

ZBA Case # 1037

**TOWN OF BOXFORD
ZONING BOARD OF APPEALS**

Time Stamp by Town
Clerk's Office

2022 DEC -6 AM 9:20

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

APPLICATION FOR:

- ☒ SPECIAL PERMIT/APEAL 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

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 Michael Wilson / Colleen Britton

PROPERTY ADDRESS 19A Bayns Hill Rd. Boxford MAP/BLOCK/LOT 17/2/ 32-6

PROPERTY OWNER'S MAILING ADDRESS 19A Bayns Hill Rd. Boxford, MA 01921

PROPERTY OWNER'S PHONE NUMBER: 978-434-1356 PROPERTY OWNER'S E-MAIL mwrhpb@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:

- ☐ 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 _____

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

APPLICANTS MAILING ADDRESS _____

APPLICANT'S PHONE NUMBER: _____ APPLICANT'S E-MAIL _____

OWNER AUTHORIZATION

I, _____, as Owner of the subject property hereby authorize
_____ to act on my behalf in all matters relative to this
application.

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:

Commercial kennel license

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

MGL Chapter 140 sec. 137A

Boxford Zoning reg. 196-13 B (11)(a.)

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 _____ PAGE _____] 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)

$$\underline{14} \times \$7.38 = \underline{103.32}$$

Number of Surrounding Towns & MVPC

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

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

$$\underline{14} \times \$0.58 = \underline{8.12}$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\$ \underline{111.44}$$

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



SO.ESSEX #315 Bk:40957 Pg:531
05/25/2022 12:56 PM DEED Pg 1/3
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 05/25/2022 12:56 PM
ID: 1529712 Doc# 20220525003150
Fee: \$9,804.00 Cons: \$2,150,000.00

After Recording Return To:
Michael Wilson and Colleen Britton
19A Bayns Hill Road
Boxford, MA 01921

QUITCLAIM DEED

We, **Deborah S. Ledger and Terrance L. Ledger**, as Trustees of **Deborah S. Ledger Living Trust** dated November 2, 2015 and any amendments thereto, (henceforth referred to as "Grantor") of **Boxford, MA**, for consideration paid, and in full consideration of TWO MILLION ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$2,150,000.00) DOLLARS,

Grant to **Michael Wilson and Colleen Britton**, (henceforth referred to as "Grantee") as joint tenants with rights of survivorship and now of **19A Bayns Hill Road, Boxford, Massachusetts**,

with QUITCLAIM COVENANTS:

A certain parcel of land with the buildings thereon, situated on the easterly side of Main Street in Boxford, Essex County, Massachusetts and being shown as Lot K-2 on a plan of land entitled, "Plan of Land in Boxford, MA prepared for Cormier-Andover Construction Corp. Scale 1" = 100' April 1, 1998 Hancock Survey Associates, Inc. 235 Newbury Street, Danvers, Massachusetts, 01923", which plan is recorded with Essex South District Registry of Deeds in Plan Book 326, Plan 32, and reference may be had to said plan for a more particular description.

Lot K-2 contains 6.682 acres, more or less, according to said plan.

Reserving to the grantor corporation, its successors and assigns, the fee in Bayns Hill Road, but granting to the Grantees, their heirs, successors and assigns, the right to pass and repass and to use said Bayns Hill Road as a public way as they are used in the Town of Boxford, together with all others entitled thereto.

Lot K is conveyed subject to and with the benefit of an "Existing Access and Utility Easement" as shown on said plan. For approval and terms and provisions of said "Existing Access and Utility Easement", see Notice of Decision dated June 6, 1999 of the Town of Boxford Zoning Board of Appeals recorded with Essex South District Registry of Deeds in Book 15772, Page 320, and Town of Boxford Common Driveway Covenant dated June 17, 1999 and recorded with the Essex South District Registry of Deeds in Book 15772, Page 323.

Property Address: 19A Bayns Hill Road, Boxford, MA 01921

Subject to and with the benefit of all other easements, restrictions, covenants, and notes as shown on Essex South District Registry of Deeds Plan Book 308, Plan 90 and Plan Book 326, Plan 32 and Plan Book 318, Plan 9.

We, the grantors hereunder who are married, hereby release any homestead rights and any other rights that we may have in the granted premises and do on oath depose and say that there are no other persons entitled to claim an estate of homestead in said premises.

For Grantors' title see Deed recorded on November 16, 2015, at the Essex South Registry of Deeds in Book 34524, Page 475.

[SIGNATURE AND NOTARY ON FOLLOWING PAGES]

Signed under the pains and penalties of perjury this 24th day of May, 2022.

Deborah S. Ledger Living Trust

By: [Signature]
Deborah S. Ledger, Trustee

By: [Signature]
Terrance L. Ledger, Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF ESSEX SOUTH

On this 24th day of May, 2022, before me, the undersigned notary public, personally appeared the above-named, **Deborah S. Ledger and Terrance L. Ledger, Trustees of Deborah S. Ledger Living Trust**, proved to me through satisfactory evidence of identification, which were Drivers License, to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that they signed it voluntarily for its stated purpose, by their free act and deed.

[Signature]
Notary Public Signature
My Commission Expires:

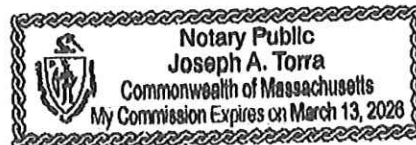


Exhibit A

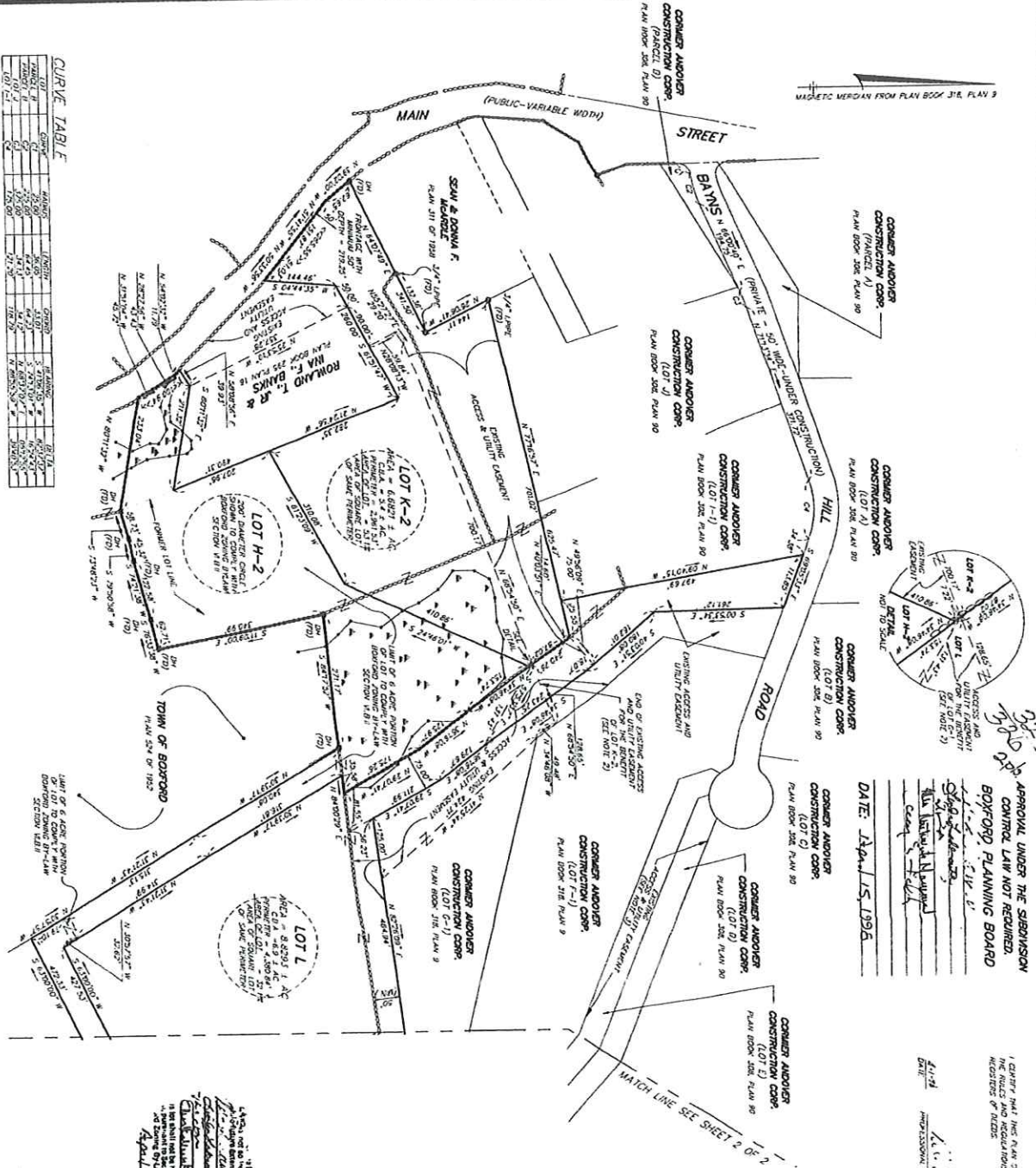
A certain parcel of land with the buildings thereon, situated on the easterly side of Main Street in Boxford, Essex County, Massachusetts and being shown as Lot K-2 on a plan of land entitled, "Plan of Land in Boxford, MA prepared for Cormier-Andover Construction Corp. Scale 1" = 100' April 1, 1998 Hancock Survey Associates, Inc. 235 Newbury Street, Danvers, Massachusetts, 01923", which plan is recorded with Essex South District Registry of Deeds in Plan Book 326, Plan 32, and reference may be had to said plan for a more particular description.

Lot K-2 contains 6.682 acres, more or less, according to said plan.

For mortgagors' title, see deed recorded immediately prior to this mortgage.

CURVE TABLE

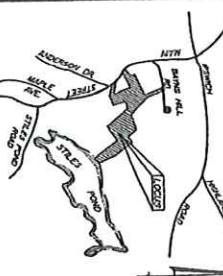
LOT	CHORD	ANGLE	ARC	CHORD	ANGLE	ARC	CHORD	ANGLE	ARC
101	100.00	90.00	157.08	100.00	90.00	157.08	100.00	90.00	157.08
102	100.00	90.00	157.08	100.00	90.00	157.08	100.00	90.00	157.08
103	100.00	90.00	157.08	100.00	90.00	157.08	100.00	90.00	157.08
104	100.00	90.00	157.08	100.00	90.00	157.08	100.00	90.00	157.08
105	100.00	90.00	157.08	100.00	90.00	157.08	100.00	90.00	157.08
106	100.00	90.00	157.08	100.00	90.00	157.08	100.00	90.00	157.08
107	100.00	90.00	157.08	100.00	90.00	157.08	100.00	90.00	157.08
108	100.00	90.00	157.08	100.00	90.00	157.08	100.00	90.00	157.08
109	100.00	90.00	157.08	100.00	90.00	157.08	100.00	90.00	157.08
110	100.00	90.00	157.08	100.00	90.00	157.08	100.00	90.00	157.08



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED.
BOXFORD PLANNING BOARD
DATE: 12/04/15, 1996

ASSESSORS:
MAP 17, BLOCK 1, PARCELS 27.2, 28.6 & 29.8
ZONING:
RESIDENCE - AGRICULTURAL DISTRICT

REFERENCES:
DEED BOOK 14839, PAGE 316
DEED BOOK 14839, PAGE 316
DEED BOOK 14839, PAGE 316
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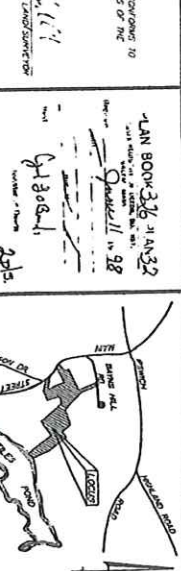
PLAN OF LAND
IN
BOXFORD, MA
PREPARED FOR
CORMIER ANDOVER
CONSTRUCTION CORP.
SCALE: 1" = 100' APRIL 1, 1998
HSA HANCOCK SURVEY ASSOCIATES, INC.
235 NEWBURY STREET, DANVERS, MASSACHUSETTS 01923
CHECKED BY: JPH
SHEET 1 OF 2

NOTES:
1) THIS PLAN IS A REDUCTION OF LOTS 101-110, AND PARCELS D, AND K-2
AS SHOWN ON PLAN 9 IN PLAN BOOK 118 AND PARCEL B ON PLAN 90 IN PLAN
BOOK 260.
2) EXISTING ACCESS AND UTILITY EASEMENT ON LOT G-1 IS FOR THE BENEFIT
OF LOTS K-2 AND L; ACCESS AND UTILITY EASEMENT ON LOT L IS FOR THE BENEFIT
OF LOTS K-2 AND G-1.
3) EXISTING ACCESS AND UTILITY EASEMENT ON LOT D IS FOR THE BENEFIT
OF LOT E AND H-2; EXISTING ACCESS AND UTILITY EASEMENT ON LOT E FOR THE
BENEFIT OF LOT D AND H-2.
4) EXISTING EASEMENT ACCESS AND UTILITY EASEMENT ON LOT F SHALL BECOME AN
ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT H-2.

RECORD OWNER:
CORMIER ANDOVER CONSTRUCTION CORP.,
39 CHANDLER ROAD
ANDOVER, MA 01810

ASSESSORS:
MAP 17, BLOCK 1, PARCELS 27.2, 28.6 & 29.8
ZONING:
RESIDENCE - AGRICULTURAL DISTRICT

REFERENCES:
DEED BOOK 14839, PAGE 316
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DEED BOOK 14839, PAGE 316
DEED BOOK 14839, PAGE 316



LAN BOOK 336, 21 APR 32
PLAN 11, 98
1986
1986
1986
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1986
1986
1986

1. CERTIFY THAT THIS PLAN CONFORMS TO ALL CITY ORDINANCES AND REGULATIONS OF THE RECORDING OF DEEDS.

DATE: 11/11/93
 PROFESSIONAL LAND SURVEYOR

FOR RECORD USE

PLAN BOOK 316, PLAN 32

DATE: 11/11/93

DATE: 11/11/93

DATE: 11/11/93

DATE: 11/11/93

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

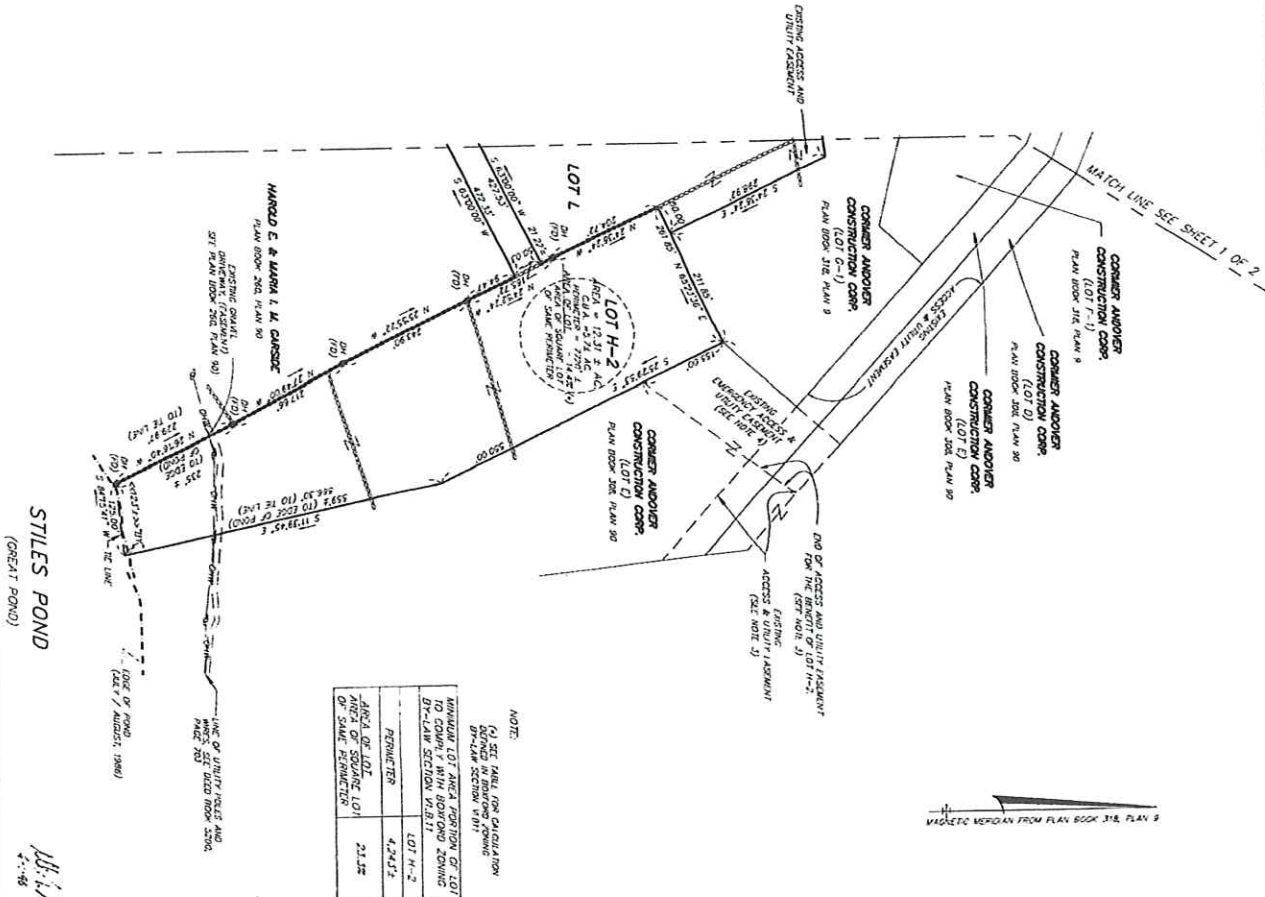
BOXFORD PLANNING BOARD

DATE: 11/11/93

DATE: 11/11/93

DATE: 11/11/93

DATE: 11/11/93

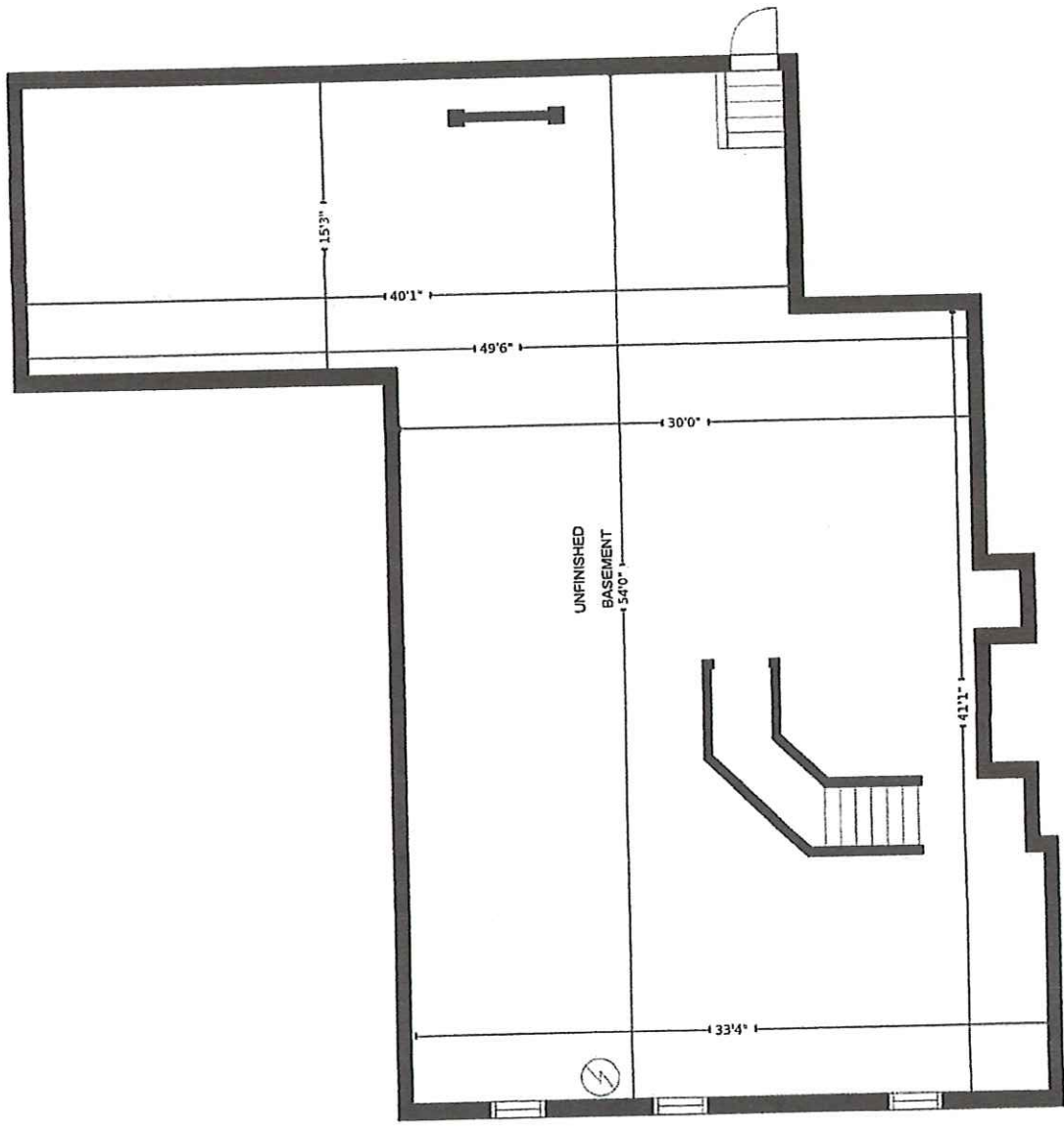


NOTE:

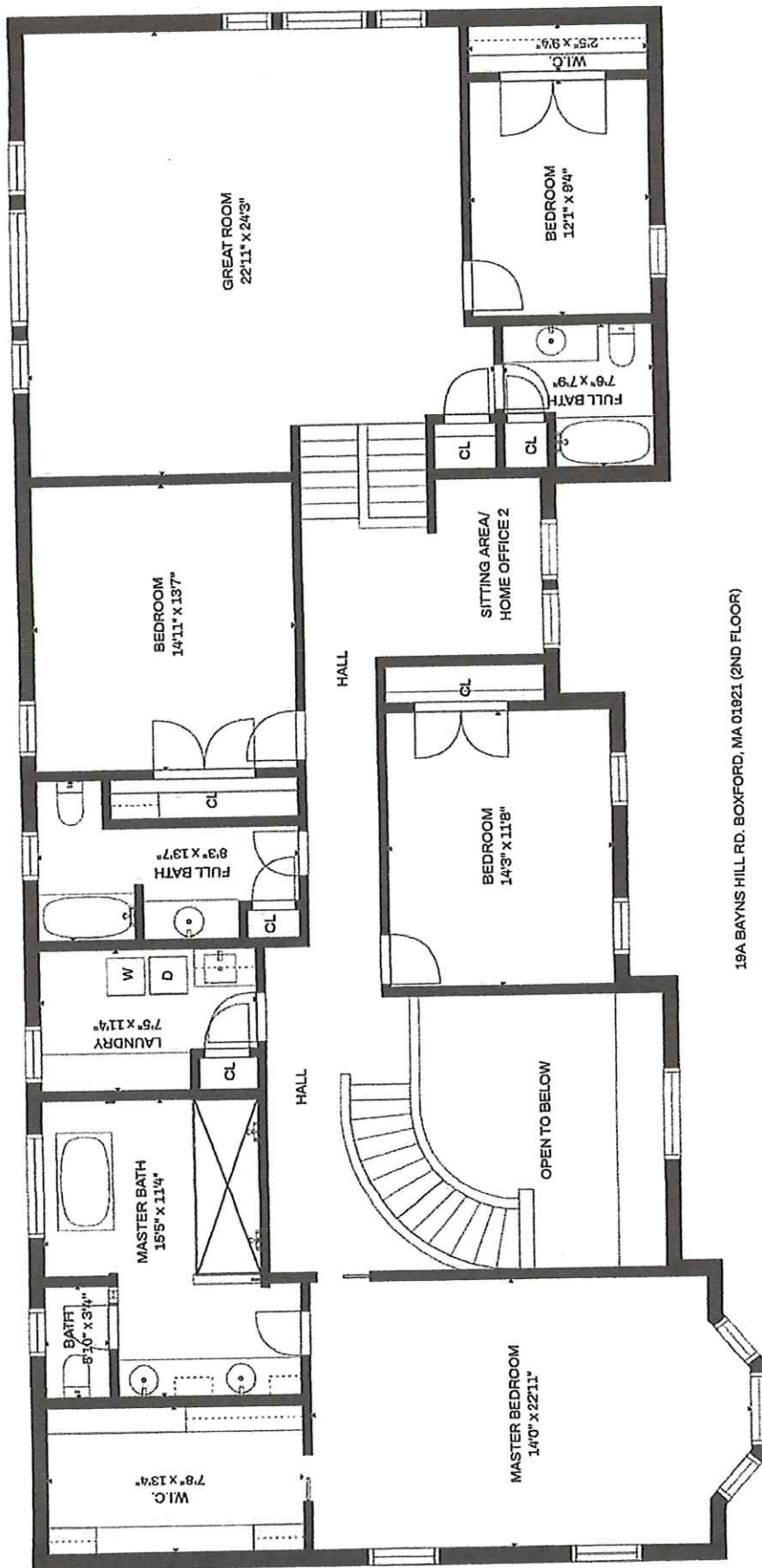
AREA OF LOT	LOT H-2
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AREA OF LOT	LOT H-97
AREA OF LOT	LOT H-98
AREA OF LOT	LOT H-99
AREA OF LOT	LOT H-100

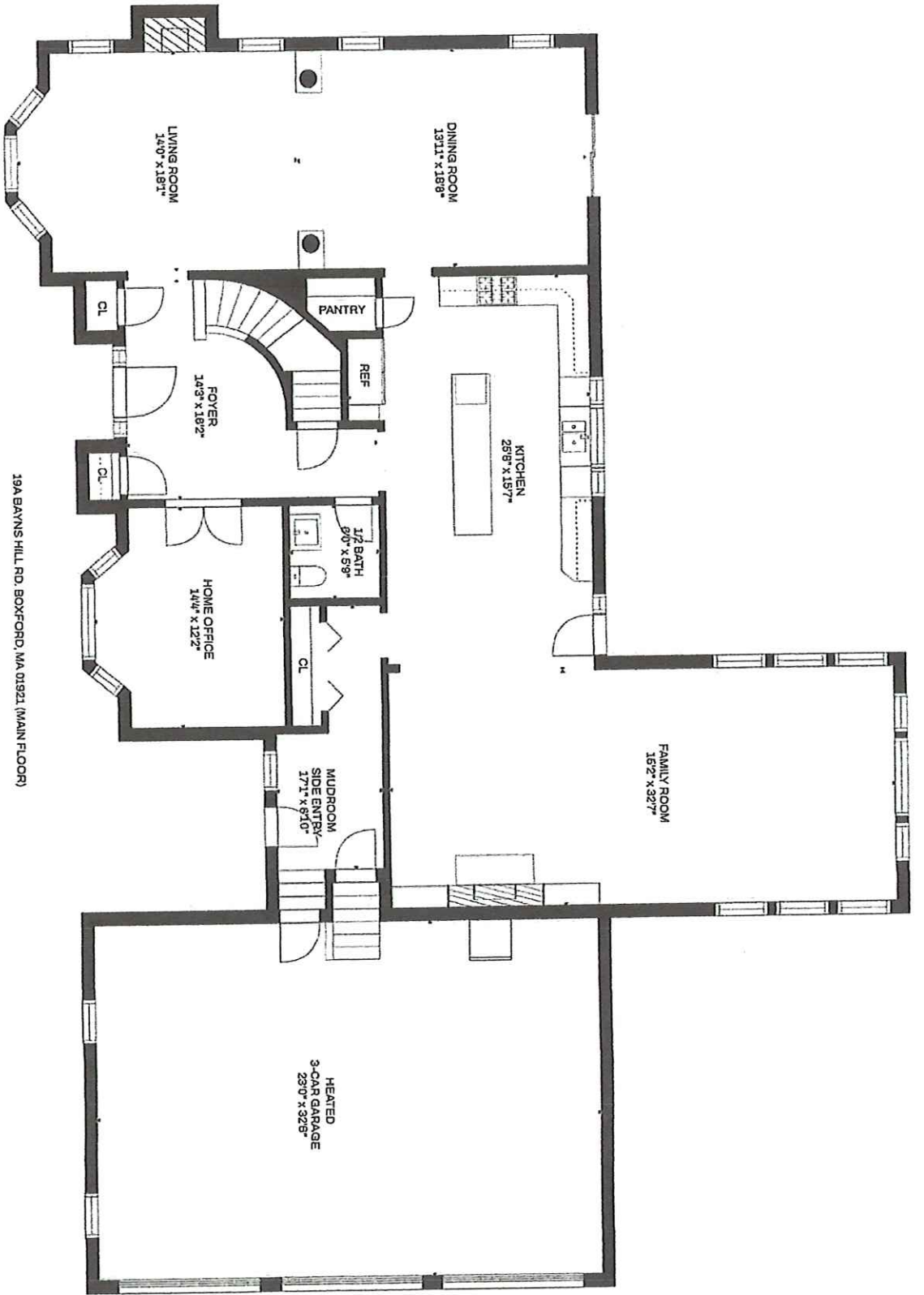
PLAN OF LAND
 IN
 BOXFORD, MA
 PREPARED FOR
 CORMIER ANDOVER
 CONSTRUCTION CORP.
 SCALE: 1" = 100'
 APRIL 1, 1998
 HSA
 HANCOCK SURVEY ASSOCIATES, INC.
 235 NEWBURY STREET, DANVERS, MASSACHUSETTS 01923
 (978) 773-3000
 SHEET 2 OF 2
 5924

11/11/93
 326 ppe



19A BAYNS HILL RD. BOXFORD, MA 01921 (BASEMENT)





19A BAYNS HILL RD. BOXFORD, MA 01921 (MAIN FLOOR)



HANCOCK

Engineering Associates

October 5, 2000

#8240

Boxford Board of Health
Town Hall
Boxford, MA 01921

235 Newbury Street
Danvers, MA 01923
(978) 777-3050
Fax (978) 774-7816

Bolton, MA
(978) 779-6767
Boston, MA
(617) 350-7906

Attn: Kendall Longo

Re: As-built Certificate of Compliance
19A Bayns Hill Rd.


Dear Ms. Longo:

I hereby certify that the sewage disposal system installed by R.E. Thompson, at 19A Bayns Hill Road (Tax Map 17, Block 2, portion of Lot 32-6) was installed as shown on the enclosed as-built plan. The approved design flow is 440 gallons per day and was designed with a garbage grinder. Please note that on the design plan dated 6/26/96 we reversed the numbers of the bedrooms with the design number of people. The plan should indicate a design for four (4) bedrooms and eight (8) people. Enclosed are two copies of the as-built plan for your use.

This letter is submitted as a substitute to fulfill the requirements of Certificate of Compliance signature on DEP approved form 1255, Rev 5/96. Please note that the issuance of a Certificate of Compliance shall not be construed as a guarantee that the system will function as designed. Should you have any questions, please call me.

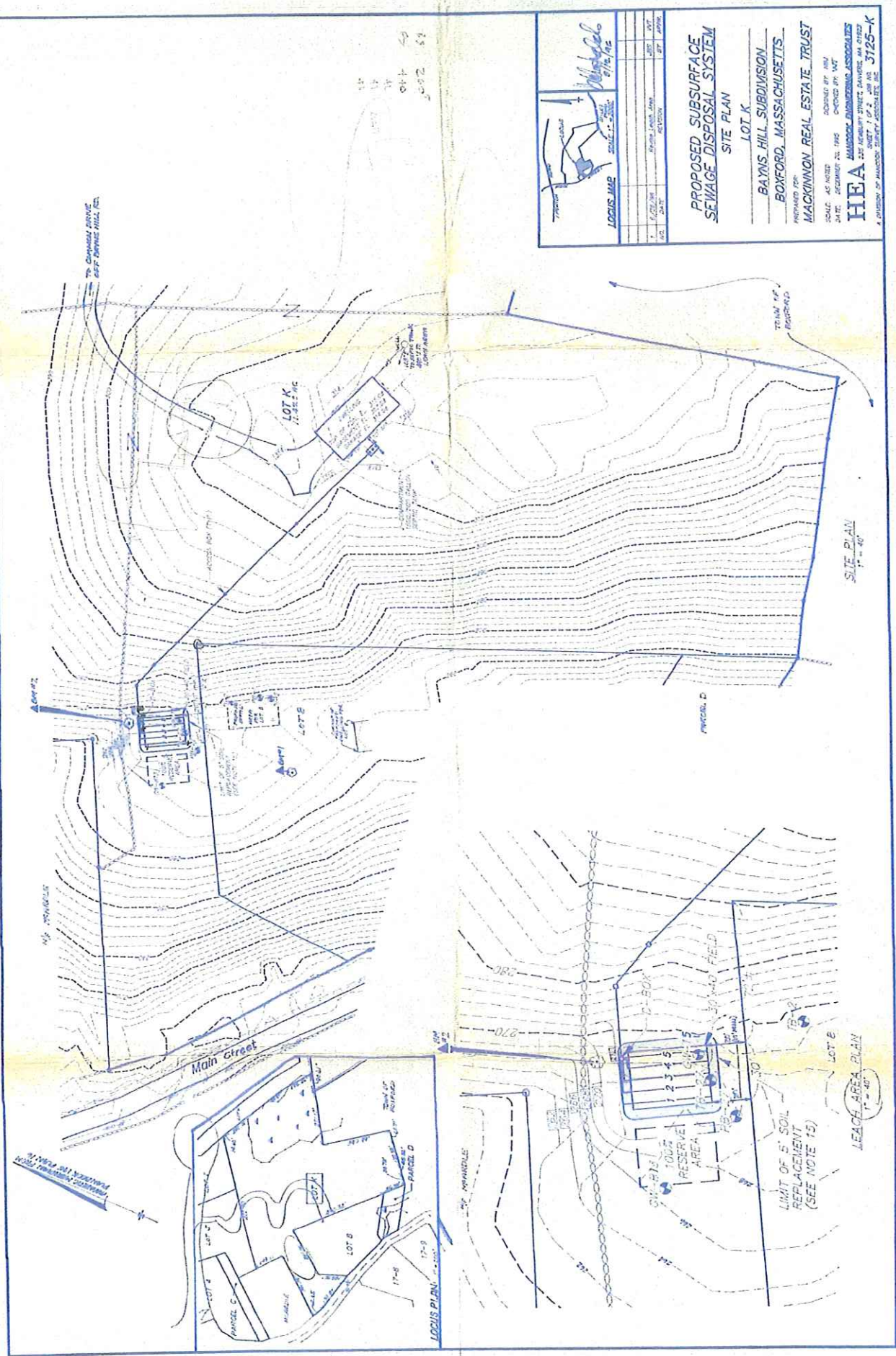
Very truly yours,

HANCOCK ENGINEERING ASSOCIATES


Vaclav V. Talacko, P.E.
Principal

Enclosure
VVT/jps

cc: Ron Baltas
R.E. Thompson
File # 8240



TO CHANNA DRIVE
OFF BAYVIEW HILL, MA.

1" = 40'
1" = 40'
1" = 40'
1" = 40'



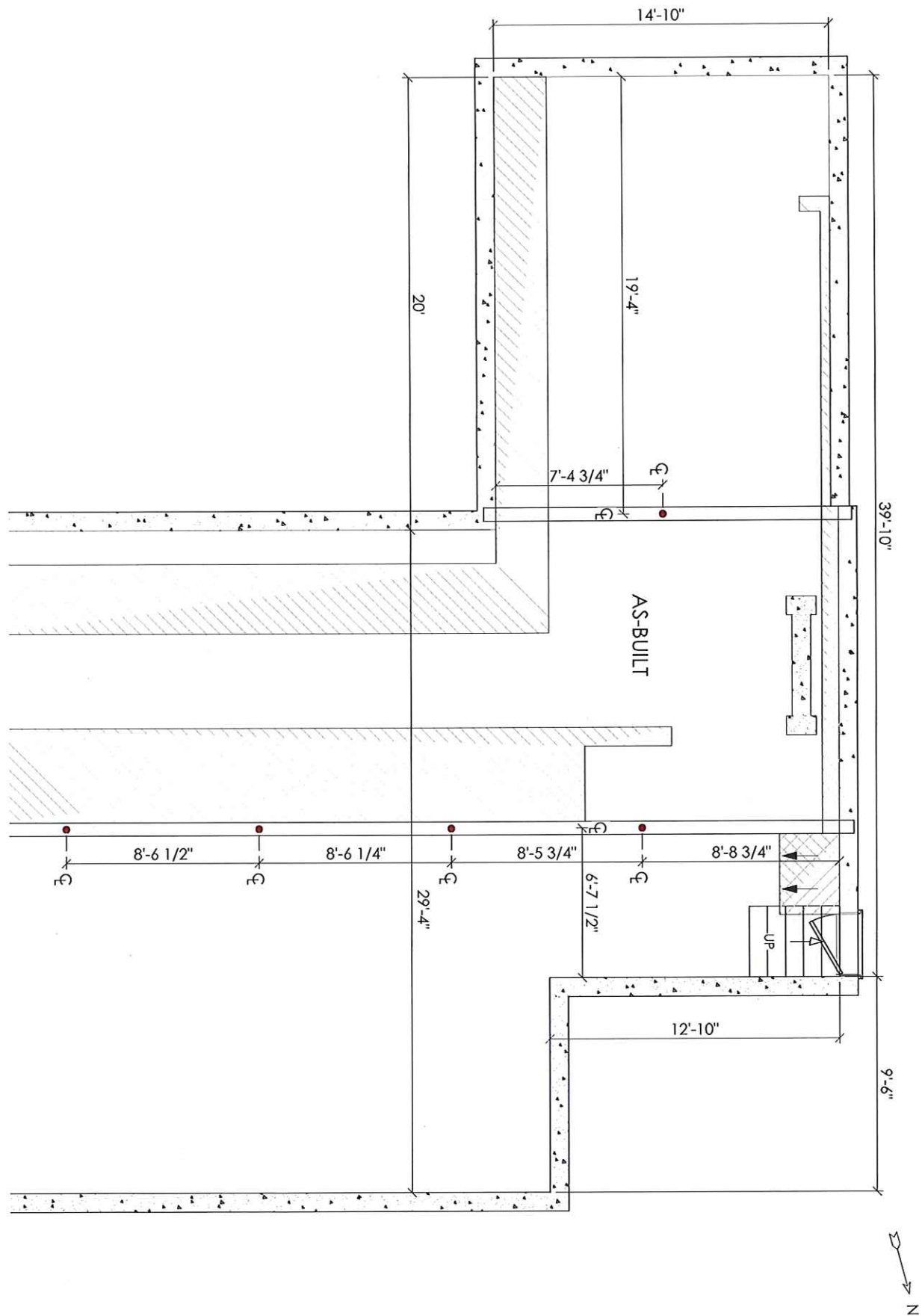
NO.	DATE	BY	FOR
1	10/1/80	W. J. M.	PREPARED FOR
2	10/1/80	W. J. M.	DESIGNED BY
3	10/1/80	W. J. M.	CHECKED BY
4	10/1/80	W. J. M.	APPROVED BY

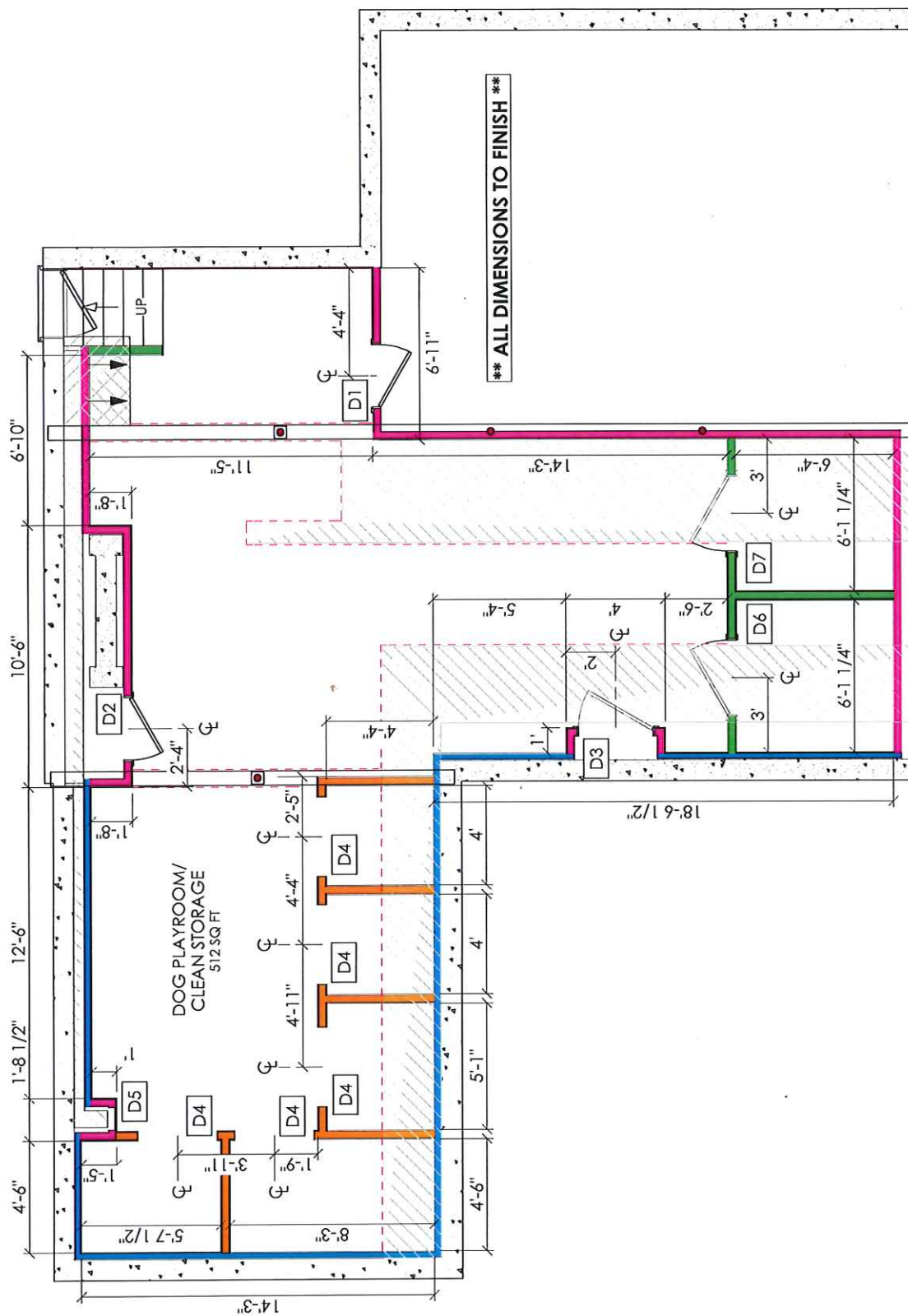
PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM SITE PLAN

LOT K
BAYVIEW HILL SUBDIVISION
FOXBORO, MASSACHUSETTS
PREPARED FOR
MACKINNON REAL ESTATE TRUST

SCALE: AS NOTED
DATE: DECEMBER 20, 1980
DRAWN BY: WJM
CHECKED BY: WJM
APPROVED BY: WJM

HEA
HARRINGTON ENGINEERING ASSOCIATES
235 HIGLEY STREET, SALEM, MASSACHUSETTS 01970
A DIVISION OF HARRINGTON SURVEY ASSOCIATES, INC.
3125-K







PREPARED BY:
STEPHEN STUART
DRAFTSPERSON
BLACKDOG BUILDERS, INC.

PROPOSED SCHEDULES

MICHAEL WILSON
19A BAYNS HILL ROAD
BOXFORD, MA 01921

C.H.
DATE:
11/21/2022
SCALE:
1/4"=1'
SHEET:
3

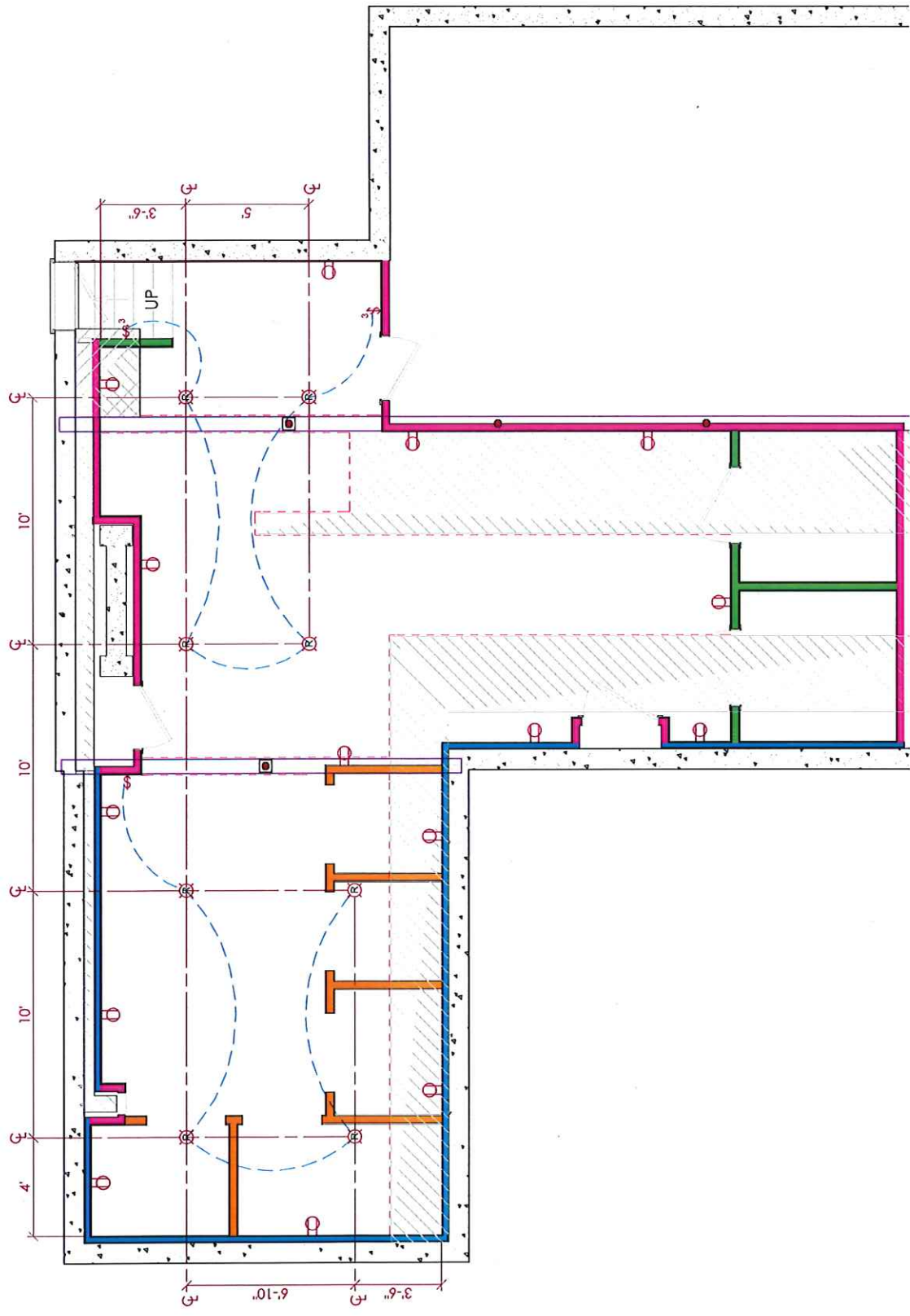
EXISTING HEIGHTS: S=SLAB
S/BEAM - 75"
S/JOIST - 82"

FINISH HEIGHTS: F.F.=FINISH FLOOR
F.F./BOXED BEAM - 74" (V.I.F)
F.F./DROP CEILING - 78" (V.I.F.)

WALL LEGEND

BLUE = 54 LF EVERLAST PERIMETER WALL
GREEN = 16 LF STEEL STUD, NON-INSULATED
FUSCIA = 73 LF STEEL STUD, INSULATED
ORANGE = 28 LF HALF WALL @ 48" HIGH
RED = 13 LF 1/2" PANEL GLUED TO WALL

DOOR SCHEDULE						COMMENTS
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	
D1	1	0	30"	78"	32 1/2"x80 1/2"	SIX PANEL PRIMED HINGED RIGHT, KNOBS AGED BRONZE HRDWR
D2	1	0	30"	78"	32 1/2"x80 1/2"	SIX PANEL PRIMED HINGED LEFT, KNOBS AGED BRONZE HRDWR
D3	1	0	36"	78"	38 1/2"x80 1/2"	SIX PANEL PRIMED HINGED RIGHT, KNOBS AGED BRONZE HRDWR
D4	5	0	38 1/2"	47 1/4"	39 1/2"x47 1/4"	WRAPPED OPENING PREPPED FOR GATE INSTALLATION FULL HEIGHT OF HALF WALL NO HEADER ABOVE
D5	1	0	11"	20"	13"x22"	ACCESS PANEL SIZE AND LOCATE AS NEEDED
D6	1	0	36"	60"	38 1/2"x62 1/2"	SEWER CLEANOUT KENNEL GATES INSTALLED HINGED LEFT
D7	1	0	36"	60"	38 1/2"x62 1/2"	IN CAGED OPENINGS KENNEL GATES INSTALLED HINGED RIGHT



17-02-32.6 - 19A BAYNS HILL RD, BOXFORD ABUTTERS LIST
ZONING BOARD 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
17-01-14	408 MAIN ST	KACHEL, CAROLE L TR		408 MAIN ST	BOXFORD	MA	01921
17-01-07	494 IPSWICH RD	H. MICHAEL SMOLAK, JR. TRUSTEE		494 IPSWICH RD	BOXFORD	MA	01921
17-01-09	9 ANDERSEN DR	VOLCHOK DANIEL J TE		9 ANDERSEN DR	BOXFORD	MA	01921
17-02-31	48 STILES POND	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
17-02-32-10	19C BAYNS HILL RD	NIUGUNA MERCY		19C BAYNS HILL RD	BOXFORD	MA	01921
17-02-32-14	19B BAYNS HILL RD	O'HORO JR JOHN T TR		19B BAYNS HILL RD	BOXFORD	MA	01921
17-02-32-3	5 BAYNS HILL RD	BAGSHAW KATHERINE M		5 BAYNS HILL RD	BOXFORD	MA	01921
17-02-32-4	11 BAYNS HILL RD	RISO DANIEL H		11 BAYNS HILL RD	BOXFORD	MA	01921
17-02-32-5	17 BAYNS HILL RD	ZODDA CHARLES A		17 BAYNS HILL RD	BOXFORD	MA	01921
17-02-32-6	19A BAYNS HILL RD	WILSON MICHAEL		19A BAYNS HILL RD	BOXFORD	MA	01921
17-02-32-7	407 MAIN ST	PATINO JULIE		407 MAIN ST	BOXFORD	MA	01921
17-02-32-8	27C BAYNS HILL RD	KLANDERMAN GREGORY A		27C BAYNS HILL RD	BOXFORD	MA	01921
17-02-32-9	23 BAYNS HILL RD	IZOTOVA GALINA		23 BAYNS HILL RD	BOXFORD	MA	01921
17-02-33	421 MAIN ST	MCARDLE SEAN M TR		421 MAIN ST	BOXFORD	MA	01921

CERTIFIED COPY
11/28/2022

Heather Thigault