

The Commonwealth of Massachusetts  
AMESBURY  
BOARD OF APPEALS



SO.ESSEX #89 Bk:34862 Pg:397  
04/22/2016 09:45 AM DCSN Pg 1/4  
eRecorded

April 1, 2016

NOTICE OF FINDING  
Conditional or Limited Variance or Special Permit  
(General Laws Chapter 40A, Section 18 as amended)

Notice is hereby given that a Conditional or Limited Variance or Special Permit has been granted

To: George K. Norwood Jr. and Kelly A. Norwood

Address: 18 Campion Road

Owner or Petitioner

City or Town: North Andover MA 01845

28 Lake Attitash Road, Amesbury, MA

Identify land affected

By the City of... AMESBURY...Board of Appeals affecting the rights of the owner with respect to the use of premises on:

28 Lake Attitash Road

Street

Amesbury

City/Town

The record title standing in the name of

George K. Norwood Jr. and Kelly A. Norwood

Whose address is 18 Campion Road

Street

North Andover

City/Town

MA

State

Be a deed duly recorded in the Essex County Registry of Deeds in Book: 34282 Page: 3

Registry District of the Land Court, Certificate No: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

The decision of said Board is on file with the papers in Decision or Case No: \_\_\_\_\_  
In the office of the City Clerk, Amesbury.

Signed this 1st day of April

Board of Appeals:

Matthew J. Sherry  
Chairman

Board of Appeals:

Clerk

Page \_\_\_\_\_

Received and entered with the Register of Deeds in the County of Essex, Book \_\_\_\_\_ Page \_\_\_\_\_

APPROVED: March 24, 2016

Attest: \_\_\_\_\_

EXPIRES: March 24, 2018

Finding to raze existing structure and construct new residence on nonconforming lot at 28 Lake Attitash Road.

RECEIVED

16 APR -1 AM 8:24

AMESBURY CITY CLERK

Amesbury



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Zoning Board of Appeals  
62 Friend Street  
Amesbury, MA 01913

**28 LAKE ATTITASH ROAD, AMESBURY**

**FINDING – APPROVED**

**FINDING AND DECISION**

Application of **George & Kelly Norwood, 18 Campion Road, North Andover MA** for a **FINDING** under Amesbury Zoning Bylaws Section IX.B: Extension and Alteration to raze an existing nonconforming structure on a nonconforming lot and construct a new residential structure which will also have nonconformities at **28 Lake Attitash Road**, Amesbury in an R-20 Zoning District.

**Procedural History**

1. Application for Special Permit/Finding to raze an existing nonconforming structure on a nonconforming lot and construct a new residential structure which will also have nonconformities at 28 Lake Attitash Road, Amesbury pursuant to Sections IX.B of the Amesbury Zoning Bylaws was made by the above-referenced Applicant/Owner and filed with the Zoning Board of Appeals on December 29, 2015.
2. A public hearing on the application was scheduled and unopened on January 28, 2016 and requested by the applicant's attorney to continue to March 24, 2016 at which time the Public Hearing was opened.
3. It was determined by the Zoning Board of Appeals that the item should be heard as a Finding.
4. The Application was accompanied by Assessor Records (Map 59, Lot 36), Certified List of Abutters, proposed plans, certified site plan drawn by Atlantic Engineering & Survey Consultants, 97 Tenney Street, Georgetown MA 01833 dated December 28, 2015, revised February 10, 2016, and Quitclaim deed recorded at the South Essex Registry of Deeds Book 34282 Page 3 dated August 7, 2015.
5. The plans and other submission material were reviewed by the Zoning Board of Appeals. Throughout its deliberations, the Zoning Board of Appeals has been mindful of the statements of the applicant, and the comments of the general public, all as made at the public hearing.

## Findings

1. The subject property is located at 28 Lake Attitash Road, Amesbury, MA.
2. The property is located in an R-20 Zoning District. The current use at the subject property is a pre-existing, non-conforming use, and therefore a Finding is required under Amesbury Zoning Bylaws Section IX, Non-confirming Uses, Structures, and Lots.

## Decision

In view of the foregoing, the Zoning Board of Appeals hereby considers the Applicant's proposal to raze an existing structure to construct a new single family residence at 28 Lake Attitash Road, Amesbury. The lot and structure pre-date zoning (1910). It is a pre-existing, non-conforming structure and lot. It is nonconforming in regards to area, frontage, left side yard and right side yard setbacks. If allowed would be less detrimental from the existing use and will not create any new nonconformity all of which are stated purposes and intent of the Amesbury Zoning Bylaws.

## Record of Vote

Based on its findings the Board voted 5 to 0 and APPROVED the FINDING as requested.

Board members considering and voting on the application were:

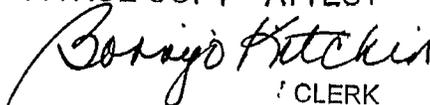
<u>Name</u>	<u>Vote</u>
Bill Lavoie	yes
Donna Collins	yes
Matt Sherrill	yes
Sharon McDermot	yes
David Haraske	yes

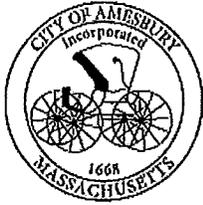
The undersigned certifies that the copies of this decision (and plans referred to above) have been filed with the Amesbury Planning Board and City Clerk. Any Appeal of this decision shall be made pursuant to Section 17 of the Zoning Act (M.G.L. Chapter 40A) and must be filed within twenty (20) days after the Notice of Decision is filed with the City Clerk.

AMESBURY ZONING BOARD OF APPEALS

  
Matthew Sherrill 4/1/16  
Chairman DATE

A TRUE COPY ATTEST

  
CLERK



## CITY OF AMESBURY

Bonnijo Kitchin  
City Clerk

City Hall, 62 Friend Street  
Amesbury, MA 01913-2886  
Tel: (978) 388-8100  
Fax: (978) 388-8150

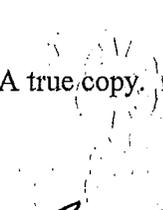
### APPEAL CERTIFICATION

Applicant: George K. Norwood Jr. & Kelly A. Norwood  
18 Campion Rd  
North Andover, MA 01845

Property: 28 Lake Attitash Road  
Amesbury, MA

I hereby certify that 20 days have elapsed from the date this certification was issued and no appeal has been filed in this office.

A true copy. Attest:

  
*Bonnijo Kitchin*  
City Clerk,  
Amesbury, MA.

*April 22, 2016*  
Date