

March 1, 2017

Re: ZBA Application  
109 Prospect Rd  
Plympton MA 02367

Dear Tara Shaw:

Enclosed is two copies of my application for a ZBA Hearing with a certified copy of the Abutters list from the Assessors office. I have enclosed three checks:

\$100 – ZBA Application Fee  
\$80 – Advertising Fee  
\$109.99 – 17 Abutter Certified Letter Fee

I believe that I have everything needed to request a hearing with the ZBA.

However, if I am missing anything, please let me know, I can be reached at e 774-454-4885 or send me an email at [thelawsonfamily@comcast.net](mailto:thelawsonfamily@comcast.net).

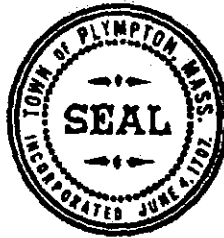
Sincerely,

Angela Lawson

# TOWN OF PLYMPTON

# BOARD OF APPEALS

**SC COPY**



Application For (check one):

Variance

Special Permit

Appeal

Comprehensive Permit

Date

3/1/17

Name of Applicant

Angela Lawson

Received by Town Clerk:

**RECEIVED**

MAR 01 2017

TOWN CLERK'S OFFICE  
PLYMPTON

Case Number: 17-0301

# TOWN OF PLYMPTON BOARD OF APPEALS RULES

(Revised Dec. 27, 2016)

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 3 checks:

~**Check 1**-Application Fee=\$100.00 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**-Abutters Certified Letter Postage Cost  
17 # Abutters x \$6.47\*     \$ 109.99 Check made out to: **TOWN OF PLYMPTON**

*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 5.1.2 of the Zoning Bylaw for Minimum Yard Dimension for Retreat Lot
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 2/21/17 (a copy of which must be attached)
4. A Comprehensive Permit Application for low or moderate income housing under MGL Chapter 40B \_\_\_\_\_

Date 3/1/17

Name of Applicant Angela Lawson

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

Address of Applicant for Public Hearing Notice 109 Prospect Rd  
781 582 2129 (Home)

Phone 774 454 4885 (Cell) E-Mail thelawsonfamily@comcast.net

Property Location: Assessor's Map # 23 Lot # 03-018

Street Address or Measurement from known point 109 Prospect Rd

Lot Area 3.3 acres Frontage 42' Depth 962' (Retreat Lot)

Applicant's interest in land was acquired on (date) 4/29/1993

From Rick + Nancy Wolstenholm

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

Names and address of Abutters (may be attached)

A hearing is requested in the above matter:

Applicant's Signature Angela Lawson Date 3/1/17

**Town of Plympton  
Building Department**  
5 Palmer Road, Plympton, MA 02367  
(781) 585-0571

Zoning Permit # 21705

Date 2/16/17

Zone District \_\_\_\_\_

**RESIDENTIAL ZONING PERMIT APPLICATION**

*(This is not a building permit)*

1. LOCATION OF PROPERTY 109 Prospect Rd PARCEL #: 23-03-018
2. PERMIT TO: ERECT  ALTER \_\_\_\_\_ DEMOLISH \_\_\_\_\_ MOVE \_\_\_\_\_ OTHER \_\_\_\_\_
3. PRESENT USE Shed Present
4. NEW PROPOSED USE Construct 2 Car Detached Garage
5. NEW BUILDING/ADDITION: HEIGHT 14' SIZE 30' x 30'
6. AREA OF LOT 3.3 acres NUMBER OF FEET: FRONT \_\_\_\_\_ REAR \_\_\_\_\_ DEPTH \_\_\_\_\_
7. DESCRIPTION OF WORK TO BE DONE: Construct 2 Car Detached Garage  
replacing existing shed
8. SITE PLAN REQUIREMENTS: PLAN SHOWING PROPOSED LOCATION OF NEW STRUCTURE WITH SETBACK REQUIREMENTS AND THE FEMA FLOOD ZONE LOCATION AS IT APPEARS ON CURRENT MAP. PROPOSED DRIVEWAY ACCESS LENGTH AND WIDTH.
9. FOR NEW STRUCTURES SHOW REQUIRED MINIMAL UPLAND ON SITE PLAN.

IT IS UNDERSTOOD AND AGREED THAT THE ZONING PERMIT IS ISSUED IN RELIANCE UPON THE INFORMATION SUBMITTED BY THE PETITIONER ON AND WITH THIS APPLICATION, THEREFORE, IF ANY FALSE OR MISLEADING INFORMATION IS FOUND TO EXIST THEREIN, THE ZONING PERMIT IS VOIDABLE BY A ZONING OFFICIAL.

**ZONING PERMITS ARE GOOD FOR ONE YEAR FROM THE DATE IT IS ISSUED**

NAME (please print) Angela Lawson  
109 Prospect Rd  
MAILING ADDRESS: \_\_\_\_\_  
Plympton MA 02367  
TOWN STATE ZIP CODE \_\_\_\_\_  
781 582 2129 / 774-454-4885  
TELEPHONE NUMBER \_\_\_\_\_

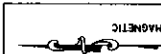
Angela C Lawson  
SIGNATURE OF OWNER \_\_\_\_\_  
\_\_\_\_\_  
SIGNATURE OF AGENT \_\_\_\_\_  
the.lawsonfamily@comcast.net  
E-MAIL ADDRESS \_\_\_\_\_

**DO NOT WRITE BELOW THIS LINE**

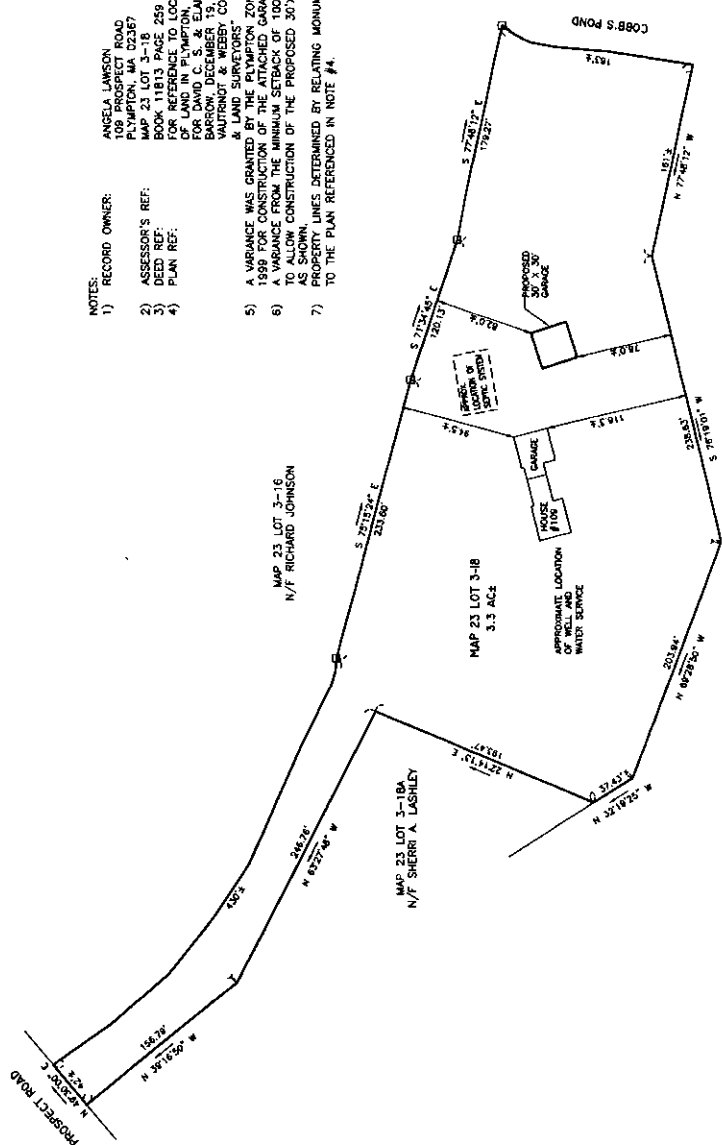
ZONING PERMIT APPROVED: \_\_\_\_\_

ZONING PERMIT DENIED: 5.1.2 Retreat lots require 100<sup>ft</sup> setbacks

2/21/17  
DATE ISSUED: \_\_\_\_\_  
[Signature]  
ZONING OFFICIAL SIGNATURE \_\_\_\_\_



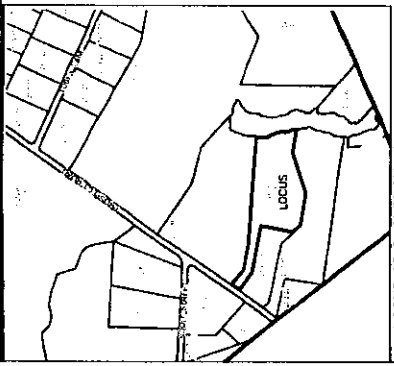
- NOTES:
- 1) RECORD OWNER: ANGELA LAWSON  
109 PROSPECT ROAD  
PLYMPTON, MA 02367
  - 2) ASSESSOR'S REF: MAP 23 LOT 3-17
  - 3) DEED REF: BOOK 11813 PAGE 259
  - 4) PLAN REF: FOR REFERENCE TO LOCUS SEE "PLAN FOR LAND IN PLYMPTON, MA PREPARED FOR DAVID C. S. & ELMIE A. VAUGHAN, ENGINEERS, 15 VAUFRONT & WEBER CO. ENGINEERS & LAND SURVEYORS"
  - 5) A VARIANCE WAS GRANTED BY THE PLYMPTON ZONING BOARD IN 1998 FOR CONSTRUCTION OF THE ATTACHED GARAGE.
  - 6) A VARIANCE FROM THE MINIMUM SETBACK OF 100' IS REQUIRED AS SHOWN IN THE CONSTRUCTION OF THE PROPOSED 30'x30' GARAGE.
  - 7) TO THE PLAN REFERENCED IN NOTE #4.



MAP 23 LOT 3-17  
N/F ROBERT J. DURBIN

MAP 23 LOT 3-18A  
N/F SHERRI A. LASHLEY

MAP 23 LOT 3-16  
N/F RICHARD JOHNSON



LOCUS AS SHOWN ON ASSESSOR'S MAP

LEGEND  
□ OBDM FOUND

A true copy ;  
ATTEST :

*Tara J. Shaw*  
Tara J. Shaw  
Town Clerk

THIS PLAN HAS BEEN REVIEWED & APPROVED WITH THE PROCEDURAL & TECHNICAL STANDARDS FOR THE PLANNING & SURVEYING IN THE COMMUNITY OF PLYMPTON, MASSACHUSETTS.  
BY *Donald J. Medders* 2/16/17 PLS #386-41  
DONALD J. MEDDERS



**BUILDING PERMIT PLAN**  
PREPARED FOR  
**ANGELA LAWSON**  
MAP 23 LOT 3-18  
109 PROSPECT ROAD  
PLYMPTON, MASSACHUSETTS  
DATE: FEBRUARY 6, 2017

SCALE: 1"=40'

JOB #10-049

991 LONG HIGHWAY  
LITTLE FORT, MASSACHUSETTS  
03337  
(401) 592-2402

**ABLE**  
Engineering Inc.

Permit Granted John A. Norman No. 29-93  
Fee \$ 20.00 Plan No. ....

TOWN OF PLYMPTON

Lot No. ....  
Plot No. ....

Off.  
11/15/93

APPLICATION FOR BUILDING PERMIT

PLANS MUST BE SUBMITTED WITH THIS APPLICATION  
OCCUPANCY PERMIT MUST BE OBTAINED BEFORE OCCUPYING THE BUILDING

To the Inspector of Buildings:

Date 10-25-93

The undersigned hereby applies for a permit to ..... according to the following information,  
and agrees to comply with the Building and Zoning Ordinances, and all other laws pertaining to buildings.

1. What is the owner's name and address? Charles + Angela Lawson 109 Prospect Rd
2. What is the architect's name? N/A
3. What is the builder's name and address? N/A
4. Address of work 109 Prospect Rd
5. Nearest cross street Chapman Soule St Zoning Residential
6. No. of feet from adjoining Lot Lines, side 100 plus side ..... rear .....
7. What is the building to be used for? Shed
8. Material of building Wood Frame
9. If a dwelling, for how many families? N/A
10. Size of building. No. of feet front ..... 10 x 14; No. of feet deep .....
11. No. of feet in height from the level of the ground to the highest part of the roof ..... 14'
12. No. of stories 1
13. Size of sills N/A Girders ..... Posts ..... Girts .....
14. Size of first floor timbers 2x6"; Size of second floor timbers ..... ; Size of third floor timbers .....
15. Will the building be erected on solid or filled land? Solid
16. Will the foundation be laid on earth, rock, timber or piles? .....
17. What is the material of foundation? Footings
18. Will the roof be flat, pitched, hip or gambrel? Pitched Material of Roof Cover Wood Shingle
19. Material of outside walls? T. II. Textured
20. How will the building be heated? N/A
21. Will the building be wired for electricity? N/A Gas? .....
22. Is lot in Flood Plain Zone? N/A Is lot in historic district? N/A
23. Is Water Pollution Control required? N/A
24. Estimated cost of work to be performed \$1000

Signature of applicant Angela Lawson License No. .... Class .....  
SP2-2/29 Expiration Date ..... City .....

Approved by: Planning Board  
Conservation Comm.  
Health Board

RECEIVE

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

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

FEB 23 2017

ASSESSORS OFF  
PLYMPTON, M.

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

Deborah Stuart  
Assessor/Appraiser  
[assessor@town.plympton.ma.us](mailto:assessor@town.plympton.ma.us)

**REQUEST FOR CERTIFIED ABUTTERS LIST**

MAP 23 BLOCK 03 LOT 018

PARCEL ADDRESS REQUESTED 109 Prospect Rd

RECORD OWNER Angela Lawson

CONTACT PERSON Angela Lawson TELEPHONE# 781 582 2129 / 774.459.4885  
*the lawson family @ contact.net*

MAILING ADDRESS Same

SIGNATURE Jocelyn Lawson DATE 2/23/17

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.

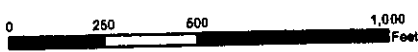
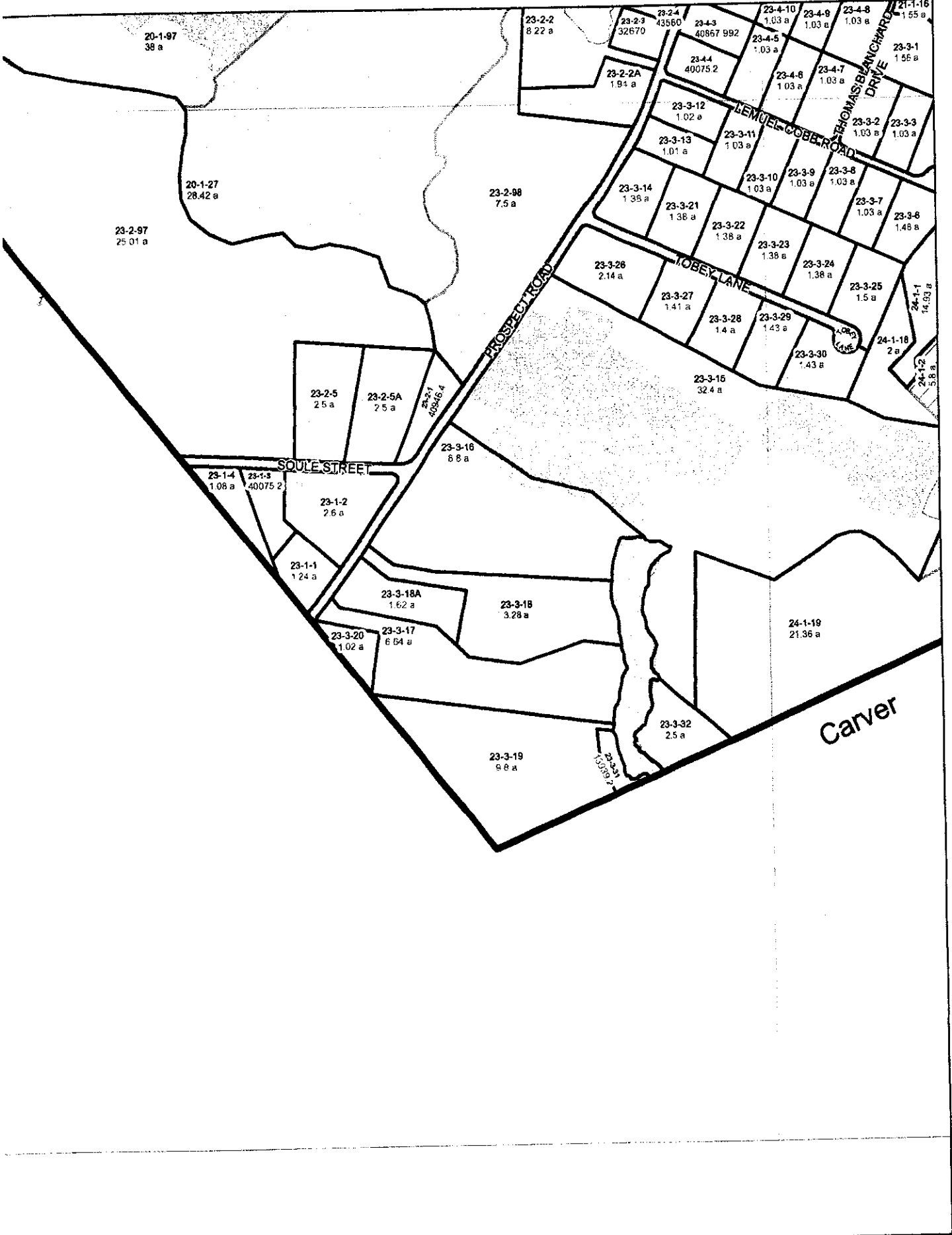
Deborah Stuart  
Deborah Stuart

2/28/17  
Date



TOWN OF PLIMMOUTH  
 ABUTTERS LIST  
 109 PROSPECT RD - PARCEL 23-3-18

MBLU	Location	Owner Name	Co-Owner Name	Address 1	City, State, Zip
23/ 1/ 1/ 0/	110 PROSPECT RD	ADAMS BRYAN P	ADAMS KIMBERLY A	110 PROSPECT RD.	PLYMPTON, MA 02367
23/ 1/ 2/ 0/	9 SOULE ST	GLINSKI JUDITH A	KILPECK, SHERRY A	9 SOULE ST	PLYMPTON, MA 02367
23/ 1/ 3/ 0/	11 SOULE ST	CUSHMAN WOODROW J	CUSHMAN PAULA J	11 SOULE ST	PLYMPTON, MA 02367
23/ 1/ 4/ 0/	15 SOULE ST	CARPENTER GERALD G	CARPENTER PATRICIA A	15 SOULE ST	PLYMPTON, MA 02367
23/ 2/ 1/ 0/	98 PROSPECT RD	CHOATE MICHAEL B	CHOATE KATE H	98 PROSPECT RD	PLYMPTON, MA 02367
23/ 2/ 5/ A/	4 SOULE ST	QUINN CHARLES J	JESSE MELISSA A	4 SOULE ST	PLYMPTON, MA 02367
23/ 2/ 5/ 0/	6 SOULE ST	BRACK KENNETH & DENISE	BRACK FAMILY LIVING TRUST	6 SOULE ST	S. CARVER, MA 02366
23/ 3/ 15/ 0/	0 PROSPECT RD	JOHNSON RICHARD	JOHNSON MARGARET Y	242 TREMONT ST. BOX 82	S. CARVER, MA 02366
23/ 3/ 16/ 0/	0 PROSPECT RD	JOHNSON RICHARD	JOHNSON MARGARET	242 TREMONT ST. BOX 82	PLYMPTON, MA 02367
23/ 3/ 17/ 0/	0 PROSPECT RD	DURBIN ROBERT J	DURBIN SANDRA L	113 PROSPECT RD	PLYMPTON, MA 02367
23/ 3/ 18/ 0/	113 PROSPECT RD	LAWSON ANGELA C	LAWSON CHARLES H	109 PROSPECT RD	PLYMPTON, MA 02367
23/ 3/ 18/ A/	111 PROSPECT RD	LASHLEY, SHERRI A.	BOARD OF SELECTMEN	111 PROSPECT RD	MIDDLEBORO, MA 02346
23/ 3/ 19/ 0/	0 PROSPECT RD	MIDDLEBORO TOWN OF	SCHATZL VALERIE L & DION STEVEN TTEE	10 NICKERSON AVE	MIDDLEBORO, MA 02346
23/ 3/ 20/ 0/	0 PROSPECT RD	SCHATZL VALERIE L & DION STEVEN TTEE	TIA GRANT REALTY TRUST	213 PLYMPTON ST	MIDDLEBORO, MA 02346
23/ 3/ 31/ 0/	0 PROSPECT RD	MELVILLE JOHN L	C/O JULIE A KUHN	8 PINE ST	MIDDLEBORO, MA 02346
23/ 3/ 32/ 0/	0 PROSPECT RD	MAURER DAVID		35 ROCKWOOD ST	JAMAICA PLAIN, MA 02130
24/ 1/ 19/ 0/	6 MONTELLO ST	KENNEY, WILLIAM & ELIZABETH		6 MONTELLO ST	PLYMPTON, MA 02367



Note:  
These maps are not intended for use in conveyance or for engineering design purposes. The Town of Plympton and its representatives shall not be liable for any reuse of this information.

