

FORM B

APPLICATION FOR APPROVAL

PRELIMINARY PLAN

Check One

DEFINITIVE PLAN

File one completed form together with six contact prints of the plan, a sketch plan, and a nonrefundable fee* payable to the Town of Topsfield, with the Planning Board and a copy of the completed form with the Town Clerk in accordance with the requirements of Section 4.2. When it is a Preliminary Plan submittal, one contact print of the plan shall be submitted to the Board of Health. For a Definitive Plan submittal, the reproducible original of the plan shall also be submitted to the Planning Board together with appropriate fees* payable to the Town of Topsfield, for each lot or dwelling unit, whichever is greater, plus two contact prints to the Board of Health. (See Section 4.3).

*Fee schedule for preliminary and definitive plan submissions are detailed on the last page of this form.

Topsfield, MA _____

To: The Topsfield Planning Board
Town Hall
Topsfield, MA 01983

The undersigned hereby applies for Preliminary/Definitive Plan approval and herewith submits six (6) copies of the accompanying Preliminary/Definitive Plan of property located in the Town of Topsfield, Massachusetts for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations of the Planning Board Governing the Subdivision of Land in the Town of Topsfield, Massachusetts. The applicant certifies to the truth of the following facts as part of his application.

1. Name of Applicant Green Acres Realty, Inc.
 Complete Address 82 North Street, Topsfield, MA 01983
 Phone Number 978-766-5337 Email rkskeff@verizon.net
2. Name of Engineer or Surveyor Marchionda & Associates, L.P.
 Complete Address 62 Montvale Avenue, Stoneham, MA 02180
3. Deed to property is dated Nov 8, 1960 and is recorded in Essex South District Registry, Book 4720 Page 264.
4. The general location and description of Property is: 293 Boston Street Map 34 Parcel 78
5. Attach hereto a copy of the deed.
6. The complete title of the subdivision plan with date is as follows: Preliminary Subdivision Plan
Perkins Row Residentail Development

(continued on next page)

7. The exact names in which title to the property is held and the present addresses of persons named are: (Indicate whether persons are married or single. If married, give spouse's name.)

Green Acres Realty, Inc.

8. A complete list of persons with their addresses known to have mortgages, attachments, encumbrances, or liens of any kind upon the property is as follows:

None

9. If the property is in the name of a trust, the complete and correct name of the trust, date of the trust declaration, book and page where it is recorded and names and addresses of all trustees are as follows:

Property is not owned in a trust

10. If the property is in the name of a corporation, the complete and correct name of the corporation, the name and corporate capacity of all officers authorized to sign deeds and other instruments pertaining to real estate are as follows:

Green Acres Realty, Inc., Robert C Skeffington holds all corporate positions

11. The date when the Preliminary/Definitive Plan referred to herein was submitted to Topsfield Board of Health is as follows: May 1, 2017

12. The date when applicant gave written notice to the Topsfield Town Clerk of said plan submission to Board of Health and to Planning Board is as follows:

May 1, 2017

13. A copy of said notice referred to in No. 12 is attached hereto.

14. It is the intent of the owners of the proposed subdivision for which definitive approval is requested to exclude a right to fee in all access roads shown on said plan and in all drainage ways and/or other easements crossing the land in the conveyance of any and all lots in the subdivision.

15. The full names of all abutters on the subdivision are shown on the subdivision plan submitted herewith, as they appear upon the most recent tax assessors list.

Green Acres Realty

Signature of Applicant

Robert C Skeffington President

Complete Address

92 North Street

Topsfield, MA 01983

Telephone Number

978-766-5337

Date of Submission

Town Clerk

Signature

Note: with submission of Definitive Plan, complete Form C and attach

FEES

PRELIMINARY PLAN:

\$500/application plus \$100/lot

DEFINITIVE PLAN:

Definitive Plan *with* preliminary plan on file: \$2,000/application plus \$500/lot and 1,000/lot in excess of the number of lots depicted in the preliminary plan.

Definitive Plan *without* preliminary plan on file: \$2,000 application plus \$1,000/lot

Changes to Definitive Plan: \$3,000/lot for major changes defined as an increase in the number of lots and/or change in the road length by more than 10%.

We, Richard W. Skeffington and Eleanor R. Skeffington, husband and wife as tenants by the entirety

of Topsfield,

Essex

County, Massachusetts,

~~being unimproved~~ for consideration paid, grant to Green Acres Realty, Inc., a corporation duly organized by law and having its usual place of business in said Topsfield

of-

with quitclaim covenants

the land in- with the buildings thereon situated in said Topsfield, consisting of three parcels, shown on a plan of land in Topsfield, John W. Parsons, Surveyor, Lynn, Mass. Scale 1 in. = 200 ft. Sept. 12, 1951, recorded with Essex South District Registry of Deeds, Book 3857, Page 226, bounded and described as follows:

Parcel 1-A on said plan is bounded as follows:

Southwesterly, Westerly and Northerly by Perkins Row, sometimes called Perkins Street, by three lines measuring respectively, one thousand (1,000) feet, more or less, eighteen hundred fifty-one (1851) feet more or less, and twenty-eight hundred and forty-three (2843) feet more or less;

Northeasterly by a Right of Way and by land now or formerly of Fields, as shown on said plan, by two lines measuring respectively, two hundred fifty-eight and 49/100 (258.49) feet, and one hundred forty-one and 51/100 (141.51) feet;

Southeasterly by Parcel 1-B as shown on said plan, two hundred fifty (250) feet;

Southwesterly also by said Parcel 1-B, two hundred and fifty (250) feet;

Southeasterly again by said Parcel 1-B, seven hundred (700) feet;

Northeasterly by said Parcel 1-B by two lines measuring respectively, seventeen hundred and fifty (1750) feet, and two hundred (200) feet;

Northeasterly also by said Parcel 1-B, seven hundred (700) feet;

Northeasterly also by land now or formerly of the Mass. Audubon Society, Inc. referred to on said plan as Audubon Society, Inc., three hundred (300) feet;

Southeasterly by land now or formerly of Halverson by four lines measuring respectively, one hundred forty-nine (149) feet, two hundred fifty-eight (258) feet, one hundred eighty-five (185) feet, and three hundred fifty-two (352) feet.

Containing about 93 acres, all as shown on said plan.

Parcel 2, on said plan is bounded as follows:

Southeasterly, Easterly and Northeasterly by Perkins Row, sometimes called Perkins Street, and by Howlett Street by two lines measuring thirty-six hundred (3600) feet, more or less, and thirty-one hundred seventy-five (3175) feet more or less;

Northwesterly by the Newburyport Turnpike, nine hundred thirty and 5/10 (930.5) feet;

Southwesterly by the said Turnpike, twenty-two and 5/10 (22.5) feet;

Northwesterly again by the said Turnpike on two courses, two hundred and eleven (211) feet;

Southwesterly by land now or formerly of Proctor, four hundred thirty-two and 5/10 (432.5) feet;

Southeasterly also by said land now or formerly of Proctor, two hundred and one (201) feet;

Southwesterly by land now or formerly of Proctor, eight hundred fifteen and 5/10 (815.5) feet;

Southerly by land now or formerly of Proctor by two lines measuring respectively, twelve hundred and sixty (1260) feet, and two hundred eighty-seven (287) feet more or less;

Northerly and Northwesterly by land now or formerly of Proctor, eight hundred eighty-five (885) feet more or less;

Southerly by land now or formerly of Proctor, three hundred sixteen (316) feet more or less;

Southwesterly by land now or formerly of Proctor, fourteen hundred eighty (1480) feet more or less;

Southeasterly and Southerly by land now or formerly of Wade, seven hundred and forty (740) feet more or less;

Southwesterly by land now or formerly of Wade, ten hundred and twenty (1020)

more or less;

Containing about 160 acres more or less, all as shown on said plan.

Parcel 3 on said plan is bounded as follows:

Northwesterly by an unnamed street, eight hundred and eleven (811) feet more or less;

Southeasterly by Perkins Row, sometimes known as Perkins Street, seven hundred and fifty-seven (757) feet;

Southwesterly by Howlett Street, five hundred eighty-four (584) feet more or less;

Containing about 5.2 acres more or less all as shown on said plan.

All the foregoing parcels are hereby conveyed subject to and with the benefit of rights, easements and restrictions of record, if any there be in force and applicable.

Being the same premises conveyed to us by deed of Laurence B. Fletcher, dated November 5, 1951, and recorded with said Registry, Book 3857, Page 226.

Exdepecting from the above premises the parcels conveyed by deeds to the following parties, recorded in said Registry:

| | Book | Page |
|--|------|------|
| John E. Bregante, et ux | 3895 | 79 |
| George R. Northrup, et ux | 4270 | 315 |
| Edward A. Pray, et ux | | |
| S. Scott Thompson | 4399 | 490 |
| Carl I. Bergstrom, et ux | 4404 | 333 |
| S. Scott Thompson | 4411 | 93 |
| Carl I. Bergstrom, et ux | 4422 | 179 |
| S. Scott Thompson | 4442 | 411 |
| S. Scott Thompson | 4442 | 412 |
| S. Scott Thompson | 4443 | 126 |
| David B. Jordan, et ux | 4447 | 451 |
| Carl I. Bergstrom, et ux | 4447 | 454 |
| Carl I. Bergstrom, et ux | 4455 | 137 |
| S. Scott Thompson | 4479 | 566 |
| S. Scott Thompson | 4480 | 44 |
| David B. Jordan, et ux | 4519 | 219 |
| Richard Hammer | 4519 | 220 |
| Richard Hammer | 4550 | 565 |
| John W. Parsons, et ux, et al | 4561 | 307 |
| John X. Healey, et ux | 4599 | 367 |
| Lester C. Peabody, Trustee | 4599 | 299 |
| Richard Hammer, et ux | 4623 | 269 |
| Maryknoll Sisters of St. Dominic, Inc. | 4632 | 377 |
| William A. Coolidge | 4661 | 66 |
| David B. Jordan, et ux | 4674 | 569 |
| P. Di Prisco & Sons, Inc. | 4682 | 482 |
| Richard G. Hammer, et ux | 4683 | 194 |
| Trinity Church of Topsfield | | |

Also a certain parcel of land situated in said Topsfield, being shown as lot 2 on "Plan of Land in Topsfield owned by Sisters of Saint Dominic and R. W. Skeffington, drawn by John W. Parsons, Surveyor, dated August 12, 1959", recorded in said Registry, Book 4623, Page 267, bounded and described as follows:

Beginning at a point at land of Maryknoll Sisters of Saint Dominic Inc., and thence running Easterly by land of said Sisters of Saint Dominic, two hundred and eighty-five (285) feet more or less to other land of said Skeffington; thence running South 39-05-50 East by a stone wall by other land of Skeffington, eleven hundred twenty-six and 11/100 (1126.11) feet to a point; thence running Northeasterly by a stone by other land of Skeffington, thirty (30) feet more or less; thence running Southeasterly by other land of Skeffington, three hundred (300) feet more or less to other land of Skeffington; thence running Westerly by a stone wall by other land of Skeffington, three hundred (300) feet more or less to a point at land of Josiah Perkins; thence running Northerly by a stone wall by land of said Perkins, forty-five (45) feet more or less; thence running Northwesterly by a stone wall by said land of Perkins and by land of owners unknown, ten hundred and sixty (1060) feet more or less to a point; thence running Southwesterly by a stone wall by land of owners unknown, four hundred and thirty (430) feet more or less to land of Doris Hall et al; thence running Northwesterly by land of said Hall et al, seventy (70) feet more or less; thence running Westerly by said land of Hall et al, one hundred fifteen (115) feet more or less to land of Conrad J. S. Tronerud; thence running Northwesterly by said land of Tronerud, one hundred eighty-five (185) feet more or less to land of Oliver Thayer; thence running Southwesterly by land of Thayer, four hundred (400) feet more or less to the point of beginning.

Being the same premises conveyed to us by deed of Maryknoll Sisters of Saint Dominic, Inc., dated November 19 1959 and recorded with said Registry, Book 4623, Page 267.

The consideration for this deed is nominal.

Husband/wife of said grantor,

release to said grantee all rights of tenancy by the curtesy /dower and homestead and other interests therein.

Witness our hand and seal s this 8th day of November 19 60.

Garry W. Plunkett

Richard W. Skeffington
Phyllis M. Skeffington

The Commonwealth of Massachusetts

Essex ss. November 8, 19 60

Then personally appeared the above named Richard W. Skeffington

and acknowledged the foregoing instrument to be his free act and deed, before me

Garry W. Plunkett
Notary Public -- Justice of the Peace --
-My commission expires- 10--

GARRY W. PLUNKETT
NOTARY PUBLIC
My Commission Expires November 12, 1961

Essex ss. Recorded Nov. 9, 1960. 55 m. past 2 P.M. #179