

TOWN OF PLYMPTON

BOARD OF APPEALS



 CCFY

Application For (check one):

Variance

Special Permit

Appeal

Comprehensive Permit

Date

4/3/18

Name of Applicant

INDUSTRIAL Tower &
WIRELESS, LLC

Received by Town Clerk:

9:17am

APR 03 2018

Case Number:

18-0409

TOWN OF PLYMPTON BOARD OF APPEALS RULES

(Revised March 15, 2017)

In order to be considered a valid application, your application must be submitted to the Town Clerk's office with the appropriate fees as stated below and must comply with all of the following rules:

1. The fees are as follows and will require 4 checks:

_____ **Check 1**=\$100.00 Application Fee for ZBA Determination
Check made out to: **TOWN OF PLYMPTON**

_____ **Check 2**=\$80.00-Advertising Fee
Check made out to: **TOWN OF PLYMPTON**

✓ _____ **Check 3**=\$35.00-Certified Abutter's List (from Assessor's Office)
Check made out to: **TOWN OF PLYMPTON**

4 ✓ _____ **Check 4**-Abutters Certified Letter Postage Cost
12 # Abutters x \$6.59* \$79.08 Check made out to: **TOWN OF PLYMPTON**
Subject to prices of US Post Office

The applicant is responsible for any other fees that may apply to this case.

2. All applications *must be submitted in duplicate* on this form or equivalent. All fields must be completed.
3. The location of the property in question must be described by Assessors map and lot number, by street number if any, and by measurement from the nearest known point if no street number is available.
4. All applications shall be accompanied by a plan of the land affected, drawn to a scale of 1"=40' or 1"=80', showing all monuments, structures, street lines, ways, and proposed structures or uses. The Board reserves the right to require that the plan be prepared by a registered land surveyor or registered professional engineer. The Board also reserves the right to waive plan requirements as appropriate.
5. The applicant shall provide the names and addresses of direct abutters, owners of land directly opposite on any street or way, and abutters to the abutters within three hundred feet of the property line. The Board reserves the right to require that the abutters list be certified by the Board of Assessors. The Board also reserves the right to notify persons not on the abutters list.
6. The Board may employ outside consultants if it determines by majority vote that it requires outside technical advice unavailable from Town employees to review an application. Whenever possible it shall work cooperatively with the applicant to identify appropriate consultants and to negotiate payment of part or all of the consultant fees by the applicant.
Alternatively, the Board may, by majority vote, require that the applicant pay a reasonable fee for the employment of outside consultants chosen by the Board alone. A review fee may be imposed only if the work is in connection with the applicant's specific project, and all written results and report are made part of the record before the Board.
The minimum qualifications for consultants shall consist of either an educational degree in a related field or three or more years of practice in a related field.
Each review fee shall be deposited in a special account established by the Town Treasurer pursuant to MGL Ch44, Section 53G. Funds from the special account may be expended only for the purposes described above.

Upon the Town Clerk's receipt of your properly completed application and fee the Board will schedule, advertise and hold a Public Hearing on your application.
After the Public Hearing the Board will rule on your application.

**TOWN OF PLYMPTON BOARD OF APPEALS
APPLICATION**

This is an application for: (complete only one of the following):

1. A Variance from Section 2.4.3 of the Zoning Bylaw for See Attached Sheet
2. A Special Permit under Section _____ of the Zoning Bylaw for _____
3. An Appeal of a Zoning Ruling by the Building Inspector or planning agency,
dated 1/29/18 (a copy of which must be attached)
4. A Comprehensive Permit Application for low or moderate income housing under MGL Chapter **40B** _____

Date 4/3/18

Name of Applicant Industrial Tower & Wireless, LLC

Name of Property Owner (if a corporation or trust, also give names of beneficial owners) Lawrence & Joy Marble, Trustees, Elbram Realty Trust

Address of Applicant for Public Hearing Notice 40 Lone St., Marshfield, MA 02050

Phone 508-962-6353 E-Mail john.champ@induscom.com

Property Location: Assessor's Map # 11 Lot # 3-5

Street Address or Measurement from known point 0 Palmer Road

Approx 385' on Palmer Rd

Lot Area 4 Acres Frontage _____ Depth Approx 460'

Approx 355' on Center St

Applicant's interest in land was acquired on (date) _____

From P&S dated 11/10/17

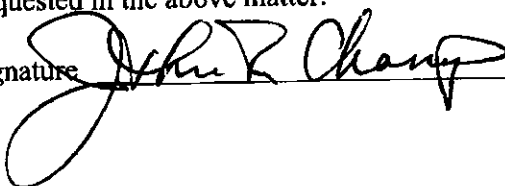
Complete statement of nature of this application (may be attached): Construction of a 120' Unmanned Telecommunications Facility Lattice Tower and associated equipment surrounded by an 80' X 80' Compound.

Names and address of Abutters (may be attached)

See Attached Certified Abutters List

A hearing is requested in the above matter:

Applicant's Signature



Date

4/3/18

Requested Variances

Industrial Tower and Wireless, LLC respectfully requests one (1) Use Variance and four (4) Dimensional Variances from Section 2.4.3 of the Plympton Zoning Bylaw.

One Use Variance: For the zone (use).

Four Dimensional Variances: Lot area, Setback from a way, Setback from property lines and Setback from a dwelling.

COPY

**TOWN OF PLYMPTON
CERTIFIED ABUTTERS LIST REQUEST**

The Assessor's Office will certify the names and mailing addresses of all abutters. The Office has 10 business days to complete this request. The fee for this service is \$35.00.

Applicant: JOHN CHAMP INDUSTRIAL COMMUNICATION

Mailing Address: 40 LONG ST.
MARSHFIELD, MA 02050

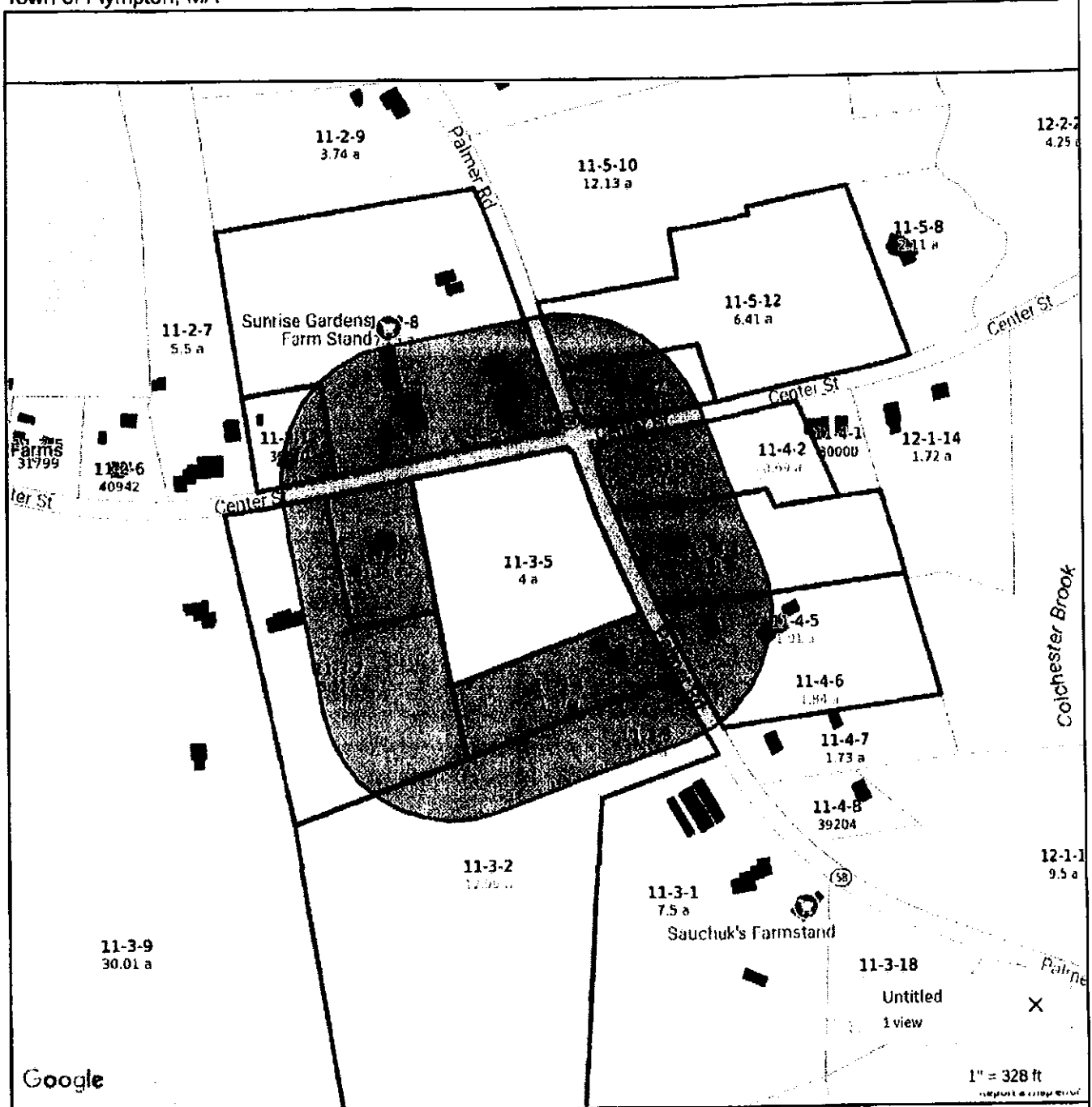
Telephone: 508-962-6353

Location of Property: Q PALMER RD

Map: 11 Block: 3 Lot: 5

		Requirement
For: _____	Board of Selectmen	100' around property
_____	Conservation Commission	100' around property
<input checked="" type="checkbox"/> _____	Zoning Board of Appeals	300' around property
_____	Planning Board	300' around property

John Champ 415/118



Google

1" = 328 ft
report a map error

Property Information

Property ID 11-3-5
 Location 0 PALMER RD
 Owner MARBLE LAWRENCE J & JOY M,TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Plympton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 1/1/2017
Properties updated 1/1/2017

**TOWN OF PLYMPTON
 ABUTTER'S LIST
 11-3-5**

ID	Site Address	Owner Name	Co-Owner Name	Address	City	State	Zip
11-3-5	0 PALMER RD	LAWRENCE & JOY MARBLE, TR	ELBRAM REALTY TRUST	PO BOX 522	HALIFAX	MA	02338
11-3-6	95 CENTER ST	MERALY & PATRICK KENNEDY		95 CENTER ST	PLYMPTON	MA	02367
11-3-7	97 CENTER ST	JOHN AHEARN JR		97 CENTER ST.	PLYMPTON	MA	02367
11-4-4	68 PALMER RD	FRANK BARTLETT	CAROLYN BARTLETT	14 PRISCILLA DR.	LAKEVILLE	MA	02347
11-2-12	98 CENTER ST	PATRICIA LESLIE		98 CENTER ST	PLYMPTON	MA	02367
11-2-8	94 CENTER ST	KEITH HARLFINGER, TTE	HALFINGER FAMILY TRUST	94 CENTER ST	PLYMPTON	MA	02367
11-5-7	82 CENTER ST	MICHAEL BANNER		82 CENTER ST.	PLYMPTON	MA	02367
11-3-2	61 PALMER RD	GERALDINE & RICHARD BURNET		271 MAIN ST	PLYMPTON	MA	02367
		MULTI LOT INCLUDES 11-3-3					
11-4-5	64 PALMER RD	EDMUND PAIVA	PATRICIA CURTIS-PAIVA	9155 S. BRITTANY PATH	IVERNESS	FL	34452
		MULTI LOT INCLUDES 11-4-6					
11-5-12	0 CENTER ST	LOUIS ROBICHAUD		20 HOLLAND RD	BRIMFIELD	MA	01010
11-4-3	0 PALMER RD	CAROLYN BARTLETT		14 PRISCILLA DR.	LAKEVILLE	MA	02347
11-3-4	63 PALMER RD	ROBERT GERMAN	ROSEMARY GERMAN	63 PALMER RD.	PLYMPTON	MA	02367

11-3-5

LAWRENCE & JOY MARBLE, TR
ELBRAM REALTY TRUST
PO BOX 522
HALIFAX, MA 02338

11-4-4

FRANK BARTLETT
CAROLYN BARTLETT
14 PRISCILLA DR
LAKEVILLE, MA 02347

11-5-7

MICHAEL BANNER
82 CENTER ST
PLYMPTON, MA 02367

11-5-12

LOUIS ROBICHAUD
20 HOLLAND RD
BRIMFIELD, MA 01010

11-3-6

MERALY & PATRICK KENNEDY
95 CENTER ST
PLYMPTON, MA 02367

11-2-12

PATRICIA LESLIE
98 CENTER ST
PLYMPTON, MA 02367

11-3-2 & 11-3-3

GERALDINE & RICHARD BURNET
271 MAIN ST
PLYMPTON, MA 02367

11-4-3

CAROLYN BARTLETT
14 PRISCILLA DR
LAKEVILLE, MA 02347

11-3-7

JOHN AHEARN JR
97 CENTER ST
PLYMPTON, MA 02367

11-2-8

KEITH HARLFINGER, TTE
HARLFINGER FAMILY TRUST
94 CENTER ST
PLYMPTON, MA 02367

11-4-5 & 11-4-6

EDMUND PAIVA
PATRICIA CURTIS-PAIVA
9155 S. BRITTANY PATH
IVERNESS, FL 34452

11-3-4

ROBERT GERMAN
ROSEMARY GERMAN
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PLYMPTON, MA 02367