

# TOWN OF PLYMPTON

# BOARD OF APPEALS



Application For (check one):

Variance   
Special Permit   
Appeal   
Comprehensive Permit

Date

5/8/18

Name of Applicant

Chris & Loren Rankin

Received by Town Clerk:

5/8/18

11:15am

Case Number: 18-0508

**TOWN OF PLYMPTON BOARD OF APPEALS  
APPLICATION**

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

1. A Variance from Section \_\_\_\_\_ of the Zoning Bylaw for \_\_\_\_\_
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 \_\_\_\_\_ (a copy of which must be attached)
4. A Comprehensive Permit Application for low or moderate income housing under MGL Chapter 40B \_\_\_\_\_

Date 5/8/18

Name of Applicant CHRIS & Lorna Rankin

Name of Property Owner (if a corporation or trust, also give names of beneficial owners) Same

Address of Applicant for Public Hearing Notice 259 Main St

Phone 781-625-7126 E-Mail lrankin@yahoo.com

Property Location: Assessor's Map # 17 Lot # 6

Street Address or Measurement from known point \_\_\_\_\_

Lot Area 3.9 acres Frontage Ø Depth 148'

Applicant's interest in land was acquired on (date) 7/30/2004  
From Ralph Martin

Complete statement of nature of this application (may be attached):

We wish to rebuild the existing guest house/cottage to accommodate an elderly family members leveraging the solar system that was installed for that building in 2004.

Names and address of Abutters (may be attached)

Attached

A hearing is requested in the above matter:

Applicant's Signature [Signature] Date 5/8/18

Town of Plympton Assessing Department  
5 Palmer Road  
Plympton, MA 02337

Telephone: (781) 585-3227  
Extension: 309/310  
FAX: (781) 582-1505

Board of Assessors  
Jocelyn A. Anderson  
Ethan C. Stiles  
Richard E. Nordahl

Wendy Jones  
Assistant Assessor  
[assessor@town.plympton.ma.us](mailto:assessor@town.plympton.ma.us)

### REQUEST FOR CERTIFIED ABUTTERS LIST

MAP 17 BLOCK 6 LOT 4

PARCEL ADDRESS REQUESTED 259 Main St

RECORD OWNER Lorna & Christopher Rankin

CONTACT PERSON Lorna Rankin TELEPHONE# 781-635-7126

MAILING ADDRESS 259 Main St

SIGNATURE [Signature] DATE 5/1/18

COST: \$35.00 FOR EACH PARCEL REQUESTED

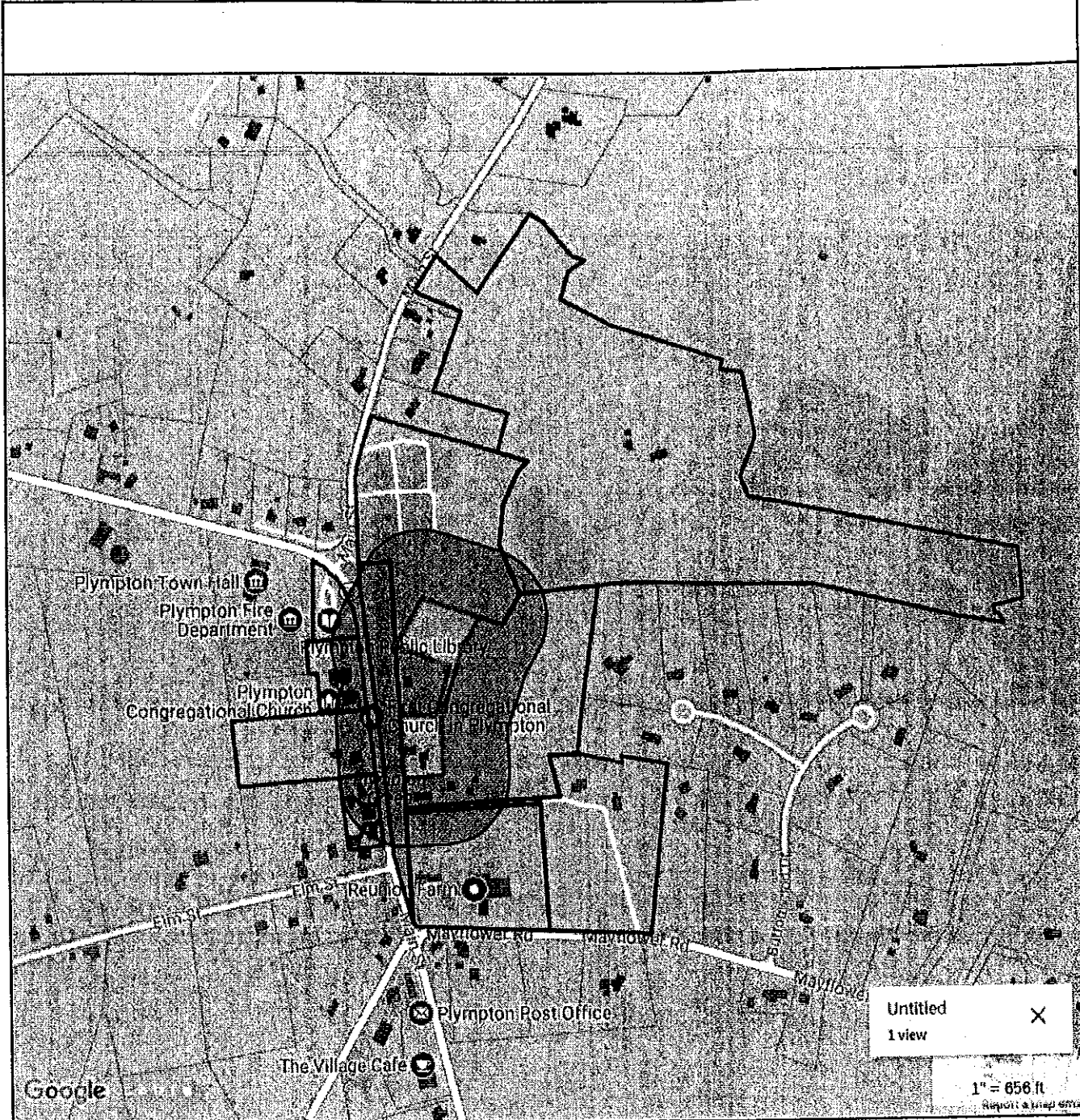
- 100' - Board of Selectmen
- 100' - Conservation Commission
- 200' - Wetlands Protection Bylaw

- 300' - Zoning Board of Appeals
- 300' - Planning Board

### CERTIFIED LIST OF ABUTTERS

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

[Signature] Date 5/3/18  
Wendy Jones



Property Information

Property ID 17-6-4  
 Location 259 MAIN ST  
 Owner RANKIN CHRISTOPHER G

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

Untitled X  
 1 view

1" = 656 ft

TOWN OF PLYMPTON  
 ABUTTERS LIST  
 259 MAIN ST - 300FT

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	City	State	Zip
17-6-2	255 MAIN ST	ANN SOBOLEWSKI	JON WILHELMSEN	255 MAIN ST.	PLYMPTON	MA	02367
17-6-1	0 MAIN ST	TOWN OF PLYMPTON	CEMETARY	5 PALMER RD	PLYMPTON	MA	02367
12-4-19	219 MAIN ST	WILLIAM STINCHFIELD, JR TR	STINCHFIELD PLYMPTON REALTY TR	219 MAIN ST.	PLYMPTON	MA	02367
17-2-14	254 MAIN ST	CONGREGATIONAL CHURCH	CONGREGATIONAL CHURCH	254 MAIN ST.	PLYMPTON	MA	02367
17-2-10	266 MAIN ST	ERIC ANDERSON II, TR	ANDERSON REALTY TRUST	PO BOX 2003	ABINGTON	MA	02351
17-6-27	0 MAIN ST	TOWN OF PLYMPTON	VILLAGE GREEN	5 PALMER RD	PLYMPTON	MA	02367
17-2-9	268 MAIN ST	JASON LEWIS	CHRISTINE LEWIS	PO BOX 68	PLYMPTON	MA	02367
17-6-6	17 MAYFLOWER RD	PETER KLEMME	GERALDINE BURNET	17 MAYFLOWER RD.	PLYMPTON	MA	02367
17-6-5	271 MAIN ST	RICHARD BURNET		271 MAIN ST.	PLYMPTON	MA	02367
17-2-12	260 MAIN ST	ROBIN COTTER	MARY CONANT	260 MAIN ST.	PLYMPTON	MA	02367
17-2-11	264 MAIN ST	BRUCE CONANT	LIBRARY	264 MAIN ST.	PLYMPTON	MA	02367
17-2-15	248 MAIN ST	TOWN OF PLYMPTON	KIM WILLIAMS	5 PALMER RD	PLYMPTON	MA	02367
17-6-3	263 MAIN ST	TIMOTHY WILLIAMS	LORNA RANKIN	263 MAIN ST.	PLYMPTON	MA	02367
17-6-4	259 MAIN ST	CHRISTOPHER RANKIN		259 MAIN ST.	PLYMPTON	MA	02367

PREPARED FOR:

CHRISTOPHER AND LORNA RANKIN

5/3/2018

17-6-2  
ANN SOBOLEWSKI  
JON WILHELMSSEN  
255 MAIN ST  
PLYMPTON, MA 02367

17-6-1, 17-6-27 & 17-2-15  
TOWN OF PLYMPTON  
5 PALMER RD  
PLYMPTON, MA 02367

12-4-19  
WILLIAM STINCHFIELD JR, TR  
STINCHFIELD PLYMPTON REALTY TR  
219 MAIN ST  
PLYMPTON, MA 02367

17-2-14  
CONGREGATIONAL CHURCH  
254 MAIN ST  
PLYMPTON, MA 02367

17-2-10  
ERIC ANDERSON II, TR  
ANDERSON REALTY TRUST  
PO BOX 2003  
ABINGTON, MA 02351

17-2-9  
JASON & CHRISTINE LEWIS  
PO BOX 68  
PLYMPTON, MA 02367

17-6-6  
PETER KLEMME  
17 MAYFLOWER RD  
PLYMPTON, MA 02367

17-6-5  
RICHARD & GERALDINE BURNET  
271 MAIN ST  
PLYMPTON, MA 02367

17-2-12  
ROBIN COTTER  
260 MAIN ST  
PLYMPTON, MA 02367

17-2-11  
BRUCE & MARY CONANT  
264 MAIN ST  
PLYMPTON, MA 02367

17-6-3  
TIMOTHY & KIM WILLIAMS  
263 MAIN ST  
PLYMPTON, MA 02367

17-6-4  
CHRISTOPHER & LORNA RANKIN  
259 MAIN ST  
PLYMPTON, MA 02367

RECEIVED  
TOWN CLERK'S OFFICE  
PLYMPTON

2018 MAY 23 AM 10:00  
05/22/18

Express Newspapers  
1000 Main Street, PO Box 60  
Hanson, MA 02341-0060  
781-293-0420

INVOICE

Plympton Zoning Board of Appeals  
5 Palmer Road  
Plympton, MA 02367

Phone: 781-585-0571

<i>Issue Dates</i>	<i>Description</i>	<i>Amount</i>
Running in Plympton-Halifax Express: 05/25/18 - 06/01/18	Meetings/Hearings - 1 Col. x 5.972" 2 insertions Legal Ad #9599 Hobby Kennel	\$ 84.00
TOTAL CHARGES ---->		\$ 84.00

Heading: 900 — Legal Notices  
Ad #9599  
Scheduled for: 05/25/18, 06/01/18

ZBA/259 Main Street  
— Hobby Kennel

**LEGAL NOTICE  
TOWN OF PLYMPTON  
(seal)  
ZONING BOARD OF  
APPEALS**

**Public Hearing Notice**

The Plympton Zoning Board of Appeals will meet at 6:00 PM on Thursday, June 14, 2018, at the Townhouse, 5 Palmer Road, Plympton, on an application for a Special Permit filed by Lorna Rankin for the property located at 259 Main Street [Map 17, Block 0, Lot 6]. Ms. Rankin is requesting a Special Permit for the operation of a Kennel for

6-10 dogs on the Property. A copy of the application is available for review at the Town Clerk's office during normal business hours. All interested members of the public are invited to attend.

Plympton  
Zoning Board of Appeals  
Ken Thompson  
Dave Alberti  
Art Morin  
Harry Weikel  
Mark Gabriel "

Plympton-Halifax Express

5/25, 6/1

2PL - May 25, June 1, '18