

RECEIVED

Petition  
TOWN OF LYNNFIELD  
ZONING BOARD OF APPEALS

2021 AUG 13 A 10:46

Name of Petitioner Timothy J. Doyle, Esquire on behalf of Richard M. LaBonte and Jennifer L. LaBonte

Address 26 Main Street, 3rd Floor, Lynnfield, MA 01940

Address of Property which is the subject of the  
Petition 326 Lowell Street

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

Date

A. Appeal Decision made by \_\_\_\_\_  
Bldg. Inspector, Planning Board, etc.

B. Apply for a Variance  
\_\_\_\_\_

C. Apply for a Special Permit To create an accessory use apartment within  
a single family dwelling.

D. Other (specify)  
\_\_\_\_\_  
\_\_\_\_\_

2. Specify Zoning Bylaw Sections(s) from which you desire relief:  
8.3 accessory apartments in residence districts  
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 40,035 square feet, street frontage 157.58 feet

B. District Zone (see Bylaws) Single residence-C

C. Deed Record: Registry of Deeds Essex,  
Book 40104 Page 446 (see tax bill)  
Or Land Court \_\_\_\_\_,  
Book \_\_\_\_\_ Certificate \_\_\_\_\_  
Map 16 Parcel 1015

4. Ownership

A. Name, Address of Owner(s)

Richard M. LaBonte and Jennifer L. LaBonte


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 326 Lowell Street  
Town/City Lynnfield State MA Phone No. 781-879-6481  
Assessors Clerk \_\_\_\_\_ Date 8/12/21

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 \_\_\_\_\_



MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 07/22/2021 10:51 AM  
ID: 1468023 Doc# 20210722001220  
Fee: \$2,109.00 Cons: \$462,304.00

### QUITCLAIM DEED

We, Robert M. LaBonte and Ellin H. LaBonte of, Lynnfield, Massachusetts for consideration paid and in consideration of **Four Hundred Sixty-Two Thousand Three Hundred Four (\$462,304.00) Dollars** hereby grant to Richard M. LaBonte and Jennifer L. LaBonte husband and wife tenants by the entirety, now of 326 Lowell Street, Lynnfield, Massachusetts, with **quitclaim covenants:**

The land in Lynnfield Center, Essex County, Massachusetts, together with the buildings thereon, being shown as Lot 1 on a plan entitled "Plan of Lots in Lynnfield, Surveyed for Gordon B. Wilkes, Jr. and Frances A. Wilkes", dated April 17, 1967, and recorded with Essex South District Registry of Deeds, Book 5438, Page 800, and founded and described as follows:

**NORTHEASTERLY** by Lowell Street in two lines measuring one hundred fifty-seven and 58/100 (157.58) feet and nine and 46/100 (9.46) feet;

**EASTERLY** by the curve forming the junction of Lowell Street and Cider Mill Road thirty-five and fifty-three one hundredths (35.53) feet;

**SOUTHEASTERLY** by Cider Mill Road one hundred forty-four and 45/100 (144.45) feet;

**SOUTHWESTERLY** by Lot 2 on said plan two hundred one and fifty-three hundredths (201.53) feet; and

**NORTHWESTERLY** by land now or formerly of Bonney two hundred sixty-one and 31/200 (261.31) feet.

Containing 40,035 square feet according to said plan.

This conveyance is subject to the rights of Robert M. LaBonte and Ellin H. LaBonte to use and occupy the premises for and during their lives.

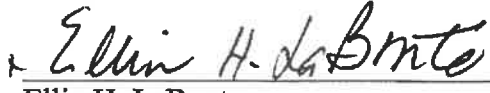
The Grantors hereby extinguish and release all rights of Homestead pursuant to M.G.L. Ch. 188 and certify under the penalties of perjury that there is no spouse, former spouse, partner in a civil union, or former partner in a civil union or any other person who might be able to claim a homestead in the property being sold, except as stated herein.

Being the same premises conveyed to us by deed of Gordon B. Wilkes, Jr. and Frances A. Wilkes dated August 15, 1977 recorded with Essex County Southern District Registry of Deeds in Book 6386, Page 744.

John P. LaBonte  
Essex  
326 Lowell Street  
Lynnfield, MA

Witness our hands and seals this 21<sup>st</sup> day of July, 2021.

  
Robert M. LaBonte


  
Ellin H. LaBonte

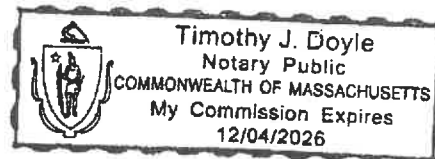
**COMMONWEALTH OF MASSACHUSETTS**

Essex, ss.

July 21, 2021

On this 21<sup>st</sup> day of July, 2021, before me, the undersigned notary public, personally appeared, Robert M. LaBonte and Ellin H. LaBonte, proved to me through satisfactory evidence of identification, which was/were a Massachusetts Driver's License, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that they signed it freely and voluntarily for its stated purpose.

  
Timothy J. Doyle, Notary Public  
My Commission Expires: 12/04/26



Deeds: 405 Main St., Lynnfield

RENEY, MORAN, & TIVNAN

REGISTERED LAND SURVEYORS

75 HAMMOND STREET - FLOOR 2

WORCESTER, MA 01610-1723

PHONE: 508-752-8885

FAX: 508-752-8895

RMT@HSTGROUP.NET

A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN

NAME RICHARD M. LABONTE & JENNIFER L. LABONTE

LOCATION 326 LOWELL STREET

LYNNFIELD, MA

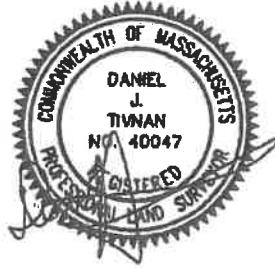
SCALE 1" = 50' DATE 06/01/21

JOB # 05-1469-21

REGISTRY ESSEX SOUTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINES (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN, NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



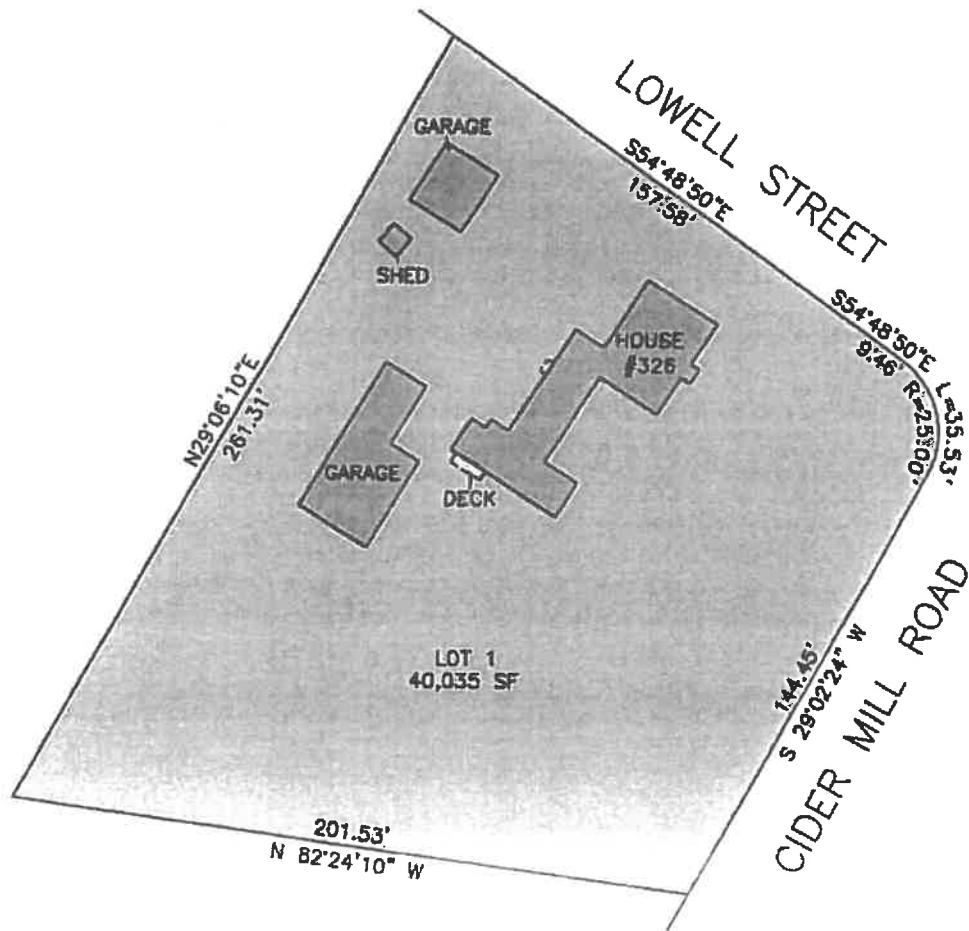
DEED BOOK/PAGE 6386/744

PLAN BOOK/PLAN 5438/800

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

391F DTG 07/03/2012

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.

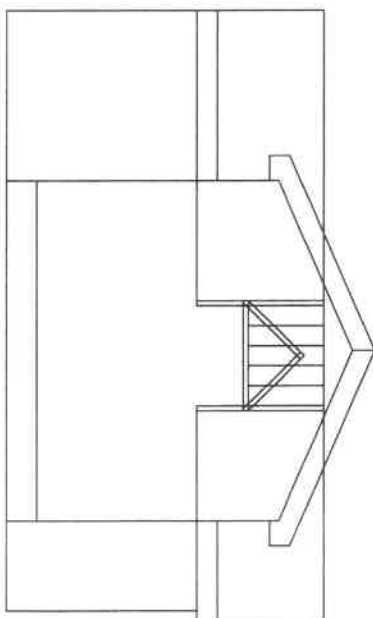
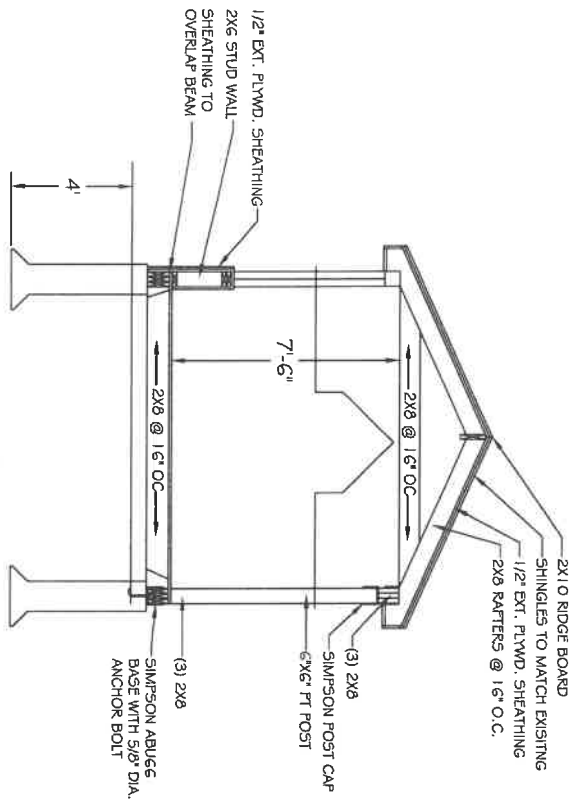


Handwritten signature: RMM JLL

REQUESTING OFFICE: LAW OFFICE OF COLONNA & DOYLE  
REQUESTED BY:

DRAWN BY: NHH  
CHECKED BY:

ALL WOOD USED FOR DECK  
CONSTRUCTION SHALL BE  
PRESSURE TREATED



DRAWN BY:

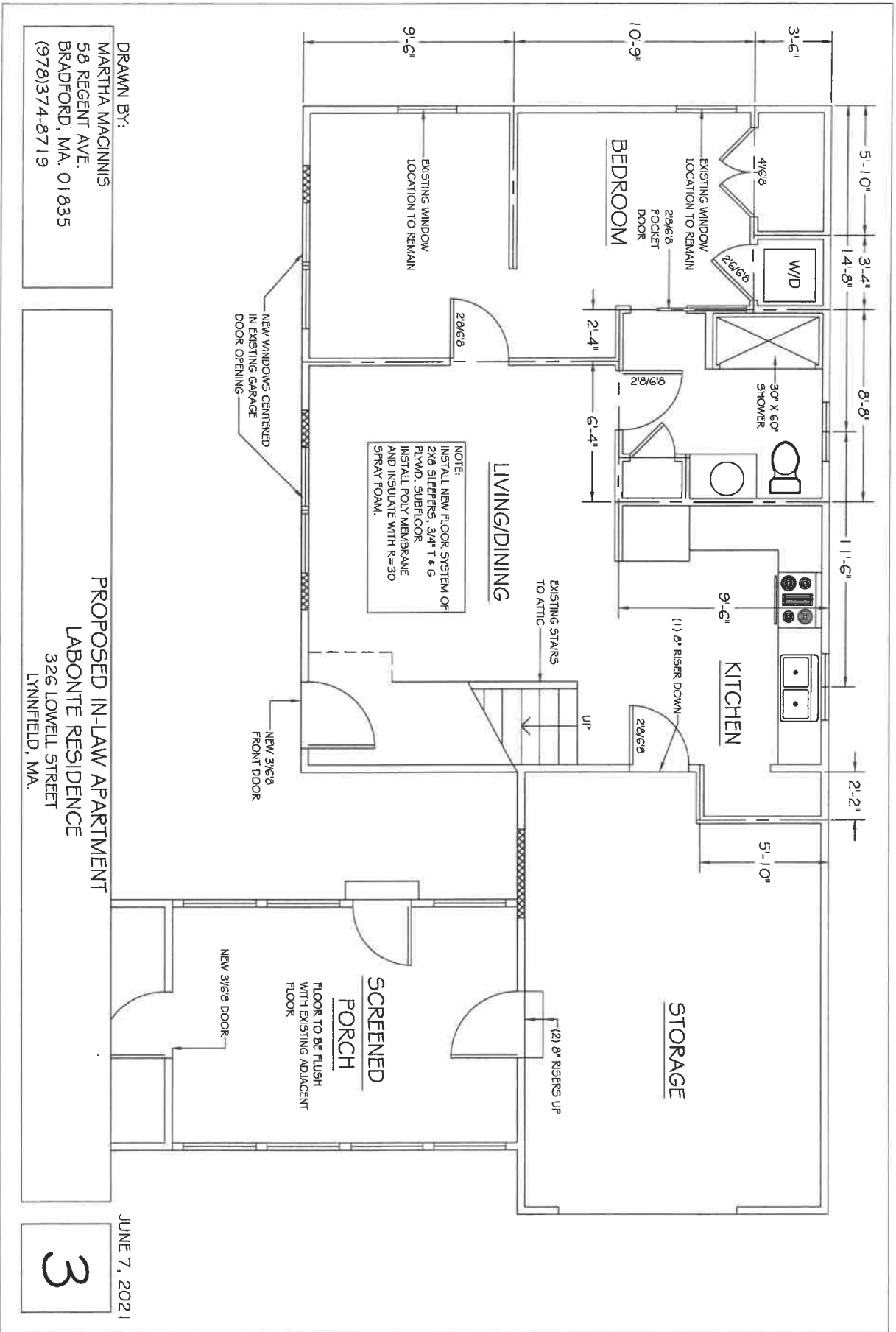
MARTHA MACINNIS  
58 REGENT AVE.  
BRADFORD, MA. 01835  
(978)374-8719

PROPOSED IN-LAW APARTMENT

LABONTE RESIDENCE  
326 LOWELL STREET  
LYNNFIELD, MA.

JUNE 7, 2021

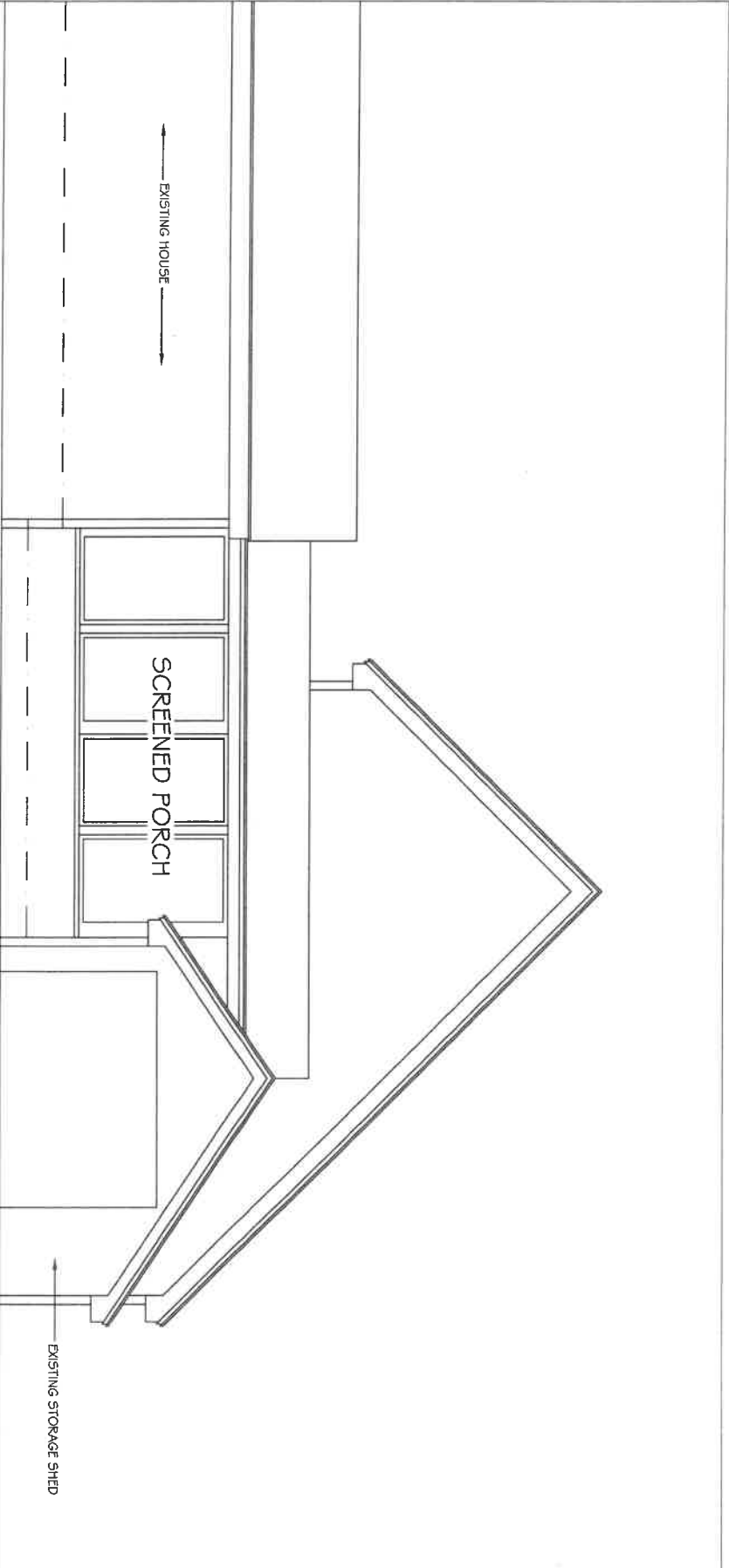
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 3



RIGHT SIDE ELEVATION

1/4" = 1'-0"

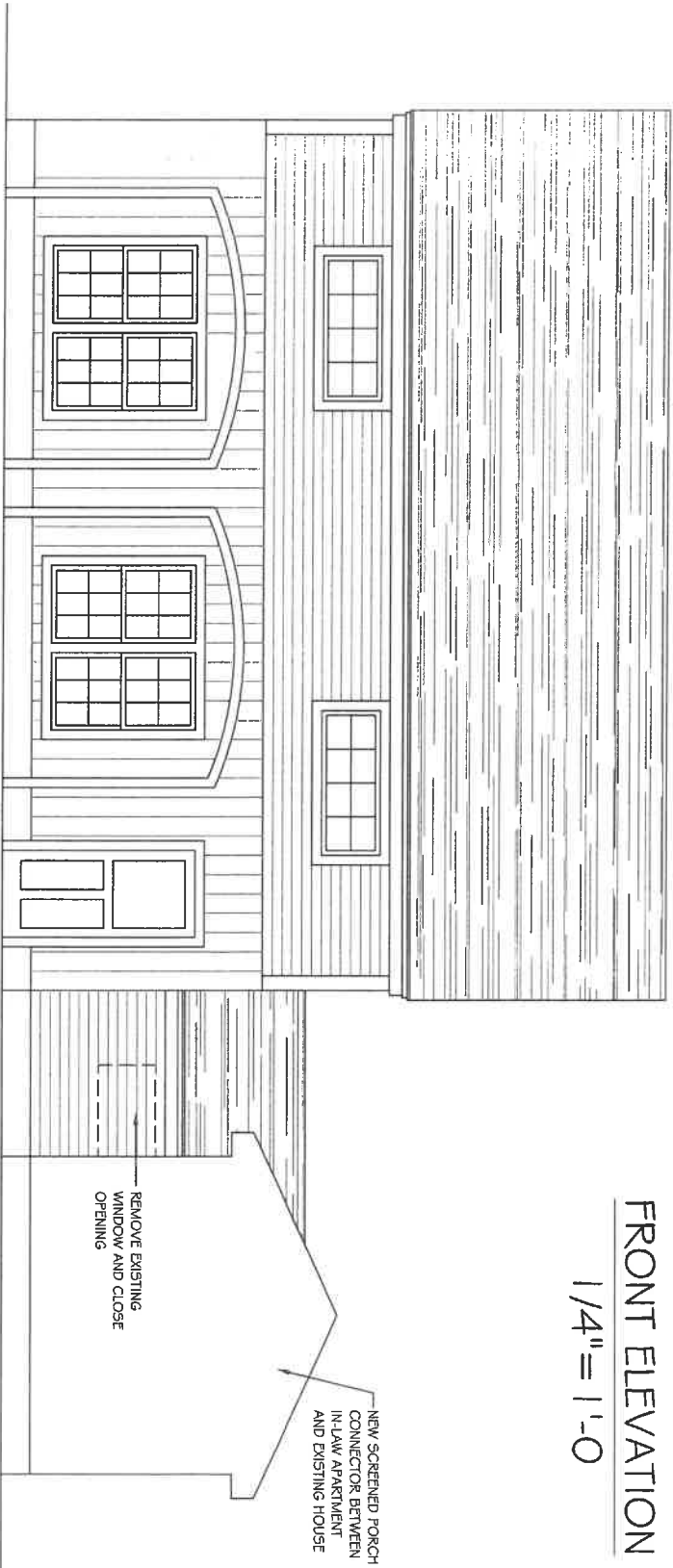
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JUNE 7, 2021

2





**FRONT ELEVATION**

1/4" = 1'-0"

NEW SCREENED PORCH  
CONNECTOR BETWEEN  
IN-LAW APARTMENT  
AND EXISTING HOUSE

REMOVE EXISTING  
WINDOW AND CLOSE  
OPENING

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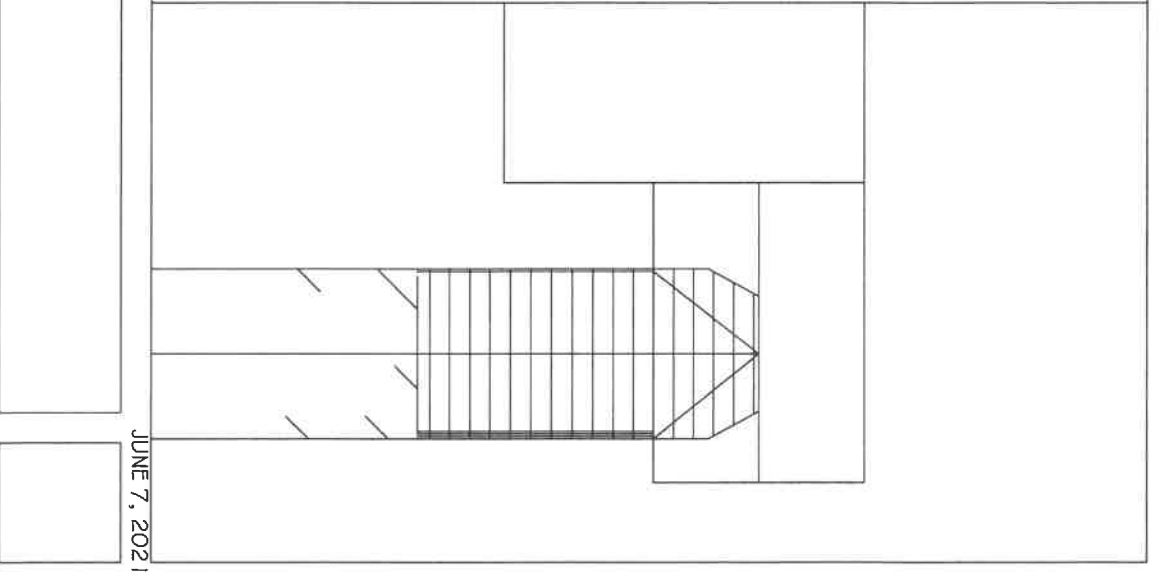
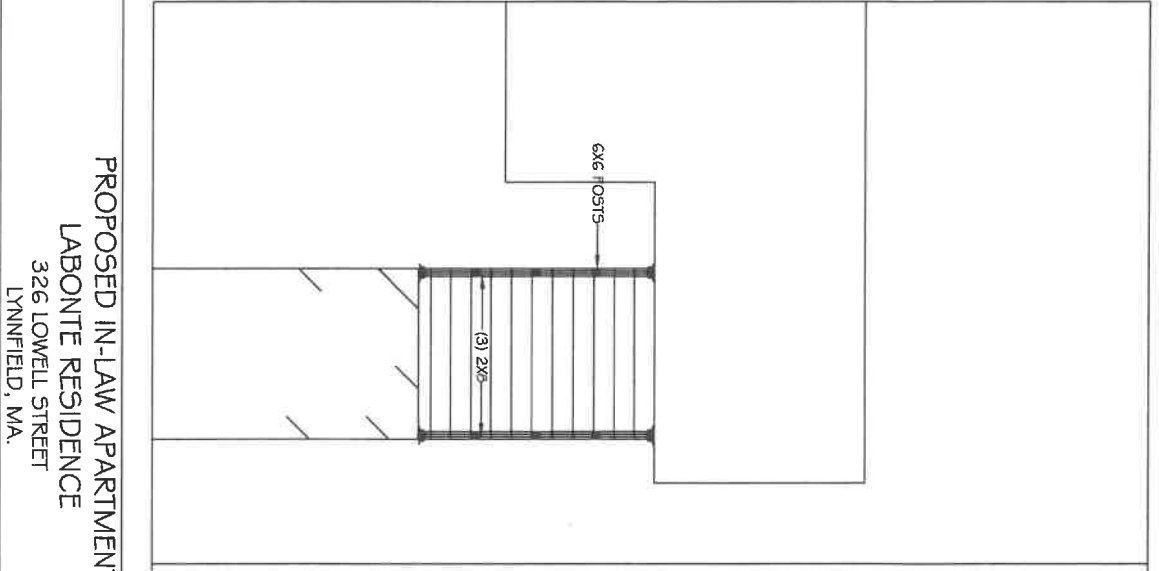
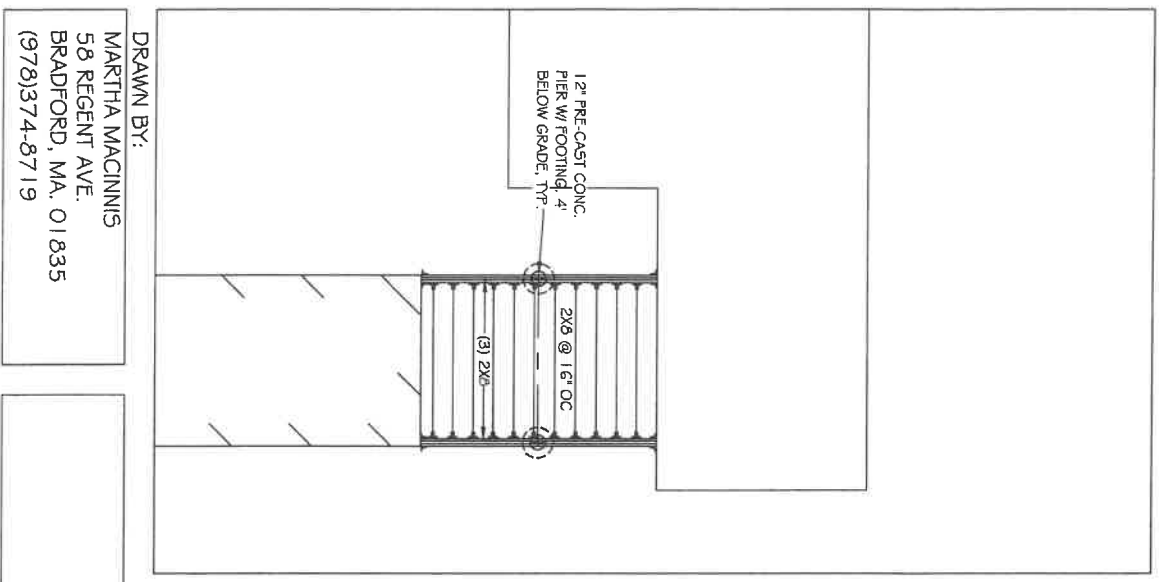
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