

Attachment 1

TOWN OF SALISBURY
REQUEST FOR PLANNING BOARD RECOMMENDATION – ACCESSORY
APARTMENT

Date 5/10/2021

Applicant's Name Gerald LeBlanc

Applicant's Address 29 Mohawk Street, Danvers, MA 01923

Telephone # (978) 697 - 4205

This application is for property located at 9 Locust Street, Salisbury,
Massachusetts.

Tax Map # 12 Lot # 33

1. Owner of Property: Gerald LeBlanc

Owner's Address: 29 Mohawk Street, Danvers, MA 01923

MIN 1 Acre

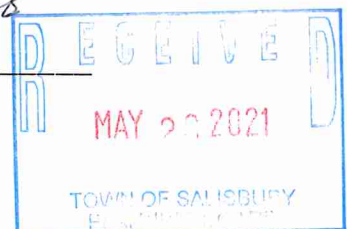
2. Zoning District:

R2

3. Lot Size: 57,934 S.F. ✓ 1.32 A (min 1 Acre)


213th FRONTAGE

4. Existing Use: Single Family Residential



5. Proposed Floor area of Accessory Apartment: 740 S.F.
6. Total Area of lot covered by all existing and proposed buildings: 4,413 S.F.
7. Number of parking spaces provided: 9+
8. Other Permits Required and Status of Applications: None


Signature of Applicant


Signature of Owner

Received: 
 for the Planning Board

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. (✓ 8 D6AT
Copies)

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

Connee Plawden

Town Planner

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

ACC

Mail to:
Gerald LeBlanc
29 Mohawk Street
Danvers. MA 01923



MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 10/04/2016 02:46 PM
ID: 1147667 Doc# 20161004005410
Fee: \$834.48
Cons: \$183,000.00

QUITCLAIM DEED

We, Janet L. Mark (a/k/a Janet S. Mark and Janet Sanborn Mark) and David E. Mark, husband and wife, of Tucson, Pima County, Arizona, for consideration of One Hundred Eighty-Three Thousand and 00/100 dollars (\$183,000.00), grant to Gerald LeBlanc, of 29 Mohawk Street, Danvers, Massachusetts,

with QUITCLAIM COVENANTS,

the land with the buildings thereon, situated in Salisbury, Essex County, Massachusetts, more particularly described as follows:

A certain parcel of land together with the buildings thereon located on the Northerly side of Locust Street in Salisbury, Essex County, Massachusetts, being shown as Lot #33 on a plan entitled "Plan of Land in Salisbury, Massachusetts, Surveyed for Adna P. Sanborn, Scale 1" = 40', May 1988" and filed for record with Essex South District Registry of Deeds as Plan No. 86 of 1985 at Book 7771, Page 220 and being more particularly bounded and described as follows:

Beginning at the Easterly corner of the within-described property at land formerly of Adna P. Sanborn, et ux; thence running S 50° 15' 31" West along the northerly sideline of Locust Street a distance of 213.48 feet to land now or formerly of Bartlett; thence turning and running N 31° 54' 49" West along said land now or formerly of Bartlett 255.64 feet to a point at the corner of a stone wall and other land now or formerly of Bartlett; thence turning and running N 42° 47' 52" East along said stone wall and land now or formerly of Bartlett approximately 219.00± feet to a drill hole in a stone wall at land formerly of Adna P. Sanborn, et ux; thence turning and running S 31° 17' 38" East along said land formerly of the grantor 289.20 feet to Locust Street and the point of beginning.

Said Lot #33 contains 1.33 acres more or less all as shown on said plan.

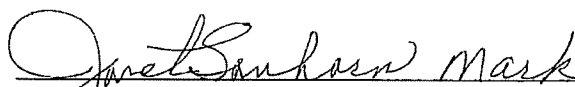
Locus: 9 Locust Street, Salisbury, MA 01952

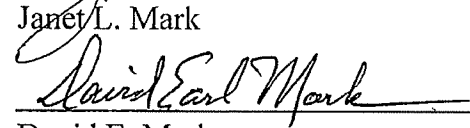


Being the same premises conveyed to these grantors by deed of Janet L. Mark dated January 2, 2004 and recorded with Essex County (South District) Registry of Deeds at Book 22327, Page 449.

The above premises are not the homestead property of either grantor.

Witness our hands and seals this 23 day of September, 2016.

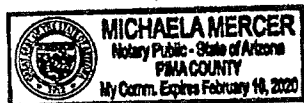




Janet L. Mark


David E. Mark

STATE OF ARIZONA
COUNTY OF PIMA

On this 23 day of September, 2016, before me, the undersigned Notary Public, personally appeared JANET L. MARK and DAVID E. MARK, to me known to be (or satisfactorily proven by AZDL 009762118 and 1509762152 to be) the persons who executed the foregoing instrument and acknowledged to me that they signed it freely and voluntarily for its stated purpose.



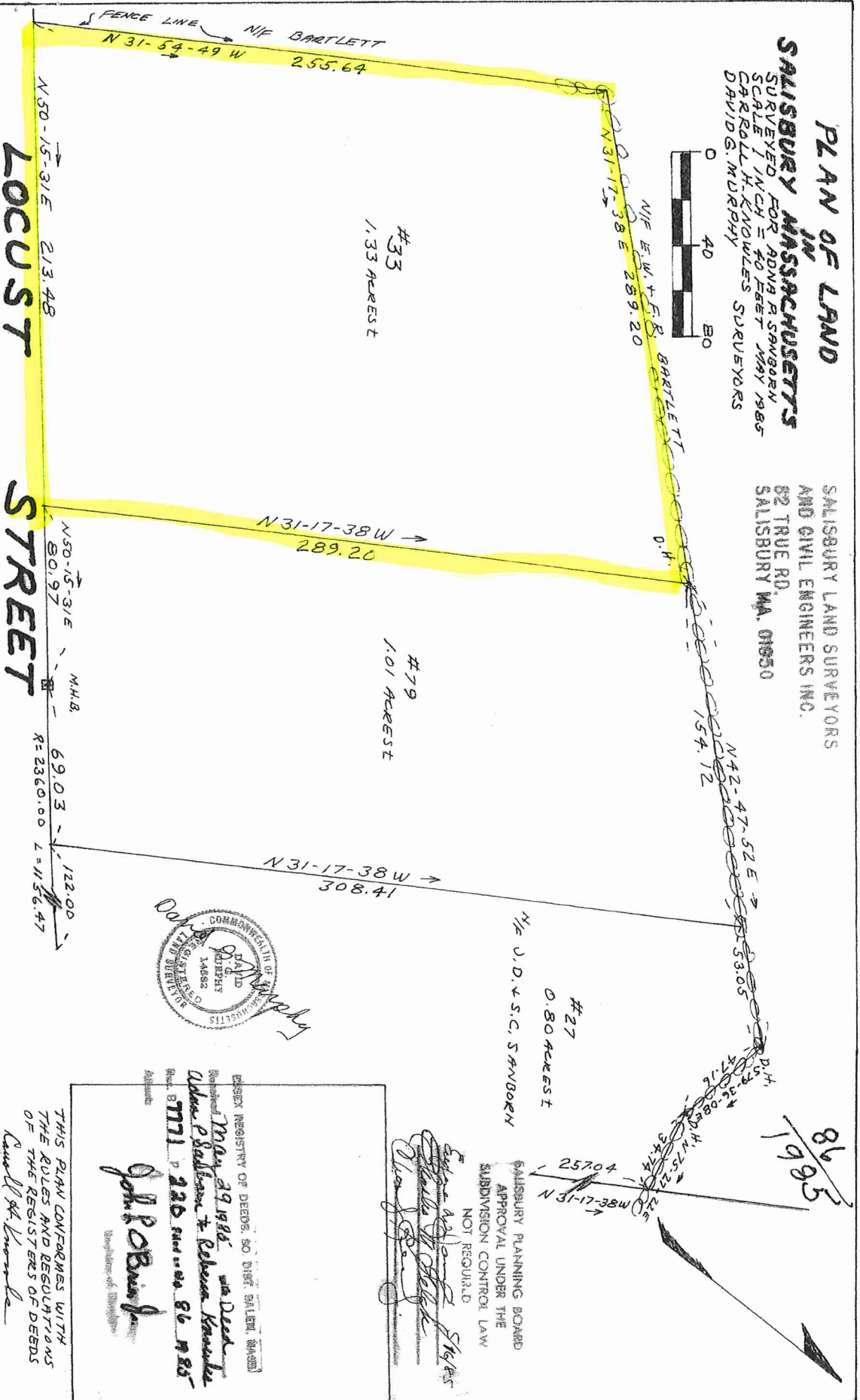
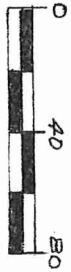



Michaela Mercer

My Commission Expires: Feb. 18, 2020

PLAN OF LAND
IN
SALISBURY MASSACHUSETTS
 SURVEYED FOR ADNA R. SANBORN
 SCALE 1 INCH = 40 FEET MAY 1985
 CARROLL H. KNOWLES SURVEYORS
 DAVID G. MURPHY

SALISBURY LAND SURVEYORS
 AND CIVIL ENGINEERS INC.
 82 TRUE RD.
 SALISBURY MA. 01950



EXEMPT REGISTRY OF DEEDS, SO DIST SALEM, MASS.
 Registered May 29 1985, via Deed
 Adna R. Sanborn & Robert Knowles
 Plat 8 771 220 sub to 86 785
 Approved
 [Signature]
 Registrar of Deeds

SALISBURY PLANNING BOARD
 APPROVAL UNDER THE
 SUBDIVISION CONTROL LAW
 NOT REQUIRED
 [Signature]
 May 1985

THIS PLAN CONFORMS WITH
 THE RULES AND REGULATIONS
 OF THE REGISTRARS OF DEEDS
 [Signature]



TOWN OF SALISBURY, MA

ZONING BOARD OF APPEALS

PETITION FOR RELIEF by SPECIAL PERMIT - ACCESSORY APARTMENT

as per M.G.L. Ch. 40A, Section 9 and Salisbury Zoning By-Law Article, VII

The special regulations contained in this article have been enacted for the purpose of encouraging the construction of a limited number of housing units suitable for occupancy by persons that may not need or afford single-family detached housing, while ensuring compliance with local planning standards and policies concerned with land use, building design, and requirements of the health, safety, convenience and general welfare of the inhabitants of the Town. S.300-57

To the Salisbury Board of Appeals;

The undersigned petitions the Board of Appeals to allow by Special Permit, in the manner and for the reasons hereinafter set forth in this application and as per the provisions of the zoning ordinance, to the following described premises;

1. APPLICANT'S CONTACT INFORMATION

Name of Homeowner : Gerald LeBlanc
Full Name

Address : 29 Mohawk Street, Danvers, MA
#/Street Town/City State

(978) 697 - 4205 30gerry30@gmail.com
Phone Email

2. ADDITIONAL INFORMATION

Assessors Map and Lot/Parcel	12 / 33	
	<small>Map Lot</small>	<small>Assessing Dept. Sign-off</small>

Zoning District R2 (see Building Dept.) Area of Lot 57,934 sq ft 1.32k

Has the Applicant appeared before any other Town Board/Commission related to this Request? No
yes/no

What Zoning Bylaw Section is Special Permit being requested from? Article XI - Acc. Apartments
Section # & Title

3. REQUEST FOR RELIEF INFORMATION

Is this for a new Accessory Apartment? Yes Is this for a previously existing Accessory Apartment? No

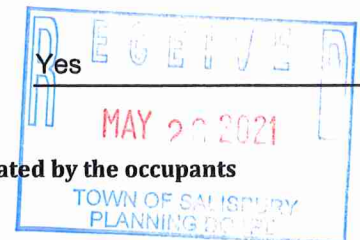
After notice and public hearing, and after due consideration of the reports and recommendations of the Planning Board and the Health Board the Zoning Board of Appeals may grant such a Special Permit provided the Board finds the following facts;

A Is the Apartment is accessory to the principal residence? The floor area of the apartment shall not be more than 900 total square feet for all new construction or additions to existing residential structure.

Yes
no yes if no, please explain

B Is the Apartment or the Principal Residence to be occupied by the Owner of the lot? Yes

C Has adequate provision been made for the disposal of sewage, waste and drainage generated by the occupants of such apartment in accordance with the requirements of the Board of Health?



no Yes
yes if no, please explain

D Has adequate provision been made for 2 means of egress to the outside of the Apartment?

no Yes
yes if no, please explain

E Will the construction and occupancy of the apartment be detrimental to the neighborhood or injurious to persons or property?

No
no yes
if yes, please explain

F Does the lot, on which the apartment and principal residence are located, contain at least 20,000 sf?

no Yes
yes if no, please explain

G Have adequate provisions been made for off street parking of motor vehicles in such a fashion as is consistent with the character of a single family residence.

no Yes
yes if no, please explain

H Is there already another apartment on the lot on which the apartment is to be located?

No
no yes
if yes please explain

** If the requested Special Permit is to be granted, the Board may impose conditions as it finds reasonably appropriate to safeguard the neighborhood in accordance with the applicable By-law.*

4. AFFIDAVIT & SIGNATURES

By entering and signing my name below, I hereby attest under the pains and penalties of perjury, that all of the information contained in this Petition for Relief is true and accurate to the best of my knowledge and understanding.

Applicant's Signature:

Ronald A. LeBlanc

5. DOCUMENTATION TO BE ATTACHED

Is a Site Plan, with building dimensions, attached to this application?

no Yes
yes if no, please explain

Is a Floor Plan, with dimensions, showing the Accessory Apartment and Principal Residence attached to this Application?

no Yes
yes if no, please explain

Is a letter of approval from the Board of Health attached to this application?

no Yes
yes if no, please explain

Is a letter of approval from the Planning Board attached to this application?

no Yes
yes if no, please explain

Please also see CHECKLIST FOR RELIEF PETITIONS as provided by the Town of Salisbury.

APPEALS PROCESS INFORMATION

APPEALS

- * Within **(14) days** of acting on a Petition for Relief, the Board will file the **decision** with the Salisbury Town Clerk.
- * Notice shall be mailed to the Petitioner/Appellant and parties of interest once a **decision** is filed.
- * The **decision** may be appealed within **(20) days after** filing with the Salisbury Town Clerk.

All Appeals shall be conducted in accordance with Mass. General Law, Ch.40A, Section 17

DECISION FILING W/REGISTRY

- * After the **(20) days** appeal period, a Certified Copy of the decision will be available from the Town Clerk.
- * The variance will take effect once the **Petitioner/Appellant** has picked up the Certified Copy from the Town Clerk and recorded it with the Salem Registry of Deeds. The Town of Salisbury does **not** record the decision for you.
- * A copy of that recorded decision will need to be filed with a Building Permit Application before a permit is issued.
- * The decision will lapse if substantial use is not made within 2 years of the Clerk's filing.

CAVEAT FOR INCOMPLETE SUBMISSION

Please be advised, if the application is submitted without complete information, not fully filled out or lacks signatures, the Zoning Board of Appeals has the right to dismiss without prejudice.

THIS FORM IS NOW COMPLETE AND READY FOR SUBMISSION TO THE SALISBURY TOWN CLERK

05/10/2021 14:15

Town of Salisbury

PROPERTY TAX TRANSACTION HISTORY

JLC

Parcel ID: 12-033 Location: 9 LOCUST ST
Tax Year: 2021 Contiguous: Owner1 name: LEBLANC GERALD
Bill type: R Bill#: 2638 Owner2 name: Mail Address: 29 MOHAWK ST
Tax page: 294 Line: 1 Misc: : DANVERS, MA 01923
Hold Warrant? :
Reg. Land? :
Price: Condo? Book: 35325 Page: 181
Certificate: Date: 10/04/2016
Owner1 name: State Class: 103 Residence - Mobile Home
Owner2 name: ***** NEW OWNER *****
Mail Address: :
Book: :
Ctf: Pg: Dt:

Total Land area: 56,628 Due: 08/03/2020 -1- P -2- P -3- A -4- A
Taxable value: 187,500 Amount billed: 524.86 524.86 530.76 530.76 Total
Total tax: 2,111.24 Tax/Assessments Paid: 524.86 524.86 530.76 530.76 2,111.24
Assessments: Tax/Assmts Balance: 2,111.24
Abatement: UNPAID interest:
Tax Deferral: Interest Paid:
Tax Title: CML Fees Paid:
Net Tax+Asmt: 2,111.24 Demand/Fees: Dmd/Fees Paid: Balance due as of 05/10/2021: 0.00
Total payments: 2,111.24

Property Values		Special Assessments		S/A Balances	
Description	Valuation Class	Assessment	Amount	Interest	Amount
1.3 AC	170,000 1	1. Swr Lien :			
DWELLING	16,700 1	2. Swr Btr :			
YARD ITEMS	800 1	3. Release :			
		4. Razing Ln:			
		5. Wtr Lien :			
		6. Violation:			
		7. InklusFee:			
		8. :			
		9. WtrAccess:			
		Totals:	0.00	0.00	0.00

Description	Tran Date	Batch	Cd	A	Billing	Rec/Abmt	Tax	Interest	Demand	Fees	T/O	Acctg Dt	Post Dt	Ref	date	Reference
On-Line Payment	07/06/20	75321	OP			524.86	524.86				21-5401	07/06/20	07/06/20			CHS 1-5
On-Line Payment	10/05/20	76306	OP			524.86	524.86				21-5404	10/05/20	10/05/20			CHS 1-9
On-Line Payment	01/12/21	77237	OP			530.76	530.76				21-5407	01/12/21	01/12/21			CHS 1-19
On-Line Payment	04/05/21	78103	OP			530.76	530.76				21-5410	04/05/21	04/05/21			CHS 1-17

