

TOWN OF TOPSFIELD

SPECIAL PERMIT APPLICATION TO THE PLANNING BOARD FOR FAMILY ACCESSORY APARTMENT

1. Applicant(s): (This application must be signed by all owners as identified in the deed attached to this application).

<u>Name</u>	<u>Address</u>
<u>Amy Callahan</u>	<u>11 Juniper Ln, Topsfield, MA 01983</u>
<u>Nicole Callahan</u>	<u>11 Juniper Ln, Topsfield, MA 01983</u>
<u> </u>	<u> </u>

☒ Deed attached

2. Property Address: 11 Juniper Ln, Topsfield, MA 01983

3. Registry of Deeds Title Reference: Book 38861 , Page 409

4. Attach list of all abutters within 300 feet of each lot line to whom notice of the application shall be given.

5. State the names and ages of all occupants of the main dwelling.

<u>Name</u>	<u>Age</u>	<u>Name</u>	<u>Age</u>
<u>Amy Callahan</u>	<u>42</u>	<u>Nicole Callahan</u>	<u>39</u>
<u>Reid Callahan</u>	<u>4</u>	<u>Pierce Callahan</u>	<u>1.5</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

6. State the names and ages of all proposed occupants of the family accessory apartment.

<u>Name</u>	<u>Age</u>	<u>Name</u>	<u>Age</u>
<u>Sandra Barletta</u>	<u>69</u>	<u>Franco Barletta</u>	<u>73</u>

7. State the identity of and the family or other relationship between the owner or occupant of the main dwelling and the owner or occupant of the Family Accessory Apartment upon which this application is based.

Parents to Nicole and in-law parents to Amy.

8. State the reason for the Family Accessory Apartment. (Article VII § 7.03 of the bylaw requires that the primary purpose of the Family Accessory Apartment shall be to maximize privacy, dignity, and independent living among the occupants of the main dwelling and the Family Accessory Apartment).

☒ Amnesty requested.

Father in law was diagnosed with terminal brain cancer, due to the ongoing health issues assistance is needed for living and

caregiving for Franco and to assist Sandra once he passes in her older years.

9. State estimated cost of all improvements to create the Family Accessory Apartment.

\$120,000.00

10. State whether improvements include structural work, and if so describe them.

None

11. State the description and frequency of the personal care assistance to be provided.

Daily assistance with personal care to Franco, assisting with coordinating doctors appointments, cancer treatments and

hospice once the end of life stage is entered.

12. State whether the occupant(s) of the Family Accessory Apartment will make any financial contribution to the applicants and if so explain in detail. (Article VII § 7.03 of the bylaw prohibits generating income as a primary purpose of the Family Accessory Apartment).

☐ Yes

☒ No

If yes, state amount, frequency and explain in detail.

13. Attach scaled drawings of the floor plan of the existing main dwelling and the proposed Family Accessory Apartment including elevations if exterior modifications are proposed.

☒ Floor plan attached

☐ Elevation attached

14. Attach written certification by the Board of Health that the sewage disposal system has sufficient capacity to accommodate the occupants of the Family Accessory Apartment.

☒ Board of Health certification attached

15. Identify the zoning district and present use of the subject property and the commencement date of that use.

By signing this application, all applicants verify that all purposes, procedures and requirements as set forth in the bylaw have been fulfilled and covenant that the use of the Family Accessory Apartment shall forthwith be discontinued upon termination as provided by the bylaw.

Dated: 2/2/2022



Amy Callahan



Nicole Callahan



SO.ESSEX #582 Bk:38861 Pg:409
08/25/2020 03:47 PM DEED Pg 1/2
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 08/25/2020 03:47 PM
ID: 1384233 Doc# 20200825005820
Fee: \$3,958.08 Cons: \$868,000.00

Locus: 11 Juniper Lane, Topsfield, Massachusetts 01983

QUITCLAIM DEED

We, **GINO TZORTZIS, F/K/A EUGENE TZORTZIS** and **MIMI S. TZORTZIS**, husband and wife as tenants by the entirety, of Ipswich, Essex County, Massachusetts, for full consideration paid of **EIGHT HUNDRED SIXTY EIGHT THOUSAND (\$868,000.00) DOLLARS**, hereby grant to **AMY M. CALLAHAN** and **NICOLE A. CALLAHAN**, a married couple, as tenants by the entirety, both of 11 Juniper Lane, Topsfield, Massachusetts, **WITH QUITCLAIM COVENANTS:**

The land in Topsfield, Essex County, Massachusetts, with buildings thereon shown as Lot 5 on a plan entitled "Plan of Land in Topsfield, MA: Prepared for Juniper Realty Trust, Bradford C. Snow, Trustee, 9 Woodside Road, South Hamilton, MA; Scale 1"=40': Dated August 10, 1988: by Hancock Survey Associates, Inc., 235 Newbury Street, Danvers, MA 01923." which plan is recorded with Essex South District Registry of Deeds in Plan Book 246 as Plan 47, and which lot is particularly bounded and described as follows:

NORTHERLY	by Juniper Lane, as shown on said plan, on three courses measuring respectively thirty-one and 82/100 (31.82) feet, fourteen and 55/100 (14.55) feet; and one hundred three and 63/100 (103.63) feet;
NORTHEASTERLY	by Lot <u>4</u> , as shown on said plan, one hundred eighty-nine and 79/100 (189.79) feet;
SOUTHEASTERLY	by land now or formerly of Gordon and Ruth Brandes and now or formerly of Doris Hall on two courses measuring respectively forty-four and 59/100 (44.59) feet and three hundred forty five and 00/100 (345.00) feet, more or less to the Ipswich River;
SOUTHERLY	by the Ipswich River approximately two hundred seventy-five and 00/100 (275.00) feet; and

WESTERLY

by Lot 6, as shown on said plan, on three courses measuring respectively three hundred ninety-eight and 00/100 (398.00) feet, more or less, one hundred twenty-five and 00/100 (125.00) feet and sixty-two and 82/100 (62.82) feet.


Containing approximately 126,200 square feet of land, according to said land.

This property is transferred with the benefit of a Reservation of Easement shown as "Fifty foot wide slope easement" on Lot 6 on the above-mentioned plan as described in deed recorded with said Deeds in Book 10770, Page 521.

Meaning and intending to convey only Lot 5, and being the same premises conveyed to us by Quitclaim Deed dated July 2, 1996, from William L. Albrecht and Patricia A. Albrecht and recorded with the Essex South Registry of Deeds on July 12, 1996, in Book 13657, Page 53; see also deed into Grantors recorded with said Deeds at Book 29348, Page 173. This conveyance specifically excludes the premises described in a certain deed to the Grantor's herein recorded at said Deeds in Book 22429, Page 172.

We, Gino Tzortzis and Mimi S. Tzortzis, declare under the pains and penalties of perjury that we are married to each other and no other person is entitled to claim the benefit an existing estate of homestead in the premises.

Executed as a sealed instrument this 25th day of August, 2020


Gino Tzortzis
f/k/a Eugene Tzortzis


Mimi S. Tzortzis

COMMONWEALTH OF MASSACHUSETTS

Essex County, S.S.

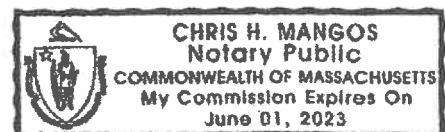
On this 25th day of August, 2020, before me, the undersigned notary public, personally appeared **Gino Tzortzis, f/k/a Eugene Tzortzis and Mimi S. Tzortzis**, proved to me through satisfactory evidence of identification, which was their Massachusetts Driver's License, to be the persons whose names are signed on this Quitclaim Deed, and who acknowledged to me that they signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate.

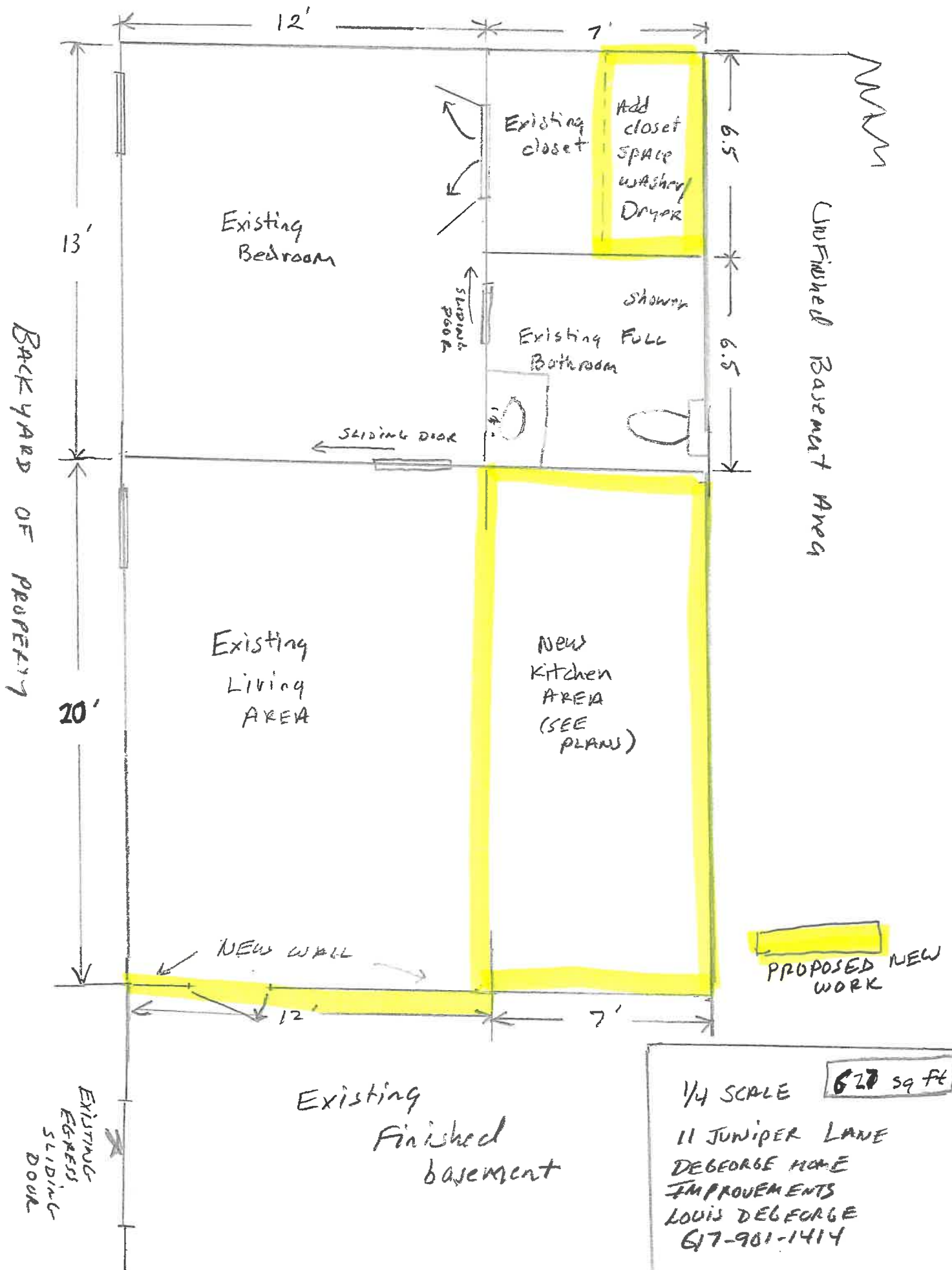
Before me,

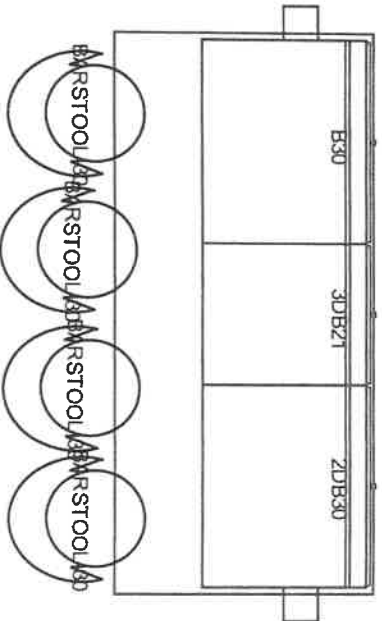
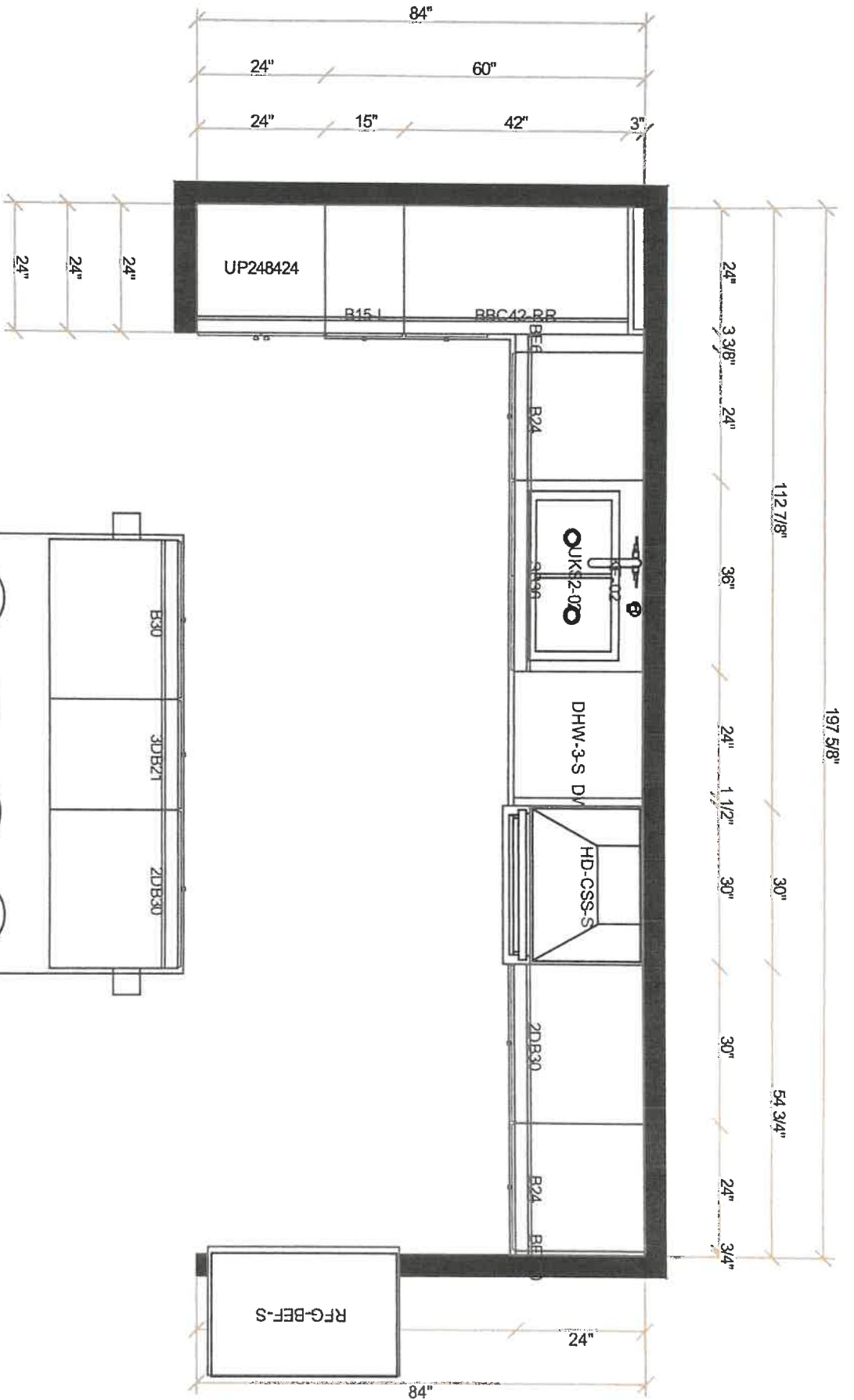

CHRIS H. MANGOS, Notary Public

My Commission Expires: June 1, 2023

Notary Seal







All dimensions and size designations must be verified on the site to fit job conditions. Client accepts these drawings as is and can use them on its own risk.



Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract.

Designed: 12.31.21
Printed: 12.31.21

Design: Sandra Barletta

Drawing #: 1

Display settings 7/16" = 1'



TOWN OF TOPSFIELD

Board of Health

8 West Common Street, Topsfield, Massachusetts 01983

(978) 887-1520/Fax (978) 887-1502

health@topsfeld-ma.gov; www.topsfeld-ma.gov



February 3, 2022

Ms. Nikki Barletta
11 Juniper Lane
Topsfield, MA 01983

Re: Building Permit Pre-requisite

Dear Ms. Barletta:

The Topsfield Health Director signed off on the building permit application for 11 Juniper Lane submitted to this office on February 1, 2022. The septic system has a four-bedroom, nine-room maximum design.

Thank you,


Wendy Hansbury RS
Health Director



The Commonwealth of Massachusetts
Board of Building Regulations and Standards
Massachusetts State Building Code, 780 CMR

Building Permit Application To Construct, Repair, Renovate Or Demolish a
One- or Two-Family Dwelling

FOR
MUNICIPALITY
USE
Revised Mar 2011

This Section For Official Use Only

Building Permit Number: **Draft**

Date Applied: **02/01/2022**

Building Official (Print Name)

Signature

Date

SECTION 1: SITE INFORMATION

1.1 Property Address:

11 JUNIPER LN

1.1a Is this an accepted street? yes ☐ no ☐

1.2 Assessors Map & Parcel Numbers:

58

Map Number

58.49.0

Parcel Number

1.3 Zoning Information:

Zoning District

Proposed Use

1.4 Property Dimensions:

Lot Area (sq ft)

Frontage (ft)

1.5 Building Setbacks (ft)

Front Yard		Side Yards		Rear Yard	
Required	Provided	Required	Provided	Required	Provided

1.6 Water Supply: (M.G.L. c. 40, § 54)

Public

Private

1.7 Flood Zone Information:

Zone:

Outside Flood Zone?

Check if yes

1.8 Sewage Disposal System:

Municipal

On site disposal system

SECTION 2: PROPERTY OWNERSHIP¹

2.1 Owner¹ of Record:

CALLAHAN AMY M

Name (Print)

TOPSFIELD, MA 01983

City, State, ZIP

11 JUNIPER LN

No. and Street

781-248-5127

Telephone

Email Address

SECTION 3: DESCRIPTION OF PROPOSED WORK² (check all that apply)

New Construction	Existing Building <input checked="" type="checkbox"/>	Owner-Occupied	Repair(s)	Alteration(s)	Addition
Demolition	Accessory Bldg.	Number of Units	Other	Specify:	

Brief Description of Proposed Work²:

Remodel existing in-law basement

SECTION 4: ESTIMATED CONSTRUCTION COSTS

Item	Estimated Costs: (Labor and Materials)	Official Use Only
1. Building	\$ 91,633.00	1. Building Permit Fee: \$1,534.00 Indicate how fee is determined: <input checked="" type="checkbox"/> Standard City/Town Application Fee Total Project Cost ³ (Item 6) x multiplier _____ x _____ 2. Other Fees: \$0.00 List: Total All Fees: \$1,534.00 Check No. _____ Check Amount: 0.00 Cash Amount: 0.00 Paid in Full Outstanding Balance Due: 0.00
2. Electrical	\$ 17,800.00	
3. Plumbing	\$ 11,400.00	
4. Mechanical (HVAC)	\$ 6,000.00	
5. Mechanical (Fire Suppression)	\$ 0.00	
6. Total Project Cost:	\$ 126,833.00	



INSPECTIONAL SERVICES
DEPARTMENT

Town of Topsfield

*8 West Common Street
Topsfield, MA 01983*

PERMIT DENIAL

NAME: Amy Callahan

ADDRESS: 11 Juniper Lane

LOCATION: 11 Juniper Lane

ZONING DISTRICT: **IRA**

PERMIT REQUESTED FOR: Basement Accessory In-Law Apartment

THIS DENIAL IS BASED ON THE NEED FOR AN APPROVAL FROM THE:

☐ ZONING BOARD OF APPEALS

☒ **PLANNING BOARD**

☐ BOARD OF SELECTMEN

FOR A:

☐ VARIANCE

☐ FINDING

☒ **SPECIAL PERMIT**

☐ Lot Area ☐ Lot Frontage ☐ Building Height ☐ Lot Coverage

☐ Front Yard ☐ Side Yard ☐ Rear Yard ☐ Parking ☐ Open Space

☐ Sign (size, height, location) ☐ Expansion of Non-Conforming Use

☐ Change in Non-Conforming Use ☐ Additional Principal Building

X Other

ZONING REQUIREMENT:

PROPOSED:

Date Permit Denied 2/2/2022

Inspector of Buildings
Zoning Enforcement Officer



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: 2/2/22 Issue Date: 2/3/23

Department requiring list: Planning Board

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

Person/Party requesting list: Amy Callahan

Address: 11 Juniper Lane

Phone #: _____ Property Owner: Amy + Nicole Callahan

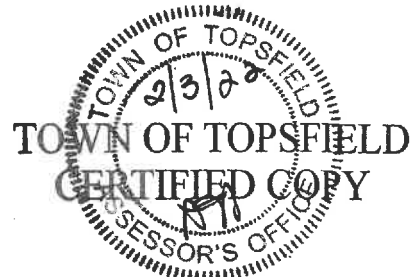
Assessor's Map(s) Lot(s): 58-49 Location: 11 Juniper Ln.

Assessor's Fee Paid: YES ☒ NO ☐ ACH

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:

Alyson Peew
Topsfield Assessors



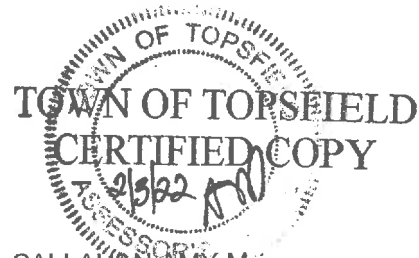
Certification of Parties in Interest

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
February 03, 2022



Subject Property:

Parcel Number: 58-49
CAMA Number: 58-49
Property Address: 11 JUNIPER LN

Mailing Address: CALLAHAN, AMY M
11 JUNIPER LN
TOPSFIELD, MA 01983

Abutters:

Parcel Number: 51-21
CAMA Number: 51-21
Property Address: 87 PERKINS ROW

Mailing Address: MASS AUDUBON SOCIETY
208 SOUTH GREAT RD
LINCOLN, MA 01773

Parcel Number: 58-30
CAMA Number: 58-30
Property Address: 29 PERKINS ROW

Mailing Address: SHIN KEVIN J
29 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 58-31
CAMA Number: 58-31
Property Address: 29R PERKINS ROW

Mailing Address: SHIN KEVIN J
29 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 58-32
CAMA Number: 58-32
Property Address: 27 PERKINS ROW

Mailing Address: FOLEY SERGE T
27 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 58-45
CAMA Number: 58-45
Property Address: 4 JUNIPER LN

Mailing Address: BONEFANT MARGARET MCCLORY
4 JUNIPER LN
TOPSFIELD, MA 01983

Parcel Number: 58-46
CAMA Number: 58-46
Property Address: 6 JUNIPER LN

Mailing Address: WILKIE THOMAS P
6 JUNIPER LN
TOPSFIELD, MA 01983

Parcel Number: 58-47
CAMA Number: 58-47
Property Address: 10 JUNIPER LN

Mailing Address: BUNKER STEVEN J
10 JUNIPER LN
TOPSFIELD, MA 01983

Parcel Number: 58-48
CAMA Number: 58-48
Property Address: 14 JUNIPER LN

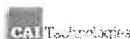
Mailing Address: RYAN RICHARD PAUL
14 JUNIPER LN
TOPSFIELD, MA 01983

Parcel Number: 58-50
CAMA Number: 58-50
Property Address: 7 JUNIPER LN

Mailing Address: FRANKLIN CRAIG A
7 JUNIPER LN
TOPSFIELD, MA 01983

Parcel Number: 58-51
CAMA Number: 58-51
Property Address: 3 JUNIPER LN

Mailing Address: HORGAN KENNETH V
3 JUNIPER LN
TOPSFIELD, MA 01983



www.cai-tech.com

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.

2/3/2022

Page 1 of 2



300 foot Abutters List Report

Topsfield, MA
February 03, 2022

Parcel Number: 58-52
CAMA Number: 58-52
Property Address: 196 HIGH ST

Mailing Address: MASS BAY TRANSPORTATION AUTH
77 FRANKLIN ST - 9TH FLR
BOSTON, MA 02110

Parcel Number: 58-53
CAMA Number: 58-53
Property Address: 200 HIGH ST

Mailing Address: COMMONWEALTH OF MASS
100 CAMBRIDGE ST
BOSTON, MA 02202

Parcel Number: 58-54
CAMA Number: 58-54
Property Address: 11R JUNIPER LN

Mailing Address: TZORTZIS GINO E
10 CAPEVIEW RD
IPSWICH, MA 01938

Parcel Number: 65-30
CAMA Number: 65-30
Property Address: 216 HIGH ST

Mailing Address: ESSEX COUNTY
32 FEDERAL ST
SALEM, MA 01970

Parcel Number: 65-31
CAMA Number: 65-31
Property Address: 220 HIGH ST

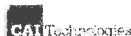
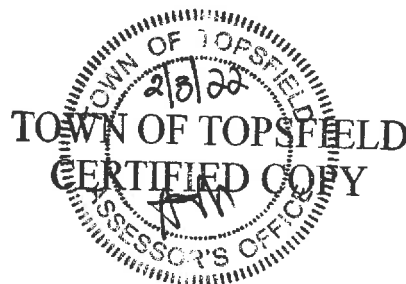
Mailing Address: BIDDER KATIE LYN
220 HIGH ST
TOPSFIELD, MA 01983

Parcel Number: 65-32
CAMA Number: 65-32
Property Address: 2 VALLEY RD

Mailing Address: SMITH FREDERICK M TR
2 VALLEY RD
TOPSFIELD, MA 01983

Parcel Number: 65-36
CAMA Number: 65-36
Property Address: 2R VALLEY RD

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

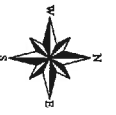


www.cai-tech.com

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.

2/3/2022

Page 2 of 2



TOWN OF TOPSFIELD

Topsfield, MA

200	400	600
-----	-----	-----



CAI Technologies
Principles, Marketing, Geospatial Solutions

Improving Manufacturing Capabilities

