

RECEIVED

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TOWN CLERKS OFFICE  
LYNNFIELD, MA

Petition  
TOWN OF LYNNFIELD  
ZONING BOARD OF APPEALS

Name of Petitioner Troy DiNapoli

Address 29 North Hill Drive Lynnfield, MA 01940

Address of Property which is the subject of the  
Petition 29 North Hill Drive Lynnfield, MA 01940

1. Indicate and describe relief being sought by this petition:  
(check appropriate box)

- |                          |   |       |
|--------------------------|---|-------|
|                          |   | Date  |
| <input type="checkbox"/> | A. Appeal Decision made by _____<br>Bldg. Inspector, Planning Board, etc.   | _____ |
| <input type="checkbox"/> | B. Apply for a Variance<br>_____  | _____ |
| <input type="checkbox"/> | C. Apply for a Special Permit<br>Special Permit for improvements resulting in excess of 15% impervious in groundwater protection district<br>(Section 9.3.8.2) for a Garage.<br>_____ | _____ |
| <input type="checkbox"/> | D. Other (specify)<br>_____<br>_____  | _____ |

2. Specify Zoning Bylaw Sections(s) from which you desire relief:  
9.3.8.2

Relief cannot be granted at this hearing for any condition or bylaw not stated above

3. With respect to Land under consideration:

A. Its Area 60,093 square feet, street frontage 210 feet

B. District Zone (see Bylaws) Residential D (RD)

C. Deed Record: Registry of Deeds Essex County

Book \_\_\_\_\_ Page \_\_\_\_\_ (see tax bill)

Or Land Court \_\_\_\_\_,

Book 594 Certificate 96064

Map 7 Parcel 191

4. Ownership

A. Name, Address of Owner(s)

Troy DiNapoli, 29 North Hill Drive Lynnfield, MA 01940


B. If applicant is not owner, check the interest in the premises, and attach evidence of such interest.

Prospective Buyer: \_\_\_\_\_

Lessee: \_\_\_\_\_

Other (explain) \_\_\_\_\_

5. The undersigned petitioner affirms the foregoing statements are true statements of fact:

Signed  Street and Number 29 North Hill Drive  
 Town/City Lynnfield State MA Phone No. (781) 396-3222  
 Assessors Clerk \_\_\_\_\_ Date June 27, 2023

6. A check payable to the Town of Lynnfield shall be delivered to the Board of Appeals, Town Hall, Lynnfield, MA 01940 for the proper amount indicated in the above fee schedule.

7. The Application and fee shall be submitted to the Town Clerk at least four (4) weeks prior to date of the hearing.

8. Public Hearings are normally scheduled for the 1<sup>st</sup> Tuesday of each month

**Petitioner not to write below**

.....

Petition reviewed by Building Inspector for completeness \_\_\_\_\_  
 Received and Stamped by Town Clerk \_\_\_\_\_  
 Entered with the Board of Appeal \_\_\_\_\_  
 Fees actually paid \$ \_\_\_\_\_  
 Advertised in \_\_\_\_\_  
 Parties of interest mailed notices \_\_\_\_\_  
 Hearing Date \_\_\_\_\_

TRANSFER CERTIFICATE OF TITLE

Book 594  
Cert. No. 96064  
Docu. No. 639688

From TRANSFER Certificate No. # 94483 Originally Registered

February 8, 1957 in Registration Book 109 Page 26230

for the Southern Registry District of Essex County.

THIS IS TO CERTIFY that

TROY M DINAPOLI,  
of 29 North Hill Drive, Lynnfield, Massachusetts 01940

TRUSTEE of the TROY M DINAPOLI REVOCABLE TRUST  
Under a Declaration of Trust Dated January 12, 2012 as evidenced by a Trustee's Certificate  
pursuant to M.G.L.,c. 184,Section 35 recorded with Essex South Registry of Deeds, Book 34332,  
page 460.

is/are the owner(s) in fee simple

AS TRUSTEE

of that land situated in LYNNFIELD

in the County of Essex and Commonwealth of Massachusetts, bounded and described as follows:

SOUTHERLY	by the northerly line of North Hill Drive two hundred ten (210) feet;
WESTERLY	by lot 23, as shown on plan hereinafter mentioned, three hundred sixty nine and 83/100 (369.83) feet;
NORTHEASTERLY	by lot 16, as shown on said plan, one hundred thirty eight and 29/100 (138.29) feet; and
EASTERLY	by lot 25, as shown on said plan, three hundred twenty nine and 77/100 (329.77) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 25788-E, drawn by Robert E. Anderson Inc., Surveyors, dated October 20, 1971, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title 42538 in said Registry, and the above described land is shown as lot 24, on last mentioned plan.

The above described land is subject to an easement as set forth in a grant made by Michael J. Stanton et ux to the Eastern Massachusetts Electric Company, dated November 8, 1946, duly recorded in Book 3516, Page 281 in said Registry.

The above described land is subject to and with the benefit of an Order of Taking by the Lynnfield Center Water District, dated April 7, 1969, and filed as Document 130855 in said Registry, and shown on plan filed with said document, as recited in Order of Court Document 140163.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said

TROY M DINAPOLI, Trustree as aforesaid

to said land is registered under said Chapter, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, which may be subsisting and subject as aforesaid; and to the memoranda of encumbrances for this certificate.

Any term or provision in any instrument or document noted on or referred to in this certificate of title affecting anyone's right, title or interest in the land described in this certificate of title which purports to forbid or restrict the conveyance, encumbrance, occupancy, or lease of that land to individuals of a specified race, color, religion, national origin or sex is void. Any condition, restriction or prohibition, including a right of entry or a possibility of reverter, contained in any instrument or document noted on or referred to in this certificate of title which directly or indirectly limits the use for occupancy of real property on the basis of race, color, religion, national origin or sex is void, excepting a limitation on the basis of religion on the use of real property held by a religious or denominational institution or organization or by an organization operated for charitable or educational purposes which is operated, supervised or controlled by or in connection with a religious organization.

WITNESS, GORDON H. PIPER, Esquire, Chief Justice of the Land Court, at Salem, in said County of Essex.

The twenty-ninth day of September in the year two thousand and twenty-two at 02 o'clock and 46 minutes in the afternoon.

Attest, with the Seal of said Court,

---

John L. O'Brien, Jr., Assistant Recorder

Case # 25788

Purported Address of Property:  
29 NORTH HILL DR

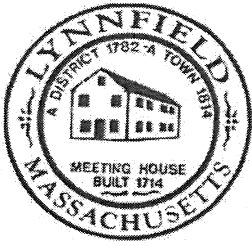
LYNNFIELD, MA 01940

<b>Doc Num</b>	<b>Kind</b>	<b>In Favor Of</b>	<b>Terms</b>	<b>Date Signed</b>	<b>Discharge</b>
632470	MTG	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	\$600,000.00 USUAL POWER OF SALE	12/20/2021	10/11/2022
				12/27/2021 08:47 AM	639970

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639689	HOMESTD	TROY M DINAPOLI	DECLARATION OF HOMESTEAD SEE DOC	09/29/2022	09/29/2022 02:46 PM
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# TOWN OF LYNNFIELD

## ASSESSORS OFFICE

55 Summer Street, Lynnfield, MA 01940  
781-334-9450  
www.town.lynnfield.ma.us

### REQUEST FOR CERTIFIED ABUTTERS LIST

**\*\*CERTIFIED LIST WILL BE PROVIDED WITHIN TEN WORKING DAYS \*\***

PROPERTY LOCATION: 29 North Hill Drive ASSESSORS MAP#: \_\_\_\_\_ LOT #: \_\_\_\_\_

OWNER NAME: Troy DiNapoli

REASON FOR ABUTTERS LIST: Groundwater Protection District Special Permit for Garage

*FEE: \$15.00 for first five pages, \$1.00 after each consecutive page.*

CONSERVATION COMMISSION  
Within 100 ft.

PLANNING BOARD  
Within 300 ft.

BOARD OF APPEALS  
Within 300 ft.

BOARD OF HEALTH  
Immediate abutter and directly across the street

LIQUOR LICENCE  
Direct Abutters & Any School,  
Church or Hospital within 500 ft.

HISTORICAL COMMISSION  
Within 300 ft.

Requested By: Kaitlin Boland Date: 06-26-2023

Phone Number: (978) 539-8088 email: \_\_\_\_\_

kboland@wsengineers.com

**will pay upon pick up**

-----Assessors Use Only-----

CERTIFIED BY: Meresa C. [Signature] DATE: 6/29/23

DATE PAID: \_\_\_\_\_ CASH \$/Amt: \_\_\_\_\_ CHECK #/Amt. \_\_\_\_\_

DELIVERY METHOD:  EMAIL  US MAIL  PICK UP



# 300 feet Abutters List Report

Lynnfield, MA  
June 29, 2023

## Subject Property:

Parcel Number: 0007-0000-0191  
CAMA Number: 0007-0000-0191  
Property Address: 29 NORTH HILL DR

Mailing Address: TROY M DINAPOLI REVOCABLE TRUS  
DINAPOLI TROY M TR  
29 NORTH HILL DR  
LYNNFIELD, MA 01940

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## Abutters:

Parcel Number: 0006-0000-2135  
CAMA Number: 0006-0000-2135  
Property Address: 22C REAR NORTH HILL DR

Mailing Address: LEGGETT DAVID LEGGETT KIMBERLY  
22C REAR NORTH HILL DR  
LYNNFIELD, MA 01940

Parcel Number: 0007-0000-0158  
CAMA Number: 0007-0000-0158  
Property Address: 31 NORTH HILL DR

Mailing Address: DRZEWICZEWSKI STEPHEN, T/E  
DRZEWICZEWSKI REBECCA, T/E  
31 NORTH HILL DR  
LYNNFIELD, MA 01940

Parcel Number: 0007-0000-0229  
CAMA Number: 0007-0000-0229  
Property Address: OFF NORTH HILL DR

Mailing Address: LYNNFIELD CTR WATER DIST  
83 PHILLIPS ROAD  
LYNNFIELD, MA 01940

Parcel Number: 0007-0000-0275  
CAMA Number: 0007-0000-0275  
Property Address: 27 NORTH HILL DR

Mailing Address: RHAPSODY REALTY TRUST  
SARTORELLI PAUL R JR TRUSTEE  
27 NORTH HILL DR  
LYNNFIELD, MA 01940

Parcel Number: 0007-0000-0288  
CAMA Number: 0007-0000-0288  
Property Address: 25 NORTH HILL DR

Mailing Address: PINCUS ROY L, T/E PINCUS JENNIFER  
S, T/E  
25 NORTH HILL DR  
LYNNFIELD, MA 01940

Parcel Number: 0007-0000-0843  
CAMA Number: 0007-0000-0843  
Property Address: 24 NORTH HILL DR

Mailing Address: SCANGAS ARTHUR SCANGAS PAMELA  
24 NORTH HILL DR  
LYNNFIELD, MA 01940

Parcel Number: 0007-0000-0854  
CAMA Number: 0007-0000-0854  
Property Address: NORTH HILL DR

Mailing Address: LILLEY LEONARD L, JR L/E LILLEY  
CAROL, L/E  
P O BOX 143  
LYNNFIELD, MA 01940

Parcel Number: 0007-0000-0856  
CAMA Number: 0007-0000-0856  
Property Address: 22 NORTH HILL DR

Mailing Address: FILIKOV ARTEM  
22 NORTH HILL DR  
LYNNFIELD, MA 01940

Parcel Number: 0007-0000-0942  
CAMA Number: 0007-0000-0942  
Property Address: 20 NORTH HILL DR

Mailing Address: JOY E STEVENS TRUST STEVENS JOY  
E TR  
20 NORTH HILL DR  
LYNNFIELD, MA 01940

Parcel Number: 0007-0000-1617  
CAMA Number: 0007-0000-1617  
Property Address: 22A REAR NORTH HILL DR

Mailing Address: LILLEY LEONARD L, JR L/E LILLEY  
CAROL, L/E  
P O BOX 143  
LYNNFIELD, MA 01940



www.cai-tech.com

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6/29/2023

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