

TOWN OF PLYMPTON

BOARD OF APPEALS



Application For (check one):

Variance

Special Permit

Appeal

Comprehensive Permit

Date

5-2-17

Name of Applicant

Kimberly Hoffman

Received by Town Clerk:

11:15am
MAY 04 2017

TOWN OF PLYMPTON
TOWN CLERK

Case Number:

17-0504

COPY

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 \$185.67
13 # Abutters x \$6.59* \$ 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 5.1.2 of the Zoning Bylaw for 100 Ft. setback
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 5-2-17

Name of Applicant Kimberly Hoffman

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

Address of Applicant for Public Hearing Notice 16 Granville Baker Way

Phone 920 285-1932 E-Mail KimandTodd2002@gmail.com

Property Location: Assessor's Map # 14 Lot # 14-1-8

Street Address or Measurement from known point 16 Granville Baker Way

Lot Area 0.31 Frontage 659 Ft. Depth 1572 Ft.

Applicant's interest in land was acquired on (date) 9-23-13
From Peter Duggan

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

See attached - Request 80 ft setback for pole placement

Names and address of Abutters (may be attached)

John Deluca
18 Granville Baker Way
Plympton

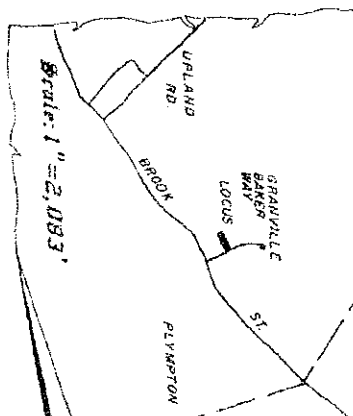
A hearing is requested in the above matter:

Applicant's Signature [Signature] Date 5-2-17



Focus - Map

KINGSTON



N/F BRIAN V. COLLINS
MAP D4 LOT 31

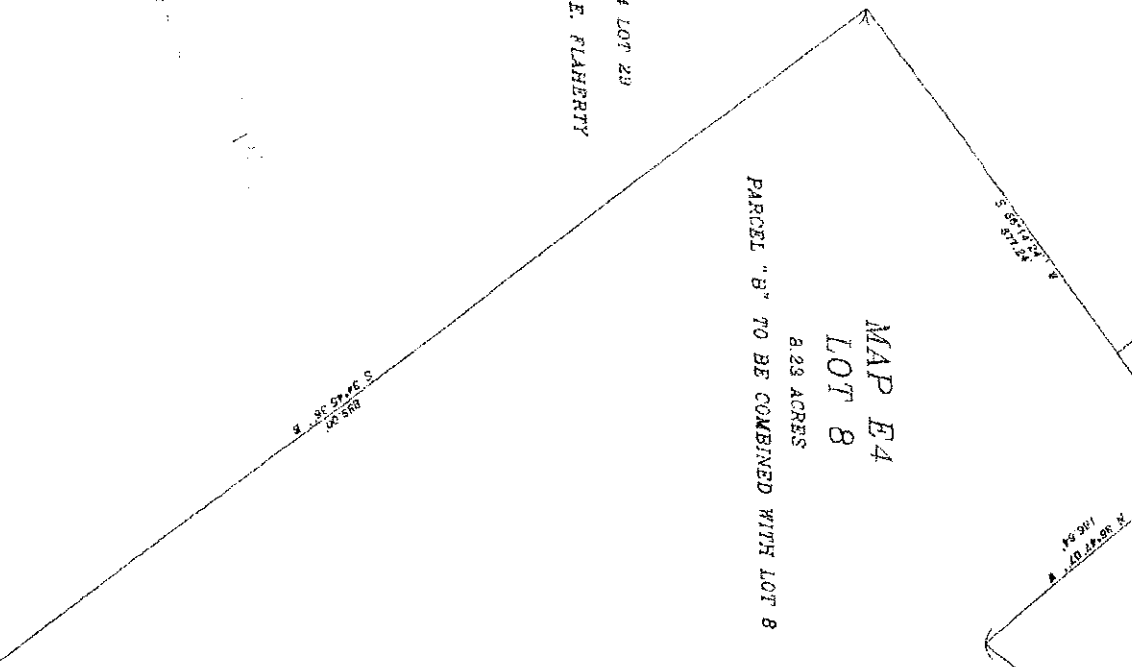
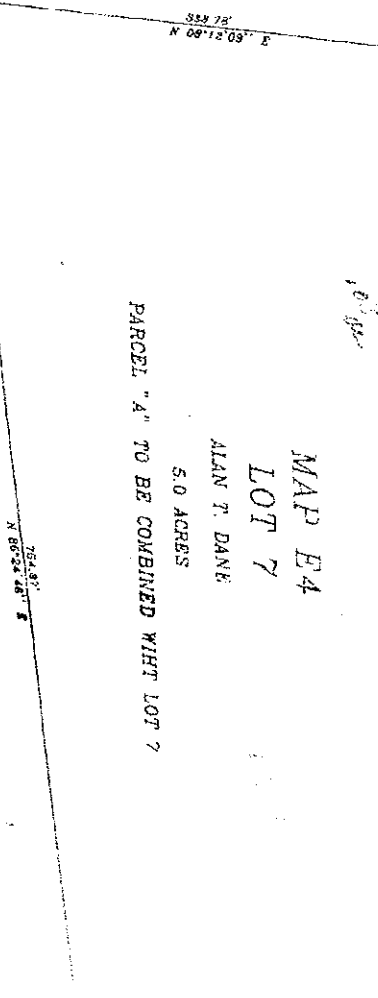
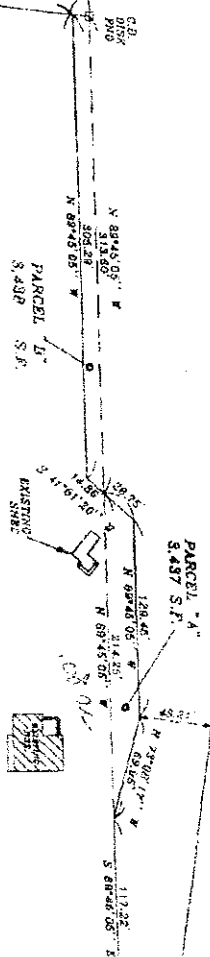
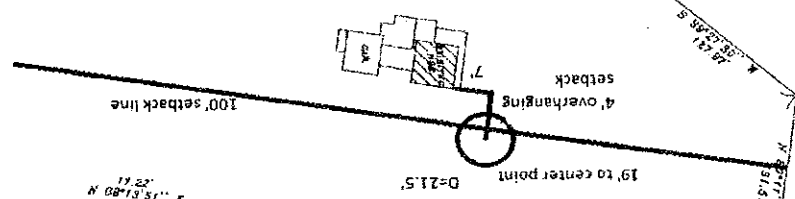
MAP E4
LOT 10
N/F KIRK & LAURIE
HOSSBRL

MAP E4
LOT 9
N/F JOHN C. DELUCA JR.

MAP E4
LOT 8
8.23 ACRES
PARCEL "B" TO BE COMBINED WITH LOT 8

MAP D4 LOT 29
N/F TIMOTHY E. FLAHERTY

MAP E4
LOT 7
ALAN T. DANF
5.0 ACRES
PARCEL "A" TO BE COMBINED WITH LOT 7



The Installation of a Two-Axis Solar Energy Tracker at 16 Granville Baker Way, Plympton



Solar Energy Tracker

This photo of a recently installed tracker in Hanson captures the relationship of the home with the tracker position almost exactly in perspective to 16 Granville Baker Way, Plympton.

What is it?

This is a solar energy tracker array; it can be defined technically as: A 7,200-watt, grid-tied, net-metered, two-axis tracker. Grid-tied meaning the home stays connected to Eversource, and net-metered means when the system is generating more than the home requires, the excess energy is net-metered and the utility credits the homeowner's bill.

Why do it this way rather than the roof?

Optimal solar direction, tilt and irradiance are important. Roof-mounted solar is typically a compromise on these variables. Ground-mounted solar can be focused in optimal direction and tilted to our latitude.

Why use a Tracker?

Trackers are environmentally friendly as compared to other ground-mounted alternatives. Trackers maintain the integrity of the land in that they only require a single pole in the ground, while generating up to 40% more energy than a system spread across a larger area.

What about this specific location?

The location was selected to optimize solar irradiance on the property. This location will position the ‘single – pole’ foundation 78” (6.5’) outside the 100’ setback. The tracker moves a 21.6” platform about an 11’ radius. We will trench to the house for electrical transmission and later will restore the landscape.

Frederick Paris
508 728 5050

Town of Plympton
 Certified Abutters List - 300 Feet from Subject Parcel 14-1-8

13/ 2/ 29/ A/	183 BROOK ST	SMITH JEFFREY A	SMITH MICHELLE H	P.O. BOX 155	PLYMPTON, MA 02367
13/ 2/ 29/ B/	181 BROOK ST	DEVLIN MICHAEL	DEVLIN JANE	181 BROOK ST.	PLYMPTON, MA 02367
13/ 2/ 31/ 0/	0 BROOK ST	RANDALL JEFFREY E TR	CHIGHISOLA LOUIS A JR TR	98 RING RD	PLYMPTON, MA 02367
14/ 1/ 1/ 0/	187 BROOK ST	DONAHUE ARTHUR J	DONAHUE LIVING TRUST	187 BROOK ST.	PLYMPTON, MA 02367
14/ 1/ 2/ 0/	189 BROOK ST	LEWIS STEVEN R	LEWIS CAROL J	189 BROOK ST.	PLYMPTON, MA 02367
14/ 1/ 6/ 0/	8 GRANVILLE BAKER WAY	FREDA KRISTINA		8 GRANVILLE BAKER WAY	PLYMPTON, MA 02367
14/ 1/ 7/ 0/	14 GRANVILLE BAKER WAY	HOLLER JOHN		14 GRANVILLE BAKER WAY	PLYMPTON, MA 02367
14/ 1/ 7A/	12 GRANVILLE BAKER WAY	GABRIEL MARK C KATHLEEN M		12 GRANVILLE BAKER WAY	PLYMPTON, MA 02367
14/ 1/ 9/ 0/	18 GRANVILLE BAKER WAY	DELUCA JOHN C, JR		18 GRANVILLE BAKER WAY	PLYMPTON, MA 02367
14/ 1/ 10/ 0/	24 GRANVILLE BAKER WAY	KIRK LAURIE HUSSERL		24 GRANVILLE BAKER WAY	PLYMPTON, MA 02367
14/ 1/ 14/ 0/	23 GRANVILLE BAKER WAY	MORGAN MARION R. AND	MORGAN DANIELLE	23 GRANVILLE BAKER WAY	PLYMPTON, MA 02367
14/ 1/ 15/ 0/	17 GRANVILLE BAKER WAY	MURPHY NEIL F & DEBORAH A TTE	MURPHY REALTY TRUST	17 GRANVILLE BAKER WAY	PLYMPTON, MA 02367
14/ 1/ 16/ 0/	11 GRANVILLE BAKER WAY	MORIN ARTHUR B JR	MORIN COLLEEN P	11 GRANVILLE BAKER WAY	PLYMPTON, MA 02367

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 of land shown as above 14-1-8.

CP Street

5/3/17

13/ 2/ 29/ A/
SMITH JEFFREY A
P.O. BOX 155
PLYMPTON, MA 02367

13/ 2/ 29/ B/
DEVLIN MICHAEL
181 BROOK ST.
PLYMPTON, MA 02367

13/ 2/ 31/ 0/
RANDALL JEFFREY E TR
98 RING RD
PLYMPTON, MA 02367

14/ 1/ 1/ 0/
DONAHUE ARTHUR J
187 BROOK ST.
PLYMPTON, MA 02367

14/ 1/ 2/ 0/
LEWIS STEVEN R
189 BROOK ST.
PLYMPTON, MA 02367

14/ 1/ 6/ 0/
FREDA KRISTINA
8 GRANVILLE BAKER WAY
PLYMPTON, MA 02367

14/ 1/ 7/ 0/
HOLLER JOHN
14 GRANVILLE BAKER WAY
PLYMPTON, MA 02367

14/ 1/ 7/ /
GABRIEL MARK C KATHLEEN M
12 GRANVILLE BAKER WAY
PLYMPTON, MA 02367

14/ 1/ 8/ 0/
HOFFMAN TODD A & KIMBERLY M
16 GRANVILLE BAKER WAY
Plympton, MA 02367

14/ 1/ 9/ 0/
DELUCA JOHN C, JR
18 GRANVILLE BAKER WAY
PLYMPTON, MA 02367

14/ 1/ 10/ 0/
KIRK LAURIE HUSSERL
24 GRANVILLE BAKER WAY
PLYMPTON, MA 02367

14/ 1/ 14/ 0/
MORGAN MARION R. AND
23 GRANVILLE BAKER WAY
PLYMPTON, MA 02367

14/ 1/ 15/ 0/
MURPHY NEIL F & DEBORAH A TTE
17 GRANVILLE BAKER WAY
PLYMPTON, MA 02367

14/ 1/ 16/ 0/
MORIN ARTHUR B JR
11 GRANVILLE BAKER WAY
PLYMPTON, MA 02367


KIMBERLY M. HOFFMAN
TODD HOFFMAN
16 GRANVILLE BAKER WAY
PLYMPTON, MA 02367

60-7269/2313

1244

DATE 5-2-17

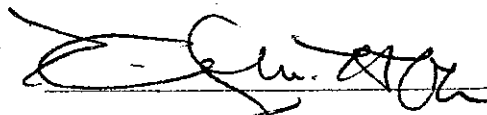
PAY TO THE ORDER OF Town of Plympton \$ 100.00

one hundred dollars ⁰⁰/₁₀₀ DOLLARS  Security Features Included. Details on Back.



Santander Bank, N. A.

MEMO ZBA

 MP

⑆ 231372691⑆

24315712621⑆ 1244


KIMBERLY M. HOFFMAN
TODD HOFFMAN
16 GRANVILLE BAKER WAY
PLYMPTON, MA 02367

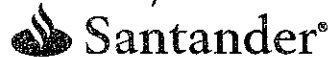
60-7269/2313

1245

DATE 5-2-17

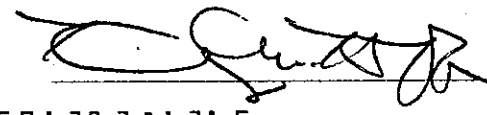
PAY TO THE ORDER OF Town of Plympton \$ 80.00

eighty dollars ⁰⁰/₁₀₀ DOLLARS  Security Features Included. Details on Back.



Santander Bank, N. A.

MEMO Advertising

 MP

⑆ 231372691⑆

24315712621⑆ 1245


KIMBERLY M. HOFFMAN
TODD HOFFMAN
16 GRANVILLE BAKER WAY
PLYMPTON, MA 02367

60-7269/2313

1250

DATE 5-2-17

PAY TO THE ORDER OF Town of Plympton \$ 85.67

eighty-five dollars ⁶⁷/₁₀₀ DOLLARS  Security Features Included. Details on Back.



Santander Bank, N. A.

MEMO

 MP

⑆ 231372691⑆

24315712621⑆ 1250


KIMBERLY M. HOFFMAN
TODD HOFFMAN
16 GRANVILLE BAKER WAY
PLYMPTON, MA 02367

60-7269/2313

1246

DATE 5-2-17

PAY TO THE ORDER OF Town of Plympton \$ 35.00

thirty-five dollars ⁰⁰/₁₀₀ DOLLARS  Security Features Included. Details on Back.



Santander Bank, N. A.

MEMO Abstar 1st

 MP

⑆ 231372691⑆

24315712621⑆ 1246