

ZONING BOARD OF APPEAL

PHILIP W. RILEY
SCOTT P. MURPHY
MARY KATE DALY
SHANNON GREENWELL
MICHAEL SHEEHAN



Zoning Board of Appeal Meeting

Agenda

April 20, 2021 at 7:00 PM

(Meeting Shall Be Recorded)

The meeting will be conducted digitally using GoToMeeting. Direction explaining how to join the meeting can be found immediately below the agenda items.

Public participation can be accessed through the email address: jacollins@norwoodma.gov. Emails can be sent in advance of the meeting and will be read during the agenda item the email sender wishes to discuss.

1. CALL TO ORDER

2. HEARINGS and/or DECISIONS

- a. 7:00 PM Case 21-08 15 Pine Street (addition) **P 2**
- b. 7:15 PM Case 21-07 130 Gay Street (addition) **P 15**
- c. 7:30 PM Case 21-05 13 East Hoyle Street (sign) – Continued from April 6th Public Hearing – **Original: P 23, New Info Provided & New Letter from abutter: P 32**

3. REGULAR BUSINESS

- a. UAVE LLC 180 Day Extension Request **P37**

4. UPCOMING HEARINGS and/or DECISIONS

- a. May 4, 2021
 - i. Case 21-08 512 Walpole Street
 - ii. Case 21-10 1400 Boston Providence
 - iii. Case 21-03 1369 Boston Providence (Continuance)

5. ADJOURNMENT

This listing of items are those reasonably anticipated by the Chairman and may be discussed at the meeting. Not all matters may in fact be brought up and other items not listed may also be brought up for discussion to the extent permitted by law.

Below is information about how to attend the meeting using GoToMeeting:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/464775693>

You can also dial in using your phone.

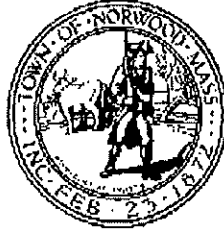
United States: [+1 \(669\) 224-3412](tel:+16692243412)

Access Code: 464-775-693

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/464775693>

Town of Norwood TOWN CLERK & REGISTRAR
BOARD OF APPEAL APPLICATION



2021 MAR -1 PM 12:22

Date: 2/25/2021

Fee: \$100.00

Name of Applicant: Daniel Golden Phone: 617-827-8572

Mailing Address: 15 Pine St Norwood, MA

Email Address: golden@casneredwards.com

Location of property involved: 15 Pine St Norwood, MA

Current owner of property: Daniel + Kathleen Golden

Zoning district: _____

Inspector of Buildings/Zoning Enforcement Officer – Date permit denied: 2/9/2021

Attention: Please be concise in your request for relief. The lack of specific details may result in your application being deficient.

1. This Application requests a SPECIAL PERMIT under Section 5.4 of the Zoning Bylaw to allow a new 20^{ft} x 20^{ft} addition off the back left of the existing structure. The new structure would be on a new foundation with a poured slab. The addition would consist of a bedroom with a full bath and closet. The current structure is 1350 sq ft and with the new addition of 400 sq ft the total square footage would be 1750 sq. ft.
2. This Application requests a VARIANCE under the General Laws of the Commonwealth of Massachusetts to allow _____

I, Mary Lou Folan, herewith certify
that this notice was filed with the Town
Clerk on 3/1/2021 at 12:22 PM

Signed

Mary Lou Folan

Town Clerk

pursuant to Section _____

BOARD OF APPEAL APPLICATION
(Continued)

3. This application requests a Comprehensive Permit Pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23 to allow _____

4. This application requests an APPEAL from the action by _____

with respect to _____

In the event of a lengthy application, please attach additional requests to this application.


Signature

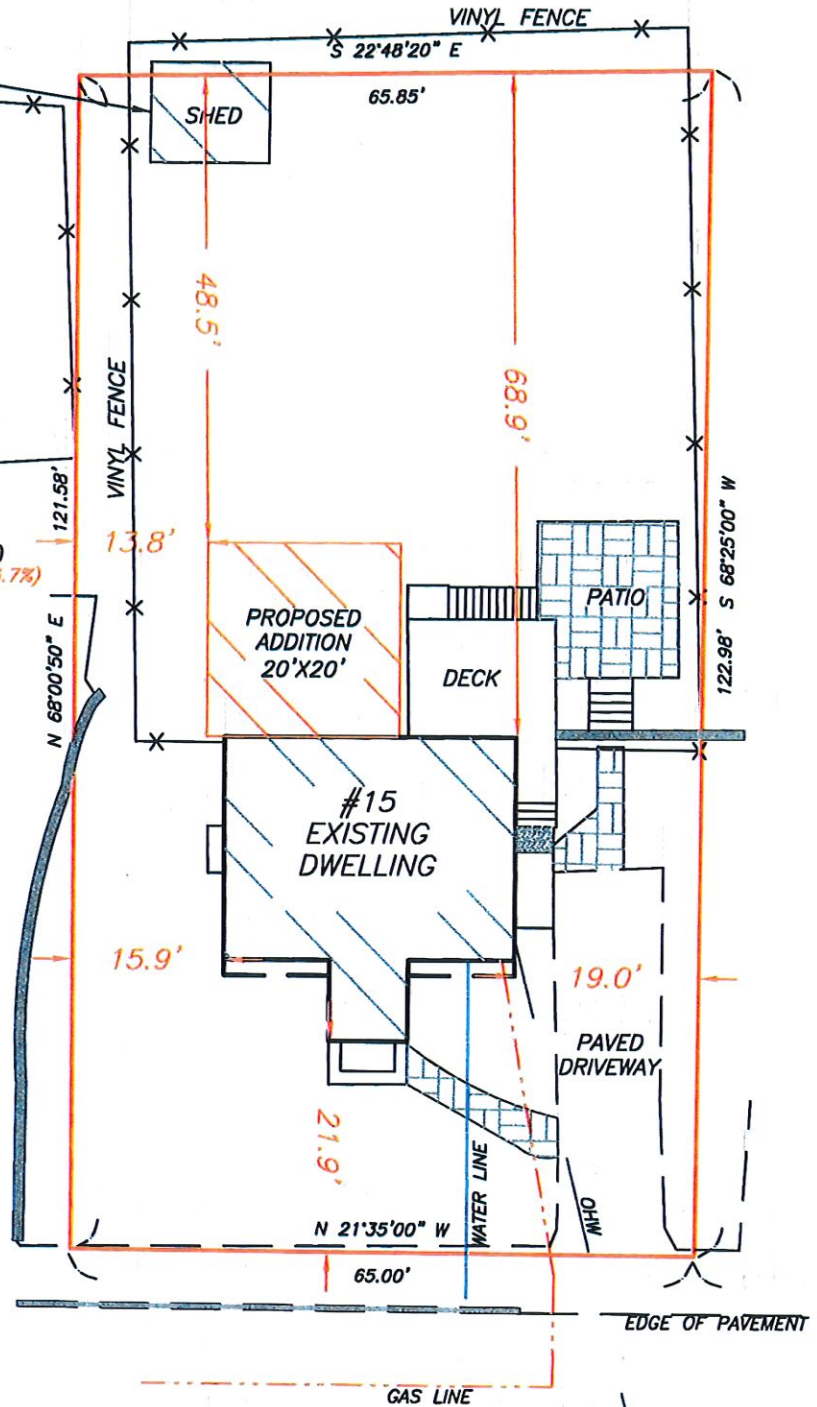
Owner
Relationship to involved property

2/25/2021
Date

PLEASE NOTE: THE APPLICANT IS ADVISED THAT WHILE THE BOARD STAFF MAY ASSIST ON PROCEDURAL MATTERS, NO LEGAL OR OTHER ADVICE SHALL BE GIVEN. IT IS THE RESPONSIBILITY OF THE APPLICANT TO DETERMINE CHAPTER AND SECTION NECESSARY FOR THE APPLICATION TO BE ACCURATE. OTHERWISE, THE APPLICANT MUST LOOK TO THEIR OWN ATTORNEYS OR OTHER ADVISORS IN THIS REGARD.

EXISTING SHED
TO BE RELOCATED
5' OFF PROPERTY
LINE

EXISTING LOT COVERAGE: 932.1 SQ FT (11.7%)
PROPOSED LOT COVERAGE: 1,332.1 SQ FT (16.7%)



PINE STREET



20 10 0 20



Dennis O'Brien

P.L.S.



D. O'BRIEN
LAND SURVEYING

EST 1996
480 WEST CENTRAL ST.
FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING PROPOSED ADDITION
15 PINE STREET
NORWOOD, MA NORFOLK COUNTY

SCALE:
1" = 20'

DATE:
2/24/2021

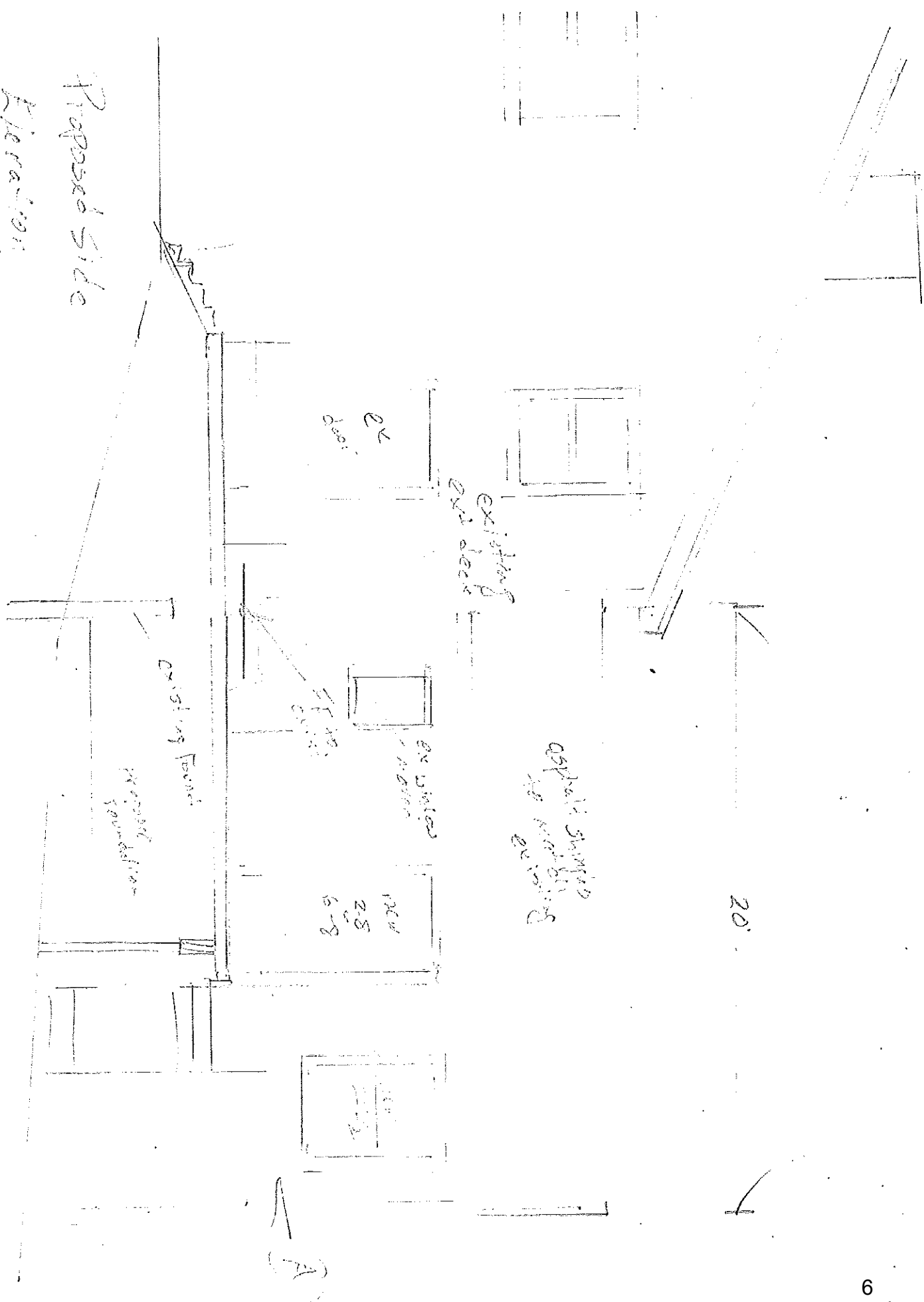
REVISED:

DRAWN BY:
M.F.W.

CHECKED BY:
D.O.

15 Pine St
Kinnaman

Proposed Side



Existing basement
2nd

exist 10"
Paved concrete
Foundation

new planned to
existing

sketch 7"

Concrete 10"
down concrete
Foundation on
2nd power core
keyed existing
level

Concrete
2nd power core
down 5' 6"

Existing deck
concrete

existing 36"
down paved

Section

3/4 inch bolts
@ 32" o.c.

10"



2nd level
existing 48"
min. 4' in
above

Proposed Foundation

15 Pin St

Minimum 1' 6"

1 7/8 LVL Ribs

2x10 Rafters @ 16" O.C.

1x3 Siding @ 16" O.C.

2x10 Rafters @ 16" O.C.

12x3 Siding @ 16" O.C.

5/8 Roof Sheathing

2x10 Siding @ 16" O.C.

2x8 ceiling joists @ 16" O.C.

10x12 Joist

3 1/2" Advanced Subfloor 3-2x8 Joist nailed

Section B 10'

2x10

3 1/2" Advanced Subfloor

Section A

2x10 230 @ 12" O.C.

1 1/2" Rim

2x6 @ 16" O.C.

1 1/2" Rim

Sections 15 Pine St

1000 mm AA

2x6 @ 16" O.C. Run
on 10" poured concrete (typ)

9 1/2' 2x4 banded
to existing w/
5" ledger blocks
@ 16" O.C.

7'3" 2x3 or eq. v.
@ 12" O.C.

Bolt existing
exterior wall
to new framing

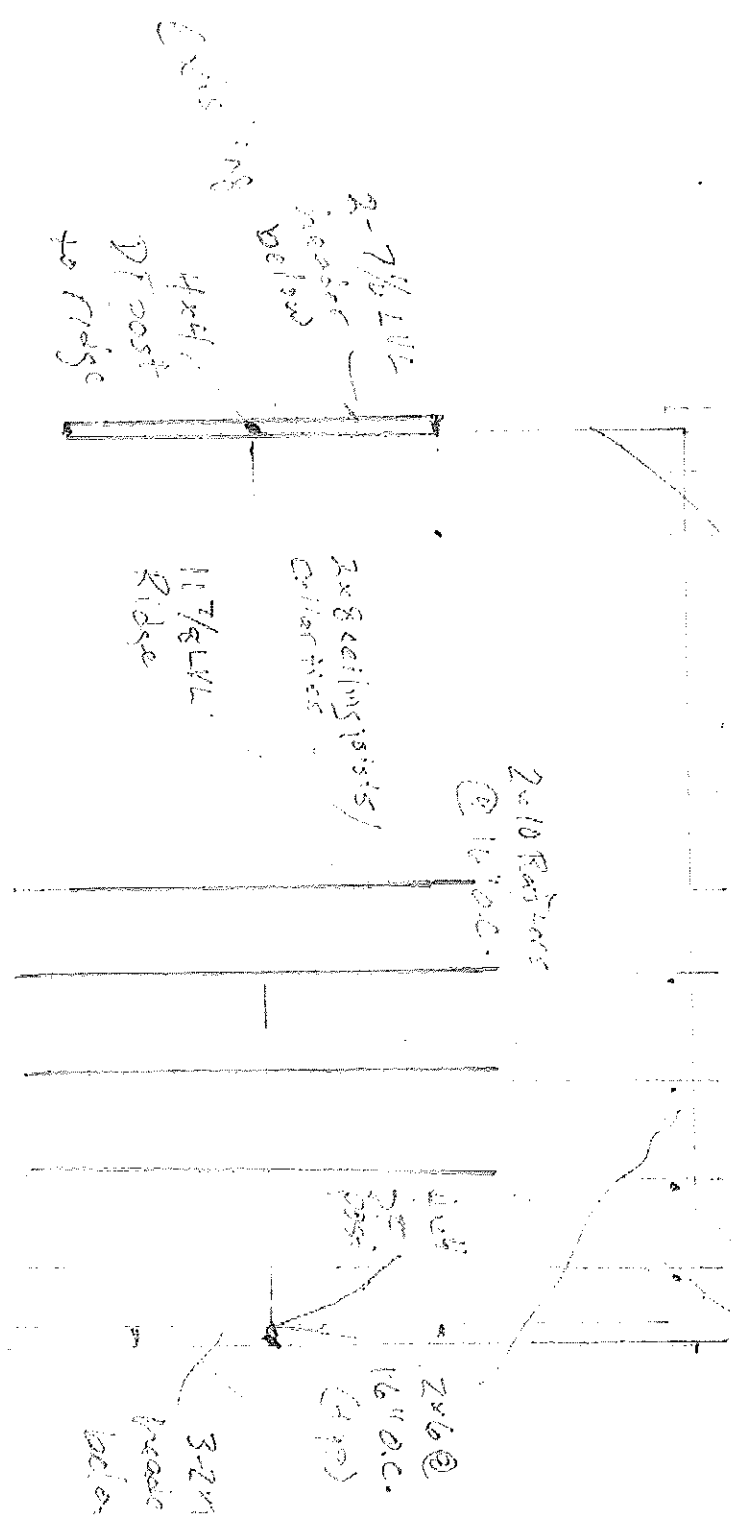
1/4" Rim board
concrete perimeter

15' x 10' 1/2"
Dormer addition

Proposed Floor Framing
15 Pine St
Norwood MA

Flash @ existing

Shapron H 2.6
every 10' max



Revised Roof Framing

15 Pine St
Norwood MA

1x8 fascia

8" O.D.
w/ 307 x 1/2
inch

FLOOR SPAN TABLES AND MATERIAL WEIGHTS

L/480 Live Load Deflection

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/4"	110	16'-11"	15'-6"	14'-7"	13'-7"	16'-11"	15'-6"	14'-3"	12'-9"
	210	17'-9"	16'-3"	15'-4"	14'-3"	17'-9"	16'-3"	15'-4"	14'-0"
	230	18'-3"	16'-8"	15'-9"	14'-8"	18'-3"	16'-8"	15'-9"	14'-8"
11 1/4"	110	20'-2"	18'-5"	17'-4"	15'-9" ⁽¹⁾	20'-2"	17'-8"	16'-1" ⁽¹⁾	14'-4" ⁽¹⁾
	210	21'-1"	19'-3"	18'-2"	16'-11"	21'-1"	19'-3"	17'-8"	15'-9" ⁽¹⁾
	230	21'-8"	19'-10"	18'-8"	17'-5"	21'-8"	19'-10"	18'-7"	16'-7" ⁽¹⁾
	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10" ⁽¹⁾
14"	560	26'-1"	23'-8"	22'-4"	20'-9"	26'-1"	23'-8"	22'-4"	20'-9" ⁽¹⁾
	110	22'-10"	20'-11"	19'-2"	17'-2" ⁽¹⁾	22'-2"	19'-2"	17'-6" ⁽¹⁾	15'-0" ⁽¹⁾
	210	23'-11"	21'-10"	20'-8"	18'-10" ⁽¹⁾	23'-11"	21'-1"	19'-2" ⁽¹⁾	16'-7" ⁽¹⁾
	230	24'-8"	22'-6"	21'-2"	19'-9" ⁽¹⁾	24'-8"	22'-2"	20'-3" ⁽¹⁾	17'-6" ⁽¹⁾
	360	26'-0"	23'-8"	22'-4"	20'-9" ⁽¹⁾	26'-0"	23'-8"	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
16"	560	29'-6"	26'-10"	25'-4"	23'-6"	29'-6"	26'-10"	25'-4" ⁽¹⁾	20'-11" ⁽¹⁾
	210	26'-6"	24'-3"	22'-6" ⁽¹⁾	19'-11" ⁽¹⁾	26'-0"	22'-6" ⁽¹⁾	20'-7" ⁽¹⁾	16'-7" ⁽¹⁾
	230	27'-3"	24'-10"	23'-6"	21'-1" ⁽¹⁾	27'-3"	23'-9"	21'-8" ⁽¹⁾	17'-6" ⁽¹⁾
	360	28'-9"	26'-3"	24'-8" ⁽¹⁾	21'-5" ⁽¹⁾	28'-9"	26'-3" ⁽¹⁾	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
	560	32'-8"	29'-8"	28'-0"	25'-2" ⁽¹⁾	32'-8"	28'-8"	26'-3" ⁽¹⁾	20'-11" ⁽¹⁾

L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/4"	110	18'-3"	17'-2"	15'-8"	14'-0"	18'-1"	15'-8"	14'-3"	12'-9"
	210	19'-8"	18'-0"	17'-0"	15'-4"	19'-8"	17'-2"	15'-8"	14'-0"
	230	20'-3"	18'-6"	17'-5"	16'-2"	20'-3"	18'-1"	16'-6"	14'-9"
11 1/4"	110	22'-3"	19'-4"	17'-8"	15'-9" ⁽¹⁾	20'-5"	17'-8"	16'-1" ⁽¹⁾	14'-4" ⁽¹⁾
	210	23'-4"	21'-2"	19'-4"	17'-3" ⁽¹⁾	22'-4"	19'-4"	17'-8"	15'-9" ⁽¹⁾
	230	24'-0"	21'-11"	20'-5"	18'-3"	23'-7"	20'-5"	18'-7"	16'-7" ⁽¹⁾
	360	25'-4"	23'-2"	21'-10"	20'-4" ⁽¹⁾	25'-4"	23'-2"	21'-10" ⁽¹⁾	17'-10" ⁽¹⁾
14"	560	28'-10"	26'-3"	24'-9"	23'-0"	28'-10"	26'-3"	24'-9"	20'-11" ⁽¹⁾
	110	24'-4"	21'-0"	19'-2"	17'-2" ⁽¹⁾	22'-2"	19'-2"	17'-6" ⁽¹⁾	15'-0" ⁽¹⁾
	210	26'-6"	23'-1"	21'-1"	18'-10" ⁽¹⁾	24'-4"	21'-1"	19'-2" ⁽¹⁾	16'-7" ⁽¹⁾
	230	27'-3"	24'-4"	22'-2"	19'-10" ⁽¹⁾	25'-8"	22'-2"	20'-3" ⁽¹⁾	17'-6" ⁽¹⁾
	360	28'-9"	26'-3"	24'-9" ⁽¹⁾	21'-5" ⁽¹⁾	28'-9"	26'-3" ⁽¹⁾	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
16"	560	32'-8"	29'-9"	28'-0"	25'-2" ⁽¹⁾	32'-8"	29'-9"	26'-3" ⁽¹⁾	20'-11" ⁽¹⁾
	210	28'-6"	24'-8"	22'-6" ⁽¹⁾	19'-11" ⁽¹⁾	26'-0"	22'-6" ⁽¹⁾	20'-7" ⁽¹⁾	16'-7" ⁽¹⁾
	230	30'-1"	26'-0"	23'-9"	21'-1" ⁽¹⁾	27'-5"	23'-9"	21'-8" ⁽¹⁾	17'-6" ⁽¹⁾
	360	31'-10"	29'-0"	26'-10" ⁽¹⁾	21'-5" ⁽¹⁾	31'-10"	28'-10" ⁽¹⁾	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
	560	36'-1"	32'-11"	31'-0" ⁽¹⁾	25'-2" ⁽¹⁾	36'-1"	31'-6" ⁽¹⁾	26'-3" ⁽¹⁾	20'-11" ⁽¹⁾

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is less than 5 1/4" and the span on either side of the intermediate bearing is greater than the following spans:

Web stiffeners are required at intermediate bearing locations if the span between intermediate bearings is greater than the following spans.								
54" and the span on either side of the intermediate bearing is greater than the following spans.					40 PSF Live Load / 20 PSF Dead Load			
TJI®	40 PSF Live Load / 10 PSF Dead Load				12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.		16" o.c.	19.2" o.c.	24" o.c.
110	Not Req.	Not Req.	Not Req.	15'-4"	Not Req.	Not Req.	16'-0"	12'-9"
210			21'-4"	17'-0"		21'-4"	17'-9"	14'-2"
230			Not Req.	19'-2"		Not Req.	19'-11"	15'-11"
360			24'-5"	19'-6"		24'-5"	20'-4"	16'-3"
560			29'-10"			23'-10"	29'-10"	24'-10"

* Long-term deflection under dead load, which includes the effect of creep, has not been considered. **Bold italic spans** reflect initial dead load deflection exceeding 0.33".

How to Use These Tables

1. Determine the appropriate live load deflection criteria.
2. Identify the live and dead load condition.
3. Select on-center spacing.
4. Scan down the column until you meet or exceed the span of your application.
5. Select TJI® joist and depth.

Live load deflection is not the only factor that affects how a floor will perform. To more accurately predict floor performance, use our TI-Pro™ Ratings.

Material Weights

(Include TJI® weights in dead load calculations— see Design Properties table on page 3 for joist weights)

Floor Panels

Southern Pine

1/2" plywood	1.7 psf
5/8" plywood	2.0 psf
3/4" plywood	2.5 psf
1 1/8" plywood	3.8 psf
1/2" OSB	1.8 psf
5/8" OSB	2.2 psf
3/4" OSB	2.7 psf
1 1/8" OSB	3.1 psf
1 1/4" OSB	4.1 psf

Based on: Southern pine—40 pcf for plywood, 44 pcf for OSB

Roofing

Asphalt shingles	2.5 psf
Wood shingles	2.0 psf
Clay tile	9.0 to 14.0 psf
Slate (3/4" thick)	15.0 psf
Roll or Batt Insulation (1" thick):	
Rock wool	0.2 psf
Glass wool	0.1 psf

Floor Finishes

Hardwood (nominal 1")	4.0 psf
Sheet vinyl	0.5 psf
Carpet and pad	1.0 psf
3/4" ceramic or quarry tile	10.0 psf
Concrete:	
Regular (1")	12.0 psf
Lightweight (1")	8.0 to 10.0 psf
Gypsum concrete (5/8")	6.5 psf

Ceilings

Acoustical fiber tile	1.0 psf
1/2" gypsum board	2.2 psf
5/8" gypsum board	2.8 psf
Plaster (1" thick)	8.0 psf

General Notes

- Tables are based on:
 - Uniform loads.
 - More restrictive of simple or continuous span.
 - Clear distance between supports
 - Minimum bearing length of 1 1/4" end (no web stiffeners) and 3 1/2" intermediate.
- Assumed composite action with a single layer of 24" on-center span-rated, glue-nailed floor panels for deflection only. Spans shall be reduced 6" when floor panels are nailed only.
- Spans generated from Weyerhaeuser software may exceed the spans shown in these tables because software reflects actual design conditions.
- For multi-family applications and other loading conditions not shown, refer to Weyerhaeuser software or to the load table on page 5.

TOWN OF NORWOOD
REQUEST FOR CERTIFIED ABUTTERS LIST

I hereby request a list of abutters as required by the following Board or Commission. (Please check the appropriate permit request to facilitate the creation of the appropriate certified abutters list)

☒ Special Permit and/or Variance from the Board of Appeals
(for certification – see page 2)

☒ Special Permit from the Planning Board
(for certification – see page 2)

☐ Subdivision Plan Approval from the Planning Board
(for certification – see page 2)

☐ Notice of Intent from the Conservation Commission

RECEIVED
MAR 09 2021
TOWN OF NORWOOD
BOARD OF ASSESSORS

.....

Applicant Name: <u>Daniel Golden</u>	Owner Name: <u>Daniel + Kathleen Golden</u>
Address: <u>15 Pine Street</u>	Address: <u>15 Pine Street</u>
Phone: <u>617-827-8572</u>	Phone: <u>617-827-8572</u>
Fax: <u>617-426-8810</u>	Fax: <u>617-426-8810</u>
Email: <u>golden@casnewedwards.com</u>	Email: <u>golden@casnewedwards.com</u>

.....

Property Address: 15 Pine Street, Norwood, MA 02062

Property Location: Assessor's Map(s) 5 Sheet(s) 16 Parcel(s) B41

I agree that a fee of \$3.00 per abutter will be required to be paid upon the completion of the certified or non-certified abutters list and prior to the opening of the public hearing.


Applicant's Signature

2/4/2021
Date

TOWN OF NORWOOD

BOARD OF APPEAL

AFFIDAVIT

for Publication and Sign

With respect to the hearing on my petition before the Board of Appeal, outlined in the attached notice form, I Daniel Golden of Norwood, MA

A. Caused to be published in the Norwood Record on April 1st
(Name of Newspaper) (date)
and April 8th a notice in the attached form, and that attached
(date)
hereto are copies of the newspaper containing such notice.

B. Caused to be posted a notice of the hearing upon the property in question,
sized and located so as to be legible from the street.

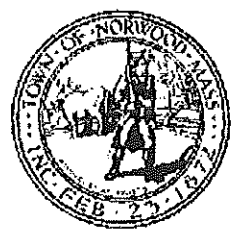


Daniel Golden
(Name)

15 Pine Street, Norwood, MA
(Address) 02062

Signed under the pains and penalties of perjury this 25th day of March, 2021.

Town of Norwood
BOARD OF APPEAL APPLICATION



TOWN CLERK & ASSOCIATES
TOWN OF NORWOOD
RECEIVED
2021 MAR -3 A 10:56

Date: 03-02-2021

Fee: _____

Name of Applicant: ROBERT MACLEAN Phone: 781-801-0869

Mailing Address: 130 GAY ST, NORWOOD MA 02062

Email Address: ROBOMAC442@YAHOO.COM

Location of property involved: 130 GAY ST,

Current owner of property: ROBERT MACLEAN

Zoning district: SINGLE RESIDENCE (S)

Inspector of Buildings/Zoning Enforcement Officer – Date permit denied: 03-02-2021

Attention: Please be concise in your request for relief. The lack of specific details may result in your application being deficient.

1. This Application requests a SPECIAL PERMIT under Section 5.4.4 of the Zoning Bylaw to allow FOR THE ALTERATION AND ADDITION OF TWO NEW BEDROOMS AND TO INCREASE THE SIZE OF AN EXISTING BEDROOM, LIVING ROOM, KITCHEN AND GARAGE. THIS ALTERATION WILL INCREASE THE HABITABLE FLOOR AREA BY MORE THAN 25% WHILE STILL MAINTAINING ALL APPROPRIATE SETBACKS.
2. This Application requests a VARIANCE under the General Laws of the Commonwealth of Massachusetts to allow _____

I, Mary Lou Folan, herewith certify
that this notice was filed with the Town
Clerk on 3/2/2021 at 10:56 AM
date time

Signed Mary Lou Folan
Town Clerk

pursuant to Section _____

BOARD OF APPEAL APPLICATION
(Continued)

3. This application requests a Comprehensive Permit Pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23 to allow _____

4. This application requests an APPEAL from the action by _____

with respect to _____

In the event of a lengthy application, please attach additional requests to this application.

Robert MacLean
Signature

OWNER
Relationship to involved property

03-02-2021
Date

PLEASE NOTE: THE APPLICANT IS ADVISED THAT WHILE THE BOARD STAFF MAY ASSIST ON PROCEDURAL MATTERS, NO LEGAL OR OTHER ADVICE SHALL BE GIVEN. IT IS THE RESPONSIBILITY OF THE APPLICANT TO DETERMINE CHAPTER AND SECTION NECESSARY FOR THE APPLICATION TO BE ACCURATE. OTHERWISE, THE APPLICANT MUST LOOK TO THEIR OWN ATTORNEYS OR OTHER ADVISORS IN THIS REGARD.

RECEIVED

MAR 29 2021

TOWN OF NORWOOD
REQUEST FOR CERTIFIED ABUTTERS LIST

TOWN OF NORWOOD
BOARD OF ASSESSORS

I hereby request a list of abutters as required by the following Board or Commission. (Please check the appropriate permit request to facilitate the creation of the appropriate certified abutters list)

- ☒ Special Permit and/or Variance from the Board of Appeals
(for certification – see page 2)
- ☐ Special Permit from the Planning Board
(for certification – see page 2)
- ☐ Subdivision Plan Approval from the Planning Board
(for certification – see page 2)
- ☐ Notice of Intent from the Conservation Commission

Applicant Name: ROBERT MACLEAN Owner Name: (SAME)

Address: 130 GAY ST. Address: _____

Phone: 781-801-0869 Phone: _____

Fax: N/A Fax: _____

Email: ROBOMAC442@YAHOO.COM Email: _____

Property Address: 130 GAY ST.

Property Location: Assessor's Map(s) 17 Sheet(s) 3 Parcel(s) 7A

I agree that a fee of \$3.00 per abutter will be required to be paid upon the completion of the certified or non-certified abutters list and prior to the opening of the public hearing.

Robert MacLean
Applicant's Signature

03-02-2021
Date

TOWN OF NORWOOD

ASSESSOR'S CERTIFICATION OF ABUTTERS AND
"PARTIES IN INTEREST"

.....
[☒ Assessor's Certification on Special Permits and Variances Applications

This is to certify that at the time of the last assessment for taxation made by the Town of Norwood, the names and addresses of those listed on the attached sheet are "parties in interest" (as defined by Massachusetts General Law Chapter 40A, Section 11) to the parcel(s) of land listed in the special permit and/or variance application.

Assessor's Signature: *Diana Donnelly* Date: 3-31-2021

.....
[☐ Assessor's Certification on Subdivision Applications

This is to certify that at the time of the last assessment for taxation made by the Town of Norwood, the names and addresses of those listed on the attached sheet are owners of land abutting upon the land described in the application for subdivision, or are separated by only a street from said land.

Assessor's Signature: _____ Date: _____

Property Address: _____

Property Location: Assessor's Map(s) _____ Sheet(s) _____ Parcel(s) _____

TOWN OF NORWOOD

BOARD OF APPEAL

AFFIDAVIT
for Publication and Sign

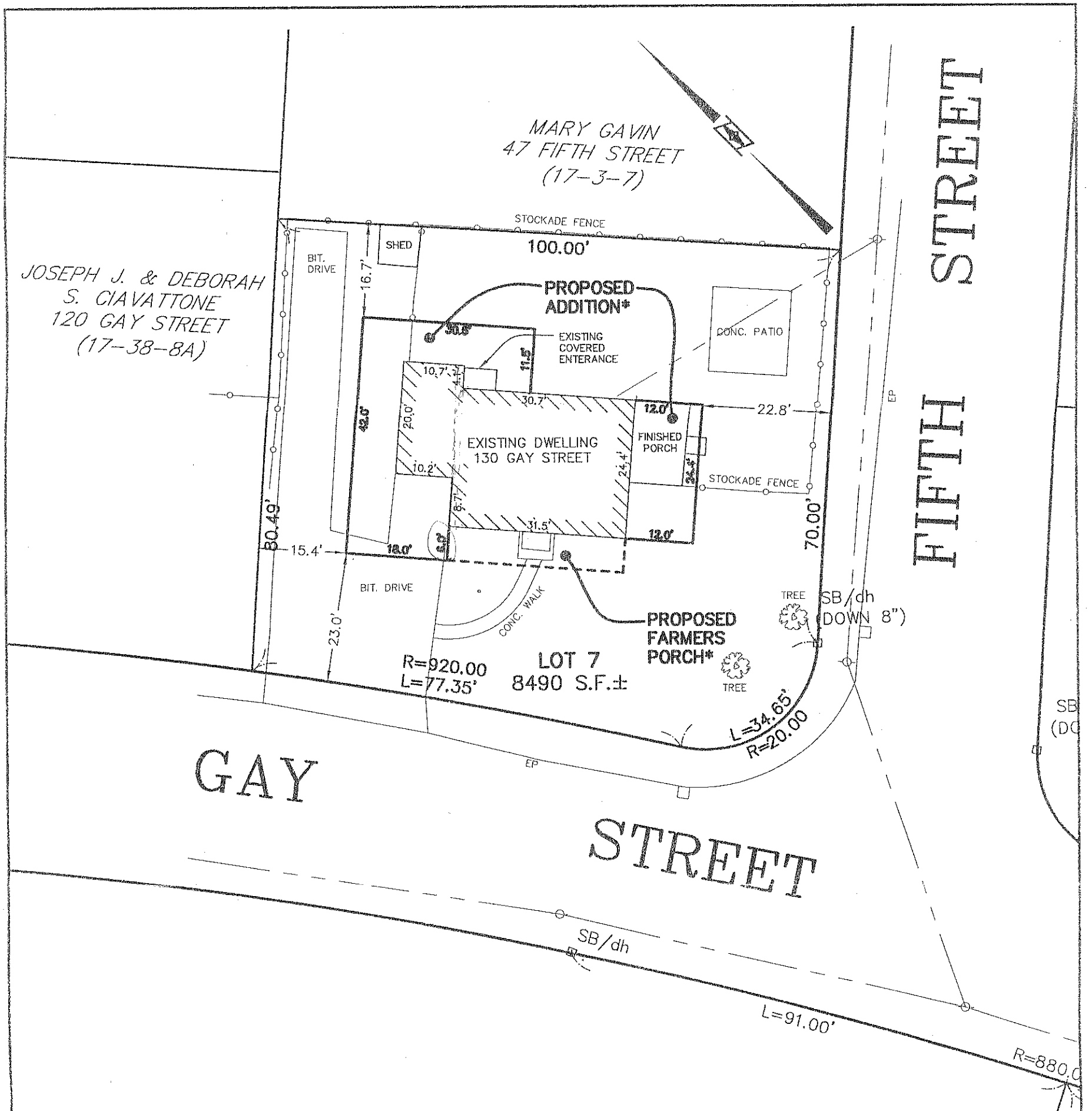
With respect to the hearing on my petition before the Board of Appeal, outlined in the attached notice form, I ROBERT MACLEAN of 130 GAY ST. NORWOOD

- A. Caused to be published in the NORWOOD RECORD on 04-01-2021
(Name of Newspaper) (date)
and 04-08-2021 a notice in the attached form, and that attached
(date)
hereto are copies of the newspaper containing such notice.
- B. Caused to be posted a notice of the hearing upon the property in question,
sized and located so as to be legible from the street.

Robert MacLean
(Name)

130 GAY ST. NORWOOD
(Address)

Signed under the pains and penalties of perjury this 12TH day of APRIL, 2021.



OWNER:
ROBERT MACLEAN
130 GAY STREET
NORWOOD, MA. 02062

DEED REFERENCE
Bk. 23688 Pg. 259

ZONING CLASSIFICATION
SINGLE RESIDENCE (S)

ASSESSORS REFERENCE
17-3-7A

*SEE ARCHITECTURAL DRAWINGS

THIS PROPERTY IS LOCATED IN ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE 0.2% ANNUAL FLOOD CHANCE AS SHOWN ON FLOOD INSURANCE RATE MAP 25021C0187E REVISED JULY 17, 2012.

I CERTIFY THE HOUSE SHOWN ON THIS PLAN WAS LOCATED FROM AN ACTUAL INSTRUMENT SURVEY AND IS CORRECTLY SHOWN ON THIS PLAN.



" BUILDING PERMIT "

PLOT

PLAN OF LAND

AT

130 GAY STREET

IN

NORWOOD, MASS.

SCALE: 1"=20'

DATE: SEPTEMBER 1, 2020

NORWOOD ENGINEERING COMPANY, INC.
1410 BOSTON-PROVIDENCE HIGHWAY (ROUTE 1)
NORWOOD, MASS. 02062

NOTEBOOK REFERENCE: 1215/2 JOB NO. 10954-01



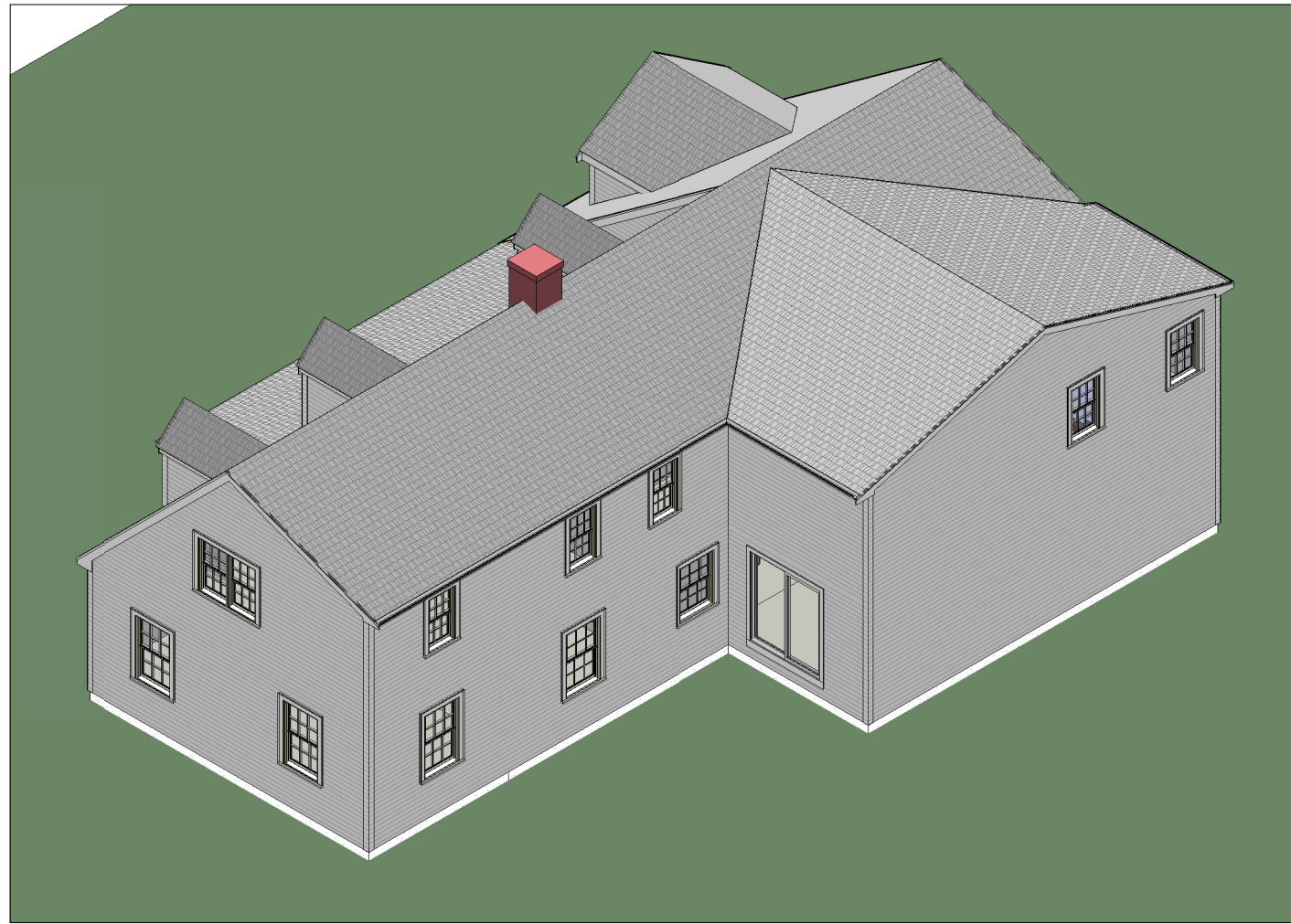
1 FRONT-LEFT



2 FRONT



3 FRONT-RIGHT



4 AERIAL BACK-RIGHT

GENERAL NOTES:

- Contractors verify all conditions & dimensions before ordering materials or commencing work
- New Walls: R-30 Insulation
- Floors over Garage: R-30 Insulation
- New Ceilings: R-49 Insulation
- Windows & Glass Doors: U=0.30
- Interior Finishes per Owner
- Match Exist Exterior Finishes
- Coord Downspout locations with Owner

TYPICAL EXTERIOR WALL SECTION:

- Siding: Vinyl to Match Exist
- 1/2" Zipwall, joints treated, or 1/2" Rated Struct Sheathing with Building Wrap
- 2x4 or 2x6 Studs (see Plan), SPF#2 Klin-Dried, per Structurals
- R15 or R21 Fiberglass Batt Insulation (see Plan), Vapor Barrier to warm side
- 1/2" Smooth-Plastered Blueboard

TYPICAL INTERIOR WALL SECTION:

- 1/2" Smooth-Plastered Blueboard
- 2x4 @ 16"oc Wood Stud Framing, SPF#2 Klin-Dried
- Consult Owner re Sound Insulation
- 1/2" Smooth-Plastered Blueboard

TYPICAL FLOOR SECTION:

- Hardwood Flooring
- 3/4" T&G Advantech, or 3/4" T&G Ply
- Joints per Structurals
- R-30 Batt Insulation, Vapor Barrier to warm side

TYPICAL ROOF SECTION:

- 30-Year Architectural Asphalt Shingles
- Building Paper
- 5/8" or 5-ply 1/2" Rated Sheathing
- Rafters per Structural
- Rafter Vent baffles
- R-49 Batt Insulation, Vapor Barrier to warm side
- 1/2" Smooth-Plastered Blueboard

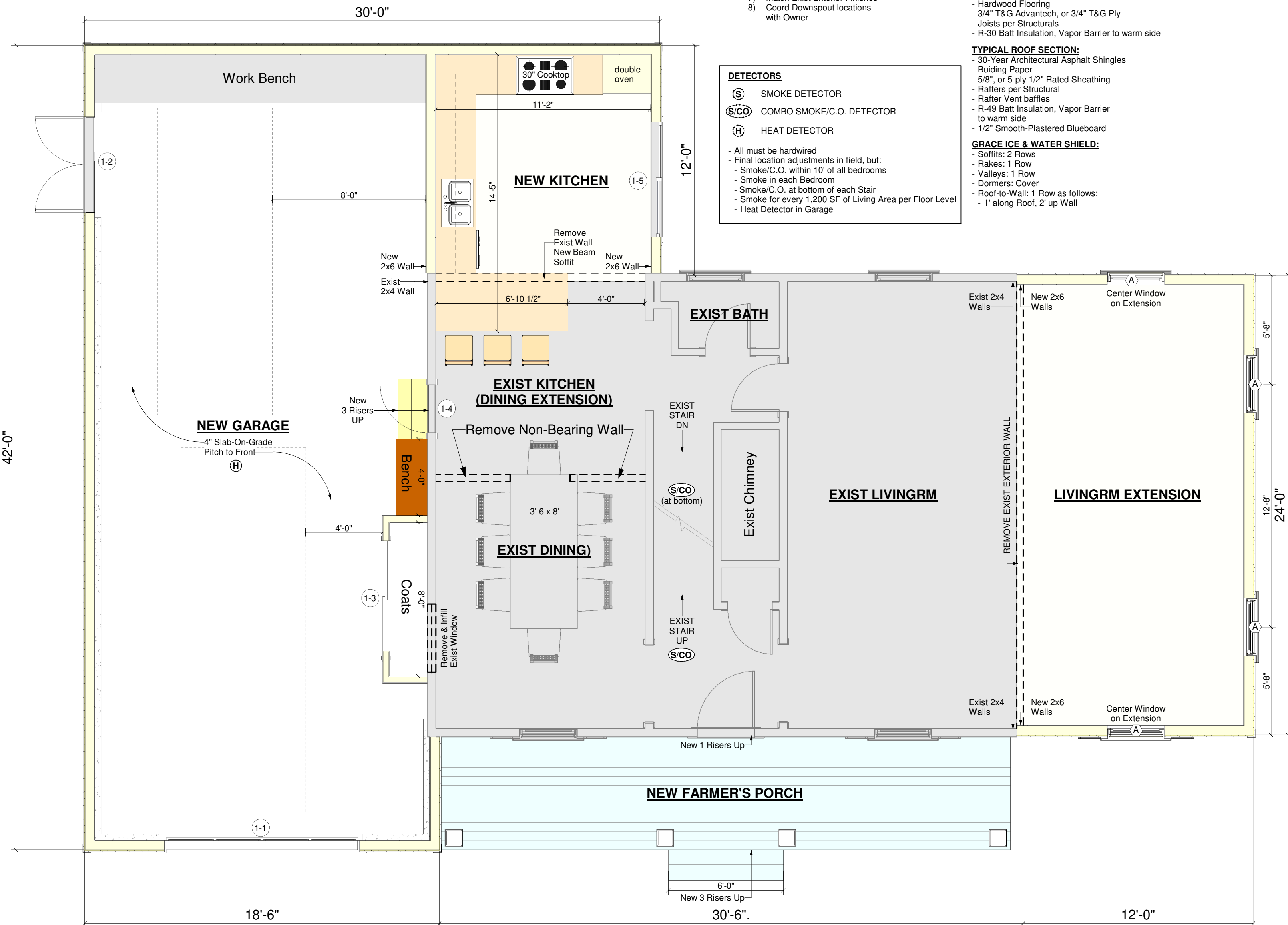
GRACE ICE & WATER SHIELD:

- Soffits: 2 Rows
- Rakes: 1 Row
- Valleys: 1 Row
- Dormers: Cover
- Roof-to-Wall: 1 Row as follows:
 - 1' along Roof, 2' up Wall

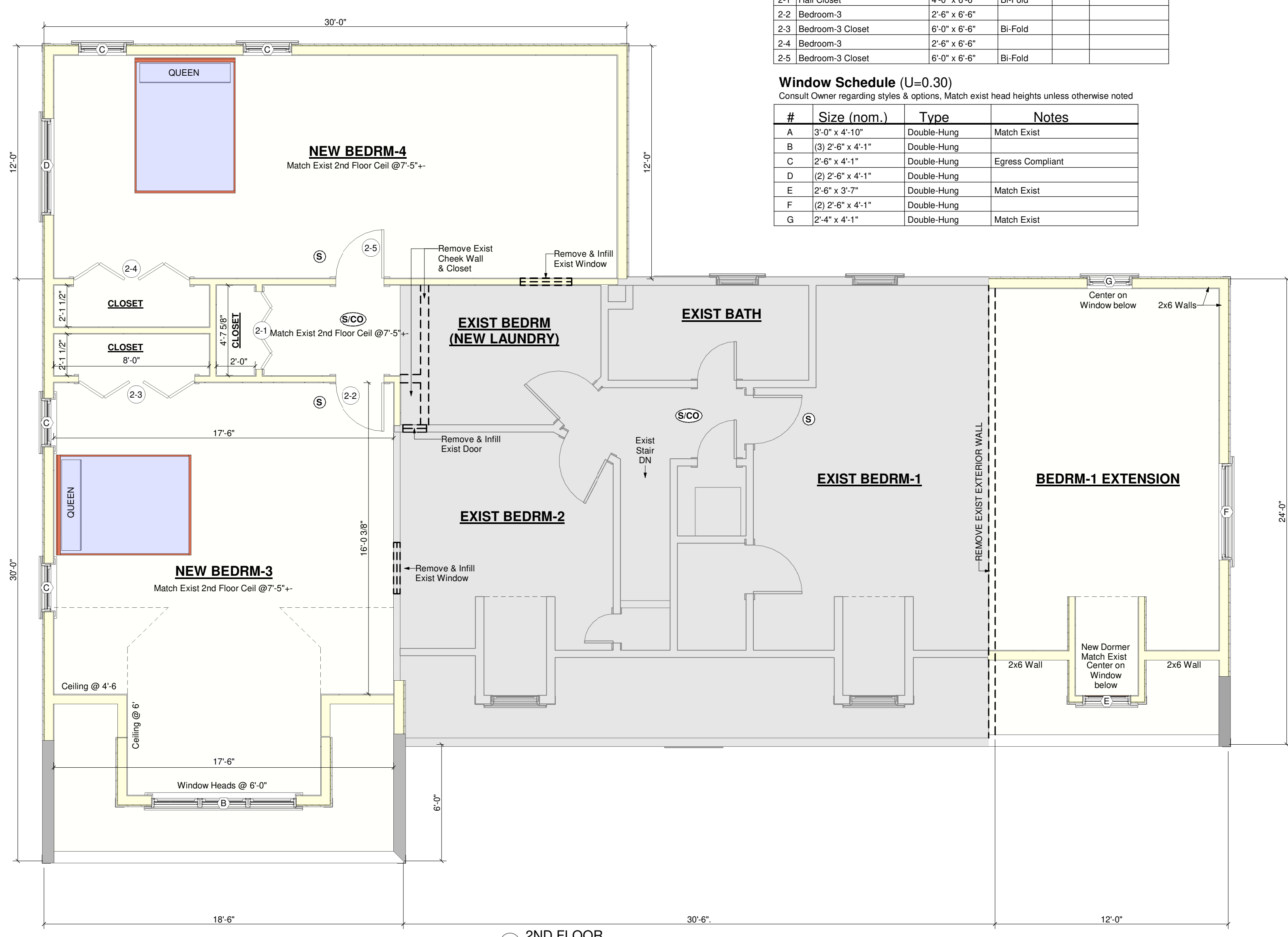
DETECTORS

- (S) SMOKE DETECTOR
- (S/CO) COMBO SMOKE/C.O. DETECTOR
- (H) HEAT DETECTOR

- All must be hardwired
- Final location adjustments in field, but:
 - Smoke/C.O. within 10' of all bedrooms
 - Smoke in each Bedroom
 - Smoke/C.O. at bottom of each Stair
 - Smoke for every 1,200 SF of Living Area per Floor Level
 - Heat Detector in Garage



5 1ST FLOOR
1/4" = 1'-0"



6 2ND FLOOR
1/4" = 1'-0"

Door Schedule

(Consult Owner regarding styles & locks)
Insulated Doors (with a U-Value) receive Threshold & Weatherstripping

#	Location	Size	Label	Notes
1-1	Garage Overhead	10'-0" x 8'-0"		
1-2	Back of Garage	Pair 2'-6" x 6'-8"		
1-3	Garage Closet	6'-0" x 6'-6"	Slider	
1-4	Garage to House	2'-8" x 6'-6"		20-min
1-5	Kitchen to Yard	6'-0" x 6'-8"	Glass Slider	U=0.30
2-1	Hall Closet	4'-0" x 6'-6"	Bi-Fold	
2-2	Bedroom-3	2'-6" x 6'-6"		
2-3	Bedroom-3 Closet	6'-0" x 6'-6"	Bi-Fold	
2-4	Bedroom-3	2'-6" x 6'-6"		
2-5	Bedroom-3 Closet	6'-0" x 6'-6"	Bi-Fold	

Window Schedule (U=0.30)

Consult Owner regarding styles & options, Match exist head heights unless otherwise noted

#	Size (nom.)	Type	Notes
A	3'-0" x 4'-10"	Double-Hung	Match Exist
B	(3) 2'-6" x 4'-1"	Double-Hung	
C	2'-6" x 4'-1"	Double-Hung	Egress Compliant
D	(2) 2'-6" x 4'-1"	Double-Hung	
E	2'-6" x 3'-7"	Double-Hung	Match Exist
F	(2) 2'-6" x 4'-1"	Double-Hung	
G	2'-4" x 4'-1"	Double-Hung	Match Exist

GREY = EXIST
COLOR = NEW OR MODIFIED

A1 -Views, Plans

Date: 02/26/21 Scale: 1/4" = 1'-0"

MacLean Residence
130 Gay Street, Norwood MA

NARLEE DESIGN
19 Arbor Court, #2
East Walpole, MA 02032

508-660-1199
design@narlee.com



① FRONT
1/4" = 1'-0"



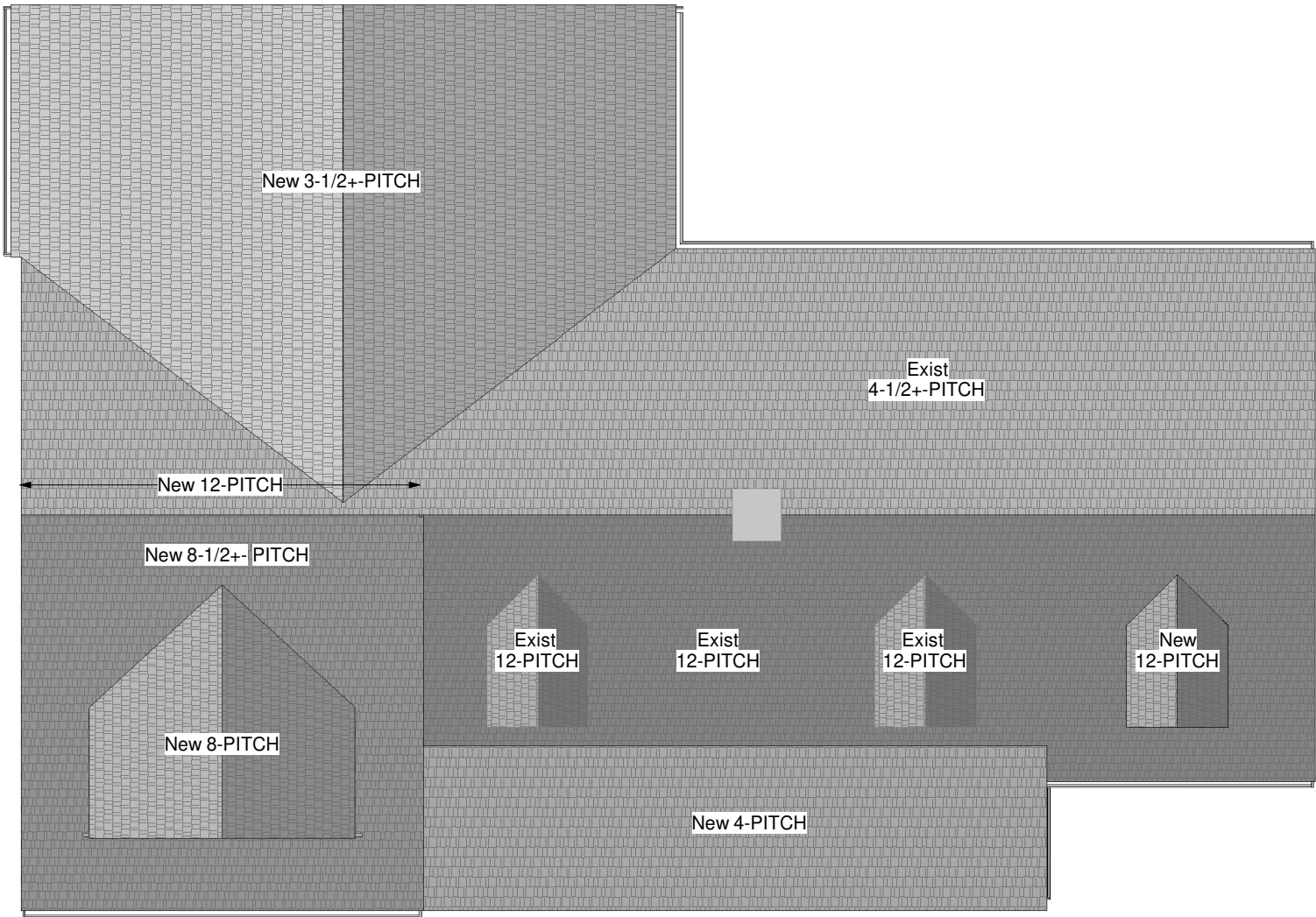
③ LEFT
1/4" = 1'-0"



② BACK
1/4" = 1'-0"



④ RIGHT
1/4" = 1'-0"



⑤ Roof Plan
1/8" = 1'-0"

Richard R. Staiti
Attorney At Law

9 Burns Ave.
Canton MA 02021

Canton Office

779 Washington St. Unit 1A
Canton, MA 02021
(781) 575-1291

Norwood Office

129 Morgan Drive Suite 203
Norwood, MA 02062
Fax: (781) 278-9992

www.richardstaitiattorneyatlaw.com

February 18, 2021

Town of Norwood
Zoning Board of Appeals
566 Washington St.
Norwood MA 02062

ATTN: Ramanda Morgan, Sr. Administrative Asst.

RE: 13 East Hoyle St.

Dear Ramanda :

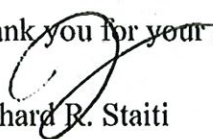
Enclosed please find the following materials regarding my client request for zoning for the above captioned matter :

1. Original application and four (copies)
2. Six (6) copies of plot plan stamped by land surveyor.
3. Six (6) copies of the proposed sign rendering
4. One (1) copy of request for certified abutters
5. Check in the amount of Fifty (\$50.00) payable to : Town of Norwood

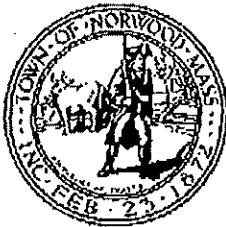
Please contact me if you have any questions or concerns .

Kindly confirm receipt of these materials and advise of next step for the hearing process.

Thank you for your assistance and courtesy in this matter.


Richard R. Staiti

Town of Norwood
BOARD OF APPEAL APPLICATION



TOWN CLERK & APPLICANT

TOWN OF NORWOOD
RECEIVED

2021 FEB 19 A 8:51

Date: 2/18/21
Fee: \$50.00

Name of Applicant: JANA Realty LLC Phone: 781-424-0557
Mailing Address: 10 Jason Ln. Mansfield MA
Email Address: John.abjama@gmail.com
Location of property involved: 13 East Hoyle St
Current owner of property: JANA Realty LLC
Zoning district: "B"

Inspector of Buildings/Zoning Enforcement Officer – Date permit denied: _____

Attention: Please be concise in your request for relief. The lack of specific details may result in your application being deficient.

1. This Application requests a SPECIAL PERMIT under Section 6.2 of the Zoning Bylaw to allow 3' x 2.6' double faced Free Standing sign to be attached to the pre-existing non-conforming pole structure together with such other permit relief as may be necessary.

2. This Application requests a VARIANCE under the General Laws of the Commonwealth of Massachusetts to allow (if required) a 3' x 2.6' double faced Free Standing SIGN to be erected & attached to the (pre) existing non-conforming pole structure together with such other permit relief as required pursuant to Section 10.2.2.2

(variance)

Signed [Signature]

Clerk on 2/18/2021 at 8:51 AM
that this notice was filed with the Town
Clerk on 2/18/2021 at 8:51 AM
time

2-3-12

BOARD OF APPEAL APPLICATION
(Continued)

3. This application requests a Comprehensive Permit Pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23 to allow _____

4. This application requests an APPEAL from the action by _____

with respect to _____

In the event of a lengthy application, please attach additional requests to this application.

Signature

Attorney for Applicant

Relationship to involved property

Date

2/18/21

PLEASE NOTE: THE APPLICANT IS ADVISED THAT WHILE THE BOARD STAFF MAY ASSIST ON PROCEDURAL MATTERS, NO LEGAL OR OTHER ADVICE SHALL BE GIVEN. IT IS THE RESPONSIBILITY OF THE APPLICANT TO DETERMINE CHAPTER AND SECTION NECESSARY FOR THE APPLICATION TO BE ACCURATE. OTHERWISE, THE APPLICANT MUST LOOK TO THEIR OWN ATTORNEYS OR OTHER ADVISORS IN THIS REGARD.

TOWN OF NORWOOD
REQUEST FOR CERTIFIED ABUTTERS LIST

I hereby request a list of abutters as required by the following Board or Commission. (Please check the appropriate permit request to facilitate the creation of the appropriate certified abutters list)

☒ Special Permit and/or Variance from the Board of Appeals
(for certification – see page 2)

☐ Special Permit from the Planning Board
(for certification – see page 2)

☐ Subdivision Plan Approval from the Planning Board
(for certification – see page 2)

☐ Notice of Intent from the Conservation Commission

.....

Applicant Name: <u>JANA Realty LLC</u>	Owner Name: <u>JANA Realty LLC</u>
Address: <u>10 Jason Lane</u>	Address: <u>10 Jason Lane Mansfield MA</u>
Phone: <u>Mansfield MA</u>	Phone: <u>90 AH STAFF (781) 424-0557</u>
Fax: _____	Fax: _____
Email: <u>John.aljamaal@gmail.com</u>	Email: <u>John.aljamaal@gmail.com</u>

.....

Property Address: 13 East Hoyle St NORWOOD

Property Location: Assessor's Map(s) 2 Sheet(s) 3 Parcel(s) 12

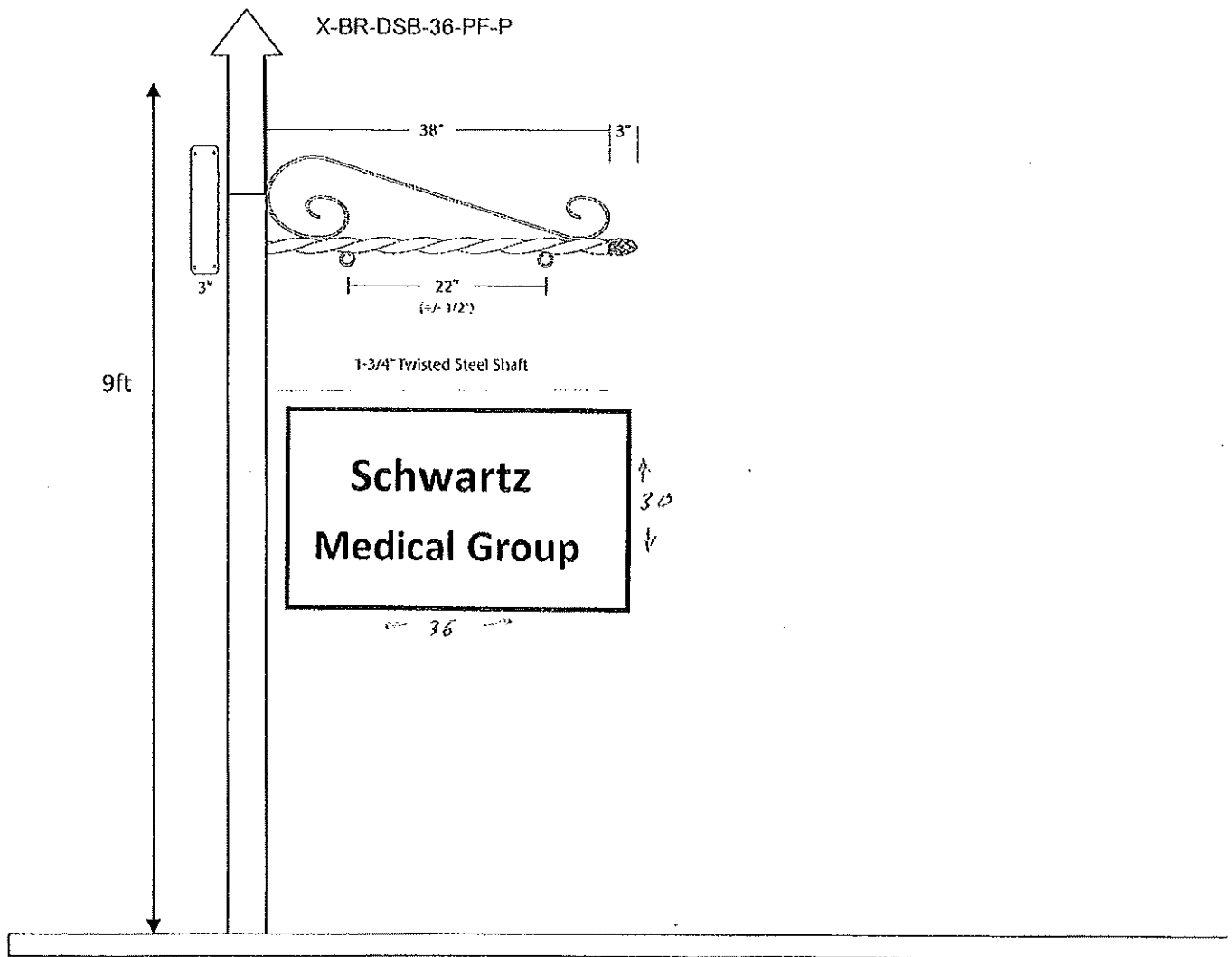
~~Book 099921 Pg 596~~ 36016 10551

I agree that a fee of \$3.00 per abutter will be required to be paid upon the completion of the certified or non-certified abutters list and prior to the opening of the public hearing.

Applicant's Signature _____

Date _____

2/18/21



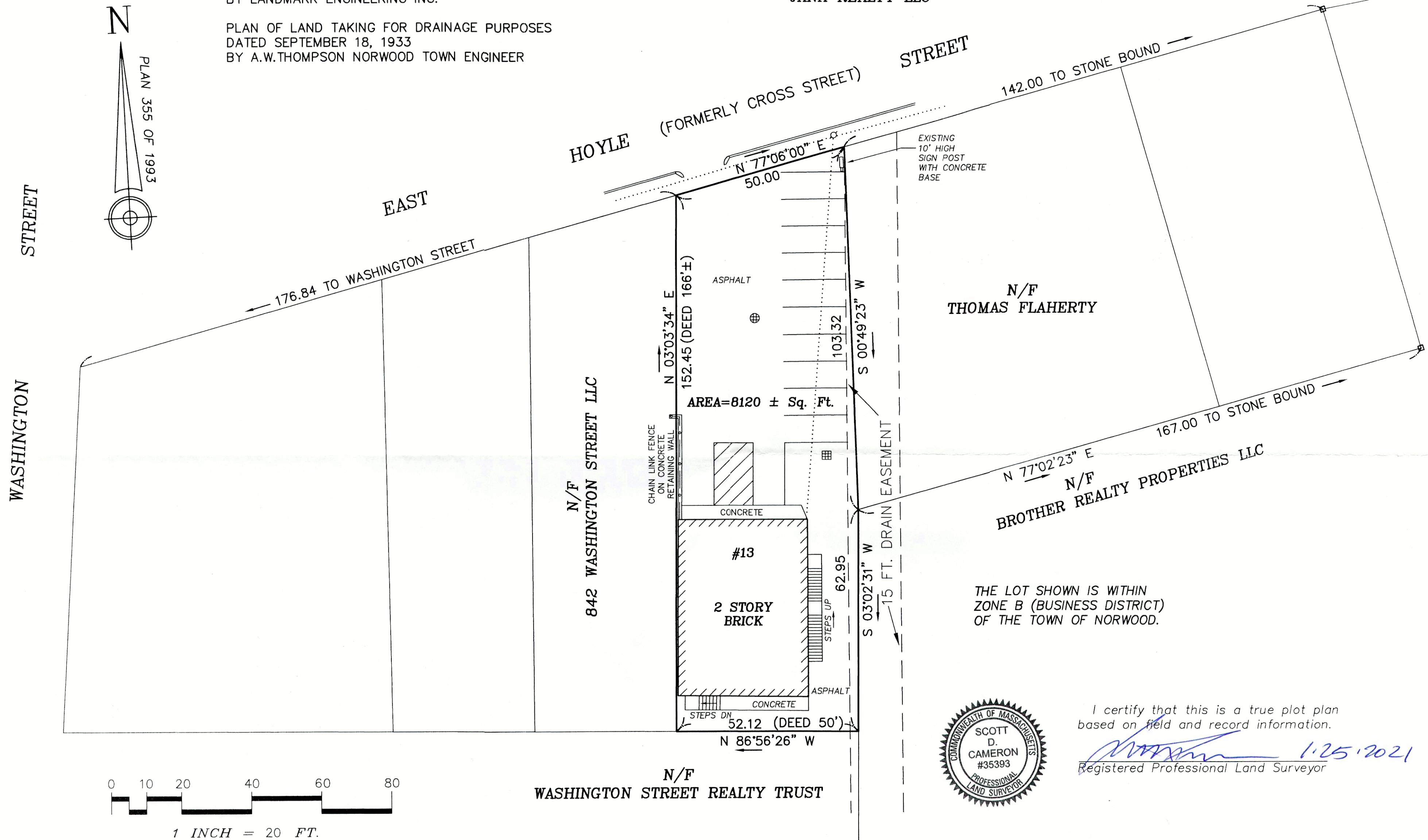
PLAN REFERENCES:

PLAN OF LAND IN NORWOOD, MASS. BOOK 4437 PAGE 623
DATED JUNE 7, 1967
BY LANDMARK ENGINEERING INC.

PLAN OF LAND TAKING FOR DRAINAGE PURPOSES
DATED SEPTEMBER 18, 1933
BY A.W.THOMPSON NORWOOD TOWN ENGINEER

OWNER:

MBLU 2/ 3/ 12//
JANA REALTY LLC



I certify that this is a true plot plan
based on field and record information.

[Signature] 1.25.2021
Registered Professional Land Surveyor



R.E. Cameron & Associates, Inc.

681 WASHINGTON ST. - NORWOOD, MASSACHUSETTS 02062
CIVIL ENGINEERS & LAND SURVEYORS

PLOT PLAN
13 EAST HOYLE STREET
NORWOOD, MASSACHUSETTS

Scale: 1"=20'
Date: 01/15/21
Drawn By: SLS
Checked By: *[Signature]*
Job: 2223
Dwg: 2223SIGN

REVISION - DATE

JOB NO.
2223

TOWN OF NORWOOD

BOARD OF APPEAL

AFFIDAVIT
for Publication and Sign

With respect to the hearing on my petition before the Board of Appeal, outlined in

the attached notice form, I John T. Pjanis of JANA Realty LLC, Mansfield MA

A. Caused to be published in the Norwood Record on 3/18/21
(Name of Newspaper) (date)
and 3/25/21 a notice in the attached form, and that attached
(date)

hereto are copies of the newspaper containing such notice.

B. Caused to be posted a notice of the hearing upon the property in question,
sized and located so as to be legible from the street.

John AL- [Signature]

✓

(Name)

✓ 10 Jason Ln. Mansfield, MA
(Address)

Signed under the pains and penalties of perjury this 30 day of March, 2021

To: Thomas Brady, Philp W. Riley, and Scott Murphy

Zoning Board of Appeals.

Regarding Sign at 13 East Hoyle

March 25, 2021

First, the pole they wanted to put the sign on is illegal, the pole should be five feet from my property line at 15 East Hoyle, not six inches. The last owner Doctor Groden put up the illegal pole and sign, that hangs over on my property. All the doctor patients would park in my driveway and ring my door all day long, it was a twenty-year nightmare. I spoke with the building inspector, Mark G. Chubet when Doctor Groden moved out, and he took his sign. Mr. Chubet said, "he does know who let Dr. Groden put up the sign, but I promise you I will not sign off for anybody to put up another illegal sign on 13 East Hoyle St.". Also, "if you see anybody putting up a sign come by office at the town hall, and I will put a stop to it right of way".

Second, the Flaherty Family has lived and paid taxes in Norwood at 15 East Hoyle St. for fifty-six years. My mother is eighty-nine years old and very ill. She does not need 13 East Hoyle customers trespassing on her property, by parking and ringing the door bell all hours of the day.

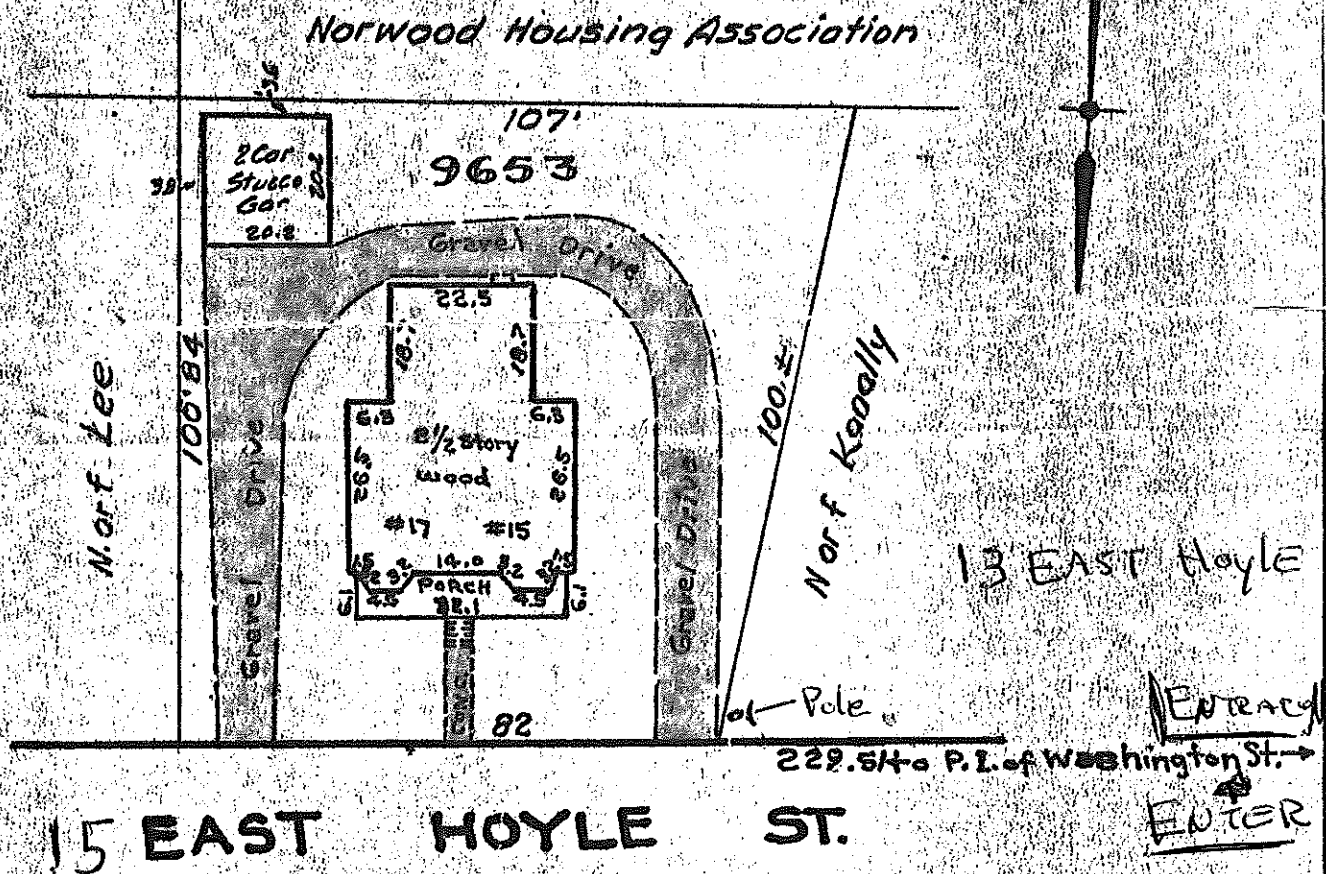
Finally, why can they put the pole and sign where the entrance is for 13 East Hoyle St., on the side of the property. Then, the customers will know where to enter and park their car, instead of confusing customers by attracting them to park in my driveway, with the illegal pole and sign. I attach a plot with my letter of 15 East Hoyle St., and you can see my border line on 13 East Hoyle St. is not straight, it gets wider as it goes out back. That is why Dr. Groden's sign hung over my property, because the pole is only six inches off my property. Please do not let them put up another illegal sign, my eight-nine-year mother, Susan will have a heart attack, she thought this nightmare was over.

Thomas and Susan Flaherty

15 East Hoyle St.

Norwood, Ma 02062

(781)-762-2067



MORTGAGE SURVEY PLAN

Location **NORWOOD**

Scale 1 in. = 30 ft. Date Aug. 2, 1961

Plan reference: *Being described by*
Deed Recorded in Norfolk
Registry of Deeds
Book 2974 Page 161

JOSEPH SELWYN, Civil Engineer
 14 Linden Avenue, Belmont

I hereby certify that the building shown on this plan is located on the ground as shown thereon and that it conforms to the zoning and building laws of the city of **Norwood** when constructed and to restrictions on record.

Joseph Selwyn

April 14, 2021

Town of Norwood
Norwood MA

ATTN: Mr. Joe Collins

RE : 13 East Hoyle St.

Dear Joe:

Enclosed please find eight (8) sets revised plans prepared and certified by Cameron & Assoc., Inc. of Norwood MA, dated April 8 2021 for 13 East Hoyle St. Norwood MA.

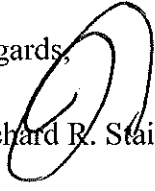
Please note the new location of the sign on the revised plans conforms to the Norwood Zoning Bylaws Section 6.2.21.3. as discussed at our last meeting .

I trust this will be satisfactory to all parties.

Please confirm receipt and advise of time for next hearing on this matter.

Thank you for your assistance in this matter.

Regards,


Richard R. Staiti Esq.

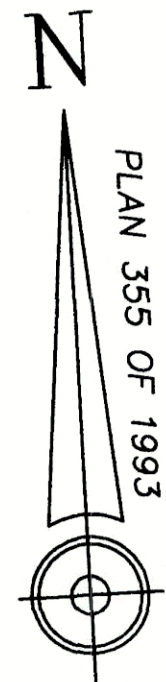
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PLAN OF LAND TAKING FOR DRAINAGE PURPOSES
DATED SEPTEMBER 18, 1933
BY A.W.THOMPSON NORWOOD TOWN ENGINEER

OWNER:

JANA REALTY LLC



WASHINGTON STREET

EAST

HOYLE (FORMERLY CROSS STREET) STREET

142.00 TO STONE BOUND

167.00 TO STONE BOUND

N/F
THOMAS FLAHERTY

N 77°02'23" E
N/F
SANSONE REALTY CO. INC.

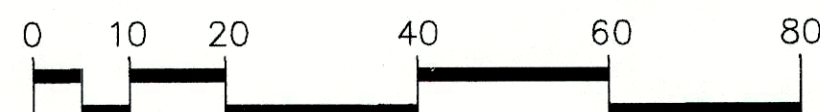
THE LOT SHOWN CONFORMS
TO ZONE B (BUSINESS DISTRICT)
OF THE TOWN OF NORWOOD.

I certify that this is a true plot plan
based on field and record information.

Registered Professional Land Surveyor

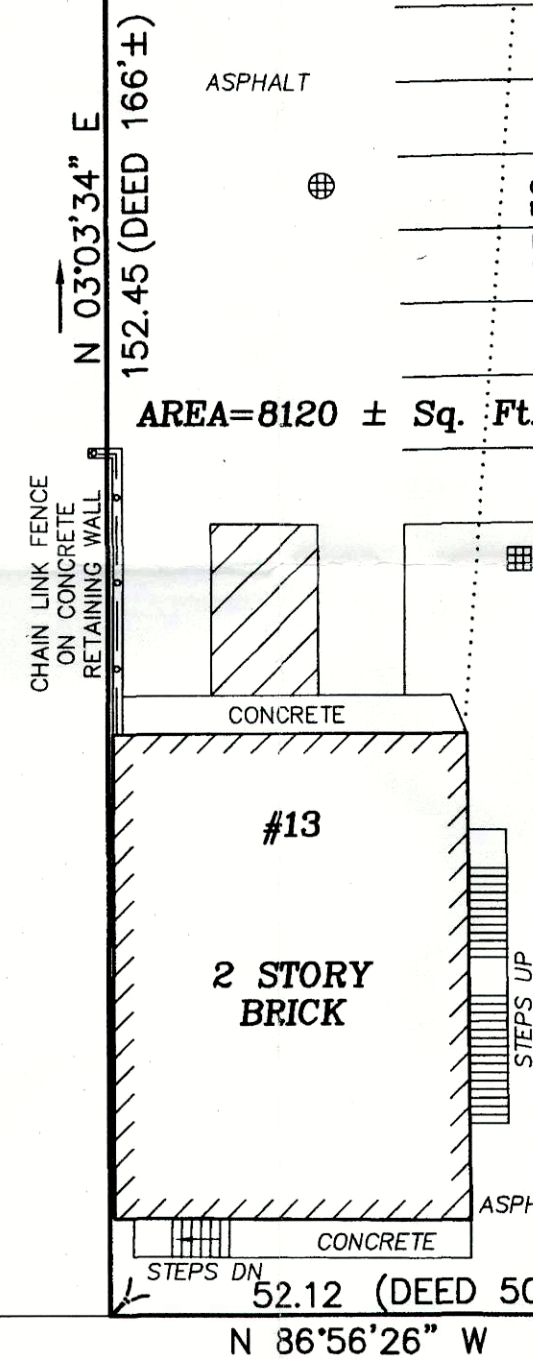


A/E/2021

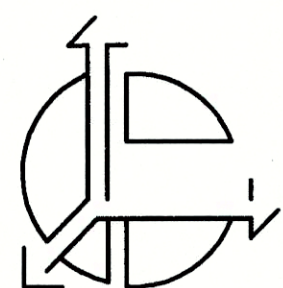


1 INCH = 20 FT.

N/F
EDWARD G. TAYLOR



N/F
SAMIRA S. FRANGIE



R.E. Cameron & Associates, Inc.

681 WASHINGTON ST. - NORWOOD, MASSACHUSETTS 02062
CIVIL ENGINEERS & LAND SURVEYORS

PLOT PLAN
13 EAST HOYLE STREET
NORWOOD, MASSACHUSETTS

Scale: 1"=20' Drawn By: SLS Job: 2223
Date: 01/08/21 Checked By: [Signature] Dwg: 2223SIGN

REVISION - DATE

JOB NO.
2223

To: Thomas Brady, Philp W. Riley, and Scott Murphy

Zoning Board of Appeals.

Regarding Sign at 13 East Hoyle

Continuous date: 4/21/2021

Thank you for enforcing the zoning board of appeals decision in 1993 for Doctor Gruden, that any posts and signs on 13 East Street must be at least five feet from the property line on 15 East Hoyle Street. As for the illegal ten foot post with two illegal signs on it right now, which is six inches from my property, the ten foot post is not in the ground and can be easily relocated, by removing the two bolts from a bracket. Moving the post five feet from my property will get 13 East Hoyle Street in compliance with the ruling of the zoning board of appeals decision in 1993.

Also, if the pole is not removed the owner can continue adding illegal signs to the ten foot pole.

We are afraid the owner might add signs to my side, and I will be getting all his customers parking in my driveway, ring my doorbell and sitting on my porch, again. The Flaherty family just wants what every private property Norwood taxpayer owner is intitled too, that Norwood business must have their post and sign five feet from the neighbor property line.

Thomas and Susan Flaherty
15 East Hoyle St.
Norwood, Ma 02062
(781)-762-2067

Enclosed Photographs



Figure 1. The ten foot post, six inches from my property line is not in the ground and can be easily relocated, by removing two bolts from a bracket. Moving the post five feet from my property will get 13 East Hoyle Street in compliance with the ruling of the zoning board of appeals decision in 1993.



Figure 2. If the pole on my property line is not relocated the owner can continue adding illegal signs to the ten foot pole. We are afraid the owner might add signs to my side, and I will be getting all his customers parking in my driveway, ring my doorbell and sitting on my porch, again.

Daniel J. Bailey, III

100 Summer Street
Suite 2250
Boston, MA 02110

617.488.8165 voice
617.824.2020 fax
dbailey@pierceatwood.com
www.pierceatwood.com

Admitted in: MA

March 23, 2021

By Electronic Mail

Thomas Brady, Chairman
Norwood Zoning Board of Appeals
Town Hall
566 Washington Street
Norwood, MA 02062

**RE: 973 University Avenue, Norwood
Earth Removal Special Permit**

Dear Mr. Brady:

On February 1, 2021, the Zoning Board issued a special permit (“Special Permit”) to UAVE LLC authorizing earth removal activities at 973 University Avenue. Condition 7 of the Special Permit requires that UAVE prepare a plan for restoration of slumped land at 975 University Avenue:

7. Restoration: Within 60:days of the issuance of this special permit, UAVE, LLC shall submit to the Norwood Department of Public Works, and the Board, a plan and a schedule to restore and reestablish the collapsed area at 975 University Avenue. Restoration of the area shall be completed within 180-days from certification of the special permit. This condition is pursuant to the owner of 975 University Avenue allowing access to UAVE, LLC to the property.

A draft restoration plan was submitted to the Board and to Mark Ryan at DPW on March 16, 2021. There are some minor changes required to the plan, but substantively it is complete. A final plan will be submitted within 60 days after issuance of the Special Permit, as required by Condition 7.

The Norwood Board of Selectmen held a hearing on March 16, 2021 regarding public safety at the UAVE facility. At that meeting, the Selectmen requested that a peer review engineer review the restoration plan. The Board then continued the hearing for 45 days.

Thomas Brady, Chairman
Norwood Zoning Board of Appeals
March 23, 2021
Page 2

Condition 7 requires UAVE to complete the restoration work within 180 days following certification of the Special Permit. That certification occurred on February 23, 2021, which gives UAVE until August 22, 2021 to complete the work.

I am writing to let you and the Board know that any delay as a result of peer review of the restoration plan and a subsequent Board of Selectmen hearing may prevent UAVE from meeting the 180 day time period required by the Special Permit. UAVE will work expeditiously to timely complete the work, but because most of the work must be done on the UAVE property, a road must be built up to the point where the land slumped, and construction of that road will take some time.

Sincerely yours,

Daniel J. Bailey III

Daniel J. Bailey, III
Attorney for UAVE LLC

cc: Joseph Federico
Mark Ryan
David DeLuca, Esq.

Daniel J. Bailey, III

100 Summer Street
Suite 2250
Boston, MA 02110

617.488.8165 voice
617.824.2020 fax
dbailey@pierceatwood.com
www.pierceatwood.com

Admitted in: MA

March 29, 2021

By Electronic Mail

Thomas Brady, Chairman
Norwood Zoning Board of Appeals
Town Hall
566 Washington Street
Norwood, MA 02062

RE: 973 University Avenue, Norwood

Dear Mr. Brady:

I am writing in follow up to my letter of March 23, 2021. I am writing to request an extension of the 180 day period that UAVE has to complete repair of the slumping at 975 University Avenue. As noted in my March 23rd letter, the Board of Selectmen has requested that the proposed repair work be reviewed by a peer review engineer engaged by the Town.

We respectfully request an extension of time equivalent to the amount of time that UAVE is delayed by the Board of Selectmen's public hearing and peer review process.

Sincerely yours,

Daniel J. Bailey III

Daniel J. Bailey, III
Attorney for UAVE LLC

DJB/smg

cc: Joseph Federico
Mark Ryan
David DeLuca, Esq.
Matt Walsh