

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).



Name

Address

Vojislav & Daniela Djordjic 71 Howlett Street, Topsfield MA

☒ Deed attached

2. Property Address: 71 Howlett Street _____

3. Registry of Deeds Title Reference: Book 34885 , Page 481

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>
Vojislav Djordjic	50	Daniela Djordjic	50
Jovan Djordjic	22	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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>
Safeta Rizvancevic	55	_____	_____

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.

Primary nurse/caregiver to our quadriplegic and ventilator dependent son Jovan _____

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.

To provide privacy for our son's caregiver (live in arrangement)

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

\$ 80.000 _____

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

Accessory unit will be part of the existing detached garage

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

Our son requires 24 hour around the clock care, currently we have a team of 6 nurses and 2 Personal care attendants

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.

Occupant will not make any financial contributions

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.

X Board of Health certification attached

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

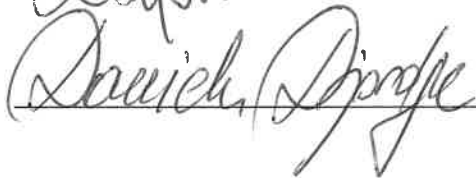
Zoned IRA, currently used as single family

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: 3/20/22



VOJISLAV DJORDJIC



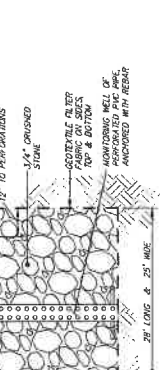
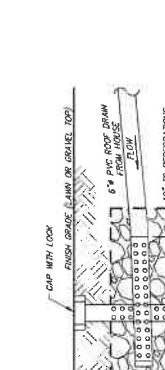
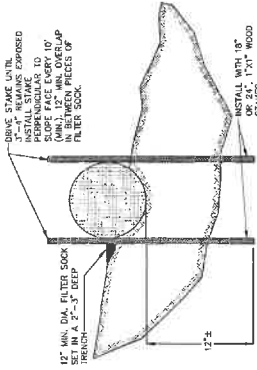
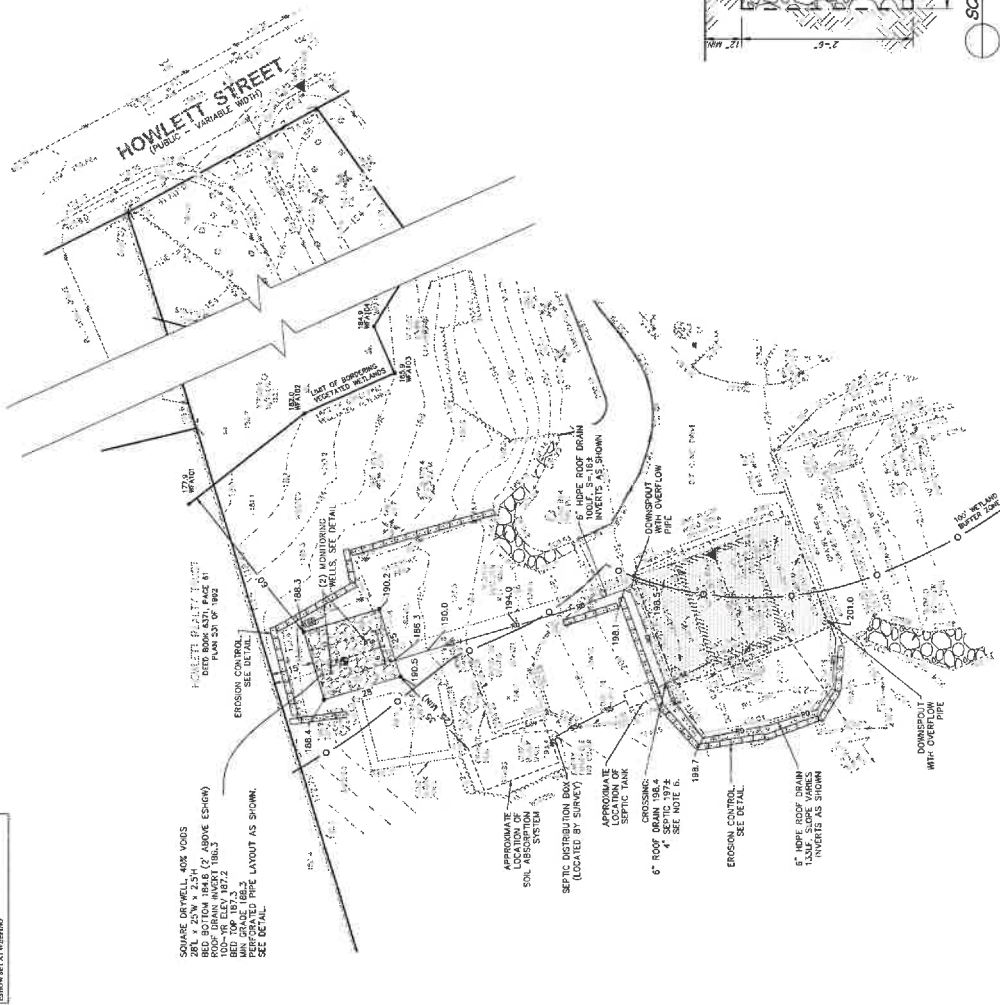
DANIELA DJORDJIC

TEST PIT DATA:

PERFORMED BY ROBERT BACCHETTI, S.E., 04/04, ON 12-09-2007

TEST	RESULTS	DATE	BY
1. TEST PIT	1.5' x 2.5' x 2.5'	12/09/07	RB
2. TEST PIT	1.5' x 2.5' x 2.5'	12/09/07	RB
3. TEST PIT	1.5' x 2.5' x 2.5'	12/09/07	RB
4. TEST PIT	1.5' x 2.5' x 2.5'	12/09/07	RB

NO. 1000, WITHIN 10' OF THE TEST PIT



ELEVATION BENCH MARKS
1. DATUM: 104.055
2. G.T.L. FILE #116 - MAG. NAIL (F) 5.5' A.G.
3. G.T.L. FILE #116 - MAG. NAIL (F) 5.5' A.G.
4. FINISHED FLOOR - CENTER WOOD THRESHOLD 202.80

ASSESSORS:

MAP 11, LOT 19

ZONING:

RPA - INNER RESIDENTIAL AND AGRICULTURAL

REFERENCES:

DEED BOOK, PAGES 481
 PLAN 216 OF 1960
 PLAN 247 OF 1972

RECORD OWNER:

VOUSLEY & DANIELA DJORJIC

71 HOWLETT STREET
 TOPSFIELD, MASSACHUSETTS 01863

PREPARED FOR

VOYA
 DJORDJIC

910 Main Street,
 Wakefield, Massachusetts 01880

HANCOCK
 ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists



105 CUMMIS STREET, LAWRENCE, MA 01840
 VOYA (781) 771-3041 FAX (781) 774-1081
 WWW.HANCOCKASSOCIATES.COM

PERMIT
 SITE PLAN
 N
 TOPSFIELD, MA

C1

232591

SCALE: 1" = 20'

0 20 40 60

1/8" = 1' HORIZONTAL LAYOUT
 1/8" = 1' VERTICAL LAYOUT

NOTES:

- 1) THIS PLAN DEPICTS AS-BUILT CONDITIONS NEAR A 2-STORY WOOD BUILDING AND WITHIN BORDERING 4-CELTIC POND. THE BUILDING AND POND ARE LOCATED ON A PROPOSED STORMWATER MANAGEMENT SYSTEM.
- 2) THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH MAIN STREET (1960) AND THE POND (1960) WAS ESTABLISHED IN 1960. OBSERVATIONS DURING 1960 (1960) EPOCH 2010.00 (MYSZ) AND 6230 18 ON 7/24/20.
- 3) UTILITIES SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE STRUCTURES. NO UNDERGROUND UTILITIES WERE INCLUDED AS PART OF THIS SURVEY. EVIDENCE OF LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 4) LIMITS OF BORDERING VEGETATED WETLANDS SHOWN HEREON WERE DETERMINED BY HANCOCK ASSOCIATES ON 6/20/20 AND LOCATED BY FIELD SURVEY.
- 5) BUILDING OFFSETS SHOWN HEREON ARE TO CORNER WOOD.
- 6) CONTRACTOR SHALL LOCATE AND VERIFY THE ELEVATION OF THE EXISTING SEPTIC LINE. CONTRACTOR WILL NOTIFY DESIGN ENGINEER OF ANY OVERLAP WITH PROPOSED ROOF DRAIN DESIGN.

3
RL

705

RECEIVED
MAR 24 2022
PLANNING BOARD

SO, ESSEX #769 Bk: 34885 Pg: 481
04/29/2016 02:25 DEED Pg 1/3

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 04/29/2016 02:25 PM
ID: 1121327 Doc# 20160429007690
Fee: \$4,560.00
Cons: \$1,000,000.00

(THIS SPACE RESERVED FOR REGISTRY OF DEEDS)

QUITCLAIM DEED

I, **Diana L. Sotis**, Personal Representative, the Estate of Patricia A. Stoneberger, Essex County Probate and Family Court, Docket No. ES14P0465EA.

for consideration paid, and in full consideration of ONE MILLION AND 00/100 Dollars (U.S. \$1,000,000.00),

Grant to Vojislav Djordjic and Daniela Djordjic, Husband and Wife, as Tenants by the Entirety, both of 71 Howlett Street, Topsfield, MA 01983

With Quitclaim Covenants

The land in Topsfield, with the buildings thereon known and numbered as 71 Howlett Street, Topsfield, Essex County, Massachusetts, described as follows:

Parcel I:

The land on Howlett Street in Topsfield, Essex County, Massachusetts being bounded and described as follows:

Beginning at a point on Howlett Street at the Northeast corner of land of Belcher; thence running Northerly by Howlett Street four hundred forty-six (446) feet to land now or formerly of Andrews; thence running Westerly by land of Andrews ten hundred fifty-six (1056) feet to land now or formerly of Glazier and Hodges; thence running Southeasterly by land now or formerly of Glazier and Hodges eight hundred twenty-five (825) feet to land of the Town of Topsfield; thence running Northeasterly by land of the Town of Topsfield one hundred fifty (150) feet to a stone bound; thence turning and running Northeasterly but more Northerly one hundred eleven and fifty-four hundredths (111.54) feet by land of Graham J. Nelson et ux to a point; thence running Southeasterly by land of Graham J. Nelson et ux one hundred fifty (150) feet to land of Belcher; thence running Northeasterly by land of Belcher six hundred fifty (650) feet; thence running Northeasterly but more Easterly by land of Belcher, one hundred thirty (130) feet more or less.

Property Address: 71 Howlett Street, Topsfield, MA 01983

Meaning to convey the 14.9 acre lot on plan of land drawn by John W. Parsons, Surveyor, dated July 25, 1960, to be recorded with Essex South District Registry of Deeds.

Reserving to Graham J. and Emily C. Nelson, their heirs and assigns the right to pass and repass for all purposes over a 15 foot right of way adjoining the Northeast 150 foot boundary as shown on said plan.

Parcel II:

A certain parcel of land in Topsfield, Essex County, Massachusetts, situated on the Westerly side of the Newbury Turnpike, bounded and described as follows:

Beginning at a point on the Westerly side line of the Newburyport Turnpike four hundred (400) feet Southerly from the junction of the Southerly side line of Howlett Street with said side line of the Turnpike;

Thence running Southerly by said line of the Turnpike a distance of three hundred (300) feet, more or less, to a point at land formerly of Snow;

Thence turning and running Westerly at an approximate right angle from said Turnpike side line, along land formerly of Snow, a distance of one hundred fifty (150) feet, more or less, to a point;

Thence turning and running Northerly at an approximate right angle from said last described line, along other land formerly of Snow, a distance of three hundred (300) feet, more or less, to a point at land now or formerly of Wm. Gardner Perrin:

Thence turning and running Easterly at an approximate right angle from said last described line, along land now or formerly of said Wm. Gardner Perrin, a distance of one hundred fifty (150) feet, more or less, to the point of beginning. Containing 45,000 square feet of land, more less.

Subject to and with the benefit of all rights, easements and restrictions of record insofar as the same are now in force and applicable.

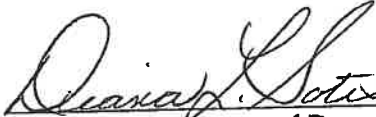
Parcel 1 is in actuality approximately 13 acres, more or less, as there is excepted therefrom lots 2 and 3 on a plan recorded in Book 5443, Page 366 and a further definitive plan as recorded in Book 5875, Page 312 of said Essex South Registry of Deeds.

Being the same premises conveyed to us by Deed of The Avco Financial Services Trust dated January 2, 1990, recorded with Essex Registry of Deeds in Book 10293, Page 515.

The Grantor hereby releases and relinquishes all rights of Homestead, and states that there are no persons entitled to Homestead.


For title see deed of James L. Stoneberger and Patricia A. Stoneberger dated February 2, 1990, and recorded with said Registry of Deeds in Book 010331, Page 37.

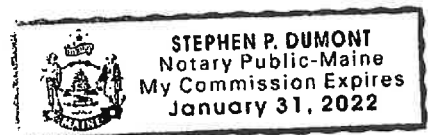
Witness my hand and seal this 20th day of April, 2016.


Diana L. Sotis, PERSONAL REPRESENTATIVE
Estate of Patricia A. Stoneberger

STATE OF MAINE

On this 20th day of April 2016, before me, the undersigned notary public, personally appeared **Diana L. Sotis**, proved to me through satisfactory evidence of identification, which was a 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 for its stated purpose.


Notary Public:
My Commission Expires:





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



November 24, 2021

Vojislav Djordjic
71 Howlett Street
Topsfield, MA 01983

NOTIFICATION TO OWNER

Upon receipt of the Title 5 Inspection Report for the onsite sewage disposal system at:

Property Address: **71 Howlett Street – Garage System**

Property Owner: Djordjic, Vojislav

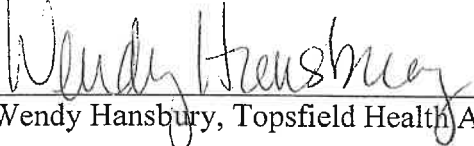
Licensed Title 5 Inspector: **Patrick Rutledge, Title Five Specialists** **DATED: 8/12/21**

The Title 5 Inspection Report states the system PASSES.

NOTE: The septic tank was not pumped as part of the inspection.
The report indicates it is a one-bedroom design. The number of actual listed as three is not supported by information on file with the Board of Health office.

The Board of Health DID NOT find the septic system, as it is now used, to constitute a danger to the public health and subsequently did not order its repair/replacement at this time.

Reviewing Board of Health Agent:


Wendy Hansbury, Topsfield Health Agent

THIS INSPECTION reflects the present condition of the sanitary disposal system and is not any guarantee as to the life or future condition of said system. A passing Title 5 Inspection Report with pump receipts for three years within each calendar year may be used for sale of property. (Explanation: If there is a potential that your home will be sold within three years, you MUST have the septic tank pumped once a year, within a year of the date of the approved Title 5 Inspection Report for each of the three years. This allows the sale to occur with the use of the pumping reports and annual receipts abates the need for a "Title 5 System Inspection" for a property transfer within three years of the passing inspection; otherwise a passing Title 5 Inspection Report is only good for two years.)



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 **Wednesday, March 23, 2022** Issue Date **Monday, March 28, 2022**

Department requiring list: **Zoning Board of Appeals**

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

Person/Party requesting list: **Vojislav Djordjic**

Address: **910 Main Street, Wakefield, MA 01880**

Phone #: **781-492-5751** Email Address **voya@sigmapros.com** Misc: _____


Property Owner: **Vojislav Djordjic**

Assessor's Map(s) **33** Lot(s) **19** Location **71 Howlett Street**

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
March 28, 2022

TOWN OF TOPSFIELD

CERTIFIED COPY



Subject Property:

Parcel Number: 33-19
CAMA Number: 33-19
Property Address: 71 HOWLETT ST

Mailing Address: DJORDJIC VOJISLAN
71 HOWLETT ST
TOPSFIELD, MA 01983

Abutters:

Parcel Number: 25-50
CAMA Number: 25-50
Property Address: 1 IPSWICH RD

Mailing Address: GREAT HILL CO-OP HOMEOWNERS IN
ONE GREAT HILL DR
TOPSFIELD, MA 01983

Parcel Number: 33-17
CAMA Number: 33-17
Property Address: 75 HOWLETT ST

Mailing Address: SCHNABEL ECKHARD J
75 HOWLETT ST
TOPSFIELD, MA 01983

Parcel Number: 33-18
CAMA Number: 33-18
Property Address: 73 HOWLETT ST

Mailing Address: TURNING POINT INC
PO BOX 548
NEWBURYPORT, MA 01950

Parcel Number: 33-20
CAMA Number: 33-20
Property Address: 67 HOWLETT ST

Mailing Address: HOWES NATHAN I
67 HOWLETT ST
TOPSFIELD, MA 01983

Parcel Number: 33-21
CAMA Number: 33-21
Property Address: 63 HOWLETT ST

Mailing Address: PEET ERIC
63 HOWLETT ST
TOPSFIELD, MA 01983

Parcel Number: 33-54
CAMA Number: 33-54
Property Address: 22 TOWNE LN

Mailing Address: ROBBLEE STEPHEN
22 TOWNE LN
TOPSFIELD, MA 01983

Parcel Number: 33-55
CAMA Number: 33-55
Property Address: 24 TOWNE LN

Mailing Address: REGAN GEOFFREY M
24 TOWNE LN
TOPSFIELD, MA 01983

Parcel Number: 33-56
CAMA Number: 33-56
Property Address: 26 TOWNE LN

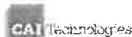
Mailing Address: HOLT SCOTT W TR
26 TOWNE LN
TOPSFIELD, MA 01983

Parcel Number: 33-57
CAMA Number: 33-57
Property Address: 28 TOWNE LN

Mailing Address: TOWNES KATHLEEN
28 TOWNE LN
TOPSFIELD, MA 01983

Parcel Number: 33-58
CAMA Number: 33-58
Property Address: 30 TOWNE LN

Mailing Address: BANUSIEWICZ BRIAN
30 TOWNE LN
TOPSFIELD, MA 01983



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3/28/2022

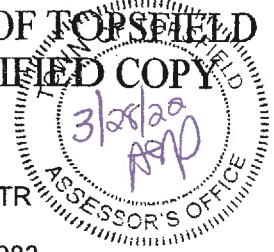
Page 1 of 2



300 foot Abutters List Report

Topsfield, MA
March 28, 2022

TOWN OF TOPSFIELD
CERTIFIED COPY



Parcel Number: 33-59
CAMA Number: 33-59
Property Address: 32 TOWNE LN

Mailing Address: KMETZ ROBERT A TR
32 TOWNE LN
TOPSFIELD, MA 01983

Parcel Number: 33-61
CAMA Number: 33-61
Property Address: 21 TOWNE LN

Mailing Address: THOMPSON RICHARD E TR
PO BOX 291
TOPSFIELD, MA 01983

Parcel Number: 33-62
CAMA Number: 33-62
Property Address: 19 TOWNE LN

Mailing Address: HOWE MATTHEW WHITWORTH
19 TOWNE LN
TOPSFIELD, MA 01983

Parcel Number: 33-64
CAMA Number: 33-64
Property Address: 50 HOWLETT ST

Mailing Address: GREAT HILL CO-OP HOMEOWNERS IN
ONE GREAT HILL DR
TOPSFIELD, MA 01983

Parcel Number: 34-1
CAMA Number: 34-1
Property Address: 77 HOWLETT ST

Mailing Address: FREEMAN GLENN
77 HOWLETT ST
TOPSFIELD, MA 01983

Parcel Number: 34-2
CAMA Number: 34-2
Property Address: 86 HOWLETT ST

Mailing Address: THE ROSEWOOD HOLDING COMPANY L
86 HOWLETT ST
TOPSFIELD, MA 01983

Parcel Number: 34-77
CAMA Number: 34-77
Property Address: 81 HOWLETT ST

Mailing Address: CLEMENZI PETER J
86 HOWLETT ST
TOPSFIELD, MA 01983

Parcel Number: 34-78
CAMA Number: 34-78
Property Address: 293 BOSTON ST

Mailing Address: GREEN ACRES REALTY INC
82 NORTH ST
TOPSFIELD, MA 01983

Parcel Number: 41-87
CAMA Number: 41-87
Property Address: 270 BOSTON ST

Mailing Address: ALBRIGHT RICHARD C JR
54 HIGH ST
TOPSFIELD, MA 01983

Parcel Number: 41-88
CAMA Number: 41-88
Property Address: 286 BOSTON ST

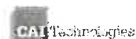
Mailing Address: WOOD DONALD Y
286 BOSTON ST
TOPSFIELD, MA 01983

Parcel Number: 41-89
CAMA Number: 41-89
Property Address: 288R BOSTON ST

Mailing Address: TOWN OF TOPSFIELD
8 WEST COMMON ST
TOPSFIELD, MA 01983

Parcel Number: 41-90
CAMA Number: 41-90
Property Address: 285 BOSTON ST

Mailing Address: SKEFFS LLC
82 NORTH ST
TOPSFIELD, MA 01983



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3/28/2022

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TOWN OF TOPSFIELD



71 Howlett Street

Topsfield, MA

1 inch = 1100 Feet

1100

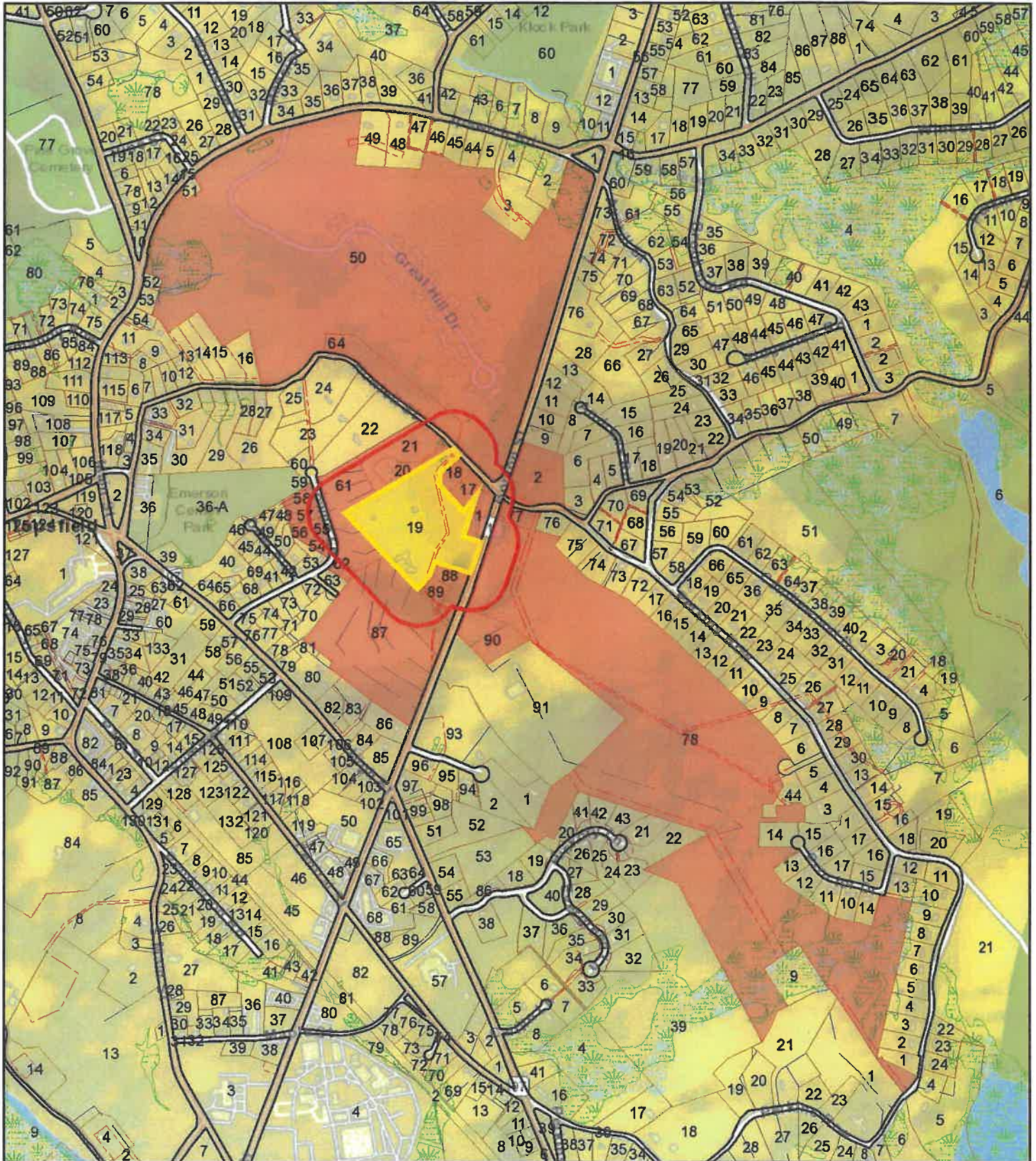
2200

3300

CAI Technologies
Precision Mapping Geospatial Solutions

March 28, 2022

www.cai-tech.com



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