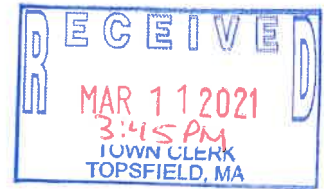


FORM B

APPLICATION FOR APPROVAL



PRELIMINARY PLAN ☐

DEFINITIVE PLAN ☒

Check One

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 March 11, 2021

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 Town of Topsfield/Kevin Harutunian Town Administrator  
Complete Address 8 West Common Street  
Phone Number 978-887-1500 Email Kharutunian@topsfield-ma.gov
2. Name of Engineer or Surveyor Hancock Associates  
Complete Address 185 Centre Street, Danvers, MA 01923
3. Deed to property is dated March 12, 1868 and is recorded in Essex South District Registry, Book 741 Page 284.
4. The general location and description of Property is: located at 27 High Street, was the old town highway garage and is being subdivided off to provide street frontage on School Ave.
5. Attach hereto a copy of the deed.
6. The complete title of the subdivision plan with date is as follows: "Definitive Subdivision Plan, Prepared for Town of Topsfield", dated 3/11/21

(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.)  
Town of Topsfield, 8 West Common Street, Topsfield, MA 01983
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:  
N/A
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:  
N/A
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:  
N/A
11. The date when the Preliminary/Definitive Plan referred to herein was submitted to Topsfield Board of Health is as follows: march 11, 2021
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:  
march 11, 2021
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.

Signature of Applicant

Complete Address

Telephone Number

Date of Submission

Town Clerk

Kurt Baker  
8 West Common St  
Topsfield ma 01983  
978 887 1500  
march 11, 2021  
\_\_\_\_\_  
Signature

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

## DEED TO SCHOOL GROUNDS

## OF UPPER CEMETERY

That I, Royal A. Merriam of Topsfield  
 onwealth of Massachusetts, Physician, in  
 lars to me paid by the Inhabitants of Tops-  
 who in consideration that said Inhabitants  
 ood and lawful fence between this conveyed  
 receipt whereof is hereby acknowledged,  
 release, and forever QUIT-CLAIM, unto  
 d Assigns, all the right, title, interest, and  
 a Burial Ground, situated in said Topsfield,  
 are poles, and bounded as follows, viz. Be-  
 of said lot, by a lane leading to said Merri-  
 lly, by said grantor's land twelve rods and  
 thence easterly by said Inhabitants Bu-  
 southerly by said Burial-ground eight rods  
 wall, thence southwestwardly by said Burial-  
 the first mentioned bounds. Reserving to  
 permanent standing of such fruit trees as are  
 the right of cultivating, pruning and taking

ve-released Premises to them the said Inhabi-  
 eir use and behoof forever; so that neither I  
 ny other person or persons, claiming by, from,  
 ie, right, or stead of me or them, shall or will,  
 or demand any right or title to the above-  
 parcel thereof, forever, excepting the above

the said Royal A. Merriam, and Adeline M.  
 consideration, hereby relinquish all right to  
 uses have hereunto set our hands and seals  
 year of our Lord eighteen hundred and forty

R. A. MERRIAM (seal)  
 ADELINE M. MERRIAM (seal)

alth of Massachusetts.

Essex ss. Nov. 10th A. D. 1849.  
 above-named R. A. Merriam and acknowledged  
 ee act and deed. Before me,  
 RD PHILLIPS JR. *Justice of the Peace.*

Essex ss.

ore 1 P. M.

exm. by R.H. French, Rg.

Know all men by these presents, that I, Jeremiah Balch of Topsfield in the  
 County of Essex & Commonwealth of Massachusetts in consideration of  
 fourteen hundred & fifty dollars paid by The Inhabitants of the Town of  
 Topsfield in said county aforesaid, the receipt whereof is hereby acknowledged,  
 do hereby give, grant, bargain, sell, and convey unto the said Inhabitants of  
 The Town of Topsfield forever, a certain parcel of real estate situate in said  
 Topsfield & bounded & described as follows: viz, beginning at the north-  
 easterly corner of the premises by the Hotel road so called & by land con-  
 veyed by Alfred P. Towne to Ephraim P. Peabody by deed recorded Essex  
 County Registry of Deeds Book 716 leaf 224 to which reference may be had,  
 thence from said corner running westerly by said Hotel road to a fence by land  
 of H. W. Lake; thence southerly as the fence stands by said Lake's land to a  
 corner of the fence; thence westerly as the wall & fence stand by land of said  
 H. W. Lake, land of the Trustees of the Methodist Episcopal Society & land of  
 Moses Wildes to a corner at a wall; thence southerly as the wall & fence stand  
 by land of said Wildes, by land of B. P. Adams, & the Brook to land of Benjamin  
 Kimball; thence Easterly as the fence stands by said Kimball's land to said land  
 conveyed in deed aforesaid by Alfred P. Towne to Ephraim P. Peabody; thence  
 northerly by said land, so conveyed by A. P. Towne to E. P. Peabody, to the  
 bound at the Hotel road aforesaid, the place began at, with the right & privi-  
 lege of the way near to the southwest corner of the premises, to & from the  
 highway leading by the dwelling house of B. P. Adams, as now open, & for all  
 necessary purposes, the same way that was conveyed to me & said Ephraim P.  
 Peabody in the deed of Jacob W. Reed to us, Recorded in said Registry of  
 deeds Book 682 leaf 205, to which reference may be had.

To have and to hold the above-granted premises, with all the privileges and  
 appurtenances to the same belonging, to the said Inhabitants of the Town of  
 Topsfield & their successors & assigns, to their use and behoof foreve

And I the said Jeremiah Balch for myself and my Heirs, Executors, and  
 Administrators, do covenant with the said Inhabitants of the Town of Tops-  
 field & their Successors and Assigns, that I am lawfully seized in fee simple  
 of the afore-granted premises; that they are free from all incumbrances that I  
 have good right to sell and convey the same to the said Inhabitants of the  
 Town of Topsfield & their Successors and Assigns forever as aforesaid; and  
 that I will and my Heirs, Executors, and Administrators shall WARRANT  
 AND DEFEND the same to the said Inhabitants of the Town of Topsfield &  
 their Successors and Assigns forever against the lawful claims and demands of  
 all persons.

In witness whereof, I the said Jeremiah Balch, & I, Mary E. Balch, wife of  
 said Jeremiah Balch in token of my release of all right and title of or to both  
 dower and homestead in the granted premises, have hereunto set our hands and  
 seals this sixth day of March in the year of our Lord eighteen hundred and  
 sixty eight.

Signed, sealed, and delivered, in presence of us,  
 J. C. PERKINS to J. B.  
 SAMUEL TODD to M. E. B.  
 (Revenue Stamps.)

JEREMIAH BALCH (seal)  
 MARY E. BALCH (seal)

Essex ss. March 6, 1868.

Then personally appeared the within-named Jeremiah Balch and acknowl-  
 edged the foregoing instrument to be free act and deed; before me,  
 J. C. PERKINS, *Justice of the Peace.*

Essex ss.

Recd. March 12, 1868. 10 m. past 12M. Recorded Book 741 leaf 284 &  
 examined by Ephm. Brown, Regr.

## NOTE.

In deed of Nehemiah Cleaveland to Topsfield Academy received and entered in the Essex County Registry of Deeds, Dec. 30, 1828, in Book 251, Leaf 200, and examined by Amos Choate, Regt., this parcel of land contained three acres and 59 square poles of land.

In deed of John Ray, Jr., Guard., &c to Topsfield Academy, received and entered in the Essex County Registry of Deeds, Dec. 15, 1829, in Book 255, Leaf 91 and examined by Amos Choate, Regt., the parcel of land occupied as an avenue to the Academy contained 12 square poles and seven tenths of a square pole of land.

## DEED TO TOWN PASTURE\*

Know all men by these presents that I Samuel M. Bubier of Lynn in the County of Essex and Commonwealth of Massachusetts in consideration of Eight hundred dollars paid by Samuel Todd of Topsfield in said Essex County and Commonwealth aforesaid the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Samuel Todd and his heirs and assigns forever the following described lot of pasture land situated in said Topsfield called "Bear Hill," Containing Thirty four acres three quarters and nineteen square poles and bounded as follows viz; Beginning at the North corner of the lot at the road at a corner of the wall at land of the heirs of Royal A. Merriam near a brook, thence running Southeasterly with the wall by land of said heirs to a corner, thence running Easterly on south side of said lot with the wall as it now stands by land of the heirs of said Merriam to a corner by the Cemetery lot, thence running Northerly and Easterly by said Cemetery lot as the wall now stands to the county road leading from Salem to Haverhill, thence bounded on the East by said road, to the road leading Northwesterly, by the house of Henry Janes, thence bounded on the Northeast by said road leading to Henry Janes to the point of beginning. Said lot is enclosed with a stone wall. Or, however otherwise described it being the same land conveyed to me by deed from Moses Wildes and recorded with Essex Deeds Book 712 leaf 228.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Samuel Todd and his heirs and assigns, to their own use and behoof forever.

And I do hereby, for myself and my heirs, executors and administrators, covenant with the said grantee and his heirs and assigns that I am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances except the right to the heirs or assigns of Doctor John Merriam deceased (if they have the legal right) to enter upon part of said lot to dig up and remove or carry off, one half of the stones that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, and executors, and administrators shall WARRANT AND DEFEND the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid.

IN W  
Bubier 1  
year one  
Signed, s  
in pi

JOHN F  
F. L. BU

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and dect

Salem  
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The  
Two Hundred and Sixty-sixth  
**ANNUAL REPORT**  
of the  
**RECEIPTS and EXPENDITURES**  
of the  
Town of Topsfield, Mass.

DECEMBER 31, 1915 TO DECEMBER 30, 1916



# HANCOCK ASSOCIATES

Civil Engineering  
Land Surveying  
Wetland Science  
Landscape Architecture

## Letter of Transmittal

185 Centre Street, Danvers, MA 01923  
(978) 777-3050 / Fax (978) 774-7816  
[www.hancockassociates.com](http://www.hancockassociates.com)

To:	Town of Topsfield	Date:	03/11/2021	Job #:	24553
	Planning Dept-Attn: Donna Rich	From:	Charlie Wear, P.E.		
	8 West Common Street	Re:	27 High Street/10 School Street		
	Topsfield MA 01983		Definitive Subdivision		

● We are sending you:

☒ Prints    ☒ Plans    ☐ Samples    ☐ Specifications    ☐ Copy of letter    ☐ Other

COPIES	DATE	DESCRIPTION
2	03/11/2021	Definitive Subdivision Plan: Sheets DF-1 to DF-4
1	03/11/2021	Request for waivers to Subdivision Rules and Regulations

● These are transmitted as checked below:

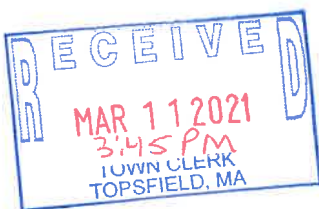
☐ For Approval    ☐ Approved as submitted    ☐ Resubmit \_\_\_\_ copies for approval  
☒ For your use    ☐ Approved as noted    ☐ Submit \_\_\_\_ copies for distribution  
☐ As requested    ☐ Returned for corrections    ☐ Return \_\_\_\_ corrected prints  
☐ For review and comment    ☐ PRINTS RETURNED AFTER LOAN TO US

**REMARKS:**

Any questions, please call (978) 777-3050 or email me at [cwear@hancockassociates.com](mailto:cwear@hancockassociates.com)

Copy To:

Signed: 



If enclosures are not as noted, kindly notify us at once.