

**Peter A. & Gail D Bryson  
5 Porter Meadow Road  
Topsfield, MA 01983**

2020 MAR 10 PM 2: 38

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TOWN CLERK  
TOPSFIELD, MA

March 3, 2020

Town of Topsfield Planning Board  
8 West Common Street  
Topsfield, MA 01983

Dear Board Members:

The purpose of this correspondence is to briefly explain the reason for filing the attached ANR plan and accompanying documents for your review and endorsement. As shown on plan, this is simply a proposed "land swap" along the adjoining lot line separating the two adjacent properties: the Bryson property at 5 Porter Meadow Road and the McGlauflin property at 18 Glen Road. This land swap is simply to arrange the boundry line to better reflect how the properties are actually landscaped and utilized.

The requisite Form A from both owners is included in this filing. The lot at 5 Porter Meadow, located in the Inner Residential Agricultural Zone is nonconforming with respect to the lot frontage of 105' along the street and land area, primarily as a result of the recent zoning amendment. Effectively, this land "swap" would neither increase nor decrease the area nonconformity or the legal frontage, hence no change in nonconformity would result.

With an endorsed plan, the deeds of both properties would be amended to conform with the new lot lines and subsequently recorded.

Regards,

The Bryson and McGlauflin families





## FORM A

## APPLICATION FOR ENDORSEMENT

2020 MAR 10 PM 2:38 OF PLAN BELIEVED NOT TO REQUIRE APPROVAL



File one completed form together with a reproducible and four contact prints of the plan and a non-refundable fee (Fee Schedule Approval Not Required) \$100.00 per application; \$100.00 per lot, parcel created or change of lot line payable to the Town of Topsfield, with the Planning Board and one copy of the completed for with the Town Clerk in accordance with the requirements of Section 3.1.

Topsfield, MA 3/3, 20 20

To: The Planning Board  
Town of Topsfield, Massachusetts

The undersigned, believing that the accompanying plan of his property in the Town of Topsfield, Massachusetts does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: PETER A. & GAIL J. BRYSON  
Complete Address: 5 PORTER MEADOW RD, TOPSFIELD MA  
Phone Number: 978 887-9207 Email: ABGBDB@COMCAST.NET
2. Name of Engineer: DONOHUE SURVEY, INC  
Complete Address: 263 BOSTON ST., TOPSFIELD
3. Deed of property dated JANUARY 8, 1980 and is recorded  
in Essex South District Registry of Deeds in Book 6670, Page 684
4. Location and Description of Property: 5 PORTER MEADOW RD., TOPSFIELD, MA  
20,525 SQ. FT. OF LAND WITH SINGLE FAMILY DWELLING.

Planning Board



Topsfield, MA

2020 MAR 10 PM 2:38

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TOPSFIELD, MASignature of Owner: Peter A. BrysonComplete Address: 5 PORTER MEADOW RD  
TOPSFIELD MA 01983

Date of Submission

Town Clerk

(Signature)

WE, HOMER EUGENE HARRIS and ELEANOR M. E. HARRIS, husband and wife, ~~of~~

of Beckley, West Virginia

County, Massachusetts  
XXXXXXXXXXXXXXXXXXXX

being ~~un~~married, for consideration paid \$ 79,000.00 (Seventy-Nine Thousand and 00/100 Dollars)

grant to PETER A. BRYSON and GAIL D. BRYSON, husband and wife, as joint tenants  
with right of survivorship

of 5 Porter Meadow Road, Topsfield

with quitclaim covenants

the land in with the buildings thereon, situated off Washington Street on a proposed Street, in Topsfield, Essex County, Massachusetts, and being shown as Lot 13 on a plan entitled, "O'Keefe Subdivision off Washington St., Topsfield, designed by C. Lawrence Bond, ~~Registered Engineer~~ Registered Engineer, dated January 10, 1958," and recorded with Essex South District Deeds, Plan Book 91, Plan 95 and bounded as follows:

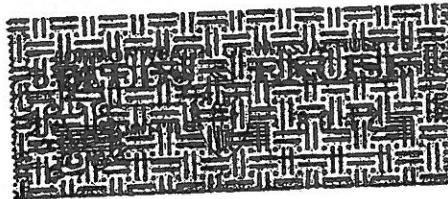
NORTHERLY by the curve of proposed street, 65 feet;  
NORTHERLY again by said proposed street, 4 feet;  
WESTERLY and SOUTHWESTERLY by a curved line by land now or formerly of Murray, 327 feet, more or less;  
SOUTHEASTERLY by proposed street, on said plan, 105 feet; and  
EASTERLY and NORTHEASTERLY by Lot 12, by two lines measuring respectively, 124 feet, more or less, and 90 feet.

Said premises contain 22,525 square feet of land, more or less, according to said plan.

Subject to and with the benefit of all Rights of Ways in, over, and on said Washington Street and proposed streets, as shown on said plan, for all purposes for which a Right of Way is ordinarily used, and for all purposes for which public ways are now or may hereafter be used in the Town of Topsfield, Massachusetts, either express or implied.

Being the same premises conveyed to us by Deed of RICHARD G. HAMMER ET UX, dated April 30, 1959, recorded with said Registry of Deeds, Book 4556, Page 174

LOCUS ADDRESS: 5 Porter Meadow Road, Topsfield, MA



Witness our hands and seals this Eighth day of January, 1980

Homer Eugene Harris  
HOMER EUGENE HARRIS  
Eleanor M. E. Harris  
ELEANOR M. E. HARRIS

THE STATE OF WEST VIRGINIA

Notary Public for the State of West Virginia

Then personally appeared the above named Homer Eugene Harris and Eleanor M. E. Harris

and acknowledged the foregoing instrument to be their free act and deed, before me,



Marilyn Payne  
Notary Public — Justice of the Peace

My Commission expires October 20, 1987

ESSEX CO. RECORDED Jan 14 1980 23 M. PAST 9 A.M. INST. 467

FORM A

APPLICATION FOR ENDORSEMENT  
OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

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Topsfield, MA 3/2, 20 20

To: The Planning Board  
Town of Topsfield, Massachusetts

The undersigned, believing that the accompanying plan of his property in the Town of Topsfield, Massachusetts does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: ROBERT MCGLAULIN  
Complete Address: 18 GLEN RD TOPSFIELD MA  
Phone Number: 978-500-0487 Email: RMCGLAULIN@GMAIL.COM
2. Name of Engineer: DONOHUE SURVEY INC  
Complete Address: 363 BOSTON ST TOPSFIELD, MA
3. Deed of property dated ~~9/23/12~~ 10/25/13 and is recorded  
in Essex South District Registry of Deeds in Book 15960, Page 238
4. Location and Description of Property:

Signature of Owner: *Robert McGlaulin*

Complete Address: 18 GLEN RD  
TOPSFIELD MA

Date of Submission \_\_\_\_\_  
Town Clerk \_\_\_\_\_  
(Signature)

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