



# TOWN OF AVON, MASSACHUSETTS

A Great Place to Live, Work and Do Business.

## The Commonwealth of Massachusetts Norfolk County Board of Appeals

Date: Wednesday, November 29, 2017

### Certificate of Granting of Variance(s) and/or a Special Permit(s) (General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Avon hereby certifies that Variance(s) and/or a Special Permit(s) have been granted:

To: **CJ Shaughnessy Realty Trust**  
Owner:  
Address: **520 Bodwell Street Ext**  
City or Town: **Avon, MA 02322**

Affecting the rights of the owner with respect to land or buildings at

**520 Bodwell Street Ext, Avon, Massachusetts**

(As specified in Case 17-7 Public Hearing Minutes,  
Dated: Monday, November 6, 2017 )

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said variance(s) and/or special permit(s), and that the copies of said decision, and of all plans referred to in the decision, have been filed with the planning board and the town clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the town clerk that twenty-one days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

Chairman: \_\_\_\_\_

*Peter Crone*  
Peter Crone

Member: \_\_\_\_\_

*David E. Lawrence*



# TOWN OF AVON, MASSACHUSETTS

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BUCKLEY CENTER, Avon, MA 02322  
Telephone: 508-588-0414

## *Avon Zoning Board of Appeals- Meeting Minutes*

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**Date:** November 6, 2017

**Members Attending:** Charles Comeau, Edward Mekjian,  
Peter Crone, Gerald Picardi

**Absent:** Christopher Canducci, Kevin Foster

**Visitors Forum:** Rick Grady, Justin Adams, Robert Borden, Building  
Commissioner

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Chuck Comeau called the Zoning Board of Appeals meeting to order at 7:35 P.M.

### **PUBLIC HEARING APPOINTMENTS-** Public Hearing Case#17-7 520 Bodwell Street Ext

### **BOARD DISCUSSION-**

(A)- Discussion of Case #17-7- Mr. Comeau asked for the receipts for the abutters mailing. Mr. Comeau read the Public Hearing:

Notice is hereby given that a Public Hearing will be held in the Town Offices, Town of Avon, Buckley Center, 65 East Main Street, Avon, Massachusetts on **November 6<sup>th</sup>, 2017 at 7:30 P.M.** to hear the following petition requesting a **Special Permit** from the Avon Zoning By-Laws. **Case #17-7, Petitioner- CJ Shaughnessy Realty Trust**, of 520 Bodwell Street Ext. Avon, Massachusetts request a **"Special Permit"**, in accordance with Section 9-2 Extension and Alteration of a nonconforming structure. In accordance with the procedures by Section 7-5(M) Specific Requirements for Particular Uses by Special Permit Extension or Alteration of Existing Structures to construct a 40'x100' addition to a pre-existing nonconforming structure. Property located at 520 Bodwell Street Ext. Avon Massachusetts Assessors Map B8/1/2

Mr. Comeau asked the Petitioners to present Case #17-7.

Mr. Grady of Grady Consulting stated that they have an existing building and plan to construct a 40'x100 addition. The setback is 40' and the plan is 39.6. They need 4 inches.

Mr. Grady stated that they met informally with Conservation Commission.

Mr. Mekjian made a motion, seconded by Mr. Picardi to allow the front setback to be reduced from the required 40'-0" setback to 39'6" as proposed on a plot plan submitted by Grady Consulting, LLC Civil Engineers, labeled sheet 1 of 1 dated September 12, 2017. All in favor.

**VOTED** - To approve Special Permit as stipulated

**ADJOURNMENT**- A Motion was made by Ed Mekjian to adjourn the Zoning Board of Appeals Meeting for 520 Bodwell Street Ext. at 8:00 P.M. 2<sup>nd</sup> by Gerald Picardi, All in favor.

Respectfully Submitted,

Peter Crone, Chairman, Board of Appeals

