

RECEIVED

2023 APR 28 A 8 37

TOWN CLERKS OFFICE
LYNNFIELD, MA

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

Name of Petitioner: Eric and Fiona Devroe by their attorney Brian Brodigan, Esq.

Address: 4 Haywood Farm, Lynnfield, MA

Address of Property which is the subject of the
Petition: 4 Haywood Farm, Lynnfield, MA

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

A. Appeal Decision made by _____ Date _____
Bldg. Inspector, Planning Board, etc.

B. Apply for a Variance

C. Apply for a Special Permit

Petitioner is seeking issuance of a Special Permit for a proposed addition of a swimming pool and its surrounds at the locus. The property is located within the Ground Water Protection District and the proposed plans will render impervious more than 15% or 2,500 square feet of the lot. Please see the attached site plan for reference.

D. Other (specify)

2. Specify Zoning Bylaw Sections(s) from which you desire relief:
Ground Water Protection District Section 9.3, specifically 9.3.8.

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 45,264 square feet, street frontage 180 feet

B. District Zone (see Bylaws): Residential C

C. Deed Record: Essex South Registry of
Deeds , Book 40442 Pages 287 (see tax bill)
Map 23 Parcel 186

4. Ownership

A. Name, Address of Owner(s)

Eric and Fiona Devroe, 4 Haywood Farm, Lynnfield, MA

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

Prospective Buyer: _____

Lessee: _____

Other (explain) Attorney for the Petitioner.

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

Signed  _____
Brian Brodigan, Attorney for Petitioner

Street and Number 40 Broad Street
Town/City Boston State MA Phone No. 617-542-1871

Assessors Clerk _____ Date _____

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 1st 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 _____

TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS
LOCUS: 4 Haywood Farm
REQUEST FOR A SPECIAL PERMIT

PETITIONER'S SUBMISSION LIST

- A. Site Plan
- B. Deed
- C. Landscape and Lighting Plan

A

B



SO.ESSEX #657 Bk:40442 Pg:287
11/01/2021 04:18 PM DEED Pg 1/3
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 11/01/2021 04:18 PM
ID: 1491166 Doc# 20211101006570
Fee: \$10,944.00 Cons: \$2,400,000.00

Quitclaim Deed

I, Claudine M. Prokopis, Trustee of the Claudine M. Prokopis Trust-2012 u/d/t dated July 26, 2012 and with a Trustee Certificate recorded at the Essex South Registry of Deeds at Book 31582, Page 368 , of Lynnfield, Massachusetts

In consideration paid of \$2,400,000.00

GRANT TO Eric^{J.}_A Devroe and Fiona Devroe, husband and wife, tenants by the entirety of 4 Haywood Farm, Lynnfield, MA 01940

With *QUITCLAIM COVENANTS*

The land, together with the buildings and improvements thereon in Lynnfield, Essex County, Massachusetts, known as and numbered 4 Haywood Farm and Shown as Lot 2 on a plan of land entitled "Definitive Plan of Haywood Farm, Lynnfield, Mass." by Hayes Engineering, Inc., Dated May 29, 2003, recorded with Essex (South) Registry of Deeds as Plan 68, in Plan Book 373 (the "Plan").

Lot 2 contains 45,264 square feet according to the Plan.

Said premises are conveyed (i) subject to and with the benefit of all easements, restrictions, reservations and other matters of record, including the easements shown on the Plan, insofar as the same are in force and applicable, (ii) Covenants, Easements, Restrictions and Reservations contained in or referred to in the "Haywood Farm Homeowner's Association Trust Declaration of Protective Covenants" dated December 16, 2003 and recorded with Essex (South) District Registry of Deeds, Book 22275, Page 492, (iii) Covenants, Easements, Restrictions and Reservations shown or described on Plan(s) recorded with said Registry of Deeds, "Definitive Plan of Haywood Farm, Lynnfield, Mass., by Hayes Engineering, Inc., Dated May 29, 2003, recorded with said Deeds, as Document 26 of January 9, 2004, (Book of Plans 373, Plan 68) as revised; (iv) Conveyance of Easements and Utilities of the Town of Lynnfield, dated November 19,

Property Address: 4 Haywood Farm, Lynnfield, MA 01940

2003 and recorded with said Deeds, Book 22275, Page 488, (v) Conveyance of Easements and Utilities to the Water District, Town of Lynnfield, date November 19, 2003 and recorded with said Deeds, Book 22275, Page 491; (vi) Easement to Verizon New England, Inc., dated July 23, 2004 and recorded with the said Deeds, Book 23399, Page 184, but, in each case, expressly not intending or meaning to extend the same in the event they have expired by operation of law or otherwise.

We, Claudine M. Prokopis, individually and as the Trustee of the Claudine M. Prokopis Trust-2012 and Peter M. Prokopis , do hereby voluntarily release all of my rights of Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and warrant, under the pains and penalties of perjury that there is no other person or persons entitled to any homestead rights in the Property described in this Deed..

For Grantor's Title, see deed dated 07/26/2021 and recorded in the Southern Essex County Registry of Deeds at Book 31582, Page 370.

SIGNATURE PAGE TO FOLLOW

Executed as a sealed instrument this 25th day of October, 2021.

Claudine M. Prokopis Trust-2012

Claudine M Prokopis

By: Claudine M. Prokopis, its Trustee

Claudine M Prokopis

Claudine M. Prokopis, Individually in regards
to the release of homestead rights only.

Peter M Prokopis

Peter M. Prokopis, Individually in regards
to the release of homestead rights only.

Commonwealth of Massachusetts

Essex, ss.

On 25th day of October, 2021, before me, the undersigned notary public, personally appeared Claudine M. Prokopis, individually and as Trustee of the Claudine M. Prokopis Trust-2012 and Peter M. Prokopis, the above-named and proved to me through satisfactory evidence of identification being MDL, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.

Deborah A LeBlanc

Notary Public: _____

My Commission Expires:



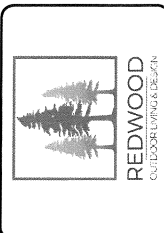
DEBORAH A. LEBLANC
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 20, 2028

C

Proposed Low-Voltage Lighting Key:
 O = FX Luminaire C-PL Path Lights
 II = FX Luminaire C-LL Undercap Lights

NOTES

No.	Date	Description
1	4/10/23	Revised Planing - Lighting Plan

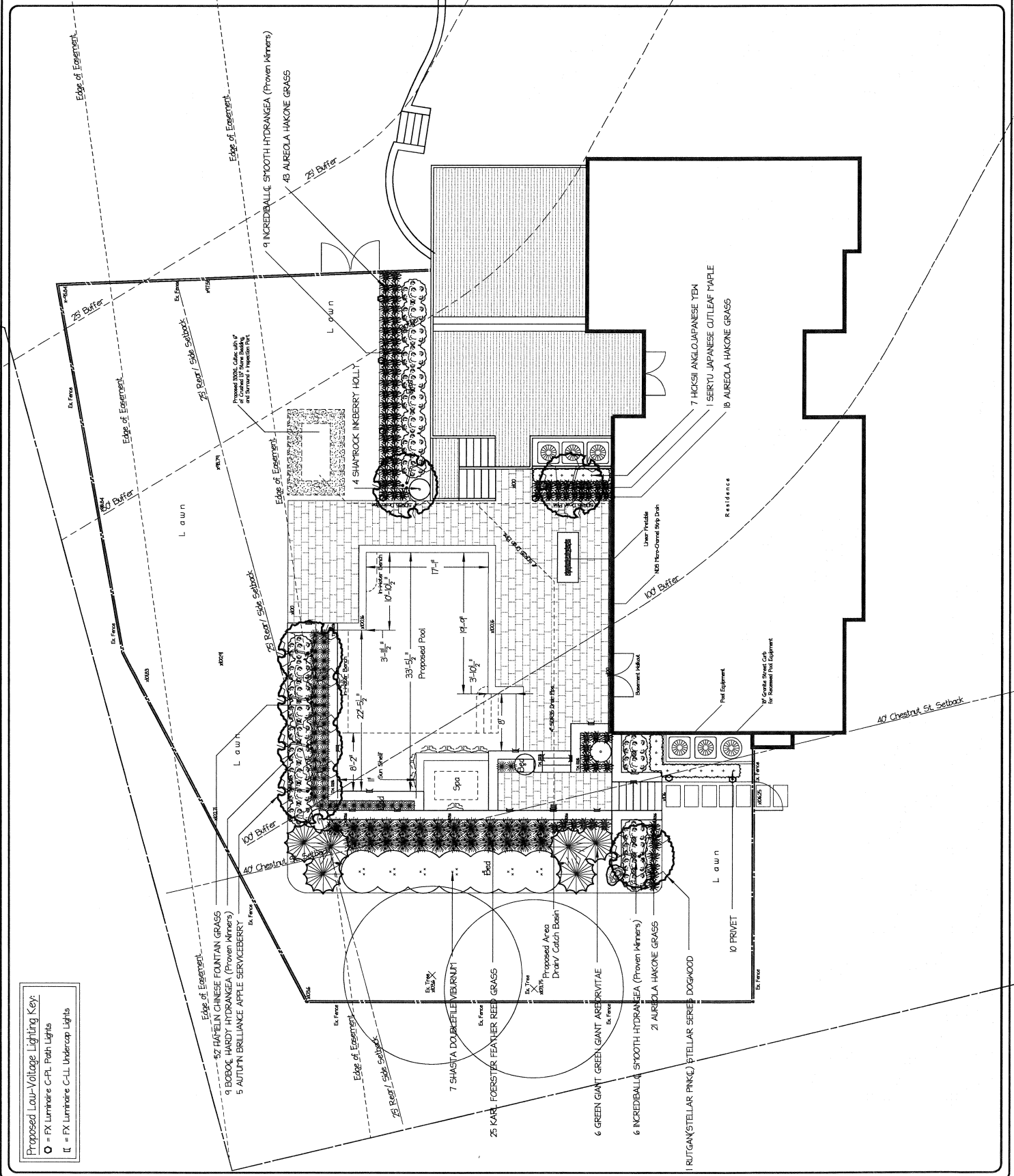


Final Layout Drawing

Devrore Residence
 4 Haywood Farm
 Lynnfield, MA

SCALE	1/8" = 1'
DRAWN BY	Brian H. Whitehill
CHECKED BY	TH ED
DATE	4/10/23
DATE OF REV.	4/10/23
PROJECT NO.	1-1
SHEET NO.	C-1

Prepared by Designer



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2023 APR 28 | A 8:37

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SO.ESSEX #657 Bk:40442 Pg:287
 11/01/2021 04:18 PM DEED Pg 1/3
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Peter M Prokopis

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Commonwealth of Massachusetts

Essex, ss.

On 25th day of October, 2021, before me, the undersigned notary public, personally appeared Claudine M. Prokopis, individually and as Trustee of the Claudine M. Prokopis Trust-2012 and Peter M. Prokopis, the above-named and proved to me through satisfactory evidence of identification being MDL, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.

Deborah A LeBlanc

Notary Public: _____

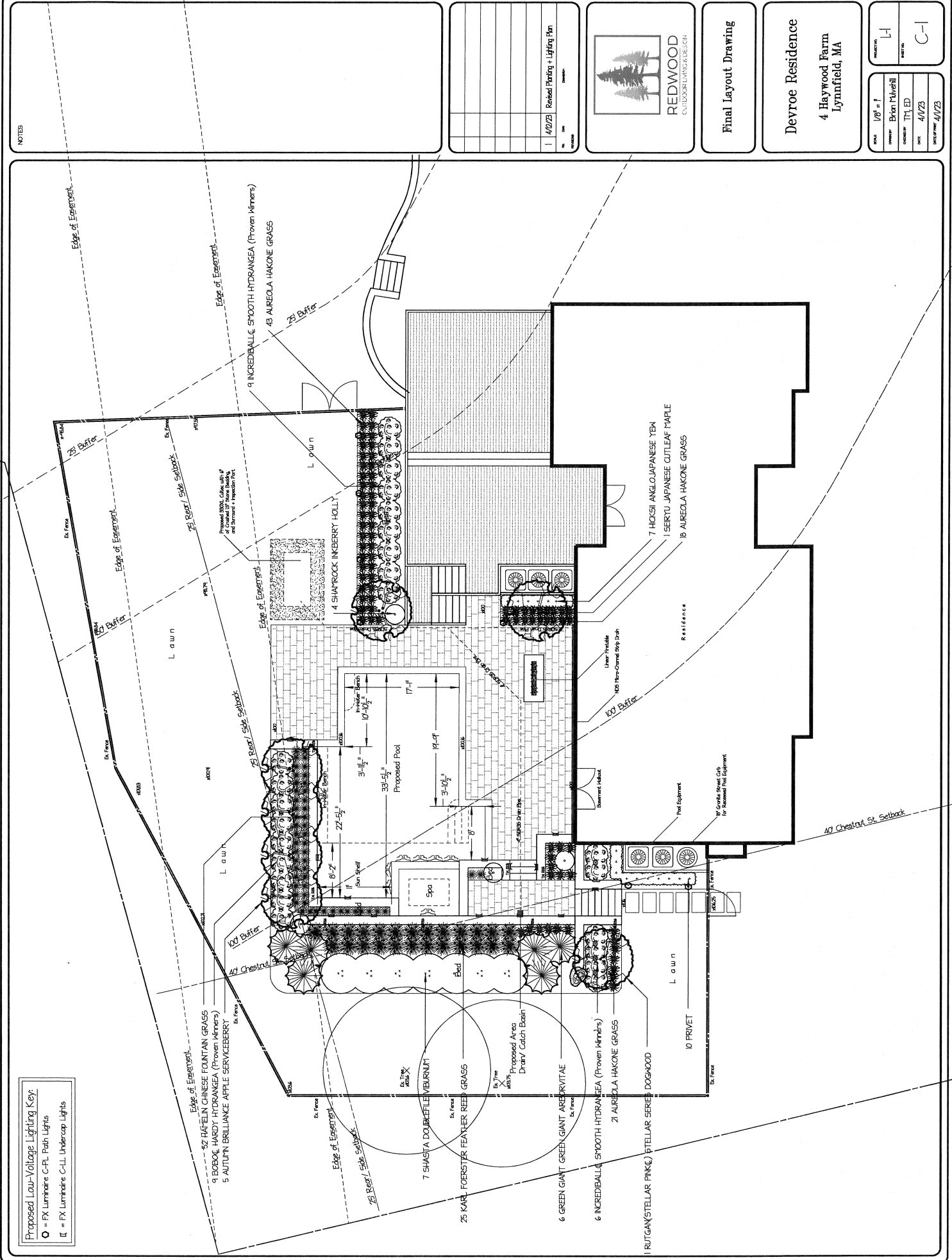
My Commission Expires: _____



DEBORAH A. LEBLANC
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 20, 2028

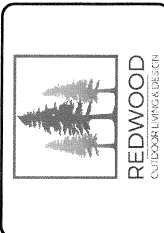
C

Proposed Low-Voltage Lighting Key:
 ○ = FX Luminaire C-PL Path Lights
 □ = FX Luminaire C-L Undercap Lights



NOTES

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1	4/10/23	Revised Planting - Lighting Plan



Final Layout Drawing

Devroe Residence
 4 Haywood Farm
 Lynnfield, MA

SCALE	1/8" = 1'
DRAWN BY	Brian Mulvihill
CHECKED BY	TM, ED
DATE	4/10/23
DATE PLOTTED	4/11/23
PROJECT NO.	LH
DATE	C-1