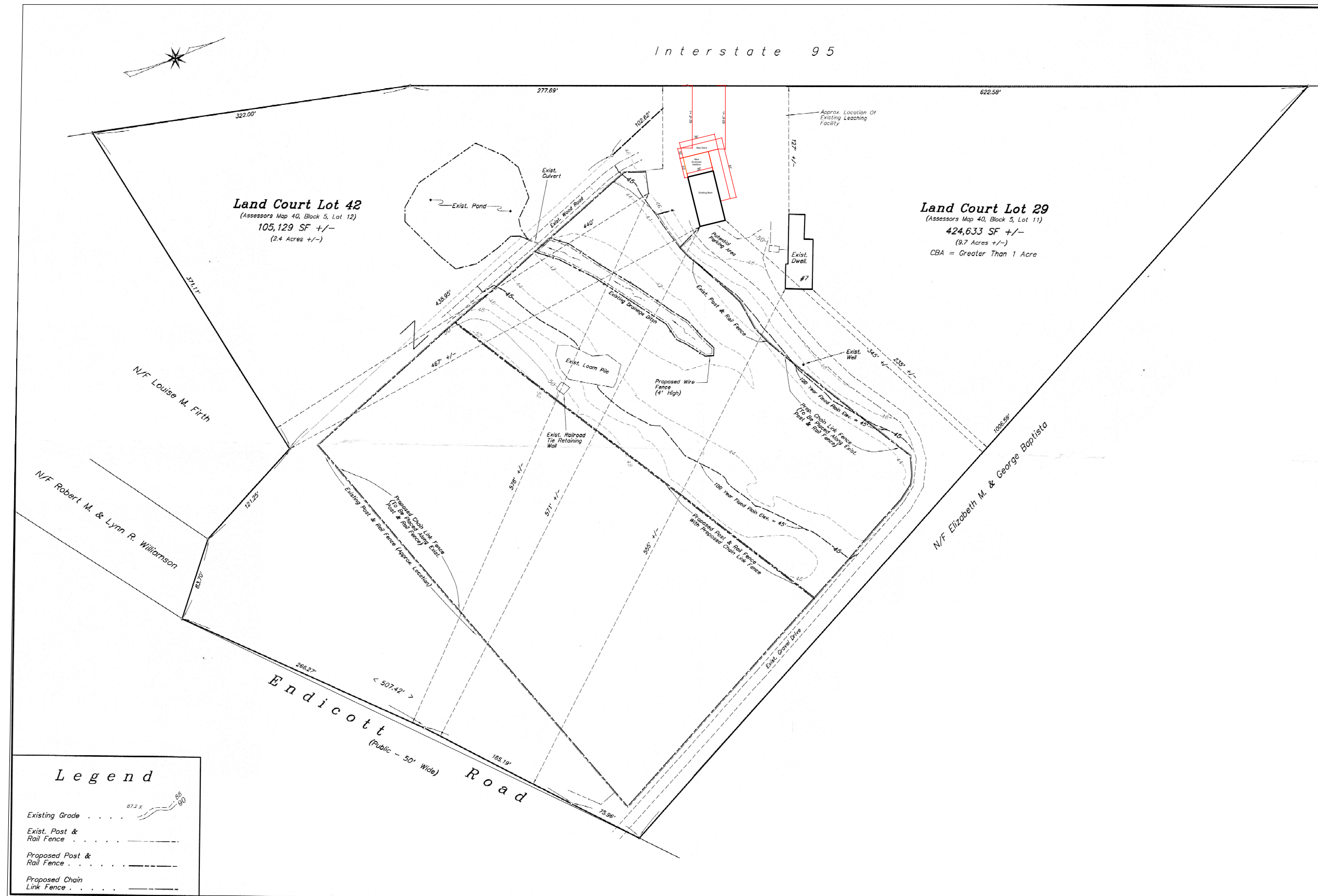
10/23/2022
Date



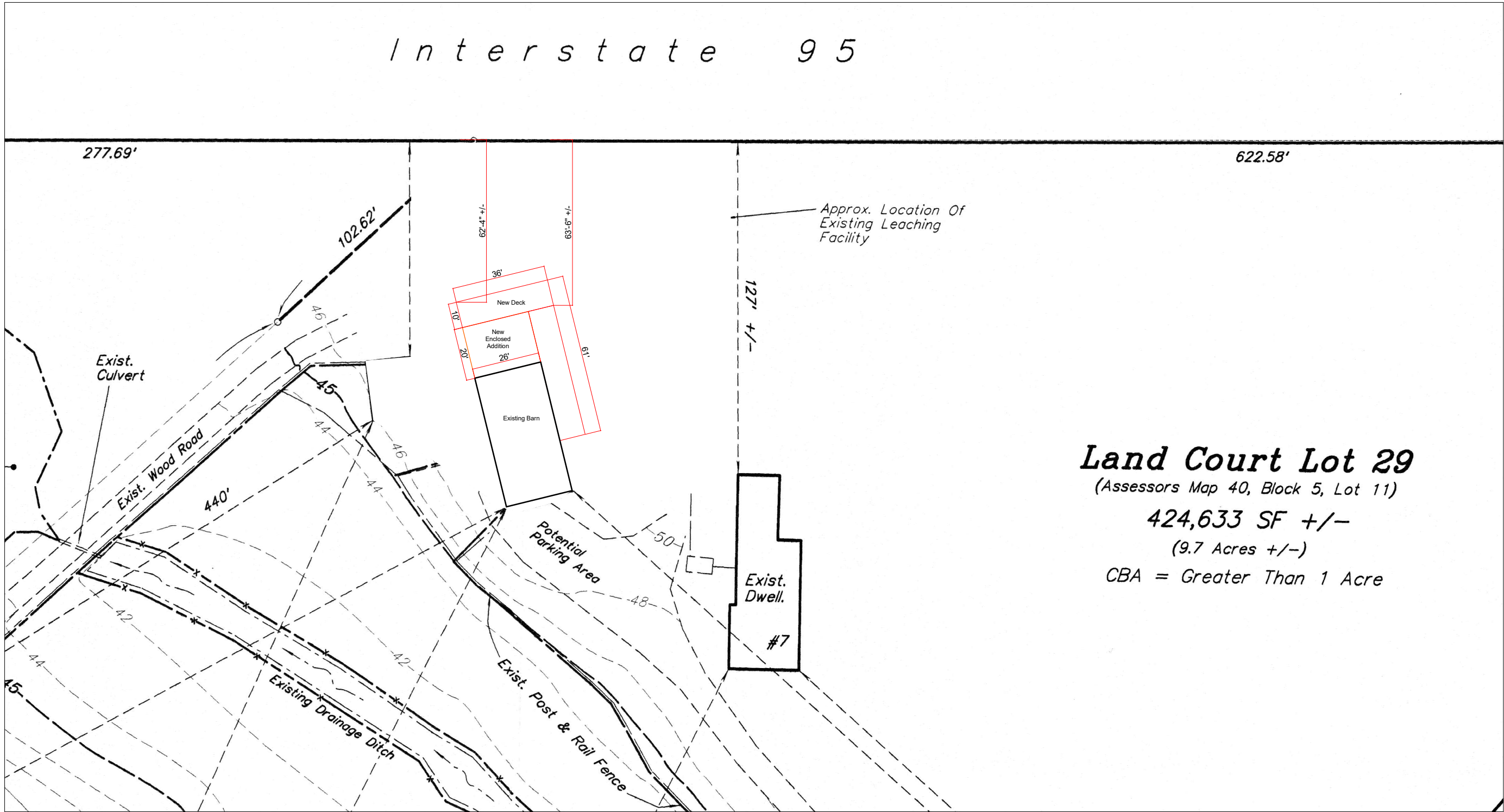
1" = 30'







I hold no responsibility for the construction of any building built using these plans. Any structural requirements that go above and beyond typical construction methods should be brought to the attention of a Registered Engineer or Architect



Land Court Lot 29
(Assessors Map 40, Block 5, Lot 11)
424,633 SF +/-
(9.7 Acres +/-)
CBA = Greater Than 1 Acre

Site Plan

1" = 40'

Essex Bay Designs

Project Designer:
Anthony Cavalieri
132 Tenney Street
Georgetown, MA

(508) 982-4987
Anthony@Essexbaycabinetry.com

Layout

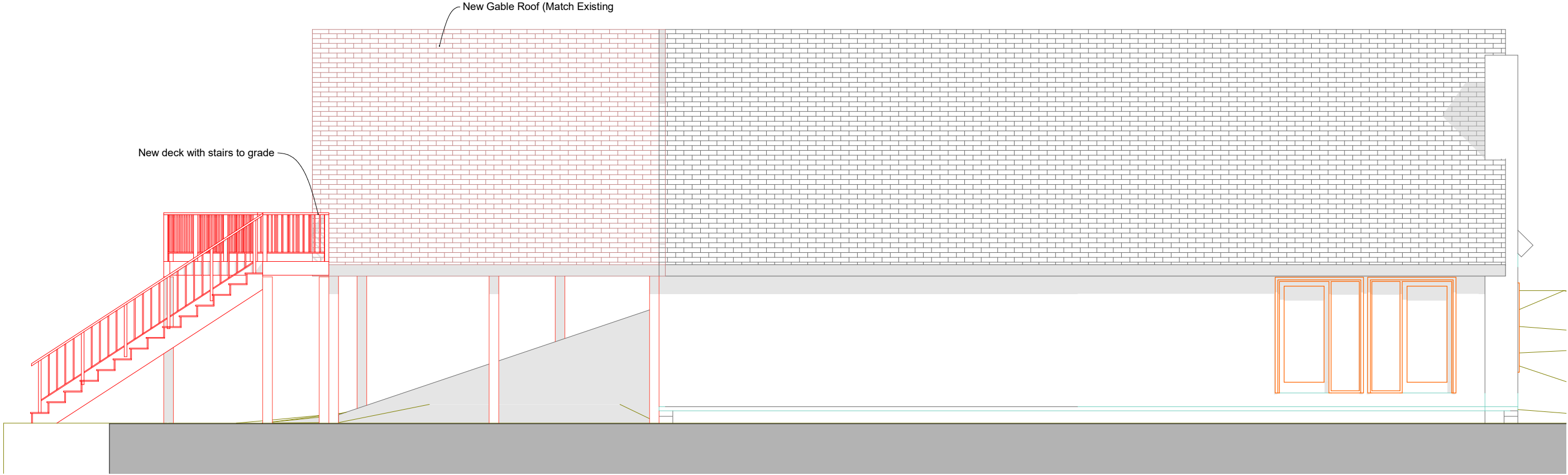
Sheet - 14

Date - 10/25/2022

Project Name:
Atlantic K-9
Topsfield, MA

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Project Name:
Atlantic K-9
Topsfield, MA

Front Elevation

Essex Bay Designs

Project Designer:
Anthony Cavalieri
132 Tenney Street
Georgetown, MA

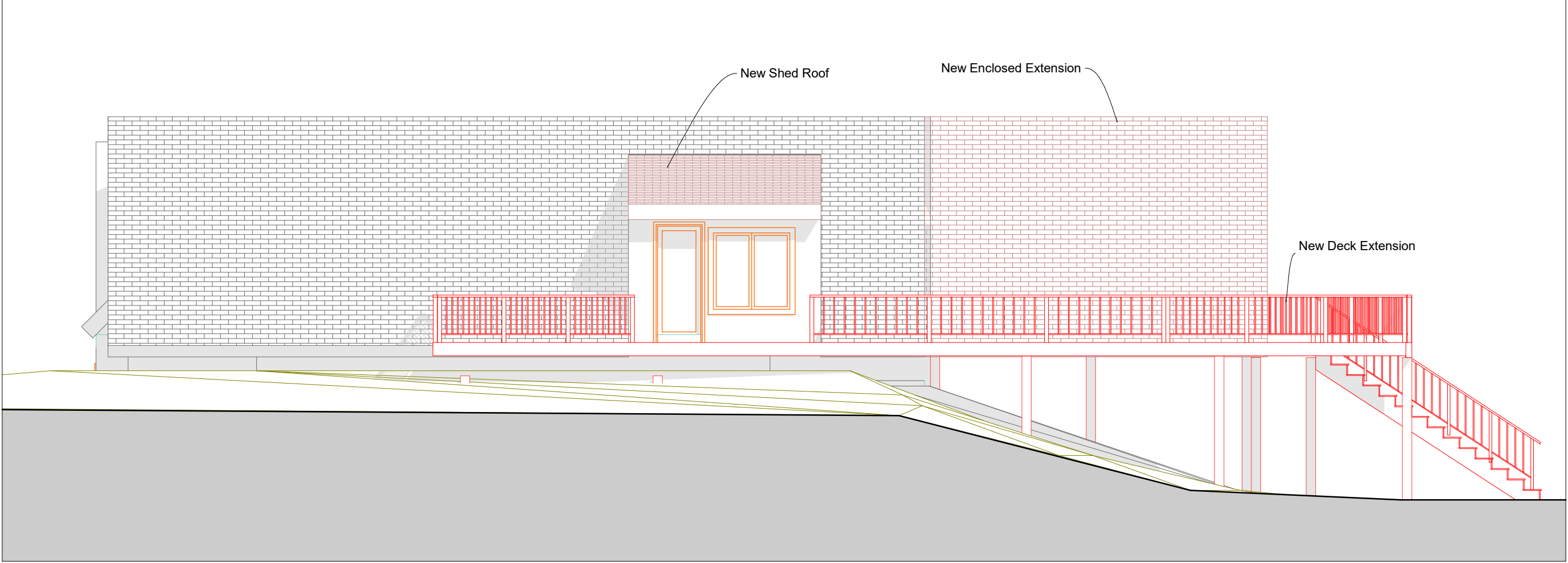
Anthony@Essexbaycabinetry.com
(508) 982-4987

Date - 10/25/2022

Sheet - 1

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Project Name:
Atlantic K-9
Topsfield, MA

Back Elevation

Essex Bay Designs

Project Designer:
Anthony Cavalieri
132 Tenney Street
Georgetown, MA

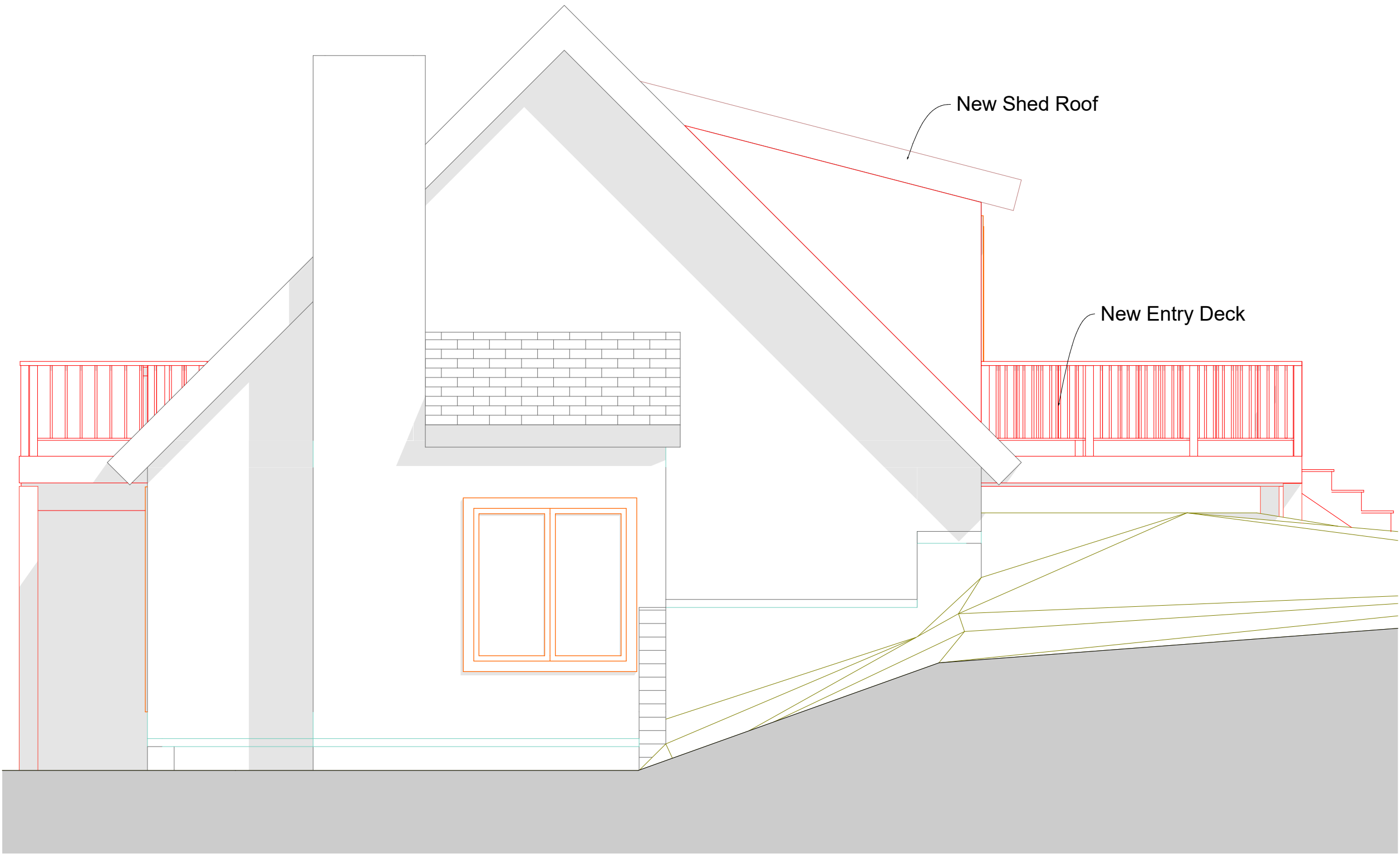
Anthony@Essexbaycabinetry.com
(508) 982-4987

Date - 10/25/2022

Sheet - 2

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Project Name:
Atlantic K-9
Topsfield, MA

Right Elevation

Essex Bay Designs

Project Designer:
Anthony Cavalieri
132 Tenney Street
Georgetown, MA

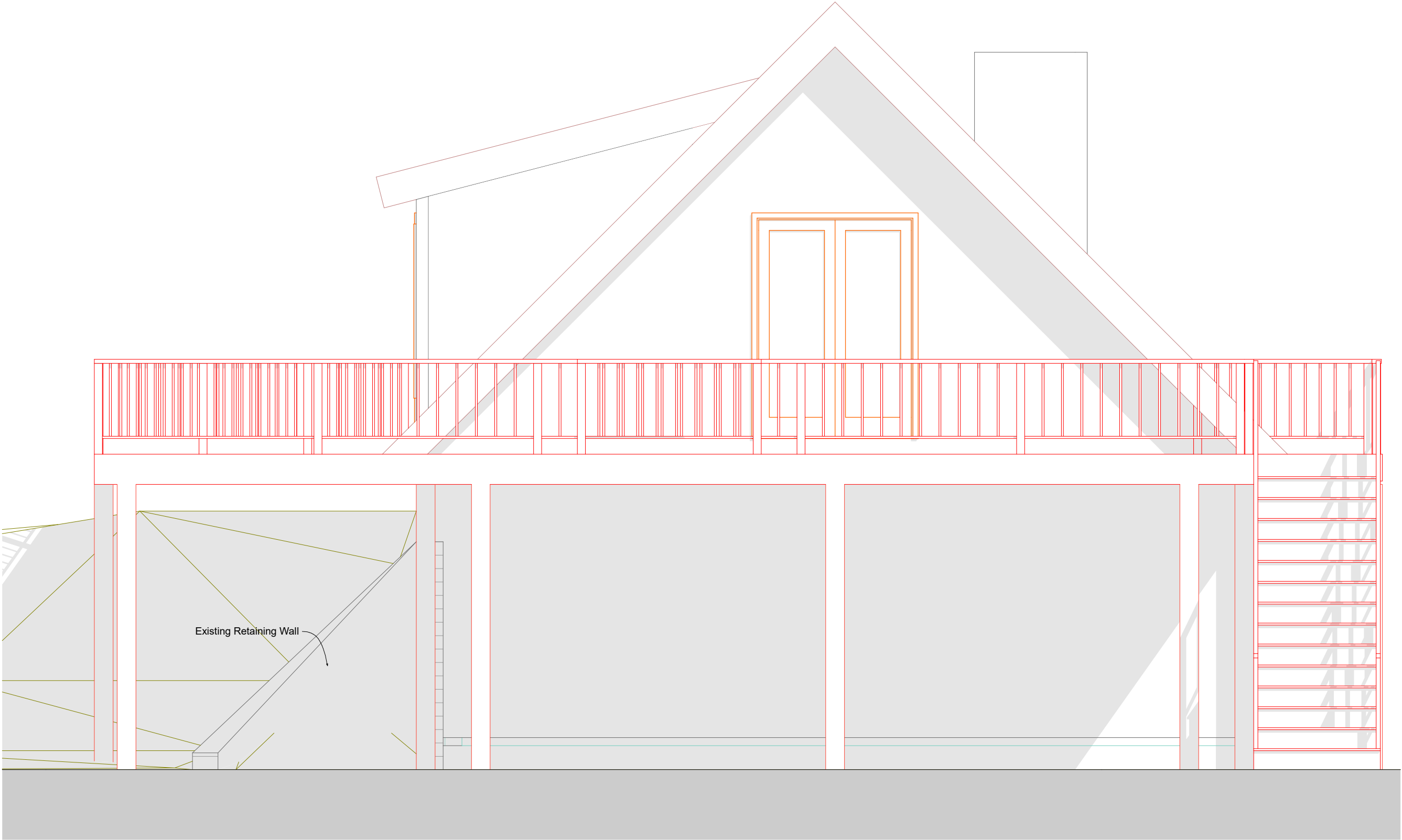
Anthony@Essexbaycabinetry.com
(508) 982-4987

Date - 10/25/2022

Sheet - 3

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Project Name:
Atlantic K-9
Topsfield, MA

Left Elevation

Project Designer:
Anthony Cavalieri
132 Tenney Street
Georgetown, MA

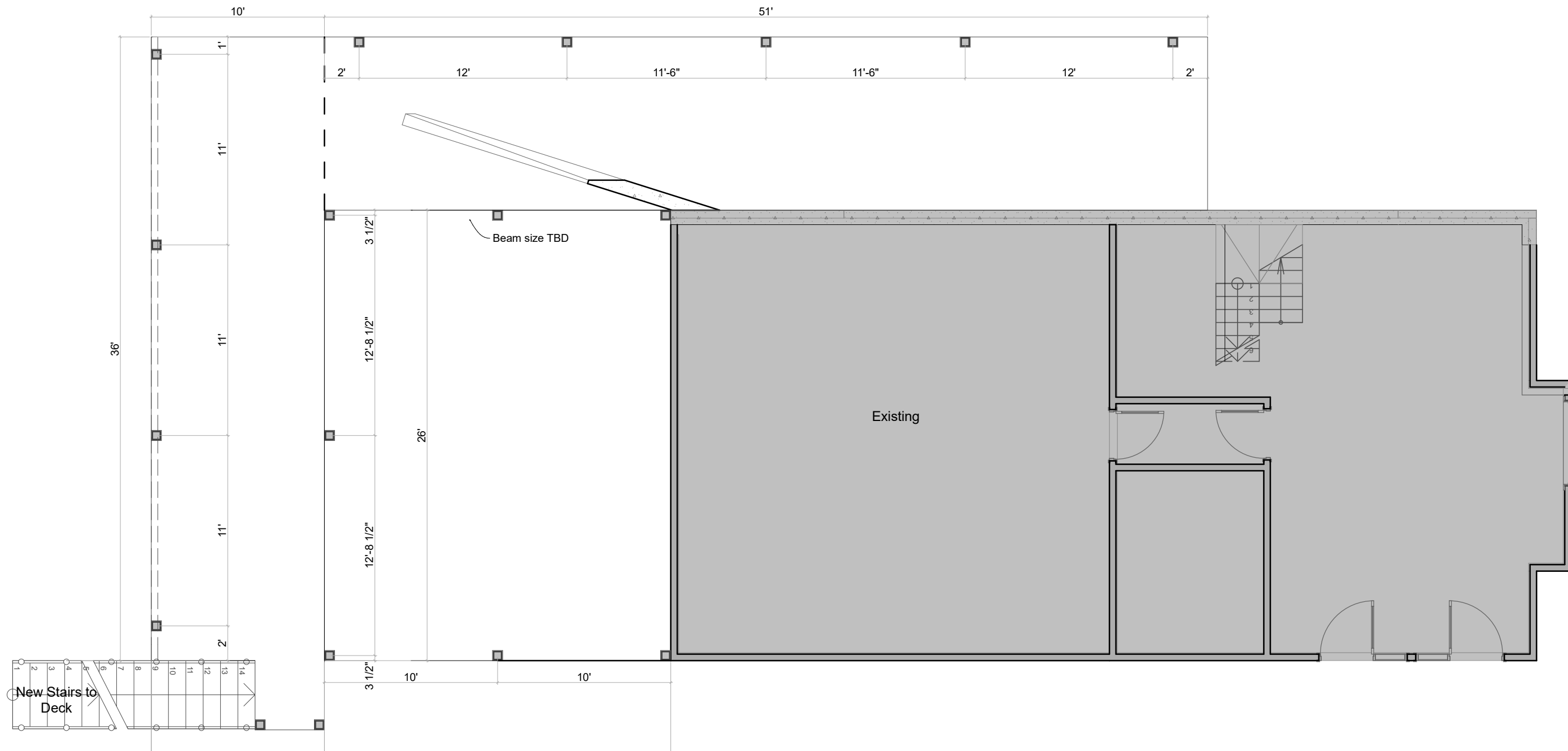
Anthony@Essexbaycabinetry.com
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Date - 10/25/2022

Sheet - 4

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Project Name:
Atlantic K-9
Topsfield, MA

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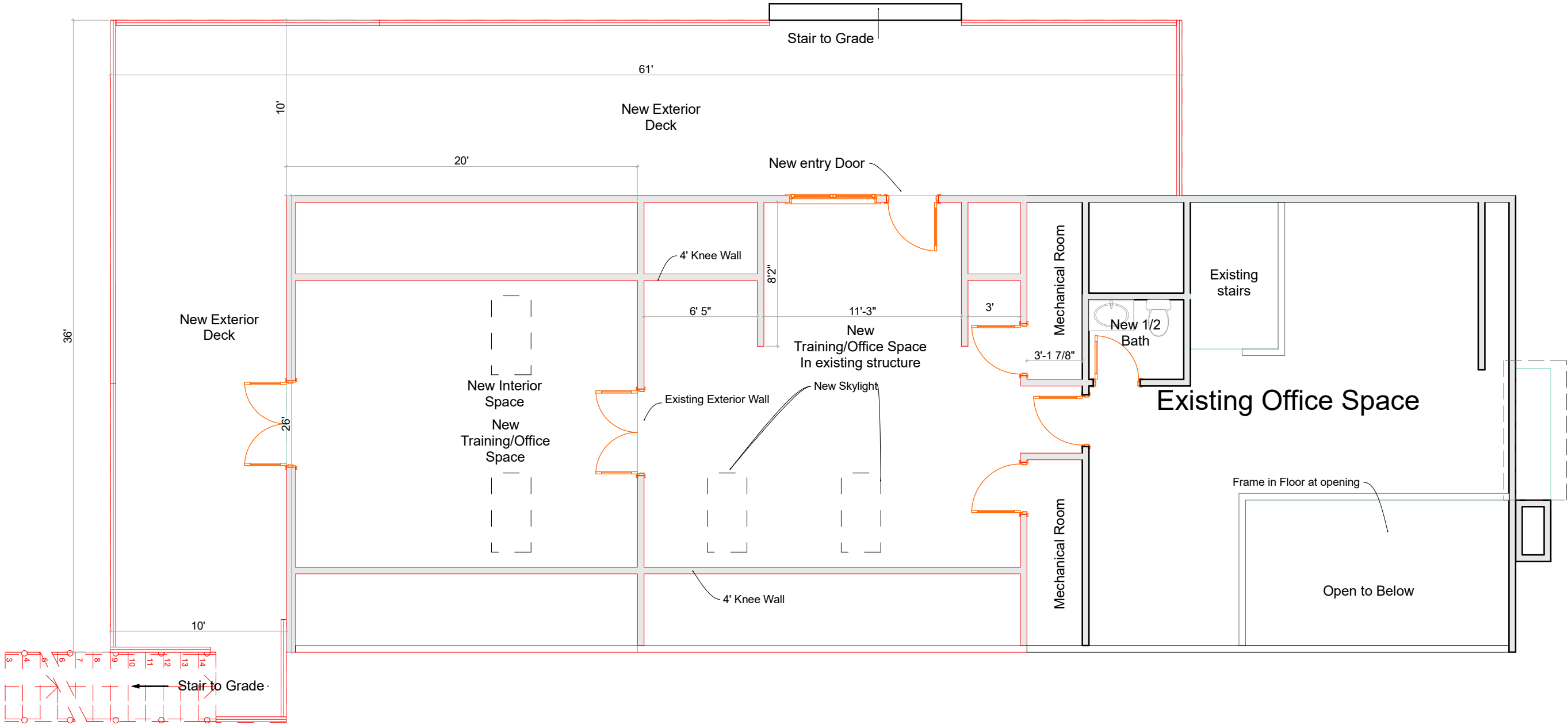
1st Floor Plan

Project Designer:
Anthony Cavalieri
132 Tenney Street
Georgetown, MA

Anthony@Essexbaycabinetry.com
(508) 982-4987

Sheet - 5

Date - 10/25/2022



Project Name:
Atlantic K-9
Topsfield, MA

2nd Floor Plan

Project Designer:
Anthony Cavaleri
132 Tenney Street
Georgetown, MA

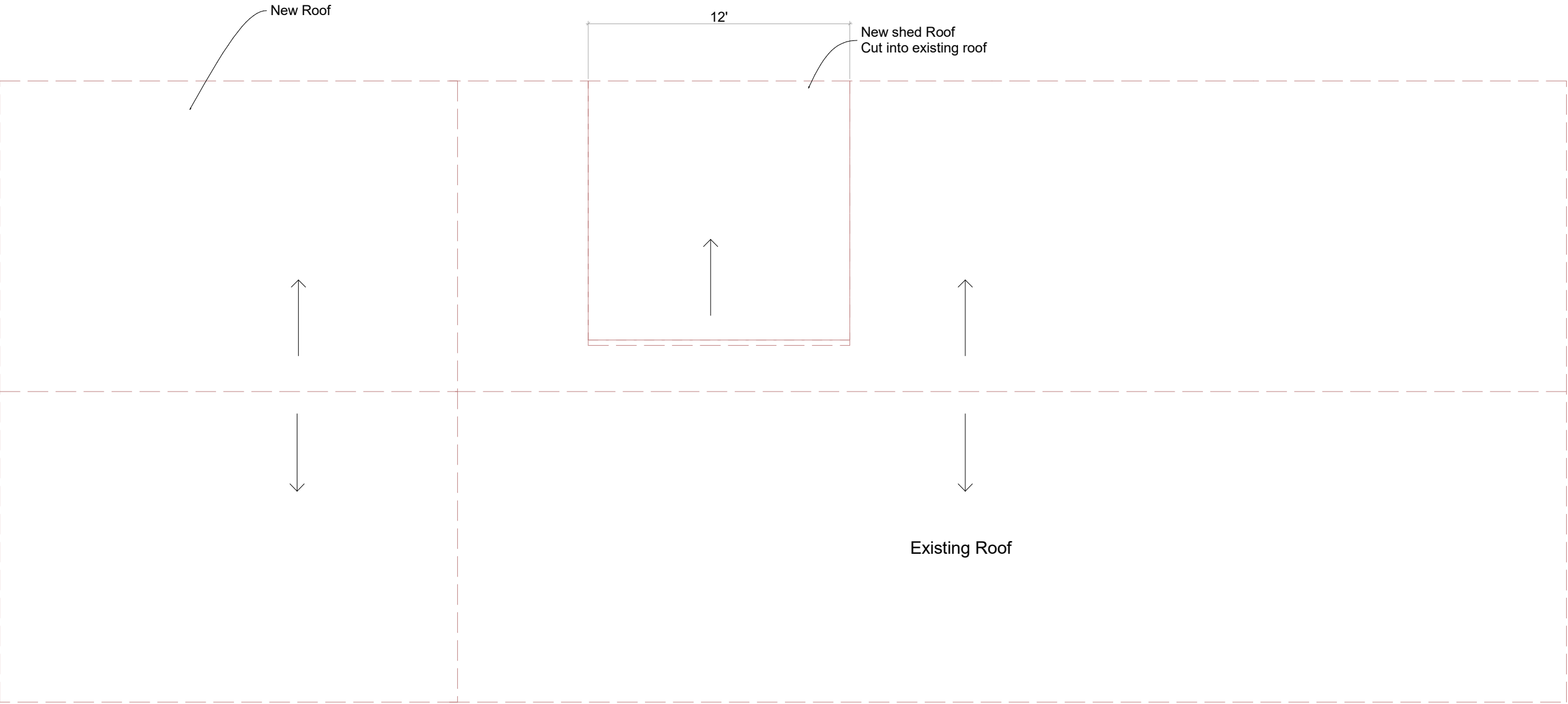
Anthony@Essexbaycabinetry.com
(508) 982-4987

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Sheet - 6

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Project Name:
Atlantic K-9
Topsfield, MA

Roof Plan

Date - 10/25/2022

Sheet - 7

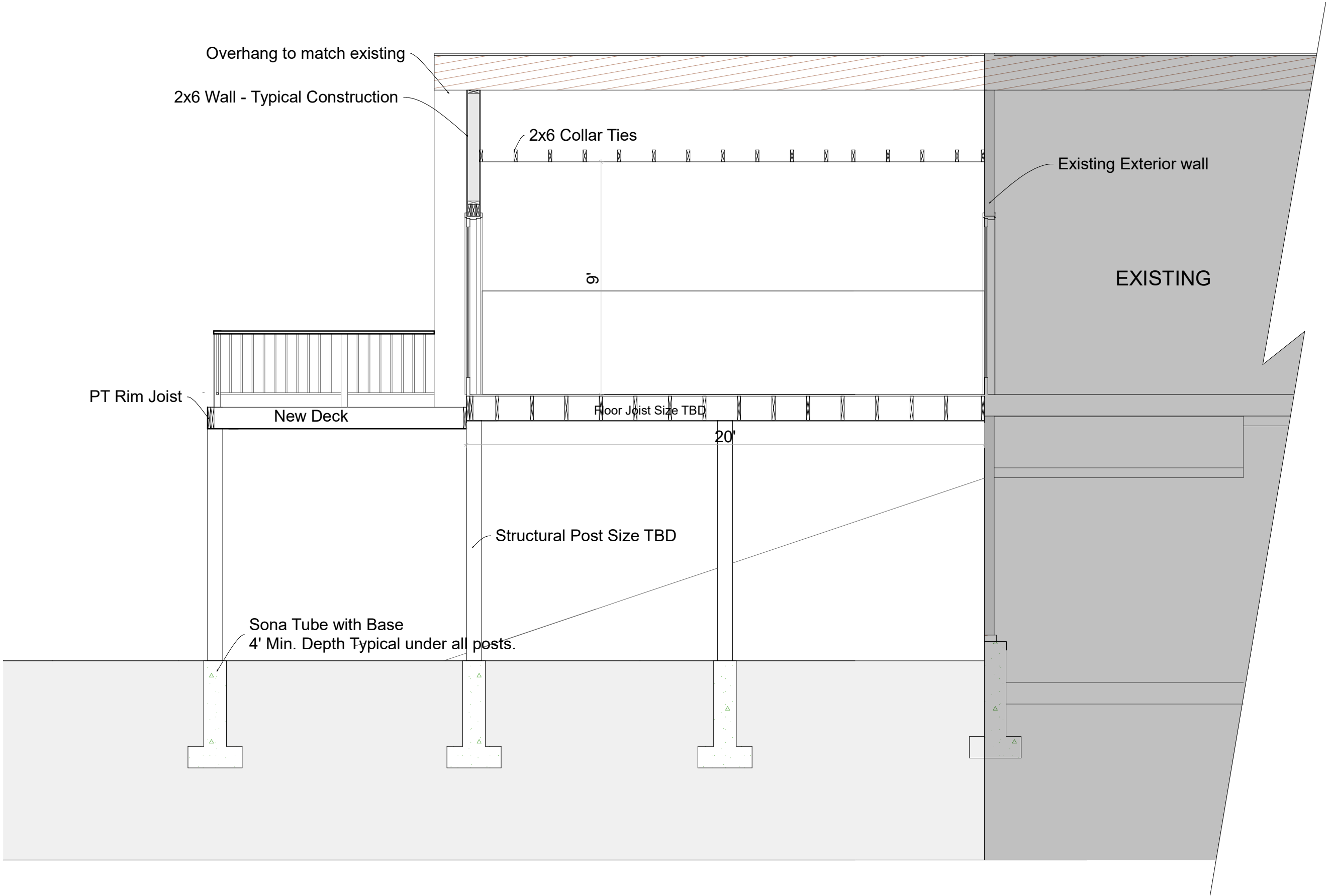
Essex Bay Designs

Project Designer:
Anthony Cavalieri
132 Tenney Street
Georgetown, MA

Anthony@Essexbaycabinetry.com
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Project Name:
Atlantic K-9
Topsfield, MA

Section 1

Project Designer:
Anthony Cavaliere
132 Tenney Street
Georgetown, MA

Anthony@Essexbaycabinetry.com
(508) 982-4987

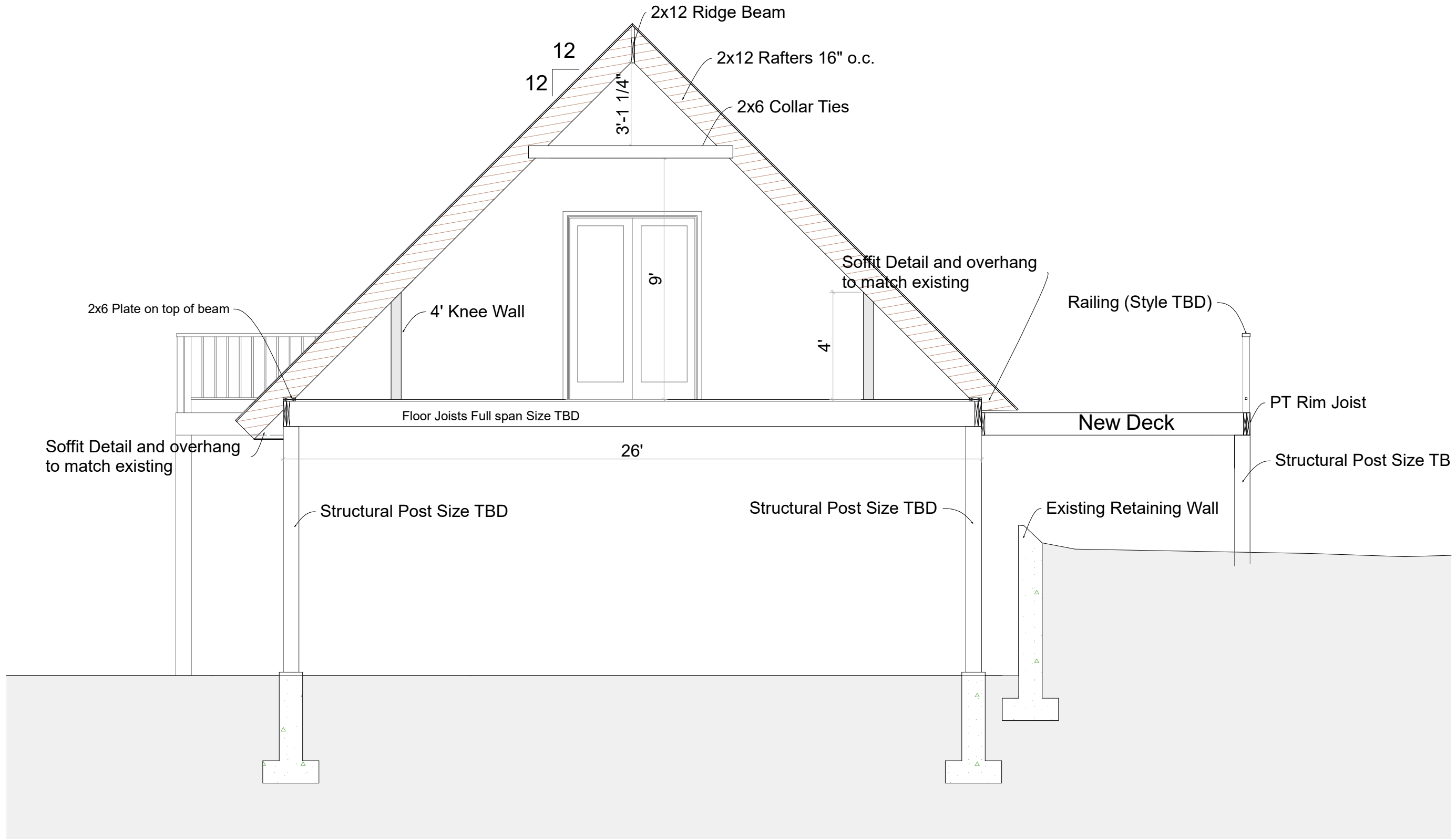
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Project Name:
Atlantic K-9
Topsfield, MA

Section 2

Project Designer:
Anthony Cavaleri
132 Tenney Street
Georgetown, MA

Anthony@Essexbaycabinetry.com
(508) 982-4987

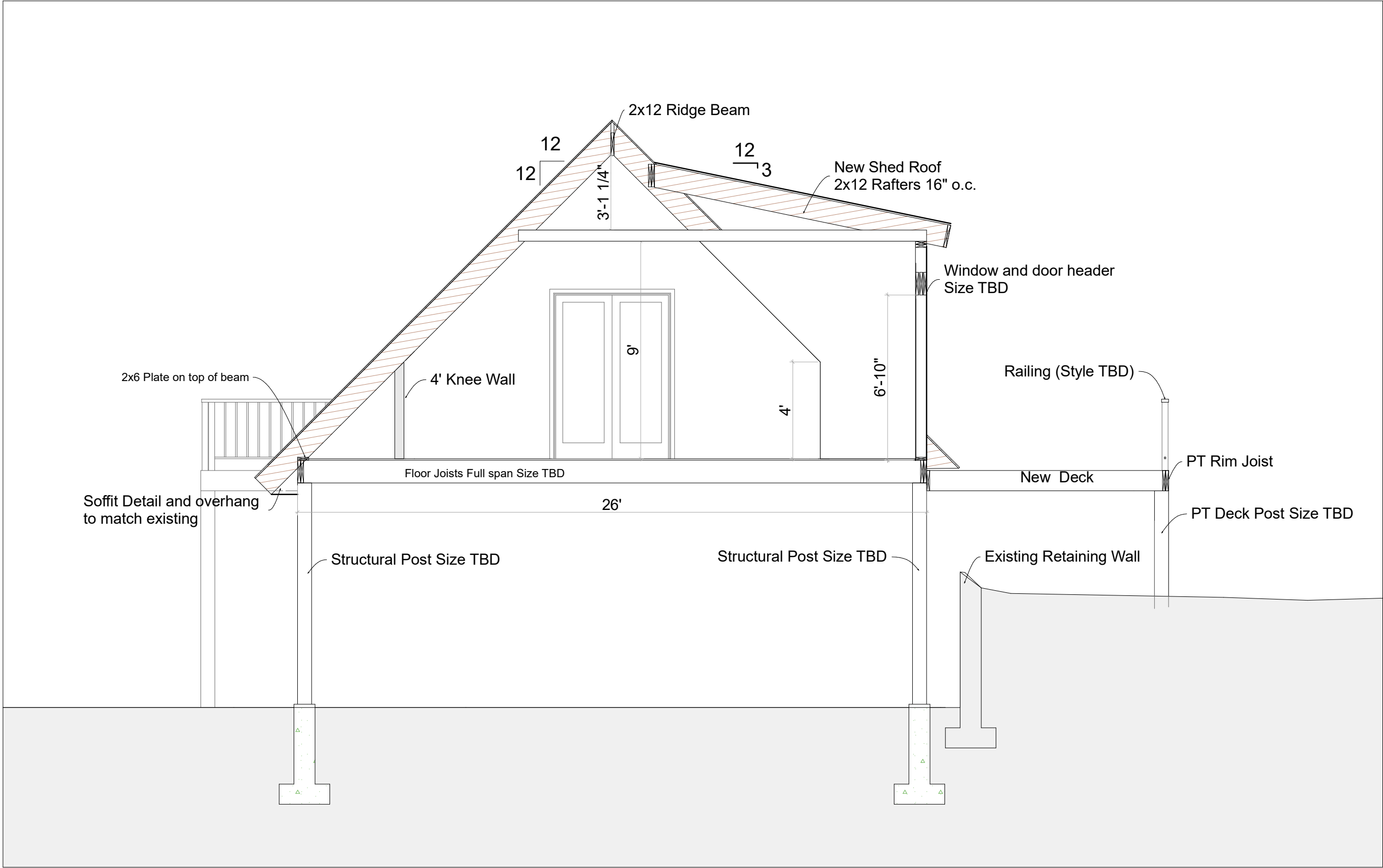
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Project Name:
Atlantic K-9
Topsfield, MA

Shed Roof Section

Project Designer:
Anthony Cavaleri
132 Tenney Street
Georgetown, MA

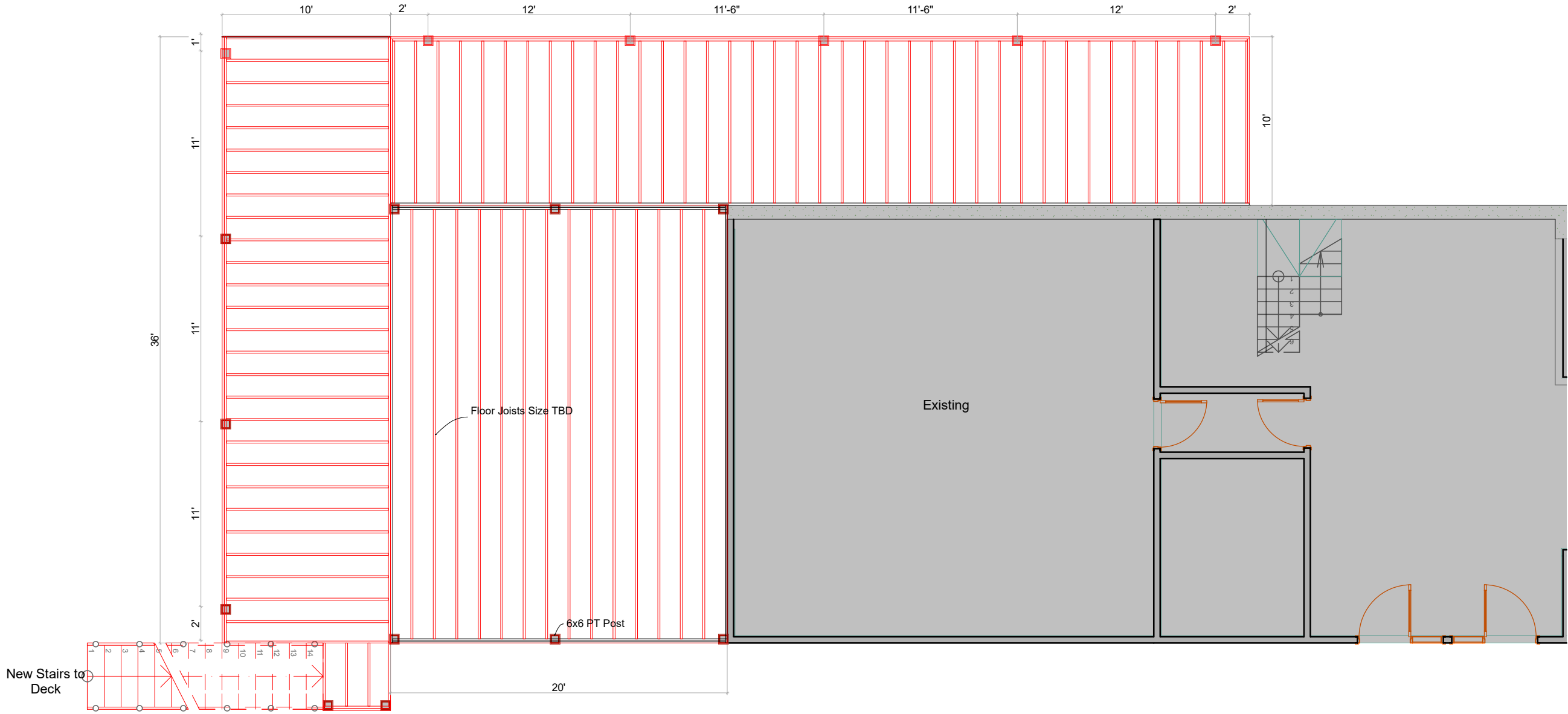
Anthony@Essexbaycabinetry.com
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Date - 10/25/2022

Sheet - 10

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Project Name:
Atlantic K-9
Topsfield, MA

1st Floor Framing

Project Designer:
Anthony Cavalieri
132 Tenney Street
Georgetown, MA

Anthony@Essexbaycabinetry.com
(508) 982-4987

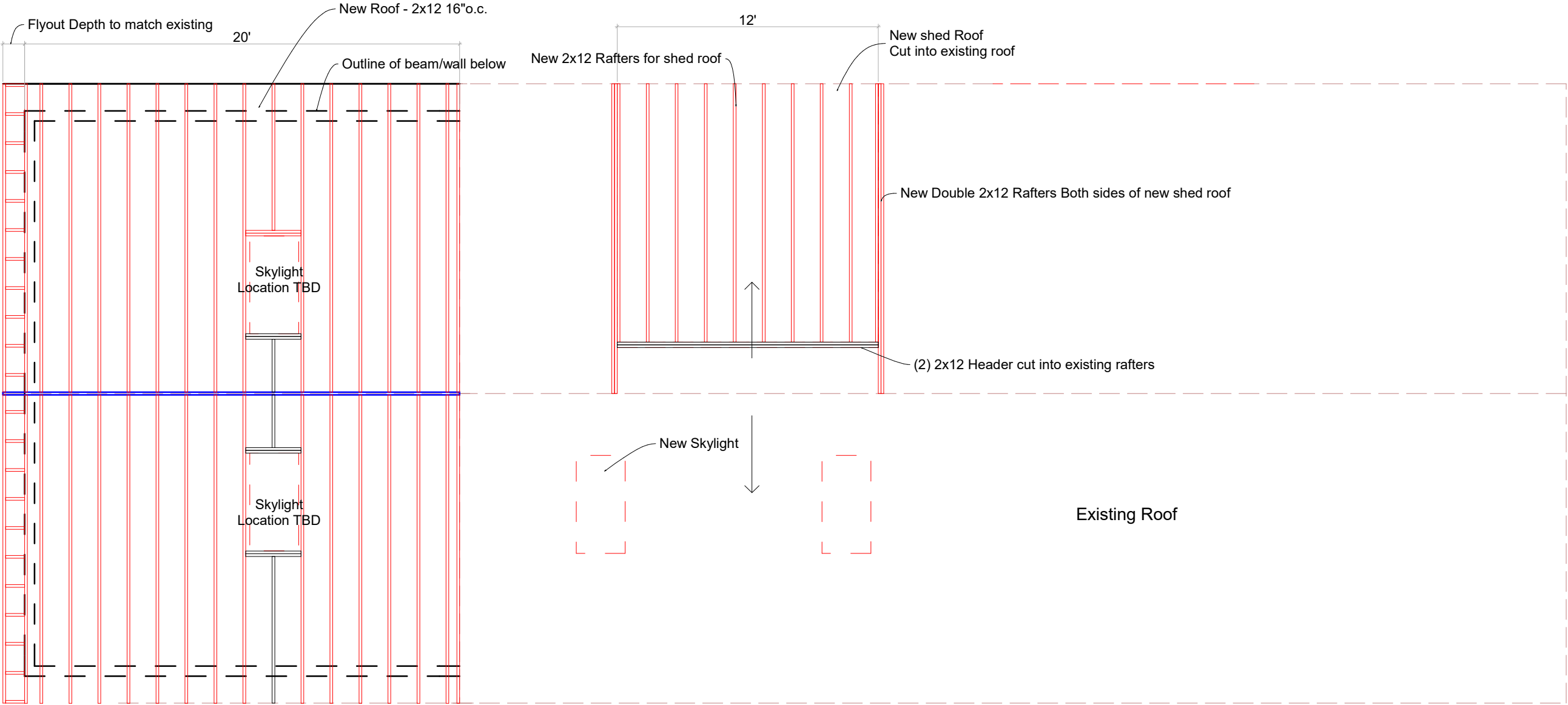
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Sheet - 11

Essex Bay Designs

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Roof Framing

Project Name:
Atlantic K-9
Topsfield, MA

Roof Framing

Project Designer:
Anthony Cavaliere
132 Tenney Street
Georgetown, MA

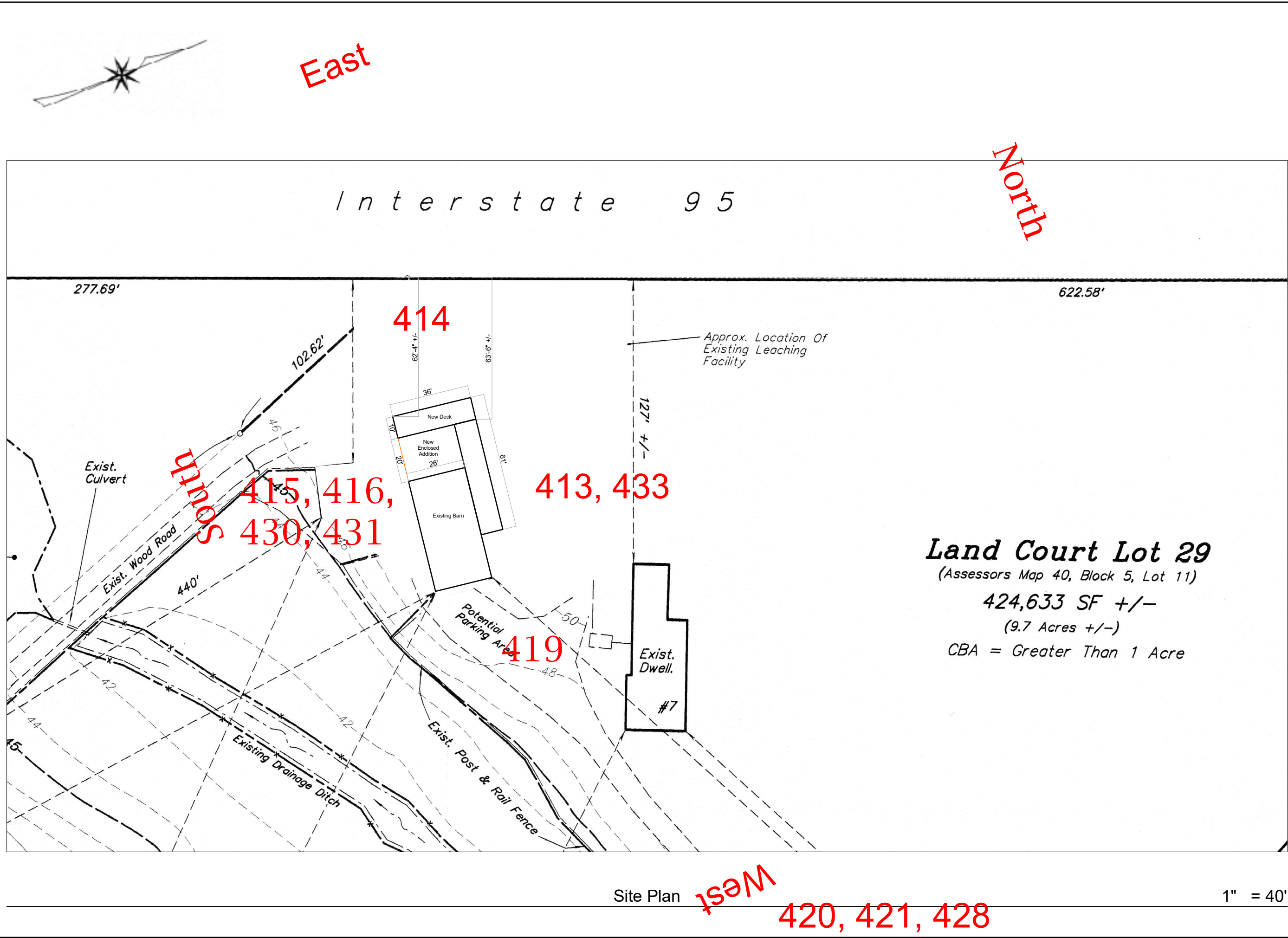
Anthony@Essexbaycabinetry.com
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Date - 10/25/2022

Sheet - 12

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I hold no responsibility for the construction of any building built using these plans. Any structural requirements that go above and beyond typical construction methods should be brought to the attention of a Registered Engineer or Architect



Project Name: Atlantic K-9 Topsfield, MA	Layout	Project Designer: Anthony Cavaleri 132 Tenney Street Georgetown, MA	Sheet - 16
		Date - 10/17/2022	
<small>Do Not Scale Off these drawings If a measurement is missing check with designer</small>		<small>(508) 982-4987 Anthony@Essexbaycabinetry.com</small>	