

APPLICATION FORM
STORMWATER AND EROSION CONTROL PERMIT

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

The undersigned hereby applies for a Stormwater and Erosion Control Permit and herewith submits six (6) copies of a completed application package for a Stormwater Management Permit (SMP) and an electronic application in PDF format on a CD or DVD disc for approval.

The applicant certifies to the truth of the following facts as part of his application.

1. Name of Applicant: Mark & Kristin Yannetti
Address: 51 Wenham Road
Topsfield, MA 01983
Telephone Number: 978-375-3131 (Mark)
E-mail Address: _____
2. Name of Engineer or Surveyor John M. Morin, PE, The Morin-Cameron Group, Inc.
Address 447 Boston Street
Topsfield, MA 01983
Telephone Number: 978-887-8586
E-mail Address: John@morincameron.com
3. Deed to property is dated February 28, 2014 and is recorded in Essex South District Registry, Book 33138 Page 98.
4. Location of Property for which permit is requested:
Address 51 Wenham Road, Topsfield

Zoning District ORA (Outlying Residential & Agricultural)
5. Attach hereto a copy of the deed.
6. The exact names in which title to the property is held and the present addresses of persons named are: (If married, give spouse's name.)

Mark & Kristin Yannetti
51 Wenham Road
Topsfield, MA 01983

7. 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:

N/A

8. 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:

N/A

9. 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:

N/A

10. Description of the project for which a Stormwater and Erosion Control Permit is requested. Include total square footage of land to be altered/cleared.

Proposal is to raze the existing barn and construct an addition, proposed driveway, reconfigure
existing driveway, proposed grading and construct stormwater management facilities.
(Total alteration = 23,300 sf +/-)

Signature of Applicant 

Date of Submission May 12, 2016

Town Clerk Signature _____

Planning Board

Application for Special Permit & Site Plan Review

Form A

Before you file this application, it is necessary that you be familiar with the requirements for filing plans and other materials in support of this application as specified in the Topsfield Zoning Bylaws, scenic road Bylaw, Stormwater & Erosion Control Bylaw and the respective Planning Board Rules and Procedures that are available from the Town Clerk and Community development Coordinator as well as the Town website at www.topsfield-ma.gov.

Incomplete applications will not be considered unless waivers are previously obtained from the Planning Board.

SPECIAL PERMIT FEES:

Business Park Use Permits	\$200.00	
Elderly Housing Special Permits	\$1000.00	(New construction EHD see Site Plan Review fees listed below)
Common Drive	\$100.00	
Accessory Apartment	\$100.00	
Groundwater Protection District		
Wind Energy Conversion System – Small Scale	\$200.00	
Ground Mounted Solar Photovoltaic Installations	\$200.00	
Scenic Road		
Stonewall Removal	\$75.00	
Tree Removal	\$75.00	
Stormwater & Erosion Control		\$100.00 plus 0.0030 times the total square footage of the area to be altered by the project; see exemptions under regulations

Fee: 100 + (0.003 x 23,300) = \$169.90

SITE PLAN REVIEW:

1). Coverage Fee

\$100/5,000 sq. ft. or any portion thereof of new/alterd lot disturbance (the total square footage of all new/alterd building footprints, plus all paved surfaces, septic installations and stormwater management systems).

_____ sq. ft. ÷ 5,000 sq. ft. x \$100 = _____ area of new/alterd coverage

2). Gross Floor Area Fee

\$200/5,000 square feet or any portion thereof of new/alterd Gross Floor Area (gross floor area – the total square footage of all new floor area on all levels of all new or existing buildings).

_____ sq. ft. ÷ 5,000 sq. ft. x \$200 = _____ area of new/alterd gross floor area

Coverage Fee	\$ _____
Gross Floor Area Fee	\$ _____
Total Site Plan Review Fee	\$ _____

NATURE OF APPLICATION:

- Petition for Special Permit pursuant to Article____, Section____of the Zoning Bylaw.
- Petition for Finding pursuant to Article____, Section____of the Bylaw.
- Petition for Site Plan Review pursuant to Article IX of the Zoning Bylaw (and the Guidelines and Performance Standards for Activities Subject to the Provisions of Article IX of the Topsfield Zoning Bylaw; and Supplement Form C for submitted requirements and formats).
- Petition for a Scenic Road Permit pursuant to Chapter LV.
- Petition for a Stormwater & Erosion Control Permit pursuant Chapter LI.

DESCRIPTION OF APPLICANT:

- a. Name Mark & Kristin Yannetti
- b. Address 51 Wenham Road, Topsfield, MA 01983
- c. Phone Number 978-375-3131 (Mark)
- d. Interest in Premises (e.g., owner, tenant, prospective purchaser, etc.) Owner
(Attach copy of lease and/or letter of authorization from owner, if applicable)

DESCRIPTION OF PREMISES:

- a. Assessor's Map 71, Lot(s) 18, Zoning District ORA
- b. Location of Premises (number and street) 51 Wenham Road
- c. Name and address of legal owner (if different from Applicant) _____
- d. Deed to the Premises recorded at (if known):
X Essex South District Registry of Deeds, Book 33138 Page 98
____Essex South Registry District of the Land Court, Certificate Number _____
- e. Prior zoning decisions affecting the Premises (if any):
Date of Decision _____ Name of Applicant _____
Nature of Decision _____
- f. Present use of the Premises Residential
- g. Present structures conform to current Zoning Bylaw. X Yes _____ No. If no, in what respect does it not conform. _____

PROPOSAL (attach additional sheets if necessary):

- a. General Description:

Proposal is to raze the existing barn and construct an addition, proposed driveway, reconfigure existing driveway, proposed grading and construct stormwater management facilities. (Total alteration = 23,300 sf +/-)

b. If proposal is for construction or alteration of an existing structure, please state:

	FRONT	REAR	SIDE(S)
1. Setbacks required per bylaw	_____	_____	_____
2. Existing setbacks	_____	_____	_____
3. Setbacks proposed	_____	_____	_____

	FRONTAGE	AREA
4. Frontage and area required by bylaw	_____	_____
5. Existing frontage (s) and area	_____	_____
6. Frontage (s) and area proposed	_____	_____

	FEET	STORIES
7. Existing Height	_____	_____
8. Height proposed	_____	_____

c. Other town, state or federal permits or licenses required, if any:

N/A

NECESSARY ACCOMPANYING DATA:

It is required that every application be accompanied by appropriate supporting data. Failure to submit appropriate and complete data could result in delay and/or denial of application for zoning relief. Place a check next to the applicable accompanying supporting data:

Variance of Special Permit Applications:

(See Planning Board Rules and Procedures Section III)

All required supporting data attached Yes No

Site Plan Review Applications:

(See Town of Topsfield Zoning Bylaw, Article IX, Section 9.05. See also Guidelines and Performance Standards for Activities Subject to the Provisions of Article IX of the Topsfield Zoning Bylaw)

All required supporting data attached Yes No

Comprehensive Permit Applications:

(See G.L.c. 40B, Sections 20-23)

All required supporting data attached Yes No

Appeals from decisions of Building Inspector or Others:

(See Planning Board Rules and Procedures, Section III (1) (e))

All required supporting data attached Yes No

If all required supporting data is not attached, why not:

No zoning relief requested

May 12, 2016
Date

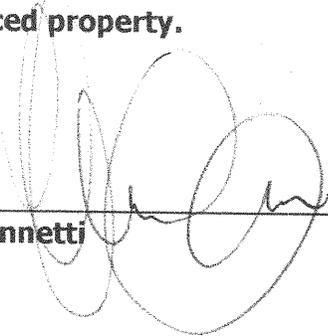

Signature of Applicant

Authorization Form

Re: 51 Wenham Road, Topsfield

I, Mark Yannetti, authorize The Morin-Cameron Group to sign any and all applications to the Town of Topsfield on my behalf regarding the above-referenced property.

Mark Yannetti

A handwritten signature in black ink, appearing to read 'Mark Yannetti', is written over a horizontal line. The signature is stylized with large loops and a cursive-like flow.

Date

04/02/2016

The Morin-Cameron Group, Inc.

447 Boston Street, Suite 12
Topsfield, MA 01983
978-887-8586



America's Most Convenient Bank®

53-7054-2113

CHECK DATE

5/11/16

PAY One hundred sixty-nine & -----90/100 dollars

TO Town of Topsfield AMOUNT
\$169.90

Kathleen M. Molewa

AUTHORIZED SIGNATURE

The Morin-Cameron Group, Inc.

6051

Yannetti 3450 – Stormwater Management Permit \$169.90

6051

**TOWN OF TOPSFIELD, MA
PLANNING BOARD**

Application Supplement Form B

Attach to this form a copy of the Assessor's map (scale 1" equals 200') showing the property and all other properties and roadways within 300 feet of any portion of the property. Also, show the lot number and lot owner's name on each lot within the 300'.

List below the lot owner names and mailing addresses as shown in the Assessors' records, beginning with the property of the Applicant (locus).

Applicant's Name, Mailing Address: Kathleen Yannetti, 51 Wenham Road, Topsfield

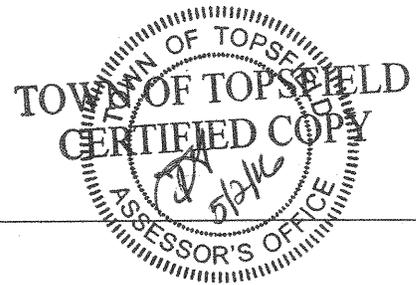
978-239-0800

Telephone No.

Locus: 51 Wenham Road

Map	Block	Location	Owner	(If different from location) Mailing Address
71	18	51 Wenham Road	Mark & Kristin Yannetti	51 Wenham Road, Topsfield

SEE ATTACHED LIST



If needed, attach additional sheets. _____

Assessor's Certification

To the Topsfield Planning Board:

This is to certify that, at the time of the last assessment for taxation made by the Town of Topsfield, the names and mailing addresses of the parties assessed as owners of land within 300' of the parcel of land shown in the attached sketch were as listed.

Authorized Signature Assessors' Office 

Date of Verification 5/2/16



TOWN OF TOPSFIELD

BOARD OF ASSESSORS

8 West Common Street

Topsfield, Massachusetts 01983

Telephone: (978) 887-1514 Fax: (978) 887-1502

This form must be completed for a certified abutters list.

Submission Date **Wednesday, April 27, 2016** Issue Date **Monday, May 02, 2016**

Department requiring list: **Zoning Board of Appeals**

300 Ft. 100 Ft. (Conservation Only) Direct Abutters

Person/Party requesting list: **Kathy Molina, The Morin-Cameron Group, Inc.**

Address: **447 Boston Street, Topsfield, MA 01983**

Phone #: **978-887-8586** Email Address **kathy@morincameron.com** Misc: _____

Property Owner: **Mark & Kristin Yannetti**

Assessor's Map(s) **71** Lot(s) **18** Location **51 Wenham Road**

The Assessors' Office requires ten (10) working days to certify an Abutters List. This list is valid for sixty days only from date of issue.

Certified By:



Topsfield Assessors

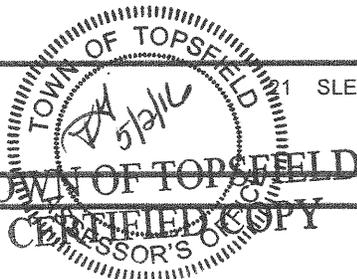


Certification of Parties in Interest

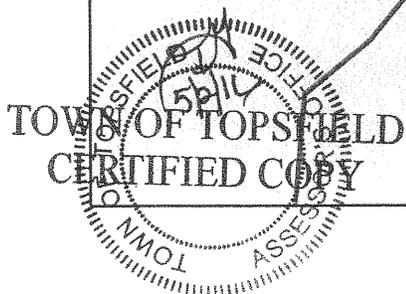
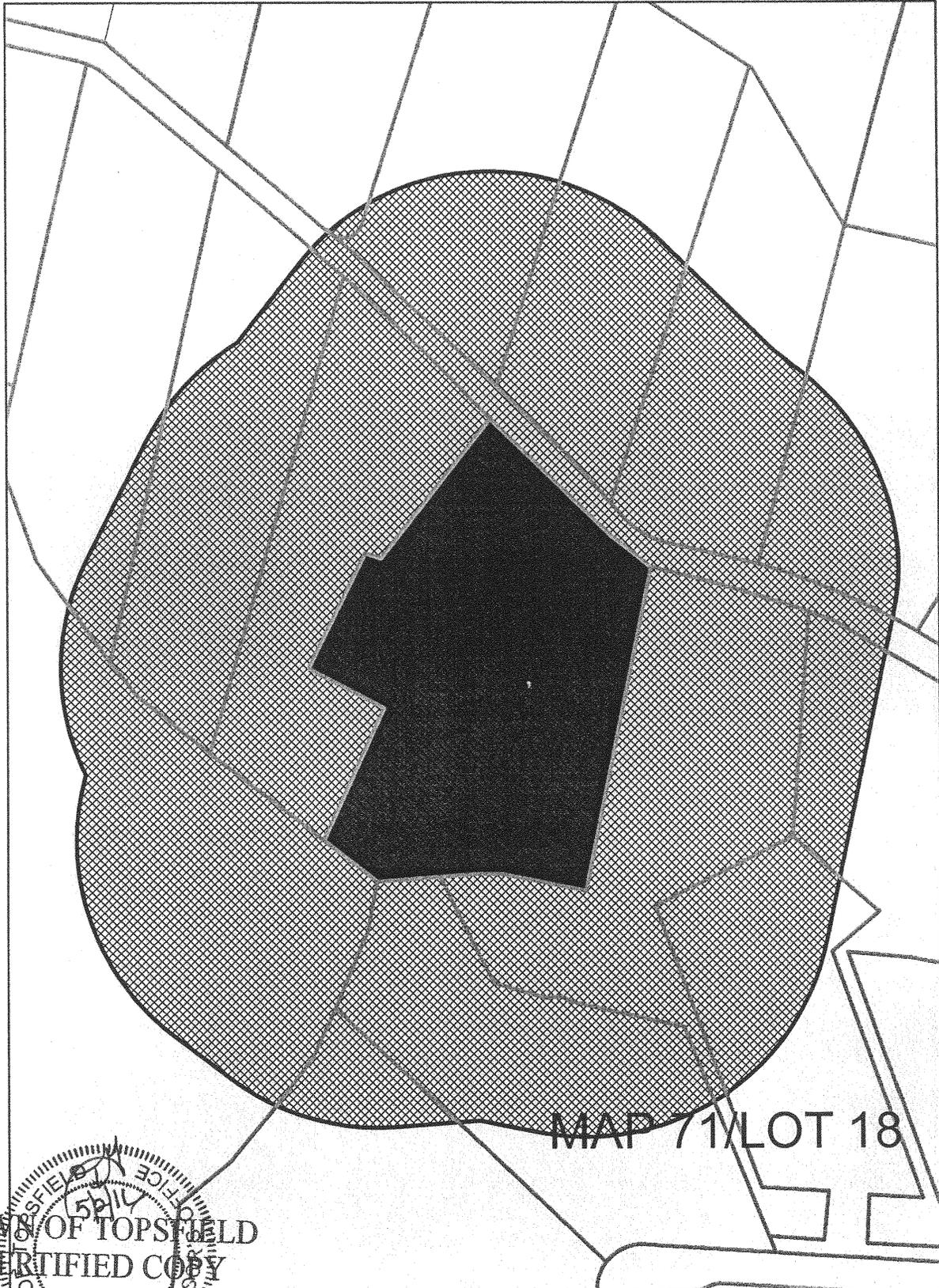
The Board of Assessors of the Town of Topsfield do hereby certify, in accordance with the provisions of Section 10 and 11 of Chapter 808 of the Acts of 1975, that the following named persons, firms and corporations are parties in interest, as in said Section 11 defined, with respect to the premises herein above described.

11:44:00AM

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
70-10	41 WENHAM RD	LACHMAYR ALEX TR / LACHMAYR FAMILY REALTY T 14 FEDERAL STREET READING MA 01867
70-11	37 WENHAM RD	PETTENGILL STEVEN C / PETTENGILL VIRGINIA C 37 WENHAM RD TOPSFIELD MA 01983
70-15	42 WENHAM RD	MALOY STEVEN R / MALOY DEBORAH D 42 WENHAM RD TOPSFIELD MA 01983
70-16	46 WENHAM RD	CLARK H W TR, H W CLARK LIV TR / CLARK S P TR, S 46 WENHAM RD TOPSFIELD MA 01983
70-8	128 SALEM RD	DWINELL EVELYN H TR / DWINELL SCOTT L TR 132 SALEM RD TOPSFIELD MA 01983
70-9	45 WENHAM RD	TREVENEN ANNE B / LIDDEN KENNETH M 45 WENHAM RD TOPSFIELD MA 01983
71-10	19 SLEEPY HOLLOW RD	NAGLE ALEXANDER / NAGLE JESSICA 19 SLEEPY HOLLOW RD TOPSFIELD MA 01983
71-12	63 WENHAM RD	YANNETTI JOSEPH G / YANNETTI GAELAN C 63 WENHAM RD TOPSFIELD MA 01983
71-16	61 WENHAM RD	GILLESPIE PAUL J / GILLESPIE MARTHA C 61 WENHAM RD TOPSFIELD MA 01983
71-17	59 WENHAM RD	FLANAGAN WALTER A / FLANAGAN MAUREEN A 59 WENHAM RD TOPSFIELD MA 01983
71-18	51 WENHAM RD	YANNETTI MARK / YANNETTI KRISTEN 51 WENHAM RD TOPSFIELD MA 01983
71-19	52 WENHAM RD	RIEKERT MARTHINUS J / RIEKERT CHRISTA 52 WENHAM RD TOPSFIELD MA 01983
71-20	54 WENHAM RD	CREGG DONALD J / CREGG MARJORIE GILMORE 54 WENHAM RD TOPSFIELD MA 01983
71-21	62 WENHAM RD	COLE CHRISTOPHER / COLE ANDREA M 62 WENHAM RD TOPSFIELD MA 01983
71-8	1 SLEEPY HOLLOW RD	TWEEDY DORIS E 21 SLEEPY HOLLOW RD TOPSFIELD MA 01983



51 Wenham Rd



**TOWN OF TOPSFIELD, MA
PLANNING BOARD**

**Application Supplement Form C
Site Plan Review Submittal Requirements & Formats**

Submittal Distribution Requirements and Formats:

1. An applicant shall file with the Town Clerk copies of all required documents in the quantities and forms as outlined below. The Clerk's copy of the required documents shall be kept on file by the Town Clerk for the duration of the permitting process and the remaining copies shall be distributed immediately by the Town Clerk to the following:

	Plan
Town Clerk	1
Granting Authority *	7
Granting Authority electronic	1
Reviewing Engineer	1
Conservation Commission	1
Public Works Department (Water & Highway)	1
Board of Health**	1
Historical Commission**	1
Building Inspector**	1
Fire Department**	1
Police Department**	1
Tree Warden**	1
Planning Board or Board of Appeals if not the Granting Authority **	1

* Two full size and five reduced size (11" x 17")

** Reduced size plans (11" x 17") are acceptable

Additional copies of any and all documents shall be furnished if requested by the Granting Authority or any other Board, Commission or Department.

2. An electronic copy of all documents shall be submitted to the Granting Authority, formatted in a single paginated PDF file with descriptive bookmarks for each plan set and for each document on either a CD or DVD disc.
3. An electronic copy of the final plans with same format as in section "4.11.2." above, and a full size hard copy of said plans showing the Signatures of the Granting Authority and date of approval shall be submitted to the Granting Authority.

SUMMARY:

* Granting Authority: **(2) Full Scale, (5) Reduced Size 11 x 17**
 Town Clerk, Review Engineer, Conservation, Public Works: **Full Scale**
 All Others: **Reduced Size 11 x 17**

Total: (6) Full Scale; (12) Reduced Size 11 x 17; (1) electronic copy

5 E

AK-4



2014022800210 Bk:33138 Pg:98
02/28/2014 11:17 DEED Pg 1/5

MASSACHUSETTS EXCISE TAX
Southern Essex District R00
Date: 02/28/2014 11:17 AM
ID: 1004023 Doc# 20140228002100
Fee: \$3,762.00 Cons: \$825,000.00

QUITCLAIM DEED

Catharine M. Bufalino, of Astoria, New York, an unmarried woman and Philip Rockwell, of Canton Center, Connecticut, an unmarried man, individually, Philip Rockwell, as co-executor of the Estate of Helen Rockwell Essex Docket #99P0646-EP1 of Topsfield, Massachusetts, under power granted under the will or Helen Rockwell, and Philip Rockwell and Diane Torrey, Personal Representatives of the Estate of Warren F. Rockwell, Jr., Essex Docket #ES13P0519EA, of Topsfield, Massachusetts, under power granted under the will of Warren F. Rockwell, Jr. and every other power, for consideration paid, and in full consideration of *Eight Hundred Twenty-Five Thousand and no/100 (\$825,000.00) Dollars*, grant to Mark Yannetti and Kristen Yannetti, husband and wife, tenants by the entirety, of 51 Wenham Road, Topsfield, Massachusetts 01983 with *quitclaim covenants*, the land in Topsfield known and numbered as 51 Wenham Road and more particularly described as follows:

51 WENHAM ROAD TOPSFIELD MA

Beginning at the Northeasterly corner of land of Warren F. Rockwell et ux being a point on the Westerly Street line of Wenham Road 250.00 feet Southeasterly from a drill hole in a stone wall as shown on "Plan of land in Topsfield, Property of Warren F. Rockwell, et al, Scale 1" = 60', Oct. 21, 1965, Essex Survey Service" recorded with Essex South Registry of Deeds, Plan 270 of 1968, Book 5542, Page 686, and thence running S34°-26'-30"E a distance of 276.02 feet along the Westerly Street line of Wenham Road to a point; thence running S44°-42'-50"E a distance of 42.41 feet to a point; thence turning and running S22°-14'-46"W a distance of 402.23 feet by land formerly of the Shattuck Estate; thence turning and running on two courses by land formerly of the Shattuck Estate N66°-54'-20"W a distance of 109.81 feet and N83°-46'-00"W a distance of 154.95 feet; thence turning and running N41°-08'-00"W by land formerly of Wellman a distance of 82.00 feet; thence running N37°-06'-40"E by Lot 10 of David J. Bernays et. ux. a distance of 179.19 feet; thence running N51°-06'-20"W by said land of Bernays a distance of 107.96 feet; thence turning and running N37°-45'-50"E by said Bernays land a distance of 160.05 feet; thence turning and running S51°-50'-57"E by Parcel B of Bernays land a distance of 20.00 feet; thence turning and running N46°-00'-34"E by Bernays land a distance of 263.61 feet to the point of beginning.

This land contains 3.65110 acres or 159,168 square feet of land, more or less, though erroneously stated, according to said plan, to be 201,668 +/- S.F.

Together with the right to use in common with others, as designated by the Trustees of R. L. H. Trust, certain water from a well located on other lands now or formerly of said trust abutting and adjoining Lots 11 and 12 as shown on a plan entitled "Land of Estate of Annie B. Shattuck. et ux, Wenham Road, Topsfield, Mass., dated February 1957, Edwin T. Brudzynski, Registered Surveyor", recorded with Essex South District Registry of Deeds, Plan Book 89, Plan 74 from which sources water to the within granted premises is now furnished subject to the owners of the within described premises paying such part of maintaining said source of water supply, including pipe and pumps connected therewith as the area of the within granted lands and buildings bears to the area of other grantees authorized to participate in and use said water by deeds of R. L. H. Trust as grantor.

Together with the benefit of certain covenants of the R. L. H. Trust, a prior grantee, that it will not give, grant, bargain, convey, bequeath or devise, to any person or entity, any right to use of any water, spring or well now in existence on land now or formerly of the R. L. H. Trust, a prior grantor, except to the owner or subsequent grantees, their successors and assigns, of Lots 6-12 and 13, except with the written consent of Warren F. Rockwell (now deceased) and his wife (now deceased), their successors and assigns.

The Grantors hereby release all of their homestead rights in the premises.

For grantors' title see Estate of Helen H. Rockwell, Essex Probate Docket #99P0646 and Estate of Warren F. Rockwell, Jr., Essex Probate Docket #13P0519. See also agreement recorded at Book 5542 page 686 and deeds recorded at Book 13194 Page 167 and at Book 10028 Page 401.

Witness our hands and seals on February ^{20th} 2014.

Signatures appear on following pages.

Philip Rockwell

(Seal)

Philip Rockwell, individually and as Personal Representative of the estate of Warren F. Rockwell, Jr. and as co-executor of the estate of Helen H. Rockwell

Cynthia E. Rockwell

(Seal)

~~Cynthia E. Rockwell~~ Rockwell, spouse of Philip Rockwell

STATE OF Connecticut

County of Hartford, ss Simsbury

Then personally appeared the above named Philip Rockwell and Cynthia E. Rockwell, who proved to me through satisfactory evidence of identification, which was a driver's license issued by the State of Connecticut, that he/she/they was/were the person(s) whose name(s) is/are signed on this document and who executed the foregoing and acknowledged before me that he/she/they executed the same freely for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State last aforesaid on February 21, 2014

[Signature]

Notary Public

My commission expires: July 31, 2018

SHAMIM BHATTI
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 31, 2018

Catharine M. Bufalino (Seal)
Catharine M. Bufalino

STATE OF New York

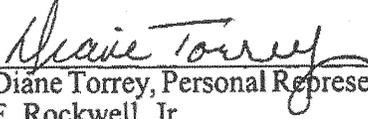
County of Queens, ss

Then personally appeared the above named Catharine M. Bufalino, who proved to me through satisfactory evidence of identification, which was a driver's license issued by the State of New York, that he/she/they was/were the person(s) whose name(s) is/are signed on this document and who executed the foregoing and acknowledged before me that he/she/they executed the same freely for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State last aforesaid on February 24, 2014

Anjal Hussan
Notary Public
My commission expires: 07/23/16

ANJAL HUSSAN
Notary Public, State of New York
No. 01HU6265935, Qualified in Queens County
Commission Expires: July 23, 2016

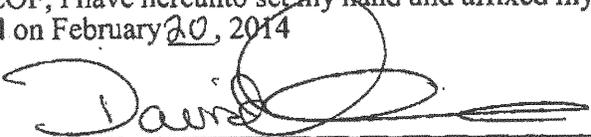

Diane Torrey, Personal Representative of the estate of Warren F. Rockwell, Jr. (Seal)

COMMONWEALTH OF MASSACHUSETTS

County of Essex, ss

Then personally appeared the above named Diane Torrey, who proved to me through satisfactory evidence of identification, which was a driver's license issued by the Commonwealth of Massachusetts, that he/she/they was/were the person(s) whose name(s) is/are signed on this document and who executed the foregoing and acknowledged before me that he/she/they executed the same freely for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State last aforesaid on February 20, 2014



Notary Public
My commission expires:

