



May 5, 2017

Town of Norfolk
Norfolk Board of Appeals
2 Liberty Lane
Norfolk, Massachusetts, 02056



Re: The Preserve at Abbyville Transmittal

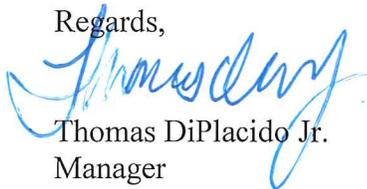
Dear Amy Brady,

Abbyville Development, LLC is pleased to submit The Preserve at Abbyville, a 40B Homeownership Proposal with the following information:

- Application
- Check in the amount of \$33,640.00
- 2 Full Size sets of Site Plans
- 2 Full Size sets of Architectural Plans
- 2 Full Size sets of Landscape Plans
- 10 Binders with Supporting Information

If you have any questions or comments please do not hesitate to contact me.

Regards,



Thomas DiPlacido Jr.
Manager



Accepted



Zoning Board of Appeals Town of Norfolk

1 Liberty Lane
Norfolk, MA 02056

Tel. (508) 541-8455

APPLICATION FOR HEARING

COMPREHENSIVE PERMIT

1. Name of Applicant or Appellant: ABBYVILLE DEVELOPMENT, LLC.
 - 1a. Mailing address of Applicant: C/O DIPLACIDO DEVELOPMENT CORP.
850 FRANKLIN ST., SUITE B, WRENTHAM, MA Zip Code 02093
 - Phone 508.384.6324 EXT. 4 Email address tom@diplacidodevelopment.com
 - 1b. Address or location of property – Subject of the Hearing:
17 LAWRENCE ST. (CONSISTING OF PORTIONS OF ASSESSORS PARCELS:
6/2/19; 6/2/10; 6/2/12; 6/2/14; 6/2/11; 6/2/12)
 - 1c. Owner of the Property: JM LOCUSO & SONS & BUCKLEY & MANN, INC.
 - 1d. Mailing address of the owner: JM. LOCUSO & SONS BUCKLEY & MANN, INC.
POB 230 205 LINDEN PARKS WAY, APT. HG214
WALPOLE, MA 02081 HINGHAM, MA 02043
2. Name of all persons or parties having legal or beneficial interest in the application:
TOMAS DIPLACIDO JR, MGR. ABBYVILLE DEVELOPMENT, LLC. (APPLICANT, BUYER)
ANTONIO J. LOCUSO, PRES. SM. LOCUSO & SONS INC. (OWNER, SELLER)
STEVEN L. MANN, VICE PRES. & LOIS MANN, PRES. BUCKLEY & MANN INC.
3. List the supplied documents sufficient to prove status as non-profit, limited dividend, or public agency:
SEE TAB 7, FOR SUBMITAL REQUIREMENT 7(C)(9)
4. List the documents sufficient to prove interest in locus; in case of public agency with eminent domain authority, a statement of interest in acquiring site shall be sufficient to demonstrate interest in property. Documents shall give the precise location of property:
SEE TAB 7 & 9, FOR SUBMITAL REQUIREMENTS 7(C)(9), 7(C)(11)

5. List submitted FHA or MHFA site approvals or other documents showing agency's interest:

SEE TAB 2, MASS HOUSING PROJECT ELIGIBILITY LETTER

6. List requested exceptions to local codes, ordinances or regulations:

SEE TAB 3, FOL SUBMITTAL REQUIREMENTS 7(C)(1), EXEMPTION LIST

7. Statement of local need for such a development; include any documents to substantiate:

SEE TAB 2, MASS HOUSING, PROJECT ELIGIBILITY LETTER

8. Complete a description of the development. The description shall include the following. This Description may be appended to the application form but must include all of the following information:

- a. Number of units to be built, and acreage. (TAB 6)
- b. The type of building to be constructed: masonry, wood frame, etc. (TAB 5)
- c. Names of the record owner if different from the applicant, and the name of the designer, engineer, architect or surveyor. (TAB 13, PLANS)
- d. Names of all abutters, and of owners of land next adjoining abutters, as determined from the most recent local tax list.. (TAB 10)
- e. General description of proposal system of drainage and sewerage, including adjacent existing natural waterways. (SEE PLANS)
- f. Approval, if necessary, under the Jones Act, Coastal Wetlands Act, the Hatch Act, and the Inland Wetlands Act, respectively. Chapter 130, Section 27A; Chapter 130, Section 105; Chapter 131, Section 40; and Chapter 131, Section 40A of the General Laws.
- g. Names, approximate location, and widths of adjacent streets. (SEE PLANS)

- ✓ h. Description of the topography of the site. (SEE PLANS)
- ✓ i. Floor plan of typical unit, and typical elevations and typical section. (TAB 5)
- ✓ j. Overall site plan of development. (SEE PLANS, TAB 14 - LANDSCAPE PLAN)
- ✓ k. To degree reasonably possible, large projects shall contain a statement of the environmental impact in terms of traffic, fire schools, recreation, and the effect on open space and the natural environment. (TAB 4)

I hereby request a hearing before the Norfolk Zoning Board of Appeals with reference to the above noted application.

Signed: Thomas O. Kelly ROBYVILLE DEVELOPMENT LLC. Date: 5/4/2017

Signed: _____ Date: _____

Title: MANAGER

Notice: Town Clerk or Agent shall stamp the date received on this application, sign or initial adjacent to the date, and forward the material to the Clerk/Agent of the Board of Appeals.

[Signature] Date: 5/4/17
Town Clerk or Agent