



The Commonwealth of Massachusetts
Town of Avon

TOWN OF AVON

2023 MAY 26 P 12: 06

TOWN CLERK

(This form to be filed with Town Clerk with the required fee)

TO THE BOARD OF APPEALS:

The undersigned hereby petitions the Avon Board of Appeals for a hearing to vary the terms of the Zoning by-laws of the Town of Avon, Acts of 1977 as amended or for a Special Permit at premises know as:

Street Address: 225 Bodwell Street
Map/Block/Lot: B7/3/3

In the following respect:

To allow relief from Section 255-8.6 of the Zoning Bylaws to allow a reduction in the required parking count to approximately 75% of the required. The petitioner is proposing to construct a 4,760 s.f. addition to the existing industrial building. The use (existing combined with proposed) requires 101 parking spaces and the petitioner is proposing to re-tri-pe existing paved areas for 76 spaces. The existing parking consists of 44 total spaces.

Or any limitation, extension, change, alteration or modification of use, or method of use as may at hearing appear as necessary or proper in the premises.

State briefly reasons for Variance / Special Permit:

This variance is requested due to limited space on the land parcel as well as the stated needs of the current owner/business.

Petitioner Paul Mamane

By ONEG II LLC

Address 71 Mason Terrace, Brookline, MA 02446

Telephone Number 617-953-3353

SUPPLEMENT TO VARIANCE APPLICATION; 225 BODWELL STREET

Pursuant to G.L. c. 40A, sec. 10, a variance can be granted owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures where a literal enforcement of the provisions of the zoning bylaw would involve substantial hardship, financial or otherwise, to the petitioner and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such bylaw.

In this case, as stated in the engineer's application, the owner's improvements will include restriping of existing paved areas to achieve 76 parking spaces, approximately 75% of the 102 that would be required. The owner, and its company, Marshall Paper Tube, present a daily parking need (one shift, 6:30 AM to 3:00 PM) of approximately 45-50 parking spaces. The provided parking spaces (76) per the restriping plan will be approximately 50% more than needed. Concerning the variance criteria, the soil condition is wet on portions of the property south and east of the existing building, which restrict the addition of parking and paved area; at the rear (easterly) of the existing building, there is upward sloping topography and wooded area, which also restrict the addition of parking and paved area. Concerning shape of the lot, the easterly boundary is slanted. Concerning the existing industrial building, it has existed for many years and covers a majority of the developed lot area. These are unique circumstances running with the land, and which constitute hardship to providing more than the provided and adequate 76 parking spaces. The proposed addition is approximately located in the area of removed silos. There is no substantial detriment to grant of the variance because, without limitation, the parking provided is approximately 50% more than the owner's company's demand. Marshall Paper Tube is 100% occupant of the building. Marshall Paper Tube has approximately 45-50 employees; there will be 76 parking spaces according to the plan. Marshall Paper Tube has one shift, approximately 6:30 AM to 3:00 PM. After 3:00 PM, the only required parking is for a few office employees. The applicant reserves and does not waive any preexisting rights. The applicant reserves the right to supplement or modify this application.

300' CERTIFIED ABUTTERS LIST
 225 BODWELL ST.
 (B7-3-3)
 OWNER: ONEG II LLC

Board of Assessors
Certified Copy

Susan Monahan
As of 3/31/13

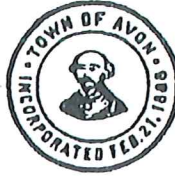
Map	Block	Lot	Location	Owners Name	Mailing Address	City	St Zip
B6	1	13	200 Bodwell St.	CSMP Realty Trust, Linda I. Craig, Tr.	8 Pickens Ave.	E. Freetown	MA 02717
B6	1	14	210 Bodwell St.	Lodge #29 International Brotherhood of Boilermakers	210 Bodwell St.	Avon	MA 02322
B6	1	20	11 Ledin Ave.	N.E. Truck Solutions of Avon, LLC	11 Ledin Ave.	Avon	MA 02322
B6	1	21	1 Ledin Ave.	Cuming Microwave Corp., c/o PPG Industries	One PPG Place	Pittsburgh	PA 15272
B6	2	1	215 Bodwell St.	Black Branch Terminals LLC	PO Box 25612	Richmond	VA 23260
B7	1	1	230 Bodwell St.	230 Bodwell RE LLC	25 Toby Garden St.	Duxbury	MA 02332
B7	1	2	238 Bodwell St.	238 Bodwell Street LLC	150 Old Page St.	Stoughton	MA 02072
B7	2	1	235 Bodwell St.	235 Bodwell Street LLC	30 Speen St.	Framingham	MA 01701
B7	3	2	21 Parker Dr.	Atlantic Oliver II 21 Parker Drive LLC, c/o Oliver St. Capital LLC	303 Congress St.	Boston	MA 02210
B7	3	22	1 Shawn Dr.	Patel, Suresh & Patel, Malini S.	1 Shawn Dr.	Avon	MA 02322
B7	3	23	3 Shawn Dr.	Vicki A. Parker, Tr., Vicki A. Parker Trust Agreement of 2013	3 Shawn Dr.	Avon	MA 02322
B7	3	24	5 Teddy Dr.	Barros, Silvestre B. & Barros, Idalina J.	5 Teddy Dr.	Avon	MA 02322
B7	3	25	7 Teddy Dr.	Meressi, Tesfay G. & Meressi, Selomie W.	7 Teddy Dr.	Avon	MA 02322
B7	3	8	404 Page St.	Shawn Parker, Tr., Shawn Parker Trust Agreement of 2004	404 Page St.	Avon	MA 02322
B7	3	9	410 Page St.	Joseph, Pierre M.	410 Page St.	Avon	MA 02322

BOARD OF ASSESSORS
Warren B. Lane, Chairman
Jonathan D. Madore, Clerk
Sam Kamel, Member

ASSISTANT ASSESSOR

Town of Avon Massachusetts

Town Offices
Buckley Center
65 East Main Street
Avon, MA 02322
(508) 588-0414
FAX (508) 559-0209
www.avon-ma.gov



BOARD OF ASSESSORS

REQUEST FOR ABUTTERS LIST

APPLICANT INFORMATION NAME: Zenith Consulting Engineers, LLC.
ADDRESS: 3 Main St.
Lakeville, MA 02347
PHONE #: 508-947-4208

REQUEST FOR ABUTTERS LIST OF PARCELS WITHIN 300' FEET OF PROPERTY

LOCATED AT 225 Bodwell Street

MAP B7 BLOCK 3 LOT 3

REASON FOR REQUEST: Zoning Board of Appeals filing for a variance, Planning Board filing for Site Plan, and Conservation filing

DATE OF REQUEST: 5 / 15 / 2023

APPLICANT SIGNATURE: 

AMOUNT DUE WITH APPLICATION: \$25.00

ELECTRONIC COPY (EXCEL SPREADSHEET): TO **YOUR** FLASH DRIVE OR EMAILED TO YOU: AN ADDITIONAL \$5.00 CHARGE.

EMAIL ADDRESS:
jstadelmann@zcellc.com



225 Bodwell St.

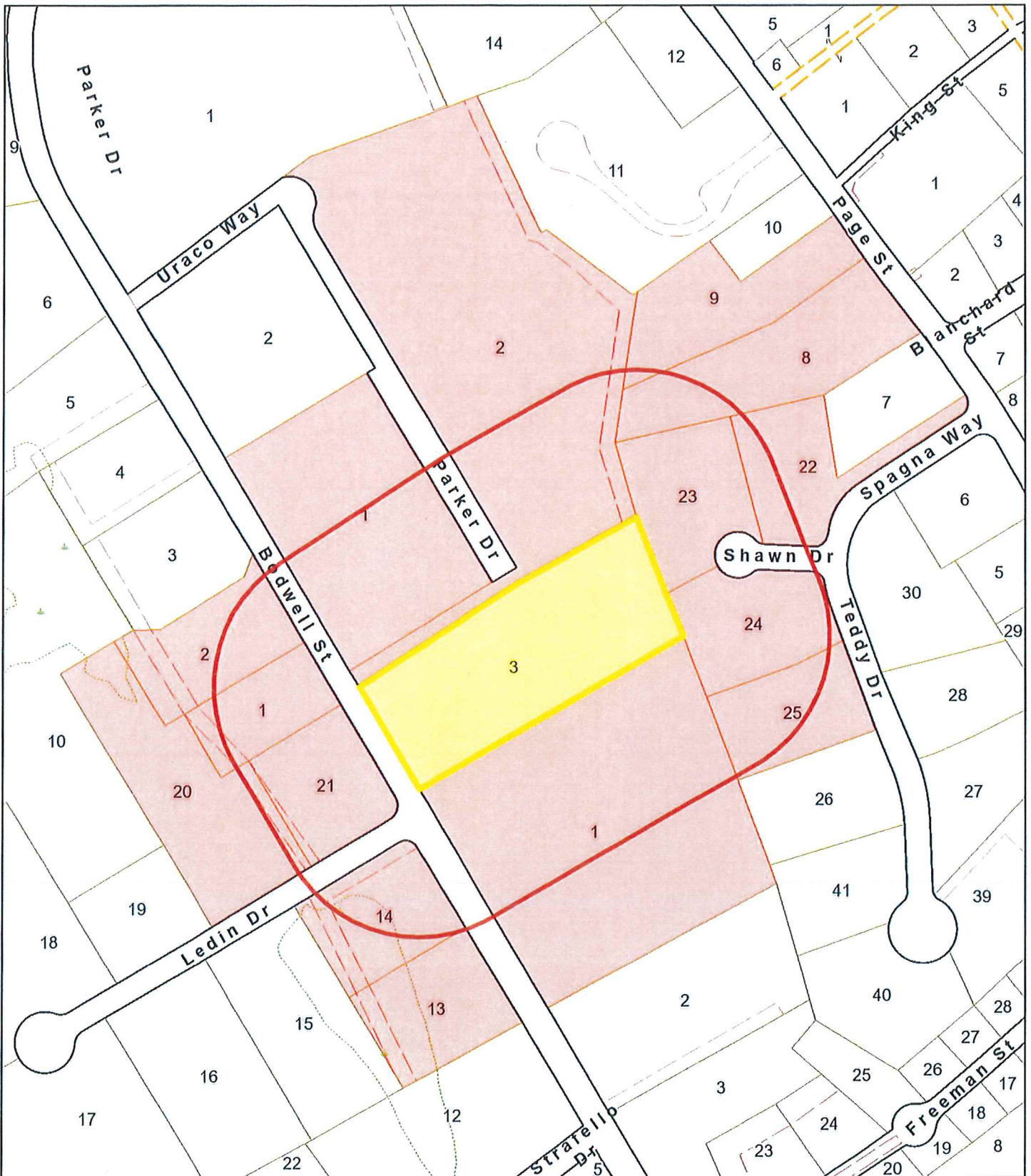
Avon, MA

1 inch = 279 Feet



www.cai-tech.com

May 15, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	VISION
ONEG II LLC					Code 4000 Appraised 3,602,300 Assessed 3,602,300	401
71 MASON TERRACE					Code 4000 Appraised 1,073,600 Assessed 1,073,600	
REAL_OWNERS MA 02446					Code 4000 Appraised 20,000 Assessed 20,000	AVON, MA
AT Pct ID 087003003 Subdivisio Photo Ward Precinct GIS ID F_775830_2874902 Assoc Pct#						

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)			
Year	Code	Description	Amount	Year	Code	Assessed	Year
2023	4000	INDUSTR.	4000	2021	4000	3,026,300	2020
2023	4000	IND LAND	4000	2021	4000	1,073,600	2020
2023	4000	INDUSTR.	4000	2021	4000	20,000	2020
Total			4,695,900	Total			4,695,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
(2) 2 FIX BTH, 2 WATER CLOSET, 2 LAVS, 1 URN 40X51=MET PENT HSE GAS UNIT HEAT BP 15-08 APPEARS 100% COMPLETE 6/15/09							
Total			0.00	Total			

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	Batch	Tracing	Appraised Bldg. Value (Card)	Appraised Xt (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
G	B			3,500,600	101,700	20,000	1,073,600
Total				Total Appraised Parcel Value	Total Appraised Parcel Value	Valuation Method	4,695,900

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
41-21	03-10-2021	RF	Roofing	40,000		0	08-14-2020
CO82-20/20	02-23-2021	CO	CO ISSUED			0	04-14-2016
47-120A	09-01-2020	RF	Roofing	108,950		0	07-17-2013
M13-20	08-21-2020	HA	HVAC			0	03-16-2010
128-20	08-11-2020	CM	Commercial	12,000		0	06-15-2009
TCO82-20	08-10-2020	CO	CO ISSUED			0	04-14-2008
M12-20	08-06-2020	HA	HVAC			0	07-19-2007

LAND LINE VALUATION SECTION				VISIT / CHANGE HISTORY			
Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	1. Factor
1	INDUSTRIAL	IND			3,990	153,750.00	1.00000
Total Card Land Units				4	AC	Parcel Total Land Area:	4

LAND LINE VALUATION SECTION				VISIT / CHANGE HISTORY			
Code	Appraised	Assessed	Year	Code	Assessed	Year	Code
4000	3,990	153,750.00	1.00000	1	1.00	G	1.750
Total Card Land Units				4	AC	Parcel Total Land Area:	4

LAND LINE VALUATION SECTION				VISIT / CHANGE HISTORY			
Code	Appraised	Assessed	Year	Code	Assessed	Year	Code
4000	3,990	153,750.00	1.00000	1	1.00	G	1.750
Total Card Land Units				4	AC	Parcel Total Land Area:	4

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 40	96	Industrial			
Model: 03	03	Ind/Comm			
Grade: 1	1	Average			
Stories: 1.00					
Occupancy: 15		Concr/Cinder			
Exterior Wall 1	01	Flat			
Exterior Wall 2	04	T+G/Rubber			
Roof Structure	01	Minim/Masonry			
Roof Cover	03	Concr-Finished			
Interior Wall 1	03	Gas			
Interior Wall 2	03	Hot Air-no Duc			
Interior Floor 1	01	None			
Interior Floor 2	03	None			
Heating Fuel	03	None			
Heating Type	01	IND WHSES			
AC Type	4010				
Bldg Use	8				
Total Rooms					
Total Bedrms					
Total Baths					
Heat/VAC	00	NONE			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	07	TYPICAL			
Rooms/Ptms	02	AVERAGE			
Wall Height	22.00				
% Comm Wall					
1st Floor Use:					

Year Built: 1975
 Effective Year Built: 2010
 Depreciation Code: G
 Remodel Rating: 02
 Year Remodeled: 2000
 Depreciation %: 11
 Functional Obsol: 1
 External Obsol: 1
 Trend Factor: 1
 Condition: 1
 Condition %: 89
 Percent Good: 89
 RCNLD: 3,500,600
 Dep % Ovr: 89
 Dep Ovr Comment: 3,500,600
 Misc Imp Ovr: 37
 Misc Imp Ovr Comment: 37
 Cost to Cure Ovr: 37
 Cost to Cure Ovr Comment: 37

Code	Description	Percentage
4000	INDUSTRIAL	100
		0

COST / MARKET VALUATION

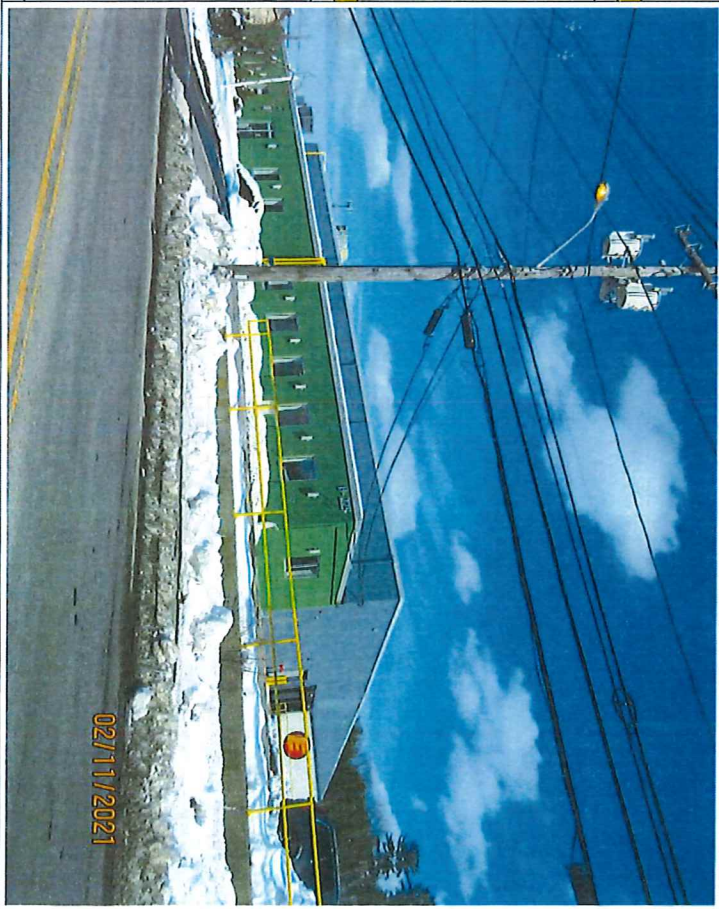
Code	Description	Value
RCN		4,038,104
	Year Built	1975
	Effective Year Built	2010
	Depreciation Code	G
	Remodel Rating	02
	Year Remodeled	2000
	Depreciation %	11
	Functional Obsol	1
	External Obsol	1
	Trend Factor	1
	Condition	1
	Condition %	89
	Percent Good	89
	RCNLD	3,500,600
	Dep % Ovr	89
	Dep Ovr Comment	3,500,600
	Misc Imp Ovr	37
	Misc Imp Ovr Comment	37
	Cost to Cure Ovr	37
	Cost to Cure Ovr Comment	37

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	20,000	2.00	2003			50		0.00	20,000
SPR1	SPRINKLERS-	B	65,280	1.00	2010			89		0.00	58,100
MEZ1	MEZZANINE-U	B	3,040	10.00	2010			89		0.00	27,100
MEZ2	OPEN OFFICE	B	600	15.00	2010			89		0.00	8,000
SPR1	SPRINKLERS-	B	2,040	1.00	2010			89		0.00	1,800
SPR2	WET/CONCEA	B	4,995	1.50	2010			89		0.00	6,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	69,330	69,330	69,330	51.16	3,546,923
Totl Gross Liv / Lease Area		69,330	69,330			3,546,923

40	5BAS1	160
	489cct(3)	
40		
102	BAS 153	
	200	
BAS	135	
302		302
135	OFFICE	37
37	AOFF135	
	Sec(2)	





PROPERTY	ADDRESS	CITY	STATE	ZIP	APPROXIMATE VALUE
ONEG II LLC	225 BODWELL ST	AVON, MA	02446	01002	4,695,900
71 MASON TERRACE					4,000
REAL OWNERS MA	02446				4,000

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
ONEG II LLC	37526	01-15-2020	Q	I	4,110,000	00	2023	4000	3,602,300	2021	4000	3,026,300
225 BODWELL CORPORATION	11844	06-06-1997	Q	I	2,200,000	00	4000	4000	1,073,600	4000	4000	1,073,600
IZEN REALTY CORPORATION	4767	09-01-1971	U	I	0	0	4000	4000	20,000	4000	4000	20,000
Total 4,695,900 4,695,900 4,695,900												

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMM INT
		0.00					
ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name			Tracing			
G	B			Batch			

OTHER ASSESSMENTS	DESCRIPTION	NUMBER	AMOUNT	COMM INT
APPRAISED VALUE SUMMARY				
	Appraised Bldg. Value (Card)		3,500,600	
	Appraised Xr (B) Value (Bldg)		101,700	
	Appraised Ob (B) Value (Bldg)		20,000	
	Appraised Land Value (Bldg)		1,073,600	
	Special Land Value		0	
	Total Appraised Parcel Value		4,695,900	
	Valuation Method			C

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSPECTION DATE	% COMP	DATE COMP	COMMENTS	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
41-21	03-10-2021	RF	Roofing	40,000		0		Replace roof over office	08-14-2020	JH			20	Field Review
CO82-20/20	02-23-2021	CO	CO ISSUED			0		Certificate of Occupancy-Mars	04-14-2016	JH			20	Field Review
47-120A	09-01-2020	RF	Roofing	108,950		0		Reroof EPDM roof Section C	07-17-2013	DW	04		14	Review
M13-20	08-21-2020	HA	HVAC			0		Mechanical permit	03-16-2010	AD			BP	
128-20	08-11-2020	CM	Commercial	12,000		0		Renovate alarm system	06-15-2009	AL			BP	
TCCO82-20	08-10-2020	CO	CO ISSUED			0		Temporary Certificate of Occu	04-14-2008	AD			BP	
M12-20	08-06-2020	HA	HVAC			0		Mechanical permit	07-19-2007	GM			00	Measure+listed

LAND LINE VALUATION SECTION	LAND UNITS	UNIT PRICE	LAND AREA	VALUATION
B Use Code	4000	INDUSTRIAL	IND	3,990 AC 153,750.00 1.00000 1 1.00 G 1.750 ALL SITE
Total Card Land Units				4 AC
Parcel Total Land Area:				4
Total Land Value				1,073,600

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: Model	40	Industrial			
Grade	96	Ind/Comm			
Stories:	03	Average			
Occupancy	1				
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2	01	Flat			
Roof Structure	04	T+G/Rubber			
Roof Cover	05	Drywall/Sheet			
Interior Wall 1	14	Carpet			
Interior Wall 2	03	Gas			
Interior Floor 1	03	Hot Air-no Duc			
Interior Floor 2	03	Central			
Heating Fuel	03	IND WHSESES			
Heating Type	4010				
AC Type	8				
Bldg Use					
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	00	NONE			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	07	TYPICAL			
Rooms/Prtms	02	AVERAGE			
Wall Height	12.00				
% Comn Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
4000	INDUSTRIAL	100
		0
		0

COST / MARKET VALUATION

RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment	

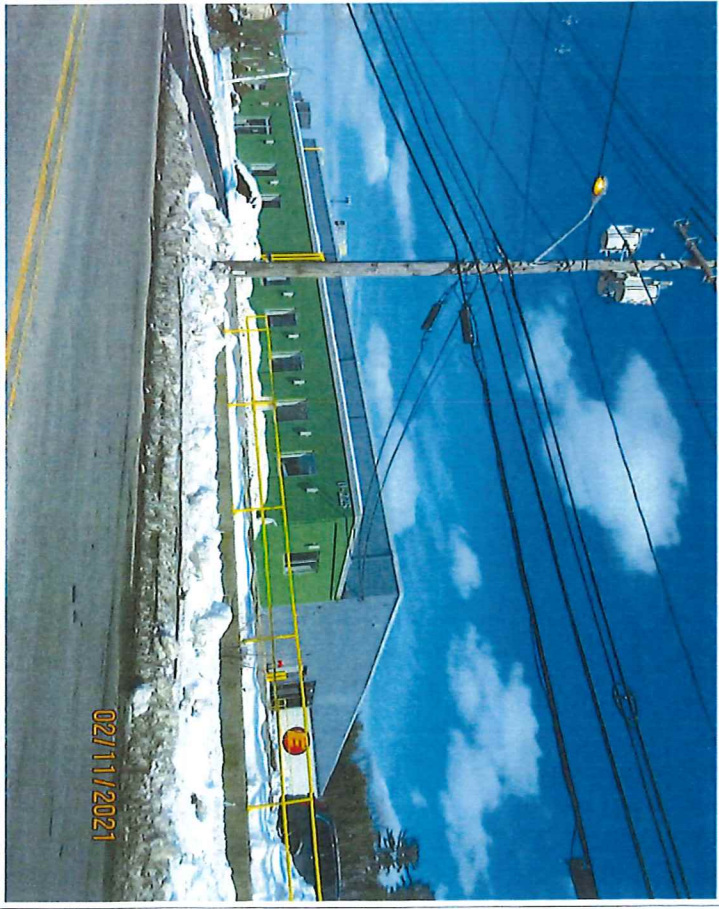
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bit	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office, (Average)	4,995	4,995		74.31	371,188
	Ttl Gross Liv / Lease Area	4,995	4,995			371,188

40	5B/AS1	160
40	496cd(3)	
102	BAS 153	
	200	
	BAS 135	
302		302
	135	
37/AOF	OFFICE	37
	135	
	37	





CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	APPROXIMATE	ASSESSED
ONEG II LLC					INDUSTR.	4000	3,602,300	3,602,300
71 MASON TERRACE					IND LAND	4000	1,073,600	1,073,600
REAL_OWNERS MA 02446					INDUSTR.	4000	20,000	20,000
SUPPLEMENTAL DATA								
Alt Prcil ID 0B7003003								
Subdivisio								
Photo								
Ward								
Precinct								
GIS ID F_775830_2874902								
Assoc Pld#								
Total						4,695,900	4,695,900	

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
ONEG II LLC	37526	0101	01-15-2020	Q	4,110,000	00	2023	4000	3,602,300	2021	4000	3,026,300
225 BODWELL CORPORATION	11844	0724	06-06-1997	Q	2,200,000	00	2020	4000	1,073,600	2020	4000	705,500
IZEN REALTY CORPORATION	4767	0259	09-01-1971	U	0	0	2020	4000	20,000	2020	4000	20,000
Total					4,695,900		Total	4,119,900		Total	3,289,200	

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm Int
		0.00					
Total							

OTHER ASSESSMENTS	Description	Number	Amount	Comm Int
Total				

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Batch
G	B	Tracing	

NOTES
(2) 2 FIX BTH, 2 WATER CLOSET, 2 LAVS, 1 URN GAS UNIT HEAT
BP 15-08 APPEARS 100% COMPLETE 6/15/09

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	41-21	03-10-2021	RF	Roofing	40,000		0		Replace roof over office
	CO82-2020	02-23-2021	CO	CO ISSUED			0		Certificate of Occupancy-Mars
	47-120A	09-01-2020	RF	Roofing	108,950		0		Reroof EPDM roof Section C
	M13-20	08-21-2020	HA	HVAC			0		Mechanical permit
	128-20	08-11-2020	CM	Commercial	12,000		0		Renovate alarm system
	TCO82-20	08-10-2020	CO	CO ISSUED			0		Temporary Certificate of Occu
	M12-20	08-06-2020	HA	HVAC			0		Mechanical permit

LAND LINE VALUATION SECTION	Code	Appraised	Assessed
	401	3,500,600	3,500,600
		101,700	101,700
		20,000	20,000
		1,073,600	1,073,600
		0	0
		4,695,900	4,695,900

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
	3,500,600	101,700	20,000	1,073,600	0	4,695,900	C

VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	08-14-2020	JH			20	Field Review
	04-14-2016	JH			20	Field Review
	07-17-2013	DW	04		14	Review
	03-16-2010	AD			BP	
	06-15-2009	AL			BP	
	04-14-2008	AD			BP	
	07-19-2007	GM			00	Measur+listed

LAND LINE VALUATION SECTION	Code	Appraised	Assessed
	401	3,500,600	3,500,600
		101,700	101,700
		20,000	20,000
		1,073,600	1,073,600
		0	0
		4,695,900	4,695,900

LAND LINE VALUATION SECTION	Code	Appraised	Assessed
	401	3,500,600	3,500,600
		101,700	101,700
		20,000	20,000
		1,073,600	1,073,600
		0	0
		4,695,900	4,695,900

LAND LINE VALUATION SECTION	Code	Appraised	Assessed
	401	3,500,600	3,500,600
		101,700	101,700
		20,000	20,000
		1,073,600	1,073,600
		0	0
		4,695,900	4,695,900

LAND LINE VALUATION SECTION	Code	Appraised	Assessed
	401	3,500,600	3,500,600
		101,700	101,700
		20,000	20,000
		1,073,600	1,073,600
		0	0
		4,695,900	4,695,900

LAND LINE VALUATION SECTION	Code	Appraised	Assessed
	401	3,500,600	3,500,600
		101,700	101,700
		20,000	20,000
		1,073,600	1,073,600
		0	0
		4,695,900	4,695,900

LAND LINE VALUATION SECTION	Code	Appraised	Assessed
	401	3,500,600	3,500,600
		101,700	101,700
		20,000	20,000
		1,073,600	1,073,600
		0	0
		4,695,900	4,695,900

Also admitted
In Rhode Island

Frank A. Marinelli
Attorney at Law
439 Washington Street
Braintree, Ma. 02184
Tel: 781-849-0400
Fax: 781-848-9927
Email: Frank@Fmarinellilaw.com

TOWN OF AVON
2023 MAY 26 P 12:07

TOWN CLERK

TOWN CLERK

May 26, 2023

IN HAND

c/o Town Clerk, Town of Avon

Kevin Foster, Chairperson
Zoning Board of Appeals
Town of Avon
Buckley Center
65 East Main Street
Avon, MA 02332

Re: 225 Bodwell Street, Avon, MA; B7/3/3 (the "Site")

Dear Chairperson Foster and Members of the Avon Zoning
Board of Appeals:

Please be advised that this office represents ONEG II LLC, owner of the property located at 225 Bodwell Street, Avon, in connection with its application for a parking variance and such other relief as may be necessary for construction of a modest addition (4,769 s.f.) and parking restriping as shown on the filed plan set (the "plans") prepared by Zenith Land Surveyors. With restriping shown on the filed plans, the applicant will achieve 76 parking spaces where 102 are required per the plans. This is approximately 75% compliance. 76 parking spaces are approximately 50% more parking than required by the Owner's related and 100% occupant of the building (Marshall Paper Tube). Marshall Paper Tube has one shift, 45-50 employees, approximately 6:30 AM to 3:00 PM (with office personnel remaining after 3:00 PM). The on-Site building has existed for many years and occupies a majority of the developed land. There are also topography, woodlands and some wet area (soil condition) that constrain the imposition of additional pavement. There is no substantial detriment to the addition/improvement and investment. Currently, as stated in the application, there are approximately 44 parking spaces. With the improvement project and restriping, there

will be 76 parking spaces. The addition is proximate to the former location of removed silos. Enclosed please find the following:

1. Completed Application;
2. Supplement to the Application;
3. \$600 filing fee, payable to the Town of Avon;
4. One original and six (6) copies of the plan set prepared by Zenith Land Surveyors LLC;
5. Property field sheet; and
6. Certified list of abutters.

We understand that we will provide the abutter/requested envelopes with postage to the Town Clerk when notified, following the Board's assignment of a hearing date with the notice to be mailed.

We look forward to working with the Board and the Town toward approval of this project and investment in Avon. The applicant has also made filings for the addition proposal with the Planning Board and Conservation Commission.

Should you have any question, or if I can be of any further assistance, please don't hesitate to contact me.

Thank you for your cooperation and attention.

Sincerely,



Frank A. Marinelli