

Town of Halifax Commonwealth of Massachusetts

Zoning Board of Appeals

499 Plymouth Street • Halifax, MA 02338 • 781-293-1736

APPLICANT CHECKLIST: COMPLETE & RETURN TO THE ZONING BOARD OF APPEALS

A. FROM THE BOARD OF ASSESSOR'S OFFICE (checklist):

- ☒ A "Request for Abutter's List" by the applicant for a Certified Abutter's List: \$25.00 fee.
[It is highly recommended that this request be submitted ASAP as the Assessor's Office has 10 days to provide the information and is required as part of the application process.]

B. FROM THE TOWN CLERK'S OFFICE (checklist):

[NOTE: The Town Clerk's Office is unable to accept applications for the Zoning Board of Appeals unless the following items are included with the application. Improper or incomplete filings will result in a delay in the hearing.]

Four (4) application packets, completed with the following forms included in each of the four (4) packets:

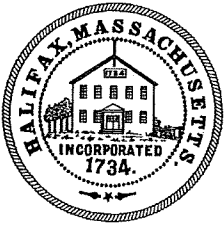
- ☐ Denial letter from the Building Inspector *[if the particular circumstances of the application have involved the refusal by the Building Inspector to issue a building permit].*
- ☐ Plan(s) showing the changes you wish to make to your home and drawn to a scale *[Please specify the scale being used.]*
- ☒ Plans(s) should be a **certified plot plan** showing lot lines with proper angles and siting of all structures, proposed and existing, with all setbacks and pertinent features of the lot(s) including height measurements and leaching fields, if applicable.
- ☒ "Application for Hearing for a Variance/Special Permit" form, filled in completely.
- ☒ Payment of the applicable fees* to process the application packet accordingly.

[Note: "Request for Abutter's List" form needs to be included. The request should have been submitted to the Board of Assessor's in a timely manner. When the list is complete, the Assessor's Office will forward it to the Town Clerk's Office.]

C. FROM THE APPLICANT(S) (please circle "YES" or "NO"):

- Does your application require the approval of the Board of Health? ☒ YES ☐ NO
- Does your application require the approval of the Planning Board? ☒ YES ☐ NO
- Does your application require the approval of the Board of Selectmen? ☐ YES ☒ NO
- Does your application require the approval of the Conservation Commission? ☒ YES ☐ NO
- Does your application require the approval of another Board, Committee and/or Department? (If so, please list): ☐ YES ☒ NO

Signature of Applicant(s): (required)	
Date: (required)	11.19.2020
Phone: (required)	781-389-0761
Email: (required)	scott@atlconstruction.us



Town of Halifax Commonwealth of Massachusetts

Zoning Board of Appeals

499 Plymouth Street • Halifax, MA 02338 • 781-293-1736

APPLICATION FOR HEARING FOR A VARIANCE/SPECIAL PERMIT

DATE: 11/19/2020

APPLICANT: 8 Hilda Lane Realty Trust c/o Scott Burgess, Trustee

OWNER OF PROPERTY:

(*if different than applicant(s), fill in the box below)

ADDRESS: 841 N. Bedford Street, East Bridgewater, MA 02333

This appeal seeks a Special Permit. The specific provision of the Halifax Zoning By-laws involved in this appeal is Section 167-12 A - Multi-family development.

More precisely, what is sought by this appeal and the grounds on which it is claimed, should be granted as follows:

(Please explain, in detail, what you are trying to do and the reasons for it)

Special permit for multi-family development consisting of 21 single-family units in 5 buildings.

The development shall be constructed in compliance with the bylaw, with the exception of the following two waiver requests.

1 - §167-12.A.5 to allow a 53' front yard setback where a 75' front yard setback is required.

2 - §167-12.A.5 to allow a 43' separation between buildings where a 100' building separation is required.

*Owner(s) Authorization to be completed when Applicant(s) is other than the Owner(s) of the Property:

I/We, Scott Burgess, Trustee, as Owner(s) of the subject

property hereby authorize Donald F. Bracken, Jr., PE to act on my behalf, in all

matters relative to work authorized by this special permit and/or variance application.


Signature of Owner(s)

11.19.2020
Date

I/WE HEREBY REQUEST A HEARING BEFORE THE PERMIT GRANTING AUTHORITY WITH REFERENCE TO THE ABOVE NOTED APPLICATION.

SIGNATURE:



PHONE: 781-389-0761

EMAIL: scott@atlconstruction.us

No. 930

APPEAL
under
Halifax Zoning By-Laws
by

8 Hilda Lane Realty Trust c/o Scott Burgess, Trustee
(Applicant)

Special Permit
(Variance, Special Permit or Appeal)

at

8 Hilda Lane (Map 120, Parcel 1T)
(Location of Property)

Town of Halifax Assessing Department
499 Plymouth Street
Halifax, MA 02338

Board of Assessors
John Shiavone
Thomas Millias
Holly J. Merry, MAA

Telephone: (781) 293-1721
Kelly.Dwyer@halifax-ma.org



REQUEST FOR CERTIFIED ABUTTERS LIST

MAP 120 LOT 1T BOOK 51353 PAGE 177

PARCEL ADDRESS REQUESTED 8 Hilda Lane

RECORD OWNER 8 Hilda Lane Realty Trust c/o Scott Burgess, Trustee

CONTACT PERSON Penni Pomeroy TELEPHONE# 508-833-0070 Ext 308

MAILING ADDRESS 49 Herring Pond Road, Buzzards Bay, MA 02532

SIGNATURE *Paul Paeg* DATE 11/11/2020

COST: \$25.00

- | | |
|--|--|
| <input type="checkbox"/> - Board of Selectmen | <input type="checkbox"/> - Planning Board |
| <input type="checkbox"/> 100' - Conservation Commission | <input checked="" type="checkbox"/> 300' - Zoning Board of Appeals |
| <input type="checkbox"/> 100' - Historic District Commission | <input type="checkbox"/> Other |

CERTIFIED LIST OF ABUTTERS

This is to certify that at the time of the last assessment for taxation made by the Town of Halifax, the names and addresses of the parties assessed as adjoining owners to the parcel land shown as above written.

Holly J. Merry, MAA
Holly J. Merry, MAA
Debbie Dean, MAA

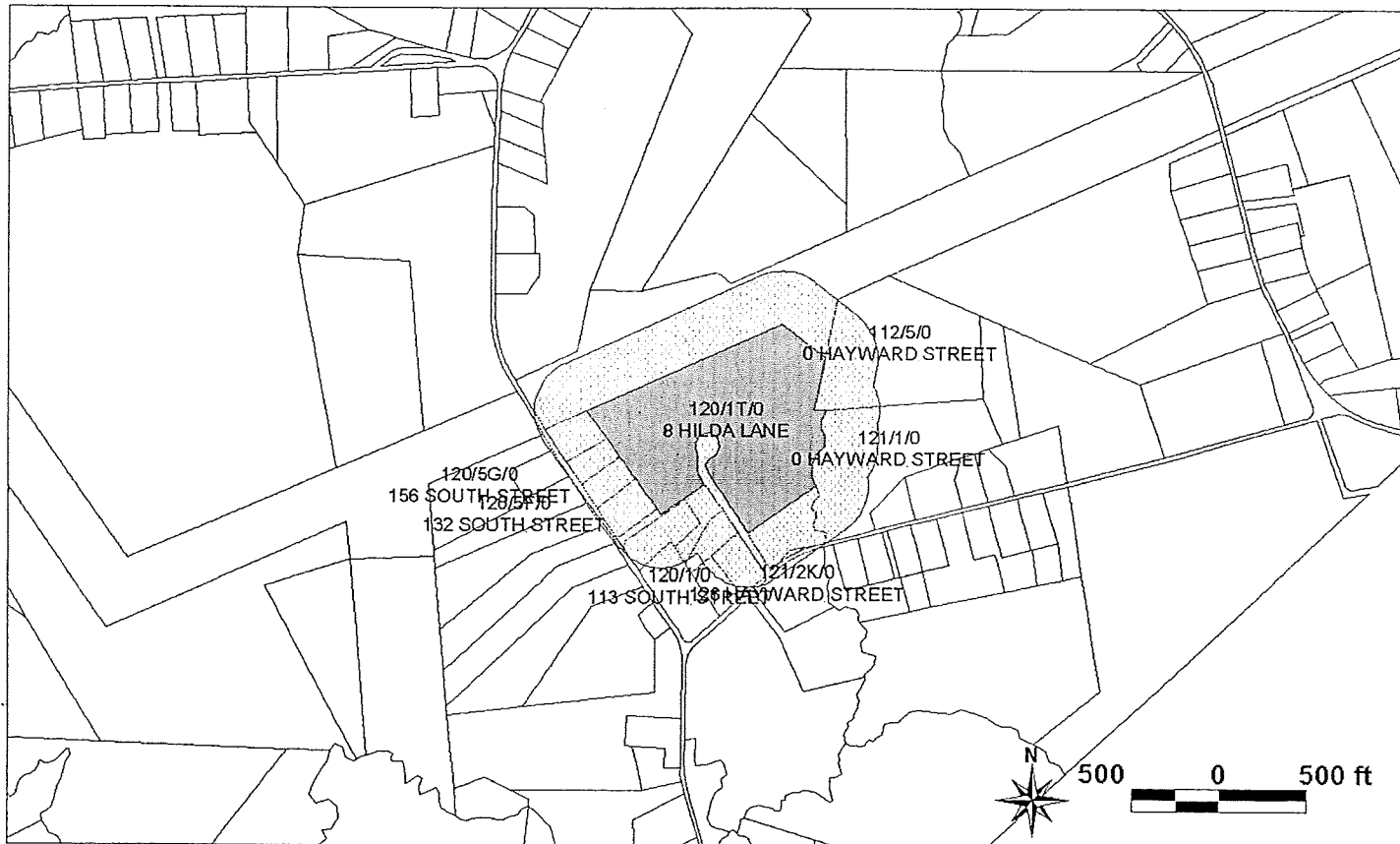
11-16-2020
Date

NOTE: This abutter's list will be valid for three (3) months from the date of signature. After that date a NEW list must be requested.



TOWN OF HALIFAX, MA
BOARD OF ASSESSORS
499 PLYMOUTH ST

Abutters List Within 300 feet of Parcel 120/1T/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
389	35-2-0-R	BOSTON EDISON CO (NSTAR ELECT.CO) PROP.TAX DEPT	0 MONPONSETT STREET	PO BOX 270	HARTFORD	CT	06141-0270
1232	112-5-0-R	ADGA REALTY LLC	0 HAYWARD STREET	90 WALNUT STREET	HALIFAX	MA	02338-1608
2670	120-1-0-R	WRIGHT GILBERT W	113 SOUTH STREET	PO Box 52	HALIFAX	MA	02338-0052
1871	120-1B-0-R	NESSRALLA MICHAEL J NESSRALLA DIANE M	137 SOUTH STREET	137 SOUTH STREET	HALIFAX	MA	02338-1813
1872	120-1C-0-R	EGAN BRIAN M & EGAN DEBORAH M	133 SOUTH STREET	133 SOUTH STREET	HALIFAX	MA	02338-1813
1873	120-1D-0-R	BRANDT DEVRY	129 SOUTH STREET	129 SOUTH STREET	HALIFAX	MA	02338-1813
1874	120-1E-0-R	BALCHUNAS ROBERT F BALCHUNAS DENISE A	125 SOUTH STREET	125 SOUTH STREET	HALIFAX	MA	02338-1813
1875	120-1F-0-R	CONNOLLY THOMAS F	117 SOUTH STREET	117 SOUTH STREET	HALIFAX	MA	02338
1876	120-1G-0-R	DALY WILLIAM R JR DALY HELEN L	135 HAYWARD STREET	135 HAYWARD STREET	HALIFAX	MA	02338-1803
1877	120-1H-0-R	BRADFORD DIANE P & MARK R TRS BRADFORD TRUST	131 HAYWARD STREET	131 HAYWARD STREET	HALIFAX	MA	02338
10371	120-1J-0-R	WEBBY BRYAN J WEBBY MARLA B	4 HILDA LANE	4 HILDA LANE	HALIFAX	MA	02338-1821
10994	120-1T-0-R	BURGESS SCOTT P TRUSTEE 8 HILDA LANE REALTY TRUST	8 HILDA LANE	841 N BEDFORD STREET	EAST BRIDGEWATER	MA	02333
1087	120-5-0-R	GIBBONS ROBERT E	154 SOUTH STREET	154 SOUTH STREET	HALIFAX	MA	02338
10667	120-5F-0-R	BUTLER ROBERT J/ANDRADE KERRI LERADE REALTY TRUST	132 SOUTH STREET	132 SOUTH STREET	HALIFAX	MA	02338-1810
10729	120-5G-0-R	GILLIS LANA M KONSTANTINOV	156 SOUTH STREET	156 SOUTH STREET	HALIFAX	MA	02338

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
10999	120-7T-0-R	JACKSON MARIE A TRUSTEE ASK REALTY TRUST	6 HILDA LANE	53 HIGGINS ROAD	KINGSTON	MA	02364-1365
2077	121-1-0-R	PRAUGHT ALLAN PRAUGHT PRISCILLA	0 HAYWARD STREET	80 SPRING STREET	BOSTON	MA	02132-4316
193	121-1I-0-R	NESSRALLA HANNE & NESSRALLA SAIDE	1 HILDA LANE	1 HILDA LANE	HALIFAX	MA	02338
10392	121-2K-0-R	MEIER PETER K	126 HAYWARD STREET	PO BOX 855	POCASSET	MA	02559

35-2-0-R	112-5-0-R	120-1-0-R
BOSTON EDISON CO (NSTAR ELECT.CO) PROP.TAX DEPT PO BOX 270 HARTFORD, CT 06141-0270	ADGA REALTY LLC 90 WALNUT STREET HALIFAX, MA 02338-1608	WRIGHT GILBERT W PO Box 52 HALIFAX, MA 02338-0052
120-1B-0-R	120-1C-0-R	120-1D-0-R
NESSRALLA MICHAEL J NESSRALLA DIANE M 137 SOUTH STREET HALIFAX, MA 02338-1813	EGAN BRIAN M & EGAN DEBORAH M 133 SOUTH STREET HALIFAX, MA 02338-1813	BRANDT DEVRY 129 SOUTH STREET HALIFAX, MA 02338-1813
120-1E-0-R	120-1F-0-R	120-1G-0-R
BALCHUNAS ROBERT F BALCHUNAS DENISE A 125 SOUTH STREET HALIFAX, MA 02338-1813	CONNOLLY THOMAS F 117 SOUTH STREET HALIFAX, MA 02338	DALY WILLIAM R JR DALY HELEN L 135 HAYWARD STREET HALIFAX, MA 02338-1803
120-1H-0-R	120-1J-0-R	120-1T-0-R
BRADFORD DIANE P & MARK R TRS BRADFORD TRUST 131 HAYWARD STREET HALIFAX, MA 02338	WEBBY BRYAN J WEBBY MARLA B 4 HILDA LANE HALIFAX, MA 02338-1821	BURGESS SCOTT P TRUSTEE 8 HILDA LANE REALTY TRUST 841 N BEDFORD STREET EAST BRIDGEWATER, MA 02333
120-5-0-R	120-5F-0-R	120-5G-0-R
GIBBONS ROBERT E 154 SOUTH STREET HALIFAX, MA 02338	BUTLER ROBERT J/ANDRADE KERRI LERADE REALTY TRUST 132 SOUTH STREET HALIFAX, MA 02338-1810	GILLIS LANA M KONSTANTINOV 156 SOUTH STREET HALIFAX, MA 02338
120-7T-0-R	121-1-0-R	121-1I-0-R
JACKSON MARIE A TRUSTEE ASK REALTY TRUST 53 HIGGINS ROAD KINGSTON, MA 02364-1365	PRAUGHT ALLAN PRAUGHT PRISCILLA 80 SPRING STREET BOSTON, MA 02132-4316	NESSRALLA HANNE & NESSRALLA SAIDE 1 HILDA LANE HALIFAX, MA 02338
121-2K-0-R		
MEIER PETER K PO BOX 855 POCASSET, MA 02559		