

**Petition  
TOWN OF LYNNFIELD  
ZONING BOARD OF APPEALS**

**RECEIVED**

2019 JAN 10 P 2: 51  
January 10, 2019

TOWN CLERKS OFFICE  
LYNNFIELD, MA

Name of Petitioner: **Edward P. Champy, III**

Address: **938 Main Street, Lynnfield, MA 01940**

Address of property which is  
the subject of the PETITION: **4 Pagos Way, Lynnfield, MA 01940**

1. The purpose of this petition is to:

  A. Appeal Decision made by \* (Bldg. Inspector, Planning Board, etc.) Date:

  **X**B. Apply for Variances

  **X**C. Apply for Special Permits/Findings

  D. Other: \* (Specify)

**Petitioner proposes to construct additional amenities on the property which is located within the Ground Water Protection District, resulting in an increase of the impervious area of the lot above that allowed without a Special Permit under Section 9.3 of the Lynnfield Zoning By-law, including the construction of an in-ground swimming pool which will require dimensional yard Variances under Section 4 and 5.4, all as shown on a plan entitled "Plan for Board of Appeals Showing Proposed Pools and Improvements Pagos Way Lots 4A, 4B & 4C, Lynnfield, Mass.", dated December 4, 2018 by Hayes Engineering, Inc., Wakefield, Massachusetts, filed with the Board of Appeals as part of this Petition, along with the Engineer's narrative and calculations relative to imperviousness and mitigative drainage.**

2. Specify Zoning By-law Section(s) from which you desire relief:

**Variances under Section 4 Dimensional and Density Regulations and Section 5.4, and Special Permits under Section 9.3, including 9.3.8.2, 9.3.9 and 9.3.10 of the Zoning By-Law.**

(Relief cannot be granted at this hearing for any condition or By-law not stated above.)

3. With respect to Land Under Consideration:

A. Its Area **43,560** square feet, street frontage **220** feet

B. District Zone (see By-laws) **RA**

C. Deed Recorded: Registry of Deeds - Book **33847**, Page **2**, Book **33847**, Page **15**.  
Map **20**, Parcels **1226 & 1235**

See Reverse Side

4. Ownership:

A. Name, Address of Owner(s):

**Edward P. Champy, III**  
**938 Main Street, Lynnfield, MA 01940**

B. If applicant is not owner, check the interest in the premises: **N/A**

Prospective Buyer: \*

Lessee: \*

Other (explain) \*

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

**Edward P. Champy, III**

Signed by: \_\_\_\_\_

Their Attorney **JOHN H. KIMBALL, JR.**

Street and Number: **618 Main Street** Town: **Lynnfield** State: **MA**

Phone No.: **(781) 334-3200**

Assessor's clerk \_\_\_\_\_ Date \_\_\_\_\_

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

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

8. Public Hearings are normally scheduled for 1st Tuesday in 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 \_\_\_\_\_

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P.C.S

  
 2015021100524 Bk:33847 Pg:2  
 02/11/2015 01:20 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX  
 Southern Essex District ROD  
 Date: 02/11/2015 01:20 PM  
 ID: 1051670 Doc# 20150211005240  
 Fee: \$2,994.00  
 Cons: \$525,000.00

QUITCLAIM DEED

I, Paula J. Rocca, being married to Michael Rocca, both of 938 Main Street, Lynnfield, Massachusetts, 01940 ("Grantor"), for consideration paid, and in full consideration of Five Hundred Twenty-Five Thousand and 00/100 dollars (\$525,000.00) paid, grant to Edward P. Champy III of Gloucester, Essex County, Massachusetts ("Grantee") with QUITCLAIM COVENANTS:

The land with the buildings thereon situated in Lynnfield on the westerly side of Main Street, and bounded and described as follows:

Beginning at the north center of said Main Street, thence running Westerly by Lot 9 as shown on a plan hereinafter referred to, five hundred forty-seven and 90/100 (547.90) feet to land now or late of Everett B. Richards; thence turning and running

Southwesterly by said Richards land, one hundred fifteen and 44/100 (115.44) feet to Lot 7 as shown on said plan; thence turning and running

Easterly by said Lot 7, six hundred eleven and 51/100 (611.51) feet to said Main Street, thence turning and running

Northerly one hundred fifty (150) feet to the point of beginning.

Containing 1.709 acres, more or less, be all of said measurements more or less or however otherwise bounded or described and being Lot 8 as shown on Plan of Lots situated in Lynnfield, Mass., surveyed for William B. Nelson, February, 1928, Davis and Abbott, Civil Engineers, and recorded with Essex South District Registry of Deeds.

Said property is shown as Lots 5A, 3B, 4B and 6 on "Plan of Land in Lynnfield, Mass. #938, #946 & #960 Main Street, Assessor's Parcel ID: 0020 0000 596, 0020 0000 589, 0020 0000 1226, 0020 0000 1236, 0020 0000 1264, Engineer Hayes Engineering, Inc., 603 Salem Street, Wakefield, Mass. 01880, Scale 1" = 40', Date December 1, 2014", which plan was recorded at Essex South District Registry of Deeds on February 4, 2015 as Plan No. 79 in Plan Book 446, Page 79.

For title, see deed of Edward H. Suckley, dated April 26, 2013, and recorded with the Essex South District Registry of Deeds in Book 32428 Page 295.

We, Michael Rocca and Paula J. Rocca, husband and wife, hereby release any and all Homestead Rights and all other interests that we may have in the above described premises.

Executed under seal this 3rd day of February, 2015.

ADDRESS + GRANTEE: 938 Main St. Lynnfield

B09-107



Paula J. Rocca  
Paula J. Rocca

Michael Rocca  
Michael Rocca

COMMONWEALTH OF MASSACHUSETTS

State of MA, county of Middlesex, SS

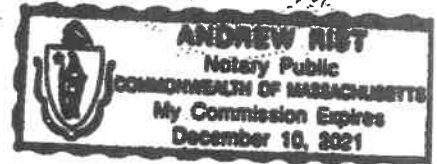
2015

February 3

On this 3 day of February, 2015, before me, the undersigned notary public, personally appeared Paula J. Rocca, individually, and proved to me through satisfactory evidence of identification, which was a photo Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as an individual.

Andrew Rist

Notary Public  
My Commission Expires:



COMMONWEALTH OF MASSACHUSETTS

State of MA, county of Middlesex, SS

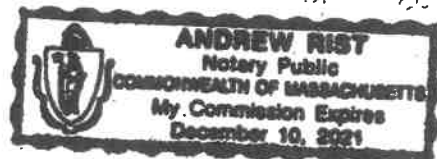
2015

February 3

On this 3 day of February, 2015, before me, the undersigned notary public, personally appeared Michael Rocca, individually, and proved to me through satisfactory evidence of identification, which was a photo Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as an individual.

Andrew Rist

Notary Public  
My Commission Expires:





PCS



2015021100533 Bk:33847 Pg:15  
02/11/2015 01:20 DEED Pg 1/2

## QUITCLAIM DEED

Pebble Cove Lynnfield, LLC, a Massachusetts limited liability company with a principal place of business at 736 East Fifth Street, Boston, Massachusetts, for consideration paid and in full consideration of One and 00/100 (\$1.00) Dollar, grant to Edward P. Champy, III, individually, of 30C Rockport Road, Gloucester, Massachusetts

### WITH QUITCLAIM COVENANTS

The land situated on Pagos Way in Lynnfield, Essex County, Massachusetts shown as Lots 4A and 4C on "Plan of Land in Lynnfield, Mass. #938, #946 & #960 Main Street, Assessor's Parcel ID: 0020 0000 596, 0020 0000 589, 0020 0000 1226, 0020 0000 1236, 0020 0000 1264, Engineer Hayes Engineering, Inc., 603 Salem Street, Wakefield, Mass. 01880, Scale 1" = 40', Date December 1, 2014", which plan was recorded at Essex South District Registry of Deeds on February 4, 2015 as Plan No. 79 in Plan Book 446, Page 79.

This sale is done in the normal course of business and does not constitute all or substantially all of the assets of the limited liability company.

For Grantor's title reference see deed recorded herewith.

[ The remainder of this page is left intentionally blank]

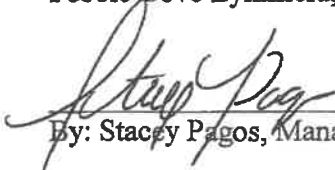
Premises: Lot 4A and 4C Pagos Way, Lynnfield, Massachusetts





Witness my hand and seal this 6<sup>th</sup> day of February, 2015.


Pebble Cove Lynnfield, LLC

  
By: Stacy Pagos, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 6<sup>th</sup> day of February, 2015, before me, the undersigned notary, personally appeared Stacey Pagos, Manager and proved to me through satisfactory evidence of identification which was a drivers license, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

  
Notary Public  
My Commission expires: 1/2/2020

