

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 Mscisz
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, PE, The Morin-Cameron Group, Inc.
Address 66 Elm Street
Danvers, MA 01923
Telephone Number: 978-777-8586
E-mail Address: John@morincameron.com
3. Deed to property is dated April 30, 2021 and is recorded in Essex South District Registry, Book 39829 Page 66.
4. Location of Property for which permit is requested:
Address 37 River Road

Zoning District Inner Residential and Agricultral District (IRA)
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 Mscisz & Lynda E. Mscisz, Trustees of the 37 River Road Realty Trust
28 High Street, 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:

Mark Mscisz & Lynda E. Mscisz, Trustees of the 37 River Road Realty Trust

28 High Street, Topsfield, MA 01983

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:

37 River Road Realty Trust; February 18, 2021; Book 39829, Page 59; Mark Mscisz & Lynda E. Mscisz, Trustees; 28 High Street, Topsfield, MA 01983

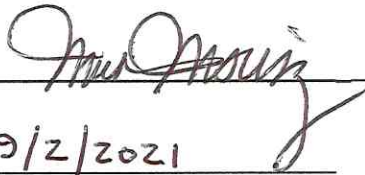
9. If the property is in the name of a corporation, the complete and correct name of the corporation, the name and corporate capacity of all officers authorized to sign deeds and other instruments pertaining to real estate are as follows:

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 project involves the construction of a single-family dwelling, detached garage, barn, paved and gravel driveways, septic system and associated landscaping, drainage and grading. The total area of alteration is approximately 101,450 square feet.

Signature of Applicant



Date of Submission

9/2/2021

Town Clerk Signature



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 **Thursday, August 26, 2021** Issue Date **Monday, August 30, 2021**

Department requiring list: **Planning Board**

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

Person/Party requesting list: **Joanne Ambrosino, The Morin-Cameron Group, Inc.**

Address: **66 Elm Street, Danvers, MA 01923**

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

Property Owner: **Mark & Lynda Mscisz, Trustees of 37 River Rd Realty Trust**

Assessor's Map(s) **48** Lot(s) **13** Location **37 River 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:



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
August 30, 2021

Subject Property:

Parcel Number: 48-13
CAMA Number: 48-13
Property Address: 37 RIVER RD

Mailing Address: MSCISZ MARK TR
28 HIGH ST
TOPSFIELD, MA 01983

Abutters:

Parcel Number: 48-14
CAMA Number: 48-14
Property Address: 29 RIVER RD

Mailing Address: AFTANDILIAN ARA S
29 RIVER RD
TOPSFIELD, MA 01983

Parcel Number: 48-8
CAMA Number: 48-8
Property Address: 45 RIVER RD

Mailing Address: CAMPOT PETER
45 RIVER RD
TOPSFIELD, MA 01983

Parcel Number: 48-9
CAMA Number: 48-9
Property Address: 68 RIVER RD

Mailing Address: MCLAUGHLIN DANIEL T
204 GARRISON LN
OSTERVILLE, MA 02655

Parcel Number: 49-1
CAMA Number: 49-1
Property Address: 115 SOUTH MAIN ST

Mailing Address: ELLSWORTH PAUL
115 SOUTH MAIN ST
TOPSFIELD, MA 01983

Parcel Number: 49-2
CAMA Number: 49-2
Property Address: 95 SOUTH MAIN ST

Mailing Address: WONG GAIL M
95 SOUTH MAIN ST
TOPSFIELD, MA 01983

Parcel Number: 49-27
CAMA Number: 49-27
Property Address: 94 SOUTH MAIN ST

Mailing Address: LAROVERE MATTHEW J
94 SOUTH MAIN ST
TOPSFIELD, MA 01983

Parcel Number: 49-28
CAMA Number: 49-28
Property Address: 106 SOUTH MAIN ST

Mailing Address: QIRJAZI FLORENTINA
14 MAPLE ST
TOPSFIELD, MA 01983

Parcel Number: 49-29
CAMA Number: 49-29
Property Address: 110 SOUTH MAIN ST

Mailing Address: MCKEON PHYLLIS M TR
110 A SOUTH MAIN ST
TOPSFIELD, MA 01983

Parcel Number: 49-3
CAMA Number: 49-3
Property Address: 91 SOUTH MAIN ST

Mailing Address: ANDREWS STEPHEN R
91 SOUTH MAIN ST
TOPSFIELD, MA 01983

Parcel Number: 49-30
CAMA Number: 49-30
Property Address: 114 SOUTH MAIN ST

Mailing Address: OCONNOR PATRICK
114 SOUTH MAIN ST
TOPSFIELD, MA 01983



www.cai-tech.com

8/30/2021

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.

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300 foot Abutters List Report

Topsfield, MA
August 30, 2021

Parcel Number: 49-31
CAMA Number: 49-31
Property Address: 118 SOUTH MAIN ST

Mailing Address: PIRROTTA JOHN JR
118 SOUTH MAIN ST
TOPSFIELD, MA 01983

Parcel Number: 49-32
CAMA Number: 49-32
Property Address: 4 MAPLE ST

Mailing Address: VONER JEFFREY T
4 MAPLE ST
TOPSFIELD, MA 01983

Parcel Number: 49-33
CAMA Number: 49-33
Property Address: 8 MAPLE ST

Mailing Address: LOVE DAVID A
8 MAPLE ST
TOPSFIELD, MA 01983

Parcel Number: 49-84
CAMA Number: 49-84
Property Address: 55 SOUTH MAIN ST

Mailing Address: VESPRINI MICHAEL A TR
55 SOUTH MAIN ST
TOPSFIELD, MA 01983

Parcel Number: 49-87
CAMA Number: 49-87
Property Address: 14R MAPLE ST

Mailing Address: LAROVERE MATTHEW J
94 SOUTH MAIN ST
TOPSFIELD, MA 01983

Parcel Number: 56-4
CAMA Number: 56-4
Property Address: 15 RIVER RD

Mailing Address: DEMERS GREGG
15 RIVER RD
TOPSFIELD, MA 01983

Parcel Number: 57-2
CAMA Number: 57-2
Property Address: 9 RIVER RD

Mailing Address: HARDY ALISON J
9 RIVER RD
TOPSFIELD, MA 01983

Parcel Number: 57-3
CAMA Number: 57-3
Property Address: 146 SOUTH MAIN ST

Mailing Address: ESSEX COUNTY CO-OPERATIVE
146 SOUTH MAIN ST
TOPSFIELD, MA 01983

Parcel Number: 57-7
CAMA Number: 57-7
Property Address: 180 BOSTON ST

Mailing Address: ESSEX AGRICULTURAL SOCIETY
PO BOX 134
TOPSFIELD, MA 01983



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8/30/2021

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August 30, 2021

37 River Rd

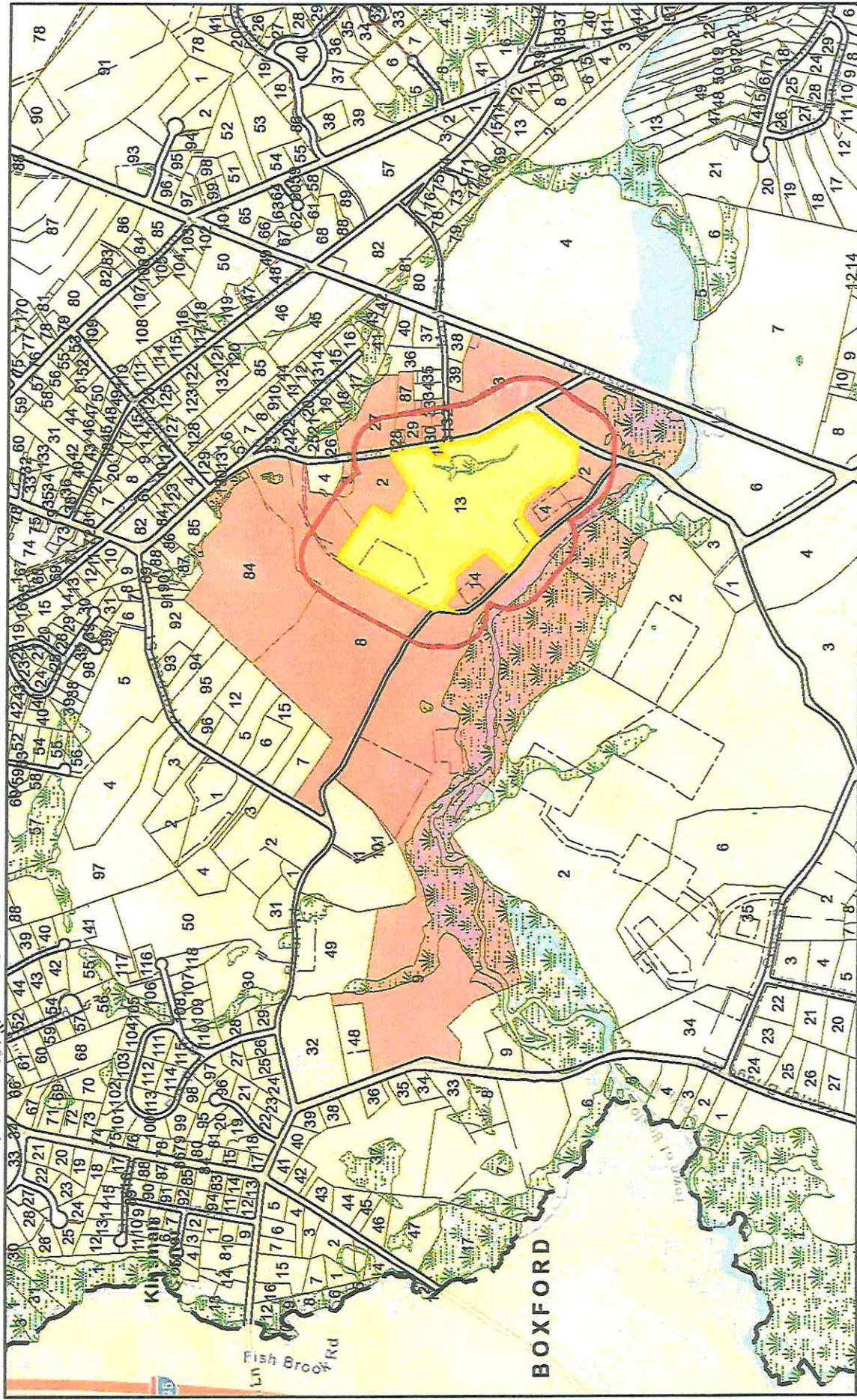
Topsfield, MA

1 inch = 1108 Feet

1108 2216 3324




www.cai-tech.com



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.

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66 R

Please return this document to:
Cynthia L. Worthen, Esq.
Pierce Atwood, LLP
One New Hampshire Avenue, Ste. 350
Portsmouth, NH 03801


624554 (94523+) Btch:603667
Southern Essex District ROD
4/30/2021 01:42 PM DEED Pg: 1/4


SO.ESSEX #721 Bk:39829 Pg:66
04/30/2021 01:46 DEED Pg 1/4

QUITCLAIM DEED

We, **David Tucker Mscisz**, unmarried, with a mailing address of P.O. Box 402, Topsfield, Essex County, Massachusetts 01983 and **Brittany Vaughan Mscisz**, unmarried, with a mailing address of P.O. Box 402, Topsfield, Essex County, Massachusetts 01983, for consideration paid and in full consideration of One Dollar (\$1.00), grant to **Mark Mscisz and Lynda E. Mscisz, Trustees of the 37 River Road Realty Trust**, established under Declaration of Trust dated February 18, 2021 and recorded herewith in the Southern Essex District Registry of Deeds, having a mailing address of 28 High Street, Topsfield, Essex County, Massachusetts 01983,

WITH QUITCLAIM COVENANTS,

Three certain parcels of land, together with the improvements thereon, bounded and described as follows:

The real property currently being vacant land on River Road in Topsfield, Essex County, Massachusetts, shown as "PARCEL 2" on the plan entitled "Plan of Land in Topsfield, MA, Property of Ara S. Aftandilian" dated May 29, 2019, prepared by Donahoe Survey, Inc. and recorded on July 30, 2019 with the Southern Essex District Registry of Deeds in Plan Book 472, Page 80 (the "Plan").

Included in said PARCEL 2, and shown as "Registered Land" on the Plan is a portion of vacant land bounded and described as follows:

EASTERLY	by Main Street twenty-seven (27) feet;
SOUTHEASTERLY	by land now or formerly of Charles V. Jackman two hundred ninety-one (291) feet;
SOUTHWESTERLY	by land now or formerly of Albert Webster twenty-nine (29) feet; and
NORTHWESTERLY	by Lot B, as shown on plan hereinafter mentioned, three hundred eleven (311) feet.

All of said boundaries are determined by the Land Court to be located as shown as "Lot A" on plan numbered 445-B, drawn by Edward S. Foster, Engineer for the Land Court, dated November 28, 1903, approved by the Land Court, filed with Certificate of Title 94 in the Land Registration Department of the Southern Essex Registry of Deeds ("Plan 445-B").

The above described Lot A is subject to a perpetual agreement on the part of the owner or owners thereof for the time being, running in favor of the owner or owners for the time being of said Lot B, as shown on Plan 445-B, to build and when built to maintain a stone wall of four (4) feet in

height along the northwesterly boundary line above mentioned, as described in deed from Dudley Bradstreet to Georgia E. Libby, dated December 1, 1903, and filed as Document 144 in said Land Registration Department of the Southern Essex Registry of Deeds.

For title see Certificate of Title No. 94166.

Said PARCEL 2 contains 1,472,397 square feet (33.803 Acres) of land, more or less, according to said Plan.

Subject to and with the benefit of easements, covenants, conditions, agreements, reservations and restrictions of record insofar as the same remain in force and effect.

The undersigned hereby states, on oath and under the pains and penalties of perjury, that the above described property in its entirety consists of vacant land, unoccupied, and is not the principal residence of the undersigned or any person, and is not subject to any claims or right of Homestead and to the extent that any may exist by operation of law or otherwise do hereby release and terminate the same.

Being the same premises conveyed to the grantors hereof by deed of Ara S. Aftandilian dated December 15, 2020 and recorded with the Southern Essex District Registry of Deeds, Book 39311, Page 236.

No independent title examination was conducted in the preparation of this deed.

[signatures appear on next page]

Executed as a sealed instrument:

Date: 3/4/2021

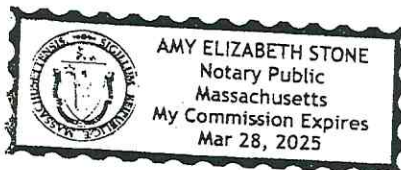

David Tucker Mscisz

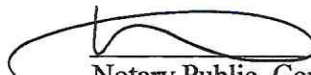
Date: 3/2/2021


Brittany Vaughan Mscisz

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Essex

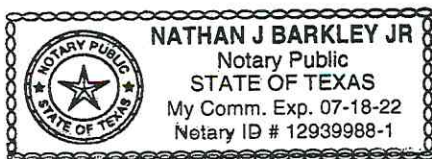
On this 4th day of March, 2021, before me, the undersigned notary public, personally appeared **DAVID TUCKER MSCISZ**, proved to me through satisfactory evidence of identification, which was: ☒ a picture driver's license from Massachusetts, or ☐ other form of photo identification, to wit _____, or ☐ personally known to the undersigned Notary Public, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his free act and deed.





Notary Public, Commonwealth of Massachusetts
Printed name: Amy Stone
My commission expires: March 28 2025

STATE OF TEXAS
COUNTY OF Harris

On this 2 day of March, 2021, before me, the undersigned notary public, personally appeared **BRITTANY VAUGHAN MSCISZ**, proved to me through satisfactory evidence of identification, which was: ☒ a picture driver's license from Texas, or ☐ other form of photo identification, to wit _____, or ☐ personally known to the undersigned Notary Public, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as her free act and deed.




Notary Public, State of Texas
Printed name: Nathan J Barkley Jr
My commission expires: 07-18-22

Document# 624554

DEED

Southern Essex District ROD

RECEIVED FOR REGISTRATION

On: 4/30/2021 01:42 PM

CREATED CERT: 94523 BODK: 579

CANCELLED CERT: 94166 BODK: 575

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

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

2914

9/2/2021

PAY TO THE
ORDER OF

Town of Topsfield

404.35

\$

Four hundred four & -----

35/100

DOLLARS

MEMO

Miscisz #2672.a Stormwater Permit Fee

Kathleen M. Molino
AUTHORIZED SIGNATURE



The Morin-Cameron Group, Inc.

2914

The Morin-Cameron Group, Inc.

2914

Long Term Stormwater Best Management Practices
Operation and Maintenance Plan
for the
Residential Development
of
37 River Road
Topsfield, Massachusetts
September 2, 2021

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 system 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:	37 River Road Realty Trust
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 Stormwater Management 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:

"Stormwater Management Plan in Topsfield, Massachusetts, 37 River Road (Assessor's Map 48, Lot 13)", prepared by The Morin-Cameron Group, Inc. dated August 16, 2021 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.

Crushed Stone Infiltration Trenches:

The crushed stone infiltration trenches 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.