

**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: Dawn C. Dawson & Greg Gibbs
Address: c/o The Morin-Cameron Group, Inc.
66 Elm Street, Danvers, MA 01923
Telephone Number: 978-777-8586
E-mail Address: John@morincameron.com
2. Name of Engineer or Surveyor John Morin
Address The Morin-Cameron Group, Inc.
66 Elm Street, Danvers, MA 01923
Telephone Number: 978-777-8586
E-mail Address: John@morincameron.com
3. Deed to property is dated June 25, 2020 and is recorded in Essex South District Registry,
Book 38649 Page 157.
4. Location of Property for which permit is requested:
Address 109 Salem Road (Lot 1), Topsfield

Zoning District Outlying Residential & Agricultural District (ORA)
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.)
Dawn C. Dawson & Greg Gibbs
20 Cheever Ave., Saugus, MA 01906

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:

Dawn C. Dawson & Greg Gibbs

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.

The proposed project involves the construction of a new single family dwelling, porch, deck, pool and patio, driveway, septic system, associated grading and installation of stormwater management facilities.

Total proposed site alteration = 26,800 sf

Signature of Applicant

Kathleen Molina, The Martin-Cameron Group, Inc.
(as authorized)

Date of Submission

7-1-2020

Town Clerk Signature

Authorization Form

Re: 109 Salem Road, Topsfield

We, Dawn Dawson and/or Gregory Gibbs authorize The Morin-Cameron Group, Inc. to sign any and all applications to the Town of Topsfield on our behalf regarding the above-referenced property.



Dawn Dawson and/or Gregory Gibbs

6/30/2020
Date



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 and Assessor fee of \$20.00 must be paid before release of the certified abutters list.

Submission Date April 4, 2020 Issue Date April 28, 2020

Department requiring list: Planning Board

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

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

Address: 66 Elm Street, Danvers, MA 01923

Phone #: 978-777-8586 Email Address kathy@morincameron.com Misc: _____

Property Owner: Peter & Suzanne Mooney

Assessor's Map(s) 70 Lot(s) 18 Location 109 Salem Road

Assessor's Fee Paid: ☒ Yes ☐ No

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:

J. Bencke
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.



300 foot Abutters List Report

Topsfield, MA
April 28, 2020



Subject Property:

Parcel Number: 70-18
CAMA Number: 70-18
Property Address: 109 SALEM RD

Mailing Address: MOONEY PETER
103 SALEM RD
TOPSFIELD, MA 01983

Abutters:

Parcel Number: 70-1
CAMA Number: 70-1
Property Address: 44 MCLEOD LN

Mailing Address: SALEM & BEVERLY WATER
50 ARLINGTON AVE
BEVERLY, MA 01915

Parcel Number: 70-13
CAMA Number: 70-13
Property Address: 23 WENHAM RD

Mailing Address: STOKES DEBRA A
23 WENHAM RD
TOPSFIELD, MA 01983

Parcel Number: 70-17
CAMA Number: 70-17
Property Address: 100 SALEM RD

Mailing Address: HALL STEVEN B
86 SALEM RD
TOPSFIELD, MA 01983

Parcel Number: 70-2
CAMA Number: 70-2
Property Address: 123 SALEM RD

Mailing Address: VANCE ALAN B
123 SALEM RD
TOPSFIELD, MA 01983

Parcel Number: 70-3
CAMA Number: 70-3
Property Address: 103 SALEM RD

Mailing Address: MOONEY SUZANNE B TR
103 SALEM RD
TOPSFIELD, MA 01983

Parcel Number: 70-6
CAMA Number: 70-6
Property Address: 110 SALEM RD

Mailing Address: ROWND CHARLES J
110 SALEM RD
TOPSFIELD, MA 01983

Parcel Number: 70-7
CAMA Number: 70-7
Property Address: 120 SALEM RD

Mailing Address: HALEY STEPHEN W
120 SALEM RD
TOPSFIELD, MA 01983

Parcel Number: 70-8
CAMA Number: 70-8
Property Address: 128 SALEM RD

Mailing Address: DWINELL EVELYN H TR
132 SALEM RD
TOPSFIELD, MA 01983



www.cai-tech.com

4/28/2020

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1



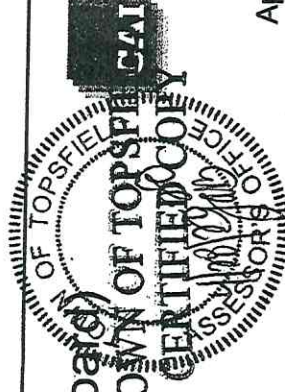
109 Salem Road - 300ft (Planning Board)

Topsfield, MA

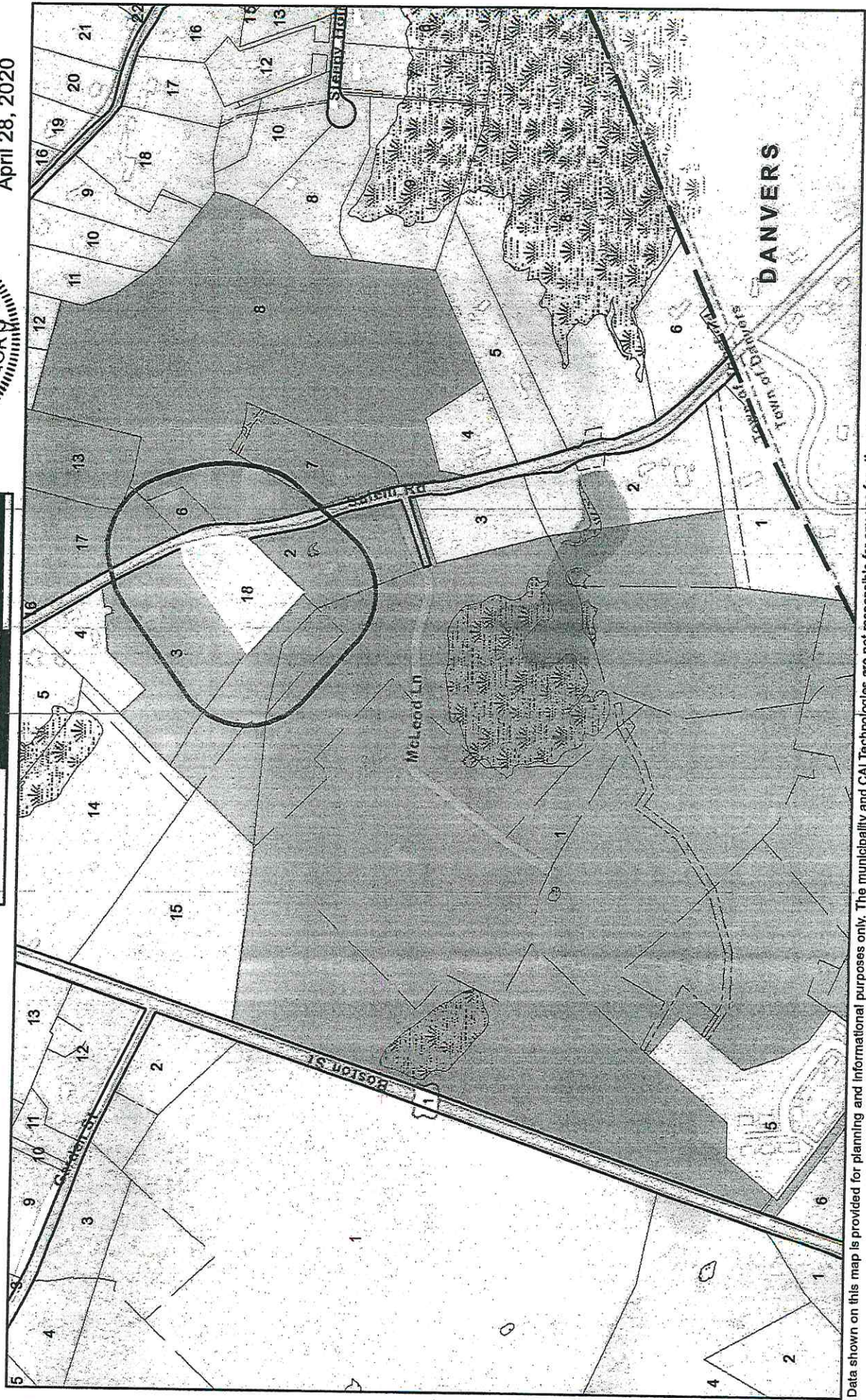
1 inch = 554 Feet



April 28, 2020



CAI Technologies
Precision Mapping. Conceptual Solutions.



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



SO.ESSEX #496 Bk:38649 Pg:157
06/25/2020 04:03 PM DEED Pg 1/4
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 06/25/2020 04:03 PM
ID: 1370737 Doc# 20200625004960
Fee: \$1,596.00 Cons: \$350,000.00

QUITCLAIM DEED

I, Suzanne B. Mooney, as Trustee of The Suzanne B. Mooney 2014 Trust u/d/t dated October 9, 2014, as evidenced by a Trustee Certificate pursuant to M.G.L. c. 184 § 35 recorded in the Essex South District Registry of Deeds in Book 33855, Page 69,

And Suzanne B. Mooney and Peter B. Mooney, as Trustees of the Suzanne B. Mooney Nominee Trust u/d/t dated April 24 1992 and recorded with Essex South District Registry of Deeds in Book 11280, Page 452,

And Suzanne B. Mooney and Peter B. Mooney, Individually, a married couple, of Topsfield, Essex County, Massachusetts

For CONSIDERATION paid and in full consideration of Three Hundred Fifty Thousand and 00/100 (\$ 350,000.00) Dollars

grant an undivided 2/3 interest to Dawn C. Dawson, being unmarried, and an undivided 1/3 interest to Greg Gibbs, being unmarried, as Tenants in Common, both of 20 Cheever Street, Saugus, Massachusetts

with QUITCLAIM COVENANTS,

A certain parcel of land situated on Salem Road in said Topsfield described as follows:

Lot 1 on a plan of land entitled "Plan of Land in Topsfield, Mass. Prepared for Suzanne B. Mooney Nominee Trust, 103 Salem Road, Scale 1"=40', November 4, 2008" by Neve-Morin Group, Inc. and recorded with Essex South District Registry of Deeds as Plan No. 46, Plan Book 419, containing 109,805 square feet of land, according to said Plan.

This is a vacant parcel of land and is not a homestead property.

Meaning and intending to describe and convey a portion of the premises conveyed to the Grantors herein by deed dated October 9, 2014 and recorded with Essex South District Registry of Deeds in Book 33855, Page 71.

WITNESS my hand and seal this ^{24th (PTM)} 15th day of June, 2020.

Suzanne SBM
The Susan B. Mooney 2014 Trust SBM

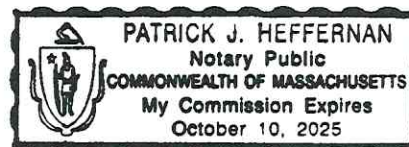
Suzanne B Mooney
Susan B. Mooney, Trustee SBM
SUZANNE

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 24th day of June, 2020, before me, the undersigned notary public, personally appeared Suzanne B. Mooney who proved to me through satisfactory evidence of identification, being her current driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily as Trustee of The Susan B. Mooney 2014 Trust for its stated purpose.
Suzanne (PTM)

P. J. Heffernan
Notary Public:
My commission expires:
Seal:



WITNESS our hands and seals this 24 day of June, 2020

Suzanne SBM
Susan B. Mooney Nominee Trust

Suzanne B. Mooney
Susan B. Mooney, Trustee SBM

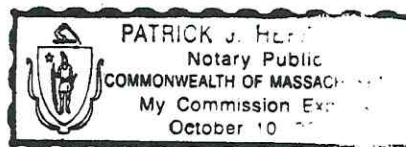
Peter B. Mooney
Peter B. Mooney, Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 24th day of June, 2020, before me, the undersigned notary public, personally appeared Suzanne B. Mooney and Peter B. Mooney who proved to me through satisfactory evidence of identification, being their current driver's licenses to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily as Trustees of the Susan B. Mooney Nominee Trust for its stated purpose.

P. J. Heffernan
Notary Public: Patrick J. Heffernan
My commission expires: 10/10/2025
Seal:



WITNESS our hands and seals this 24 day of June, 2020

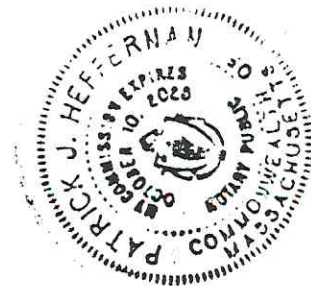
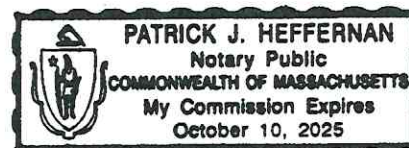
Suzanne B. Mooney
Suzanne B. Mooney
Peter B. Mooney
Peter B. Mooney

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 24th day of June, 2020, before me, the undersigned notary public, personally appeared Suzanne B. Mooney and Peter B. Mooney who proved to me through satisfactory evidence of identification, being their current driver's licenses to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

P. J. Heffernan
Notary Public:
My commission expires:
Seal:



The Morin-Cameron Group, Inc.
66 Elm Street
Danvers, MA 01923

First Ipswich Bank
Rowley, MA 01969
53-471/113

2745

7/1/2020

PAY TO THE
ORDER OF

Town of Topsfield

\$ 180.40

One hundred eighty & -----

40/100

DOLLARS

MEMO

Gibbs #3961 - Stormwater Management permit fee

Kathleen M. Molina
AUTHORIZED SIGNATURE

The Morin-Cameron Group, Inc.

2745

The Morin-Cameron Group, Inc.

2745

Long Term Stormwater Best Management Practices
Operation and Maintenance Plan
for the
Residential Development
of
Lot 1 – 109 Salem Road
Topsfield, Massachusetts

June 30, 2020

The following operation and maintenance plan has been provided associated with development of the site and associated infrastructure. The success of the Stormwater Management Plan depends on the proper implementation, operation and maintenance of several management components. The following procedures shall be implemented to ensure success of the Stormwater Management Plan:

1. The contractor shall comply with the details of construction of the site as shown on the approved plans.
2. The drainage systems shall be inspected and maintained as indicated below.
3. Effective erosion control measures during and after construction shall be maintained until a stable turf is established on all altered areas.

Basic Information

Stormwater Management System Owner: Dawn Dawson & Greg Gibbs

Topsfield Department of Public Works: 279 Boston Street
Topsfield, MA 01983
P: (978) 887-1517

Topsfield Planning Board: Topsfield Town Offices
8 West Common Street
Topsfield, MA 01983
P: (978) 887-1504

Erosion and Sedimentation Controls during Construction:

The site and drainage construction contractor shall be responsible for maintaining the stormwater system during construction. Routine maintenance of all items shall be performed to ensure adequate runoff and pollution control during construction.

Proposed erosion controls will be placed as shown on the Site Plan prior to the commencement of any clearing, grubbing, and earth removal or construction activity. The integrity of the erosion control barrier will be maintained by periodic inspection and replacement as necessary. The erosion control barrier will remain in place until the first course of pavement has been placed and all side slopes have been loamed and seeded and vegetation has been established.

General Conditions

1. The developer shall be responsible for scheduling regular inspections and maintenance of the stormwater BMP's. The BMP maintenance shall be conducted as detailed in the following long-term pollution prevention plan and illustrated on the approved design plans:

"Site Plan of Land in Topsfield, Massachusetts, 109 Salem Road (Assessor's Map 70, Lot 18)", prepared by The Morin-Cameron Group, Inc. dated June 30, 2020 as revised

2. The owner shall:
 - a. Maintain an Operation and Maintenance Log for the last three years. The Log shall include all BMP inspections, repairs, replacement activities and disposal activities (disposal material and disposal location shall be included in the Log);
 - b. Make the log available to the Topsfield Department of Public Works and Planning Board upon request;
 - c. Allow members and agents of the Topsfield Department of Public Works and Planning Board to enter the premises and ensure that the Owner has complied with the Operation and Maintenance Plan requirements for each BMP.
3. A recommended inspection and maintenance schedule is outlined below based on statewide averages. This inspection and maintenance schedule shall be adhered to at a minimum for the first year of service of all BMP's referenced in this document. At the commencement of the first year of service, a more accurate inspection/maintenance schedule shall be determined based on the level of service for this site.
4. Inspections and maintenance activities for this residential development will generally be performed by the developer or future homeowner. If major repairs are required, then detailed cost estimates will be provided by local landscaping companies prior to commencement of work.

Long-Term Pollution Prevention Plan (LTPPP)

Vegetated Areas:

Immediately after construction, monitoring of the erosion control systems shall occur until establishment of natural vegetation. Afterwards, vegetated areas shall be maintained as such. Vegetation shall be replaced as necessary to ensure proper stabilization of the site.

Stone Infiltration Trenches:

The stone infiltration trench shall be checked regularly to ensure that the surface is free of debris such as leaves, sticks and trash. Remove and dispose of any debris. If surface ponding is visible, remove top course of crushed stone and accumulated sediment and replace with clean stone. Material removed from the basin shall be disposed of in accordance with all applicable local, state, and federal regulations. In the case that water remains in the infiltration facilities for greater than three (3) days after a storm event, an inspection is warranted and necessary maintenance or repairs should be addressed as necessary.

Cost: Consult with local landscaping companies for associated costs if necessary.

Debris & Litter:

All debris and litter shall be removed from the driveway/parking areas as necessary to prevent migration into the drainage system.

Pesticides, Herbicides, and Fertilizers:

Pesticides and herbicides shall be used sparingly. Fertilizers shall be restricted to the use of organic fertilizers only. All fertilizers, herbicides, pesticides, sand and salt for deicing and the like shall be stored in dry area that is protected from weather.

Prevention of Illicit Discharges:

Illicit discharges to the stormwater management system are not allowed. Illicit discharges are discharges that are not comprised entirely of stormwater. Pursuant to Mass DEP Stormwater Standards the following activities or facilities are not considered illicit discharges: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, De-chlorinated water from swimming pools, water used for street washing and water used to clean residential building without detergents.

To prevent illicit discharges to the stormwater management system the following policies should be implemented:

1. Provisions For Storing Materials And Waste Products Inside Or Under Cover
2. Vehicle Maintenance And Washing Controls
3. Requirements for Routine Inspections of the Stormwater Management Systems
4. Spill Prevention and Response Plans.