

D R A F T

Topsfield Business Property Inventory

Properties in, or Adjacent to, the Business Districts:

Business Village (Main Street core)

Business Highway (Route 1 south)

Business Highway North (Route 1 North)

May 2010

Introduction

This inventory has been compiled out of work undertaken by a Task Force under the auspices of the Planning Committee, set up on an informal basis during 2009/2010. The Task Force undertook surveys of both Residents and Business communities in Topsfield, with a view to understanding issues and concerns raised and to enable a platform for future change in the Town to be understood, and even lobbied for. Selectman Martha Morrison particularly provided the impetus for the preparation of this document.

The Inventory became a tool to simply 'take stock' of the business (and in some cases) residential properties in, and those adjacent to, the designated Business Zoned districts in, or adjacent to Downtown Topsfield (Businesses north of the Business Highway North Zone around Ipswich Road have not been included).

It also provides 'food for thought' to help prepare for situations which may arise in the future in terms of proposed business uses for current residential properties which are adjacent to Business Zoned areas, or for the future inclusion of properties in business use in the business zoned areas, where they are currently outside. This is particularly important to open up future opportunities for appropriate commercial or business growth in Topsfield, and given the difficulty of seeking Use Variances.

The work was undertaken as a pro-bono effort: report format, content and some photos being provided by Ian Charie, and the majority of photos being supplied by Jerry Seaman.

As such, no reliance should be made on this document, it rather provides a guide to commercial properties in the Town, or properties adjacent to business designated areas, and by which of its very nature will need regular updates to remain current and accurate.

May 2010

BUSINESS VILLAGE

Central Street

Address: 5 Central Street
Owner: Stephen E Knowles Trustee
Use: Office: Commonwealth Financial Network
Lot Size: 0.08 ac
Map: 40 Block: 80
Class Code: 3400



Address: 6 Central Street
Owner: Choe Won K (For Sale 04/10)
Lot Size: 0.1 ac
Use: Single Family
Map: 41 Block: 37
Class Code: 3400



Address: 7 Central Street
Owner: Stephen E Knowles Trustee
Use: Office (Vacant 04/10)
Lot Size: 0.08 ac
Map: 41 Block: 22
Class Code: 3400



Grove Street

Address: 7 Grove Street
Owner:
Use: Retail/Offices: The Bicycle Shop, Galarness Music Studio, Perennial Interiors, Topsfield Financial Gp, Ugone/ Gatt, Farm Family Insurance, Ugone Johnson, IMT, Harbor Island Capital
Lot Size:
Map: Block:
Class Code:



Main Street

Address: 2 Main Street
Owner: William Cargill Jr Trustee
Use: Office
Lot Size: 0.09 ac
Map: 40 **Block:** 72
Class Code: 3400



Address: 4 Main Street
Owner: United States Postal Service (??)
Use: Post Office
Lot Size: ??
Map: **Block:**
Class Code:



Address: 5 Main Street
Owner: ??
Use: Office: Vernon Martin Real Estate
Lot Size: ??
Map: **Block:**
Class Code:



Address: 15 Main Street
Owner: D A Bernard & R A Johnson Tr
Use: Office
Beverly Bank
Kaplan & Sozanski –
Orthodontists
Topsfield Travel
Lot Size: 0.5 ac
Map: 40 **Block:** 81
Class Code: 3400



Address: 16 Main Street
Owner: Haverhill Savings Bank
Use: Office (TD Bank)
Lot Size: 0.66 ac
Map: 40 **Block:** 73
Class Code: 3410



Address: 17 Main Street
Owner: Riversky Realty Partners Ltd.
Use: Retail units (Main Street Market Plus)
Lot Size: 0.16 ac
Map: 40 **Block:** 79
Class Code: 3220



Address: 20 Main Street
Owner: ??
Use: Office: Sovereign Bank
Lot Size: ??
Map: **Block:**
Class Code:



Address: 20 Main Street (Rear)
Owner: ??
Use: Dry Cleaners (VIP)
Lot Size: ??
Map: **Block:**
Class Code:



Address: 23 Main Street
Owner: Marciano Grace J
Use: Residential, Single Family
Lot Size: 0.47 ac
Map: 41 Block: 36
Class Code: 1010



Address: 24 Main Street
Owner: VSH Realty Inc
Use: Retail (Cumberland Farms)
Lot Size: 0.13 ac
Map: 40 Block: 75
Class Code: 3250



Address: 27 Main Street
Owner: Marston Street Llc
Use: Offices: Edwin Jones, Eric Olsen, Atlantic Retirement Group, Dwyer & Dwyer, ROTEM
Lot Size: 0.28 ac
Map: 41 Block: 35
Class Code: 3400



Address: 30 Main Street (Topsfield Village)
Owner: Topsfield Village Shopping
Use: Businesses:

Century 21
 Francis's Fabrics
 Vacant
 Vacant
 Curves
 Absolutely Everything
 Bernina Design Studio
 Art Studio ??
 Karate School
 Dawsons Hardware
 Day Break Cafe



Gift Horse

Lot Size: 3.59 ac
Map: 40 **Block:** 74
Class Code: 3230



Address: 32 Main Street
Owner: Theodorou Leonidas
Use: Restaurant (Topsfield HOP)
Lot Size: 0.12 ac
Map: 40 **Block:** 76
Class Code: 76



Address: 35 Main Street
Owner: Topsfield Mac Realty Trust Llc
Use: Residential, Condominium Two Family
Lot Size: 1.04 ac
Map: 41 **Block:** 34
Class Code: 1040



Address: 36 Main Street
Owner: Gilford James Hammond
Use: Retail (Gils Groceries)
Lot Size: 0.05 ac
Map: 40 **Block:** 77
Class Code: 3220



Address: 37 Main Street
Owner: 37 Main Street Condominiums
#1: Sosonowski Joshua James
#2: Fiore Heather D
#3: Mahoney Patrick M
#4: Samuel Denbo Trustee
Use: Residential, Condominiums
Map: 41 Block: 33
Class Code: 995



Address: 38 Main Street
Owner: Eckholdt L, Obrien J. & Hart A
Use: Café:
Corner Café & Bakery
Lot Size: 0.73 ac (inc.42 & 46 Main St,
assumed)
Map: 40 Block: 78
Class Code: 0322



Address: 42 Main Street
Owner: Eckholdt L, Obrien J. & Hart A (tbc)
Use: Office: Keller Williams
Lot Size: Part of 0.73 ac (whole block)
Map: Block:
Class Code:



Address: 44 Rear Main Street
Owner: ??
Use: Retail: The Bake Shop
Lot Size: ??
Map: Block:
Class Code:



Address: 46 Main Street
Owner: Eckholdt L, Obrien J. & Hart A (tbc)
Use: Retail: Write Expression
Lot Size: Part of 0.73 ac (whole block)
Map: Block:
Class Code:



Address: 48 (or 52?) Rear Main Street
Owner: Appleton Condominiums
Use: Tanning Salon
Lot Size: ??
Map: 41 Block: 23
Class Code: 995



Address: 49 Main Street
Owner: Roeder Charles B
Use: Art Gallery & Office:
Saltbox Gallery
Tri Town Council
Town Crier Property
Lot Size: 0.45 ac
Map: 41 Block: 29
Class Code: 0322



Address: 50 Main Street
Owner: Hutt Eden A
Use: Office & Residential
(Chiropractor)
Lot Size:
Map: 41 Block: 23
Class Code: 0310



Address: 50 Rear Main Street
Owner:
Use: Office: Topsfield Family Podiatry
Dr Richard Manolian
Lot Size:
Map: **Block:**
Class Code:



Address: 51 Main Street
Owner:
Use: Topsfield Cleaners
Lot Size:
Map: **Block:**
Class Code:



Address: 52 Main Street
Owner: Thompson Edwin A Jr
Trustee
Use: Hairdressers/Office:
The Hair Designers
Village Reporter (vacant 04/10)
Lot Size:
Map: 41 **Block:** 23
Class Code: 0310



Address: 52 R Main Street ??
Owner: ??
Use: Industrial:
RE Thompson Excavating
Contractors
Lot Size: ??
Map: **Block:**
Class Code:



Address: 53 Main Street
Owner: Qirjazi Fotaq Trustee
Use: Pizza Restaurant (Alex's)
Lot Size: 0.27 ac
Map: 41 Block: 28
Class Code: 0322



Address: 54 Main Street
Owner: Lawton Edmund S Trustee
Use: Office: Lawton – Dentist
Double J Landscaping Inc
Lot Size: ??
Map: 41 Block: 23
Class Code: 0310



Address: 54R Main Street
Owner: Thompson Edwin A Jr Trustee
Use: Hairdressors
The Perfect Cut
Lot Size: ??
Map: 41 Block: 23
Class Code: 0310



Address: 55 Main Street
Owner: Cabinet Makers Llc
Use: Cabinet Makers Workshop
/Showroom: Village Woodworking
Shop Inc
Lot Size: 0.17 ac
Map: 1 Block: 26
Class Code: 4000



Address: 57 Main Street
Owner: Cabinet Makers Llc
Use: Showroom/Sales (tbc)
Lot Size: 0.13 ac
Map: 41 Block: 27
Class Code: 4000



Address: 58 Main Street
Owner: 58 Main Street Condominium
#1 Essex Realty Partners
#2 Walker Partners Llc
Use: Offices:
Essex Financial Services
Attorneys: Evans, Bingham,
Connor, Clewell
C Costello - Consulting
L Alexander - Pyschtherapy
Hairdressers (The Cutting Room)
Lot Size: ??
Map: 41 Block: 24
Class Code: 3401



Address: 59 Main Street
Owner: Edmund R Leclair Builders Inc
Use: Residential, Condominiums
(Under Construction 04/10)
Lot Size: 0.47 ac
Map: 41 Block: 25
Class Code: 010J



School Avenue

Address: 6 School Avenue
Owner: Riley Cathleen E Trustee
Use: Residential
Lot Size: 0.17 ac
Map: 41 Block: 30
Class Code: 1040



South Main Street

Address: 10 South Main Street
Topsfield Crossing

Owner: ??

Use: Offices: William Baulkus (Architect)
Coldwell Banker Real Estate)
Danforth Carey & Co.
Fitness Together

Lot Size: ??

Map: **Block:**

Class Code:



Address: 16 South Main Street
Topsfield Crossing

Owner: ??

Use: Offices: Boxford & Topsfield
Dental Care, Edward F Sennott
Insurance The O'Connor Law Firm

Lot Size: ??

Map: **Block:**

Class Code:



Address: 18 South Main Street
Topsfield Crossing

Owner: Topsfield Crossing Llc

Use: Office:
Soundworks for Children
A&A Stone Fabricators
Jill Aubin Updegraph, Esq.
Kristin M. Palace Esq.
ASAP Associates
Guerilla Billboards, Assocs
Daniel Butler, Attorney
James Stockwell, Counselling &
Psychotherapy
Karen's Nails
Essex Auto Group Llc



Lot Size: 1.5 ac (whole parcel)

Map: 40 **Block:** 82

Class Code: 3400

Address: 22 South Main Street
'The Whimsey House'

Owner: Castellant Vincent F Tr
Marvin Realty Trust

Use: Offices:
Whimsey House Interior
Design ; Jasper Wyman & Son
A Body Transformed
ABT Yoga ; Ameriprise Financial
James Fitzgerald Architects
JA Smith Assocs

Lot Size: ??



Map: **Block:**

Class Code:

Outside/Adjacent to Business Village

Address: 15 South Main Street

Owner:

Use: Residential

Lot Size:

Map: **Block:**

Class Code:



Address: 17 South Main Street

Owner:

Use: Residential

Lot Size:

Map: **Block:**

Class Code:



Address: 26 South Main Street

Ownership:

Use: Residential

Lot Size:

Map: Block:

Class Code:



Address: 28 South Main Street

Ownership:

Use: Residential

Lot Size:

Map: Block:

Class Code:



Address: 32 South Main Street

Owner:

**Use: Dentist: T Carroll, Atwood,
G Carroll**

Lot Size:

Map: Block:

Class Code:



NB Remainder of South Main Street (nos. 31, 36, 40, 42,46, 52, 55, 62, 66, 78, 81, 82, 91, 94, 95, 106 (Condos.), 110, 114, 115, 118) all RESIDENTIAL

Outside/Adjacent to Business Village – Central Street:

Address: 8 Central Street

Owner: David & Kathy F Pierce Trustees

**Use: Office: Central Adams House
(CPA's)**

Lot Size: 0.2 ac

Map: 41 Block: 38

Class Code: 3400



Address: 10 Central Street

Owner:

Use: Office: JLM Office
Innovators

Lot Size:

Map: Block:

Class Code:



Address: 12 Central Street ??

Owner: Richardson Farms Inc.??

Use: Office

Lot Size:

Map: Block:

Class Code:



Address: 15 (??) Central Street

Owner:

Use: ?? Verizon

Lot Size:

Map: Block:

Cass Code:



Outside/Adjacent to Business Village: School Street

Address: 7 School Street

Owner:

Use: Retail: Box Top (Concession) Shop

Lot Size:

Map: Block:

Class Code:



Address: ??
Owner: Town of Topsfield
Use: Former Highway Depot
Lot Size:
Map: Block:
Class Code:



**Outside/Adjacent to Business Village
South Main Street**

Address: 3 South Main Street
Owner:
Use: Residential, Condominiums
Lot Size:
Map: Block:
Class Code:



Address: 5 South Main Street
Owner:
Use: Residential, Condominiums
Lot Size:
Map: Block:
Class Code:



Address: 11 South Main Street
Owner:
Use: Willowdale Medical Center
North Shore Counselling Center
Lot Size:
Map: Block:
Class Code:



Outside/Adjacent to Business Village, Cont.

Address: 13 South Main Street

Owner:

Use: **Offices:**
Susan Grady, Attorney
Dr. P A McAllister, Dentist
Dr. A J Costanza, Orthodontist

Lot Size:

Map: **Block:**

Class Code:

