



**Town of Norfolk
Zoning Board of Appeals
APPLICATION FOR HEARING**

SECTION A

1. Applicant/Appellant: Joint Excursions LLC (Property Management Company)

2. Mailing Address: 81 Pond Street Norfolk

3. Phone: 5084047502 Street _____ Town _____ Zip _____
 Home/business/cell FAX: _____ E-MAIL: office@candoitelectric.com

4. Location/Address of Property – Subject of Hearing: 81 Pond Street Norfolk Map: 19 Block: 72 Lot: 29

5. Owner of property: Joint Excursions LLC

6. Address of Owner: 4 South Cross st Foxboro

7. Phone: 5084047502 FAX: _____ E-MAIL: office@candoitelectric.com

8. Applicant is: (owner) _____ (tenant) _____ (Licensee)

SECTION B (Check all that apply- see Instructions for further explanation)

- a. APPEAL (appeal of Building Inspector/Zoning Officer's Decision (c.40A, s. 8)
- b. SPECIAL PERMIT (C.40A, s.9 & Norfolk Zoning Bylaws, s.G.6)
 MODIFICATION/EXTENSION/RENEWAL of SPECIAL PERMIT
- c. VARIANCE (C.40A, s.10)
- d. REPETITIVE PETITION (G.L. C. 40A, S 16, Norfolk Zoning Bylaws s. G.7. & s.5 ZBA Organization, Rules and Procedures)

SECTION C (State exact nature of the request and cite applicable zoning bylaw(s). You may attach additional paper as necessary.)

Section(s) Special Permit J.7.a.1.B To store 6 Commercial Vehicles a property management company
 Description: Vehicles in the Rear of property. Property has a square footage of 32,577 SF See plan provided

APPENDIX B

Special Permit Criteria and Worksheet
(per Norfolk Zoning Bylaws, Section G.6 and G.L. chapter 40A, s. 9)

1. The use must be in harmony with the general purpose and intent of the Bylaw.

the proposed 6 spots to store commercial vehicles for property

is consistent with the CI on highway current uses for commercial

2. The use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.

Adjacent 6 properties have outside storage
of vehicles

3. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

Vehicle storage to be @ rear of property on a lot greater
than 30,000 square feet

4. The proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances.

No change to lighting or no other zoning districts are located
on the proximity

5. The proposed use would not cause undue traffic congestion in the immediate area.

No undue traffic congestion is proposed as
request is within

6. A proper site plan has been filed for approval with the Planning Board and the proper number of copies submitted with the application for a Special Permit to the Board of Appeals.

previous site plan approval 1993

7. The use and or purpose is consistent with the 1992 Master Plan, and as most recently updated.

previous site plan approval 1993, and after 1992 Master
plan

SECTION D: CHECKLIST

- ✓ 1. Twelve (12) copies of the site plan of land (see instructions for submittal) along with 9 copies of completed and signed Application and all enclosures. (s.2 ZBA Organization, Rules and Procedures)
- NA 2. Two (2) copies of the letter of denial from the Building Inspector (if Applicable)
- ✓ 3. Two (2) copies of a list of abutters, prepared and certified by the Board of Assessors for the current tax year of the application (s. 5 ZBA Organization, Rules and Procedures & MGL c.40A, s.11)
- ✓ 4. Two (2) copies of Articles of Incorporation (if applicant is incorporated)
- ✓ 5. Check or money order, payable to "Town of Norfolk" (see fee schedule)
- NA 6. Written verification that application has been made to the Norfolk Planning Board for Site Plan Approval and Design Review Board, if required. (Note: All Non-residential projects must be reviewed by the Norfolk Planning Board.)
- ✓ 7. Good Standing Form (Norfolk Town Bylaws, Article II, s. 4)
- ✓ 8. Completed relevant Appendices for specific application ("A", "B", or "C")

SECTION E GOOD STANDING (Pursuant to Norfolk General Bylaws- Art. II, s.4)

The above Applicant is applying for a permit and has no outstanding debt on record from the following offices.

Treasurer/Collector's Approval _____
 Name _____ Date _____

Water Department Approval _____
 Name _____ Date _____

Town Clerk Approval _____
 Name _____ Date _____

See attached

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

Signed: _____ Date: _____
 (Applicant)

Signed: Imanoo Benjamin Lewis Date: 5-11-2020
 (Property Owner if different from Applicant)

Note: The Town Clerk shall sign and stamp the date received. MGL c. 40A, §§ 9 & 15 specifies that the Town Clerk's stamp starts the process for ALL Zoning Board of Appeals applications.

 Town Clerk Date

(2) Certificate of Good Standing

Pursuant to the Town of Norfolk Bylaws, Article II, Section 4, a Good Standing Approval Form approved by the Town Treasurer or Town Tax Collector shall be submitted with the application filed with the Conservation Commission.

GOOD STANDING APPROVAL

Address of property/vendor 81 POND ST.

Owner of Property/Vendor Name: William Fowler

Type of Permit: SPECIAL PERMIT

Applicant.....please complete the above and obtain signature at the following offices:

The above applicant is applying for a permit/license and has no outstanding debt on record from the following offices:

Treasurer/Collector's Approval: 

Date Approved: 5/6/2020

Water Dept. Approval: 

Date Approved: 5/6/2020

Town Clerk Approval: 

Date Approved: 5/6/2020

J.6.a. Shared Parking. Where the APPLICANT demonstrates to the Planning Board through the Site Plan Approval process that parking spaces on the same side of the STREET within the C-1 District can be utilized by more than one use located within 450 feet, such that vehicles occupying a particular number of spaces are unlikely to require the use of those spaces at the same time of day or the same day of the week, the immediate construction of up to 30% of a parking area may be postponed, provided: (i) adequate land area is reserved for additional parking should it be needed in the future, (ii) the area reserved for future parking is shown on the site plan, (iii) no BUILDING or STRUCTURE may be placed in any area reserved for future parking, (iv) surety or other means of performance assurance in a form and amount acceptable to the Planning Board is given to the Town to ensure that such additional parking area (including drainage and landscaping) will be constructed if needed, and (v) as a condition of postponing such construction, the Planning Board shall review the adequacy of the parking area every three years after endorsement of the site plan, or more frequently upon request of the Zoning Enforcement Officer, and certify that the number of parking spaces provided continues to be sufficient having regard for the actual uses of the site. The Planning Board shall be the determining authority regarding the future need of such parking.

J.6.b. Attribution of Parking. Parking spaces may be considered as a part of the requisite parking allocated to a particular LOT or use, if those spaces are entirely on that LOT or the use of the spaces has been assured by assignment through easement or other legal guaranty. On-STREET parking, where allowed, may be considered as a part of the requisite parking allocated to a LOT where an on-STREET space abuts the FRONTAGE of that LOT. Where an on-STREET space abuts more than one LOT, said space may be allocated to a particular LOT only if more than 66% of the space abuts that LOT.

J.6.c. Linked Parking. PARKING AREAS of adjacent LOTS shall have reasonable and convenient off-STREET vehicular connections. Where adjacent property has not been developed, provision shall be made for future off-STREET connections with adjacent properties; "reserved" strips of land or other measures which preclude or are designed to prevent such off-STREET connections shall not be permitted.

J.7. Uses Permitted and Regulated in the C-1 District

J.7.a. Permitted and Regulated Uses:

No BUILDING, STRUCTURE or land in the C-1 District shall be used for any purpose or in any manner other than as set forth in this section. Any use not specifically listed in Sections J.7.a.1.A., J.7.a.1.B., J.7.a.2.A., and J.7.a.2.B. is prohibited.

J.7.a.1. For Buildings, Structures and Uses located within the On-Highway area:

J.7.a.1.A. Allowed Uses.

- ACCESSORY USE or BUILDING to an Allowed Use or BUILDING;
- Animal Hospitals and Clinics;
- AUCTION GALLERY;
- Automotive Parts and Accessories (new);
- Banks;
- Carwash Building;
- CHILD CARE FACILITY; (added 5/9/17)
- COMMERCIAL SERVICE;
- CONTRACTORS HEADQUARTERS;
- CONVENIENCE STORE;
- Electronic Sales/Service;
- Flooring Material Sale;
- Funeral Home;
- Furniture and Home Furnishings Stores;
- GROCERY STORE;
- HARDGOOD sales stores;
- Hardware stores;
- HOTEL;
- Household Appliance Stores;
- INDOOR COMMERCIAL RECREATION;
- Lawn and Garden Supplies;
- Lawn, Garden, Farm Equipment Sales/Service;
- LIMITED USED MOTOR VEHICLE SALES;
- Lumber and Building Supplies;
- MANUFACTURING;
- Medical, Optical and Dental Clinics;
- Mixed Use comprised of any of the Allowed Uses;
- Municipal Uses;
- Museums;
- Offices;
- Open Space, Village Greens and Squares;
- Public Transit Facilities, including stations and platforms;
- RESTAURANTS;
- Retail Nursery, Lawn and Garden Supplies;
- RETAIL SALES;
- RETAIL SERVICES;
- Schools, including business and trade schools;
- SOFTGOODS sales stores;
- VARIETY STORE;
- Mixed use comprised of any of the Allowed uses.

J.7.a.1.B. Special Permit Uses by Zoning Board of Appeals

- Automobile and Light Truck Class 1 Sales;
- FAST-FOOD RESTAURANTS;
- GARAGE REPAIR SHOPS;
- Gasoline and Diesel Fuel Filling Stations;
- Home Heating Fuel Sales and Service;
- Kennels, Commercial Boarding or Training;
Kennels, Commercial Breeder;
- MOBILE HOME and Recreational Vehicle Sales;
- OUTDOOR STORAGE of More Than One Commercial Vehicle,
Limited to the Rear YARD of a Minimum 30,000
square foot land area;
- Parking Lots as a Principal Use, as part of a PLANNED MULTI-LOT
DEVELOPMENT, except on Corner LOTS;
- Research and Laboratory Facilities;
- Sales (Retail or Wholesale) of Beer, Wine and Alcoholic Beverages
for Off-Premises Consumption;
- TAKE-OUT RESTAURANTS;
- TEMPORARY FAMILY APARTMENTS (Deleted 10/26/04)

J.7.a.1.C Special Permit Uses by the Planning Board.

- DRIVE-UP WINDOWS

**J.7.a.2. For Buildings, Structures and Uses Located Within the Off-Highway
area:****J.7.a.2.A. Allowed Uses.**

- All Uses Allowed in the On-Highway Area
- AGRICULTURAL, Horticultural and Floricultural Growing
Facilities, other than GREENHOUSES;
- Commercial Riding Stable;
- FARMER'S MARKETS;
- GREENHOUSES;
- Home Heating Fuel Sales and Service;
- Kennels, Personal;
- Landscaping Businesses;
- Lumber and Building Supply Storage and Sales yard, Accessory to
BUILDING with FOOTPRINT in excess of 10,000 square feet;
- Museum-type Storage Facilities;
- OUTDOOR COMMERCIAL RECREATION;
- Parking Lots as a Principal Use, as part of a PLANNED MULTI-
LOT DEVELOPMENT, except on Corner LOTS;
- Self-Storage Facilities;



Town of Norfolk, Massachusetts

Web GIS Maps and Online Property Information

by MainStreetGIS, LLC Town Website

User Guide Feedback Disclaimer

Base Map:

Address:

Parcel ID

Owner

Google

Street View Tax Maps Other Maps

Layers Property Subscription



1:2173

81 POND ST 19-72-29

Zoom To

Property Data

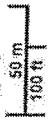
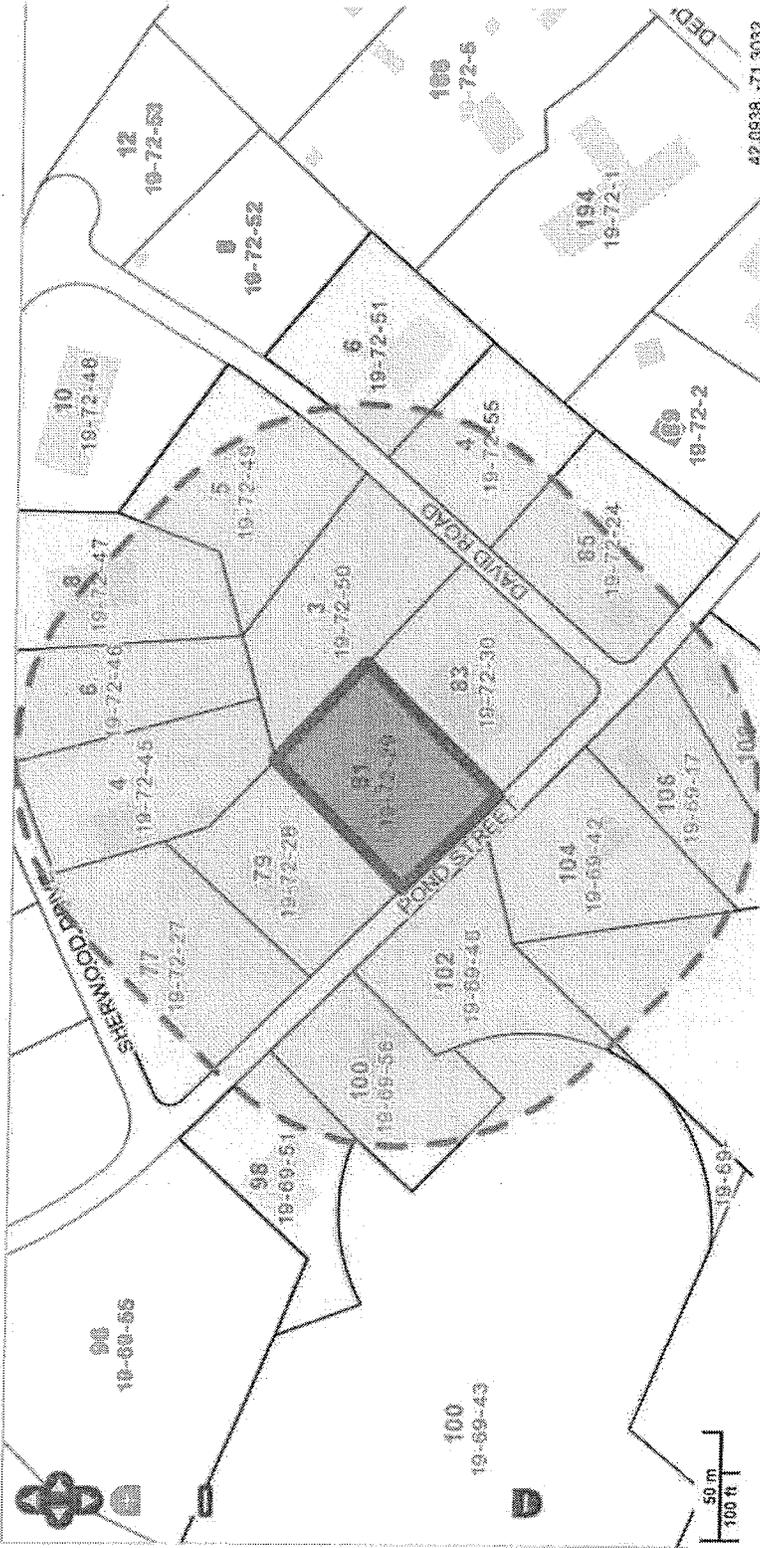
Favorite Property Call it

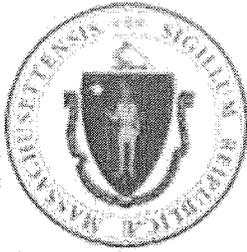
Alternate Lot

Tax Map

Property List

Report an Issue





The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001303984

1. The exact name of the limited liability company is: JOINT EXCURSIONS, LLC

2a. Location of its principal office:

No. and Street: 81 POND STREET
 City or Town: NORFOLK State: MA Zip: 02053 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 81 POND STREET
 City or Town: NORFOLK State: MA Zip: 02056 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE GENERAL CHARACTER OF THE LLC IS TO ENGAGE IN THE BUSINESS OF LEASING, PURCHASING, MANAGING, AND SELLING REAL PROPERTY; TO ENGAGE IN ANY ACTIVITIES DIRECTLY OR INDIRECTLY RELATED OR INCIDENTAL THERETO; AND TO ENGAGE IN ANY OTHER ACTIVITY IN WHICH A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE COMMONWEALTH OF MASSACHUSETTS MAY LAWFULLY ENGAGE.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

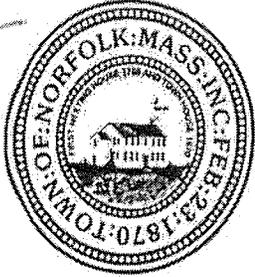
Name: WILLIAM J. FOWLER, III
 No. and Street: 81 POND STREET
 City or Town: NORFOLK State: MA Zip: 02056 Country: USA

I, WILLIAM J. FOWLER, III resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	WILLIAM J. FOWLER III	81 POND STREET NORFOLK, MA 02053 USA
MANAGER	TIMAREE R. MICHENZIE	81 POND STREET NORFOLK, MA 02053 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute



Town of Norfolk

Building Department

1 Liberty Lane
Norfolk, MA 02056

Robert J. Bullock Jr.
Building Commissioner

508-528-5088
508-541-3300

Mr. Frank DeLuca
176 North Street
Norfolk, MA 02056

March 12, 2007

Re: 81 Pond Street
Norfolk, MA

Dear Mr. DeLuca,

After the review of the F.11.a application it is my determination that under Norfolk Zoning Bylaw F.11.a.2 this application falls under the Site Plan Exemption.

The determination is based on the following criteria:

- A site plan dated 1993 exists
- There is no enlargement of the building
- Fewer than 2 additional parking spaces meets current zoning requirements
- No change to critical element

As the use of Commercial Service Business is allowed under current zoning it is determined that your Request for Determination of Applicability is approved based on the facts submitted.

Should you require further information please feel free to contact my office @ 508 528-5088.

Regards,

Robert J. Bullock Jr.
Building Commissioner/Zoning Officer

Cc Planning Board
Zoning Board of Appeals



Town of Norfolk

Building Department

1 Liberty Lane
Norfolk, MA 02056

Robert J. Bullock, Jr.
Building Commissioner

508-528-5088
508-541-3300

Request for Determination of Applicability

Name of Applicant Murano Realty LLC / B+B Aluminum
Address 81 Pond Street Telephone 541-7825

What is the space's current use, net floor area and locus within the building?
Approx 500 sq. ft. Empty space in garage, formerly used by A+E Mobility (Handicap Mobility) Commercial Services Bld.

What is the proposed use, net floor area and locus within the building?
to House Aluminum Gutter Materials for B+B Aluminum Commercial Services Building

Number of current approved parking spaces? 9 Number required for the new use? 2

Has a site plan ever been done on this property? yes 1993 (4 Additional Spaces Added)

The following uses shall not be considered for non-applicability of this bylaw: Restaurants, Coffee Shops, Bakeries, Schools, and Banks permitted as a matter of right in the district where the building is located.

1. Application Items under F.11.a (Please provide the Following)

- A. Building plans indicating occupied space's existing use, proposed use drawn to scale.
- B. A written statement indicating the new use is no more intensive than the existing use and that the new space is permitted as a matter of right (per current zoning) in the district in which the building is located.
- C. A written statement indicating the new use and /or change will generate no increase in parking or traffic activity.
- D. A written statement indicating how the existing building and site functions relative to accessibility, percent of impervious site surface, storm water discharge and property line to building setback (with site diagram)
- E. A written statement that the existing building has been continuously occupied which shall be defined as a building that has not been fully vacant for a period of no more than 23 months.

F. Date of submission: _____ K. Zoning Board of Appeals: date: _____

G. Date of review: _____ L. Planning Board: date: _____

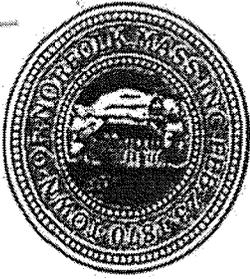
H. Decision: Approved Disapproved

This determination shall be issued within 15 days after the completed application is received for action by the Zoning Enforcement Officer.

Frank Deluca 3/12/07
Applicant Signature Date

Robert J. Bullock, Jr. 3-12-07
Zoning Enforcement Officer Date

FRANK DELUCA



Town of Norfolk

Building Department

1 Liberty Lane
Norfolk, MA 02056

Robert J. Bullock, Jr.
Building Commissioner

508-528-5088
508-541-3300

November 13, 2003

Mr. Peter Chipman
5 Overlea Road
Norfolk, MA 02056

Re: 81 Pond Street
Norfolk, MA

Dear Mr. Chipman:

After the review of the F.11.a application it is my determination that under Norfolk Zoning Bylaw F.11.a.2 this application falls under Site Plan Exemption.

This determination is based on the following:

- A site plan dated 1993 exists
- There is no enlargement of the building
- No enlargement of use
- Fewer than 2 additional parking spaces meets current Zoning requirements
- No change to critical element

As the use of Commercial Service Business is allowed under current Zoning it is determined that your Request for Determination of Applicability is approved based on the facts submitted.

Should you require further information please feel free to contact my office @ 508 528-5088.

Regards,

A handwritten signature in cursive script, appearing to read "Robert J. Bullock Jr.".

Robert J. Bullock Jr.
Building Commissioner/Zoning Officer

Cc: Planning Board
Zoning Board of Appeals



Town of Norfolk

Building Department

1 Liberty Lane
Norfolk, MA 02056

RECEIVED

OCT 21 2003

TOWN OF NORFOLK
BUILDING DEPT.

Robert J. Bullock, Jr.
Building Commissioner

508-528-5088
508-541-3300

Request for Determination of Applicability

Name of Applicant MICHAELA REALTY TRUST
Address 81 Pond St Telephone 520 0000 x 202

What is the space's current use, net floor area and locus within the building?
OFF SPACE + GARAGE FOR HANDICAP MOBILITY

What is the proposed use, net floor area and locus within the building?
COMMERCIAL SERVICE BLDG -

Number of current approved parking spaces? 9 Number required for the new use? 13

Has a site plan ever been done on this property? yes 1993 (4 ADDITIONAL SPACE AVAILABLE)

The following uses shall not be considered for non-applicability of this bylaw: Restaurants, Coffee Shops, Bakeries, Schools, and Banks permitted as a matter of right in the district where the building is located.

1. Application items under F.11.a (Please provide the Following)
- A. Building plans indicating occupied space's existing use, proposed use drawn to scale.
 - B. A written statement indicating the new use is no more intensive than the existing use and that the new space is permitted as a matter of right (per current zoning) in the district in which the building is located.
 - C. A written statement indicating the new use and /or change will generate no increase in parking or traffic activity.
 - D. A written statement indicating how the existing building and site functions relative to accessibility, percent of impervious site surface, storm water discharge and property line to building setback (with site diagram)
 - E. A written statement that the existing building has been continuously occupied which shall be defined as a building that has not been fully vacant for a period of no more than 23 months.

FOR OFFICE USE ONLY - OTHER THAN APPLICANTS SIGNATURE

F. Date of submission: _____ K. Zoning Board of Appeals: date: _____
 G. Date of review: _____ L. Planning Board: date: _____
 H. Decision: Approved _____ Disapproved _____

This determination shall be issued within 15 days after the completed application is received for action by the Zoning Enforcement Officer. All information provided in this application is true and accurate.

[Signature] 10/21/03
Applicant Signature Date

Zoning Enforcement Officer Date

