

# The Commonwealth of Massachusetts Town of Avon Town or

TOWN OF AVON

2023 MAY 26 P 12: 06

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

### 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-tripe 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

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 The provided 3:00 PM) of approximately 45-50 parking spaces. 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 These are unique circumstances running with the land, lot area. 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. applicant reserves the right to supplement or modify this application.

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



Map	Bloc	k Lot	Map Block Lot Location	Owners Name	Mailing Address	City	St Zip
BG	_	13	13 200 Bodwell St.	CSMP Realty Trust, Linda I. Craig, Tr.	8 Pickens Ave.	E. Freetown MA 02717	MA 02717
B6	-	4	14 210 Bodwell St.	Lodge #29 International Brotherhood of Boilermakers	210 Bodwell St.	Avon	MA 02322
BG	~	20	20 11 Ledin Ave.	N.E. Truck Solutions of Avon, LLC	11 Ledin Ave.	Avon	MA 02322
BG	~	21	21 1 Ledin Ave.	Cuming Microwave Corp., c/o PPG Industries	One PPG Place	Pittsburgh	PA 15272
BG	7	-	1 215 Bodwell St.	Black Branch Terminals LLC	PO Box 25612	Richmond	VA 23260
B7	_	~	230 Bodwell St.	230 Bodwell RE LLC	25 Toby Garden St.	Duxbury	MA 02332
B7	~	7	238 Bodwell St.	238 Bodwell Street LLC	150 Old Page St.	Stoughton	MA 02072
B7	7	-	235 Bodwell St.	235 Bodwell Street LLC	30 Speen St.	Framingham	MA 01701
B7	ო	7	2 21 Parker Dr.	Atlantic Oliver II 21 Parker Drive LLC, c/o Oliver St. Capital LLC	303 Congress St.	Boston	MA 02210
B7	က	22	22 1 Shawn Dr.	Patel, Suresh & Patel, Malini S.	1 Shawn Dr.	Avon	MA 02322
B7	က	23	23 3 Shawn Dr.	Vicki A. Parker, Tr., Vicki A. Parker Trust Agreement of 2013	3 Shawn Dr.	Avon	MA 02322
B7	ო	24	24 5 Teddy Dr.	Barros, Silvestre B. & Barros, Idalina J.	5 Teddy Dr.	Avon	MA 02322
B7	ო	25	25 7 Teddy Dr.	Meressi, Tesfay G. & Meressi, Selomie W.	7 Teddy Dr.	Avon	MA 02322
B7	ന	ω	404 Page St.	Shawn Parker, Tr., Shawn Parker Trust Agreement of 2004	404 Page St.	Avon	MA 02322
B7	က	ത	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 Abon Massachusetts

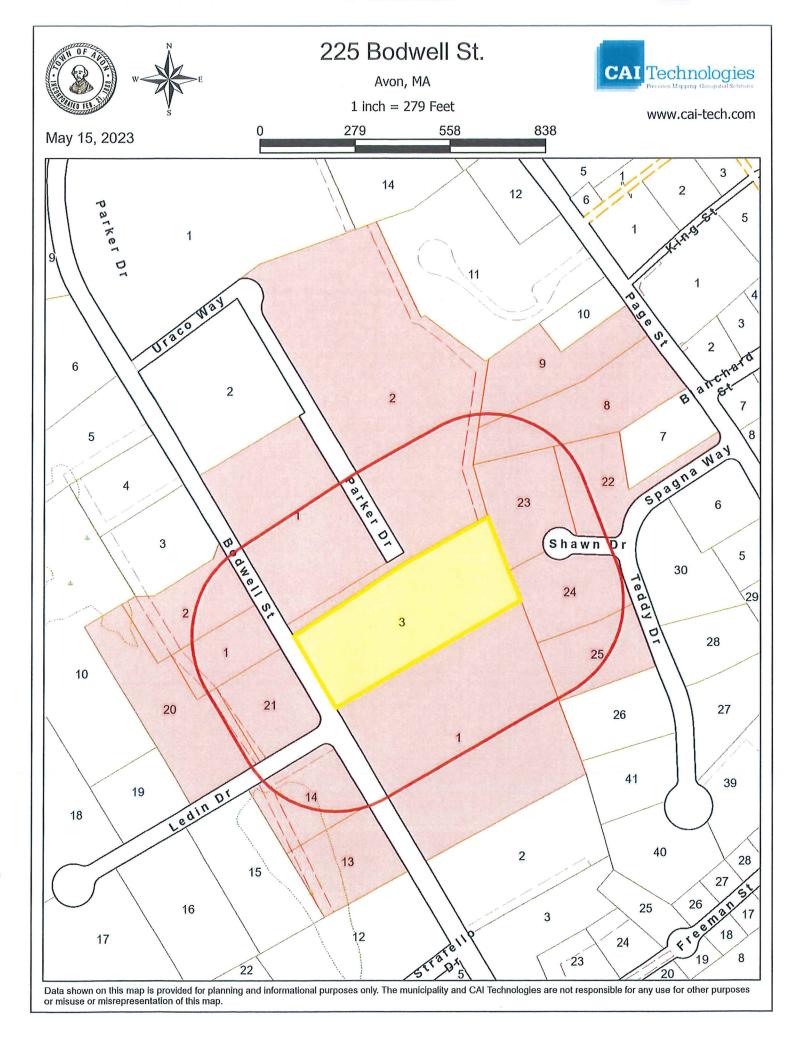
Town Offices
Buckley Center
65 East Main Street
Avon, MA 02322
(508) 588-0414
FAX (508) 559-0209
www.avon-ma.gov



## **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 PARCE	LS WITHIN <u>300'</u> FEET OF PROPERTY
LOCATED AT <u>225 Bodwell Stre</u>	<u>et</u>	
MAP <u>B7</u> BLOCK <u>3</u>	_ LOT3	3
REASON FOR REQUEST: Zon filing for Site Plan, and Conservation		f Appeals filing for a variance, Planning Board
DATE OF REQUEST: _5 / 15  APPLICANT SIGNATURE:(  AMOUNT DUE WITH APPLICAT	1	
ELECTRONIC COPY (EXCEL SPI TO YOU: AN ADDITIONAL \$5.00		T): TO <b>YOUR</b> FLASH DRIVE OR EMAILED
EMAIL ADDRESS:		



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State Use 4000 Print Date 5/16/2023 9:45:22 AM	State Use 4 Print Date 6	of S	Card# 3	ω ·	Bldg Name Sec#3 of			dg #	B7/3/3// B	ap ID	M	0B7003003		L ST Account #	5 BODWELL ST	225 40	Property Location Vision ID 1002

Total Baths Heat/AC Frame Type Heating Fuel Heating Type Exterior Wall 1
Exterior Wall 2
Roof Structure Rooms/Prtns Wall Height AC Type Model Grade Style: Baths/Plumbing Bldg Use Interior Floor 1 Interior Wall 2 Interior Wall 1 Roof Cover Occupancy Stories: Vision ID Property Location 225 BODWELL ST BAS % Comn Wall Ceiling/Wall Total Rooms Interior Floor 2 Total Bedrms 1st Floor Use: Code Code First Floor Description 100240 00 02 07 02 38.00 8 4010 8 222 5 1.00 03 96 Ttl Gross Liv / Lease Area Description L/B NONE MASONRY AVERAGE Flat None Concr/Cinder IND WHSES Gas Hot Air-no Duc Concr-Finished Minim/Masonry T+G/Rubber Average Ind/Comm Industrial AVERAGE TYPICAL Units Description Unit Price Yr Blt Account # 
 Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value

 2,040 | 2,040 | 58.82 | 119,993
 0B7003003 AREA 2,040 RCN Condition % Effective Year Built Cond. Cd | % Good | Grade | Grade Adj Cost to Cure Ovr Cost to Cure Ovr Comment Misc Imp Ovr Comment Dep % Ovr Dep Ovr Comment Percent Good Functional Obsol Remodel Rating Depreciation Code Misc Imp Ovr RCNLD Trend Factor External Obsol Depreciation % Year Remodeled Year Built 4000 Code Element INDUSTRIAL 2,040 COST / MARKET Map ID Description S B7/3/3// 3,500,600 A 02 2000 30 1975 1991 4,038,104 Description Bldg # 1 Appr. Value Percentage 0 0 0 19,993 Bldg Name Sec # 3 of 40 518#51 49ect(3) ω 37AOF135 302 102 BAS 135 135 Card # 200 302 160 ω **BAS 153** 숙 ω State Use 4000 Print Date 5/16/2023 9:45:22 AM Frank A. Marinelli Attorney at Law 439 Washington Street Braintree, Ma. 02184

TOWN OF AVON

2023 MAY 25 P 12: 07

Also admitted
In Rhode Island

Tel: 781-849-0400 Fax: 781-848-9927

TOWN CLERK

Email: Frank@Fmarinellilaw.com

IUMA ULEKA

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 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