



The Commonwealth of Massachusetts
Town of Avon

TOWN OF AVON

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

OCT 16 A 10:41

TO THE BOARD OF APPEALS:

TOWN CLERK

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:

Accurounds

Street Address: 74 Bodwell Street

Map/Block/Lot:

In the following respect:

TO install a monument sign
at the entrance of the property
at 7' back from property line as the
current topography does not allow a 12'
set back

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:

The customer would like a variance granted
for a 7' setback on the monument sign since
the current topography will not allow for a 12'
setback

Petitioner
By

Sign Design, Inc

Address

710 Liberty Street Brockton MA

Telephone Number

508-580-8094

02301

BUILDING DEPARTMENT
Robert C. Borden, Commissioner
Rborden@avon-ma.gov
Charles Comeau, Assistant Insp.
Al Campbell, Plumbing & Gas Insp.
Dennis Collum, Electrical Insp.

Town of Avon Massachusetts



TOWN OFFICES
Buckley Center
65 East Main St. 02322
Tel (508) 588-0414
Fax (508) 559-0209
www.avon-ma.gov

September 17, 2020

Machan, Inc.
74 Bodwell St.
Avon, MA 02322

Gentlemen:

I must deny the permit application for the installation of a double-sided sign on your property at 74 Bodwell St., Avon.

The sign, as proposed on the "site plan" drawing provided by Sign Design of Brockton, MA, is in violation of the Avon Zoning By-Law Section 255-10.3, E. The locations, marked as options 1 and 2, are both within 12' feet of the front property line. The by-law section cited, in the last sentence of subsection E, requires a minimum set back of 12 feet from any property line.

You may appeal this denial within 30 days for a variance of the requirements of the Zoning By-Law Section 255-10.3, E, to the Avon Board of Appeals, 65 E. Main St., Avon, MA. 02322.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert C. Borden", is written over a white background.

Robert C. Borden
Building Commissioner
Town of Avon

CC: Sign Design
Ashley Jimenez
170 Liberty St.
Brockton, MA 02302

Patricia Bessette, Town Clerk

Encl.



October 14, 2020

Town of Avon
Zoning Board of Appeals
65 East Main Street
Avon, MA 02322

To Whom It May Concern,

AccuRounds would like to install a monument sign on their property along Bodwell Street. The sign is needed to identify the main entrance to the parking lot. The entrance is somewhat hidden, especially approaching the building on your right. When turning right into the parking lot, people behind you may think the car is turning onto Doherty Ave, which is after the AccuRounds entrance. This scenario could cause a rear-end accident. I enter from that direction on my way to work. There have been a few close calls where I was tailgated as I made the turn.

Due to telephone poles, trees, and utility boxes with underground wires, a sign set back twelve feet would not make it visible to drivers along Bodwell Street. We are requesting a variance to seven feet, so the sign is visible and properly identifies the building's main entrance.

Thank you in advance for your consideration.

Best Regards,

Michael Tamasi
President and CEO

300' CERTIFIED ABUTTERS LIST
 74 BODWELL ST.
 B5-1-6 AND B5-1-5
 FOR: SIGN DESIGN INC.
 OWNER: MACHAN LLC

Board of Assessors
 Certified Copy

Paul J. Sullivan

As of 8/31/20

Map Block	Lot	Location	Owners Name	Mailing Address	City	St Zip
B5	1	27 Doherty Ave.	Atlantic Southborough Realty Partnership	205 Newbury St.	Framingham	MA 01701
B5	1	108 Bodwell St.	EPRO LLC	108 Bodwell St.	Avon	MA 02322
B5	1	25 Doherty Ave.	Atlantic Southborough Realty Partnership	205 Newbury St.	Framingham	MA 01701
B5	2	54 Bodwell St.	CFCJR LLC	PO Box 465	N. Easton	MA 02356
B5	2	32 Doherty Ave.	Orchard Realty Trust, C/O RanFac	PO Box 635	Avon	MA 02322
B5	3	85 Bodwell St.	Pendleton Realty LLC, c/o Design Communications Ltd.	85 Bodwell St.	Avon	MA 02322
B5	3	75 Bodwell St.	F&V Realty Corp.	6 Rome Dr.	Braintree	MA 02184
B5	3	65 Bodwell St.	Hulme, Richard F. & Evans, Daryl D.	65 Bodwell St.	Avon	MA 02322
C5	1	55 Bodwell St.	R&O Realty LLC, C/O Roadsafe Traffic Systems	PO Box 8065	Norcross	GA 30091
C5	1	45 Bodwell St.	First Bodwell Nominee Trust, Stephen Berish, Trustee	7 Cabot Pl., Ste 1	Stoughton	MA 02072
B5	1	8 30 Kiddie Dr.	Con-Avon Limited Partnership	27 Hearthstone Way	Hanover	MA 02339
B5	3	1 105 Bodwell St.	G&R Realty Trust, Ralph Delano, Tr.	105 Bodwell St.	Avon	MA 02322

TOPO	UTILITIES	STRT/ROAD	LOCATION
MACHAN LLC			
74 BODWELL STREET			
AVON, MA 02322			
Additional Owners:			
SUPPLEMENTAL DATA			
Other ID: 0B5001005			
Subdivision			
Photo			
Ward			
Precinct			
ASSOC PFD#			
GIS ID: F 776724_2871610			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.
MACHAN LLC	C187589		09/06/2013	U	I	1,596,000	1B
THE LEONARD TAMASI FAMILY TRUST	850/111		03/09/2005	U	I	-100	
TAMASI LEONARD	542/ 93		02/01/1979	U	I		

EXEMPTIONS		Amount	Description	Code	Number	Amount	Comm. Int.
Total:							

OTHER ASSESSMENTS		Year	Type	Description	Code	Amount	Comm. Int.
Total:							

ASSESSING NEIGHBORHOOD		Street Index Name	Tracing	Batch
Total:				

NOTES
 INACTIVE 2013 ADDITION HAS TIF AGREEMENT
 BEGINNING FY15 NO BLDG VALUE FY14,15&16
 25% BLDG VALUE FY17&18; 50% BLDG VAL
 FY19&20; 75% FY21,22&23 100% FY24
 NEW GROWTH FY17, FY19, FY21 & FY24
 ACREAGE INCLUDES LOT B5-1-6 THAT IS NOW

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
Total:										

LAND LINE VALUATION SECTION										
B Use #	Use Description	Zone	D Front	Depth	Units	Unit Price	I Factor	S.A. Disc	C Factor	ST. Idx
1	4000 INDUSTRIAL	IND			3.73 AC	153,750.00	1.0000	I	1.0000	G
Total Card Land Units: 3.73 AC Parcel Total Land Area: 5.73 AC										

CURRENT ASSESSMENT		Code	Appraised Value	Assessed Value
INDUSTR.	4000	880,200	880,200	880,200
IND LAND	4000	1,003,600	1,003,600	1,003,600
INDUSTR.	4000	20,000	20,000	20,000
Total:			1,903,800	1,903,800

PREVIOUS ASSESSMENTS (HISTORY)		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2020	4000	941,200	2019	4000	745,800	2018	4000
2020	4000	659,500	2019	4000	659,500	2018	4000
2020	4000	20,000	2019	4000	20,000	2018	4000
Total:		1,620,700		1,425,300		1,425,300	

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	217,700
Appraised XF (B) Value (Bldg)			5,400
Appraised OB (L) Value (Bldg)			0
Appraised Land Value (Bldg)			1,003,600
Special Land Value			0
Total Appraised Parcel Value			1,903,800
Valuation Method:			C
Adjustment:			0
Net Total Appraised Parcel Value			1,903,800

VISIT/ CHANGE HISTORY			
Date	Type	IS	IS
07/24/2020		JH	20
04/14/2016		JH	20
07/17/2013	04	DW	14
10/01/2011	04	DW	14
05/24/2011	01	DL	00

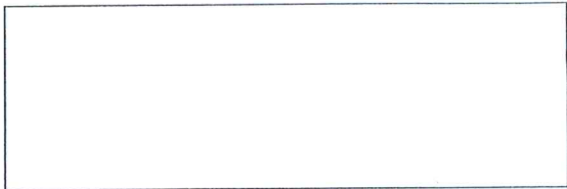
Purpose/Result		Field Review
Field Review <td>20</td> <td>Field Review</td>	20	Field Review
Field Review <td>14</td> <td>Review</td>	14	Review
Review <td>14</td> <td>Review</td>	14	Review
Measur+Listed <td>00</td> <td>DL</td>	00	DL

Special Pricing		S Adj	Faci	Adj.	Unit Price	Land Value
SITE		1.00	1.00	269,062.50	1,003,600	
Total Land Value:					1,003,600	



PROCEDURES FOR APPLICANTS/PETITIONER(S)

BOARD OF APPEALS' REQUEST FOR HEARING



Application and Document requirements:

FILE APPLICATION AT TOWN CLERK'S OFFICE	
	Application with Town Clerk, including denial notice by the Zoning Officer (Building Inspector);
	Application Fee of \$300.00 submitted to the Town Clerk at the time of application;
	Plan provided by a Commonwealth of Massachusetts Registered Land Surveyor of the property in question; showing clearly any existing conditions and dimensions, along with the requested structure changes, use changes, and or dimension changes. Five(5) copies of said plan required;
	All architectural drawings or sketches that show existing conditions, as well as proposed conditions/addition(s) and change(s);
	Applicant will provide a type written, or neatly hand printed, explanation of all Special Permit and/or Variance requests that come before the board; ·
	Applicant will provide any other forms of documentation and or data that will assist the Board of Appeals in its determination for granting approval of said requested Special Permits; and, or Variances;
	Property Field Sheet (Provided by Town of Avon Board of Assessors);
	A certified Abutters list (Provided by Town of Avon Board of Assessors; For a fee.

BOARD OF APPEALS:

	<p>The Board of Appeals Secretary will render an advertisement (Notice of Public Hearing) suitable for publication. The Board Secretary will send the Applicant a copy of the Public Hearing notice; and will provide the advertisement to a suitable publisher for publication, two (2) times, in consecutive weeks, with the first publication at least 14 days prior to the Public Hearing and present the tear sheet, the evening of the Public Hearing.</p> <p>The Board Secretary will send a letter notifying the applicant of the public hearing date and procedures required for the mailings of the public hearing notice to abutters. The Board Secretary will include the following with the letter: Public Hearing Notice and surrounding towns address list.</p>
	The Board Secretary <u>will notify all Town of Avon Boards and Commissions of the applicant's Public Hearing</u> , as well as request the <u>Town Clerk to post the Notice of Public Hearing on the Official Town of Avon Bulletin Board</u> ;

Applicant / Petitioner requirements:

	<p>The applicant will request an abutters list from the Assessor's Office and send a copy of the Public Hearing Notice by <u>Certified Mail</u> to each abutter <u>and</u> the towns and addresses listed on the "Additional Public Hearing Mailing List" with the return address listed as the Board of Appeals, 65 East Main Street, Avon, MA 02322.</p> <p>The expense for the abutters list and the mailing to all abutters and abutting Town/City boards will be the responsibility of the applicant/petitioner.</p>
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