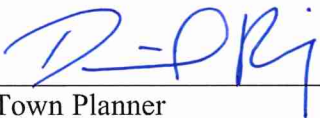


**SALISBURY PLANNING BOARD**  
**ACCESSORY APARTMENT SPECIAL PERMIT RECOMMENDATION**

Please include the following items to ensure a timely recommendation to the Board of Appeals by the Planning Board:

- ☒ 1. Application must be filled out completely and correctly. (Map and Parcel must be included. Can be found in the Assessor's Office.) **Attachment 1**
- ☒ 2. A copy of the Special Permit Application to the Board of Appeals.
- ☐ 3. A Plan drawn to scale which includes the floor plan of the entire building, any other accessory buildings, the lot lines with lot area specified, and parking. (7 Copies)

IMPROPER OR INCOMPLETE INFORMATION WILL RESULT IN A DELAY IN THE FINAL RECOMMENDATION.

  
\_\_\_\_\_  
Town Planner

**As soon as all information mentioned above is submitted, the Planning Board will place the item on the agenda within 30 Days.**



## Attachment 1

**TOWN OF SALISBURY**  
**REQUEST FOR PLANNING BOARD RECOMMENDATION – ACCESSORY APARTMENT**

Date: 4/27/22Applicant's Name: Sharon BolducApplicant's Address: 23 Dock LaneTelephone #: 978 462-3317This application is for property located at  
23 Dock Lane, Salisbury, Massachusetts.Tax Map # 24 Lot # 47

1. Owner of Property: Jeffrey and Sharon Bolduc  
Owner's Address: 23 Dock Lane Salisbury
2. Zoning District: R1
3. Lot Size: 6.2 acres
4. Existing Use: residential
5. Proposed Floor area of Accessory Apartment: 600 Sq Ft
6. Total Area of lot covered by all existing and proposed buildings: \_\_\_\_\_
7. Number of parking spaces provided: 6
8. Other Permits Required and Status of Applications: Special permit ZBA - May 24

Sharon Bolduc  
Signature of Applicant

Sharon Bolduc  
Signature of Owner

Received: D-PRj  
Planning Board



## TOWN OF SALISBURY

Zoning Board of Appeals

5 Beach Rd, Salisbury, MA 01952

RECEIVED  
TOWN CLERK  
TOWN OF SALISBURY

2022 APR 27 P 1:30

### Petition for Relief / Special Permit

Case #: ZBA22-000012

Address: 23 DOCK LN

Map: 24 Lot: 47

Application Date: 04/27/2022

### Application Information:

Applicant Name: *Sharon Bolduc*

Applicant Contact Type: *Homeowner*

Applicant Address: *23 Dock Lane, Salisbury, MA 01952*

Applicant Company Name:

Applicant Company Address: , ,

Applicant Home Phone: *978-462-3317*

Applicant Cell Phone:

Applicant Work Phone:

Applicant Type: *Property Owner*

Doing Business As?

### Application Zoning Information:

Have you appeared before any other Town Board or Commission related to this Project? *No*

Applicable Bylaw: *300-35 - Special Permit to allow a Similar Use*

Applicable Section(s) of the Zoning Bylaw: *300-57 through 300-60*

7. Will the requested use, by its addition to a neighborhood, cause an excess of that use that could be detrimental to the Neighborhood?

No

Has a variance, special permit, or finding been requested before for these premises?

[zbapermit::21424::255546]

Describe previous request:

*Describe previous request:*

## Attachments & Documents

Site/Plot Plans:

Tax Statement: 23 DOCK LN TAX STATEMENT.pdf

Deed: 23 DOCK LN DEED.pdf

Other Petitions:

Other Supplemental Material:

## SIGNATURE

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.



---

Signature



WE, DAN H. BOLDUC and JACQUELINE V. BOLDUC

of Salisbury

Essex County, Massachusetts

in consideration of Sixty Thousand and no/100's (\$60,000.00) Dollars

grant to Jeffrey A. Bolduc and Sharon J. Bolduc, as joint tenants.

of 73 Dock Lane, Essex County, Salisbury, MA with quitclaim covenants  
~~HEREIN~~ the land on Dock Lane, Salisbury

Starting at a point at a stone bound where the land of the grantors, Dan H. Bolduc and Jacqueline V. Bolduc meets the land of Frank Thompson; thence running

EASTERLY along Dock Lane One Hundred and Eighty Nine feet, and four inches to an iron pipe; thence running

NORTHERLY along the land of the grantors to a stone bound One Hundred and Sixty-four feet; thence running

NORTHERLY along the land of Charles Johnson, Jr. Twenty-four feet; thence running

NORTHERLY along the land of said Johnson Four Hundred and Fifty five feet to a stone bound; thence running

WESTERLY along a ditch bank along land of Charles Pike Three Hundred and Twenty-six feet to a stone bound; thence running

SOUTHERLY along a ditch bank of land in part of Shook and in part of Aliquo to a stone bound Six Hundred and Forty-two feet; thence running to a stone bound; thence running

EASTERLY along a ditch bank by land of Tufts Five Hundred and Eight feet to a stone bound; thence running

EASTERLY along land of Bucklin Eighty-five feet to an iron pipe; thence running

EASTERLY along land of Thompson to a wooden stake One Hundred feet; thence running

SOUTHERLY Two Hundred feet to Dock Lane and back to the point of beginning.

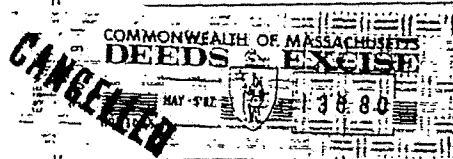
Being the same premises conveyed to the grantors by deed of William S. Eaton, Jr. dated June 16, 1968 and recorded in Essex South District Registry of Deeds at Book 5539, Page 443.

Executed as a sealed instrument this

15th

day of January

1987



*Dan H. Bolduc*  
 Dan H. Bolduc  
*Jacqueline V. Bolduc*  
 Jacqueline V. Bolduc

The Commonwealth of Massachusetts

Essex ss.

January 15th 1987

Then personally appeared the above named Dan H. Bolduc and Jacqueline V. Bolduc

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

James Lagoullis

My commission expires

Notary Public

1988

1987 MAY -5 AM 9:45 000140

# ABUTTERS LIST REQUEST

## TO BE SUBMITTED DIRECTLY TO ASSESSORS OFFICE

Abutters Lists will be processed within 10 days of Receipt by Assessors Office

PROPERTY ADDRESS: 23 Dock Lane

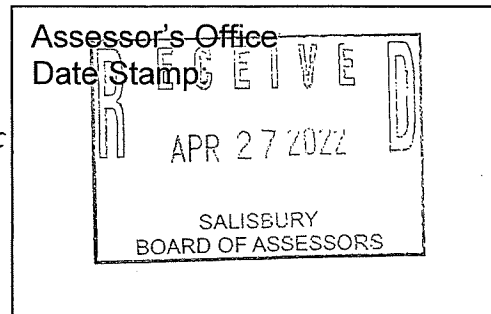
NAME OF APPLICANT: Sharon Bolduc

NAME OF PROPERTY OWNER: Jeffrey & Sharon Bolduc

CONTACT PHONE: 978 462 3317

MAP: 24 LOT: 47

FEE: \$25 One Board  
\$15 each additional Board  
\$15 Recertification per Board



BOARD/APPLICATION TYPE:

AMOUNT DUE:

ZONING BOARD:	300 FEET	VARIANCE	_____
	300 FEET	SPECIAL PERMIT	_____
	300 FEET	40B PROJECT	_____

PLANNING BOARD:	DIRECT	SITE PLAN REVIEW (MINOR)	_____
	300 FEET	SITE PLAN REVIEW (MAJOR)	_____
	DIRECT	DEFINITIVE SUBDIVISION	_____
	300 FEET	SPECIAL PERMIT	_____

CONSERVATION COMMISSION: \_\_\_\_\_

\*Please see conservation requirements adopted by Wetlands Protection Act 12-2014 on reverse.

\*\*Please supply description of work and a scaled plan

**NOTE:** You will need to provide proof of mailing to the Conservation Commission. Please send notices via certified mail or certificate of mailing.

BOARD OF  
SELECTMEN: 100 FEET OR ABUTTER TO ABUTTER \_\_\_\_\_

LIQUOR  
COMMISSION: DIRECT \_\_\_\_\_

OTHER: \_\_\_\_\_

TOTAL PAID: \$25 - CHECK # 2308

ABUTTERS LIST AND LABELS RECEIVED BY: Given to Kate DATE: 4/27/22  
email copy to Sharon: sbolduc1962@icloud.com

THIS LIST WILL REQUIRE RECERTIFICATION AFTER 60 DAYS.

Date: 04/27/2022  
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 1

Parcel ID	Location	Owner Name/Address
=====	=====	=====
24-047	23 DOCK LN	BOLDUC JEFFREY A BOLDUC SHARON J 23 DOCK LN SALISBURY, MA 01952
-----		
A B U T T E R S		
=====		
24-018	138 BEACH RD	KARAM FRANCIS TR BRIDGE ROAD TRUST 55 BORDER WINDS AVE SEABROOK, NH 03874-4463
24-021	128 BEACH RD	RIGNOLI ROSE M 147 ATLANTIC AVE SALISBURY, MA 01952
24-022	130 BEACH RD	RIGNOLI ANGELO J TR MILLENNIUM REALTY TRUST 124 BEACH RD SALISBURY, MA 01952
24-023	122 BEACH RD	RIGNOLI ANGELO J TR A MILLENNIUM REALTY TRUST 124 BEACH RD SALISBURY, MA 01952
24-024	120 BEACH RD	RIGNOLI ANGELO J TR RIGNOLI BEACH ROAD REALTY TRUS 124 BEACH RD SALISBURY, MA 01952
24-028	118 BEACH RD	FRECHETTE JOHNATHAN 118 BEACH RD SALISBURY, MA 01952
24-029	114 BEACH RD	KESSARIS CHRISTOPHER J 114 BEACH RD SALISBURY, MA 01952
24-032	110 BEACH RD	SCIONE EUGENE C TR SCIONE DANITA BETH TR 110 BEACH RD SALISBURY, MA 01952
24-034	108 BEACH RD	GREANEY PAMELA J TR ADAMS JUNE D TR PO BOX 5135 SALISBURY, MA 01952-0135



Date: 04/27/2022  
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 3

Parcel ID	Location	Owner Name/Address
=====	=====	=====
24-047	23 DOCK LN	BOLDUC JEFFREY A BOLDUC SHARON J 23 DOCK LN SALISBURY, MA 01952
-----		
A B U T T E R S		
=====		
24-048	27 DOCK LN	GRIFFIN JOHN A NERDEN TERESA A 27 DOCK LN SALISBURY, MA 01952
24-049	29 DOCK LN	GORMLEY PETER GORMLEY CINDY 29 DOCK LN SALISBURY, MA 01952
24-050	35 DOCK LN	JOHNSON MONA J 35 DOCK LN SALISBURY, MA 01952
24-060	20 DOCK LN	PIERGA THOMAS A 20 DOCK LN SALISBURY, MA 01952
24-061	28 DOCK LN	JACQUES ROLAND JACQUES CAROL A 28 DOCK LN SALISBURY, MA 01952
24-062	26 DOCK LN	SPRAGUE MICHAEL K MORRILL HOLLY 26 DOCK LN SALISBURY, MA 01952
24-063	24 DOCK LN	CAHILL LORIE A BONK SHAWN P.A. 24 DOCK LN SALISBURY, MA 01952
24-064	22 DOCK LN	BISHOP MARILYN A 22 DOCK LN SALISBURY, MA 01952
24-065	18 DOCK LN	MACRAE BRIAN W MACRAE DONNA L 18 DOCK LN SALISBURY, MA 01952

Date: 04/27/2022  
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 5

Parcel ID	Location	Owner Name/Address
24-047	23 DOCK LN	BOLDUC JEFFREY A BOLDUC SHARON J 23 DOCK LN SALISBURY, MA 01952

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A B U T T E R S  
=====

24-151	33 DOCK LN	JOHNSON CHARLES J III JOHNSON SAMUEL JOHNSON TIMOTHY 5A BOYD WAY SEABROOK, NH 03874-4039  Subsequent owner: JOHNSON III CHARLES J JOHNSON TIMOTHY O & JOHNSON MO 5A BOYD WAY SEABROOK, NH 03874-4039
25-007	97 BEACH RD	FOSTER JEFFREY A FOSTER LINDA J 97 BEACH RD SALISBURY, MA 01952
25-008	99 BEACH RD	HERSEY MICHAEL G TR 99 BEACH ROAD REALTY TRUST 99 BEACH RD SALISBURY, MA 01952
27-SOL-54	SALT MARSH WMA	COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF FISH & GAME 251 CAUSEWAY ST SUITE 400 BOSTON, MA 02114

41 parcels listed