

Application Checklist and Procedures Checklist for Stormwater Management Permit

1. Requesting a waiver from the Stormwater Management Permit application requirements.

The applicant files 6 copies of a letter, together with supporting information and documentation, signed by the landowner or designated representative with the Town Clerk.

2. All waiver requests shall be acted upon by the Planning Board within 45 calendar days from the date of application and shall be in writing. Boards may request an extension of the review period. As per the bylaw, the Conservation Commission will have jurisdiction for waiver requests for projects located entirely within the town's wetland jurisdiction and the Planning Board will have jurisdiction for all other waiver requests. **Section 6 B of the SWEC Regulations**

3. Filing a Stormwater Management Permit Application

The applicant shall file with the Town Clerk, 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. The application package shall include:

☒ A completed Application Form with original signatures of all owners

☒ A **list** and **two sets of labels** of abutters, certified by the Assessor's Office, including those opposite on any public or private way and abutters within 300 feet of the applicant's property line(s). **Envelopes with regular first class stamps** (2 times the number of abutters plus 12 (for six surrounding town's Planning Boards) for abutter notifications of the Public Hearing and the subsequent Decision.

☒ Stormwater Management and Erosion Control Plan, stamped by a Professional Engineer licensed in Massachusetts and project description **which includes all information listed in Section 6 L** of the SWEC Regulations.

☒ Operation and Maintenance Plan which includes all information listed in **Section 6 M** of the SWEC Regulations.

☒ Payment of the application and review fees. The application fee equals \$100 plus .0030 x the total number of square feet of the proposed project. Example: \$100 + 43560 (1 acre) = \$100 + 43560 square feet x 0.0030 = \$130.68 application fee

☐ Inspection and Maintenance Agreement which includes all information listed in **Section 6 M** of SWEC Regulations

☐ Surety Bond. The Planning Board may require the applicant to post before the start of land disturbance or construction activity, a surety bond to ensure perpetual maintenance of stormwater and erosion controls.

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: Cameron Mayer & Lee Katz

Address: 160/93 Bare Hill Road, Topsfield, MA 01983

Telephone Number: 617-655-4186

E-mail Address: Lkatz212@gmail.com CamMayer96@gmail.com

2. Name of Engineer or Surveyor: Williams & Sparages LLC

Address: 189 N. Main Street, Middleton, MA 01949

Telephone Number: 978-539-8088

E-mail Address: takerley@wsengineers.com pblaisdell@wsengineers.com

3. Deed to property is dated 5/12/2023 and is recorded in Essex South District Registry, Book 41561 Page 470.

4. Location of Property for which permit is requested:

Address: 160/93 Bare Hill Road, Topsfield, MA 01983

Zoning District: IRA (Topsfield) Residence-Agricultural (Boxford)

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.)

Cameron Mayer, 93 Bare Hill Road, 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:

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:

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:

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 property owner is proposing to clear 6.03 acres of wooded land on their property to allow for the construction of a stable, animal paddocks, and an arena and ring for horse riding. The only impervious surface proposed is the stable, while the remaining portions of the property outside of the paddocks and arena areas are proposed to be stumped and maintained as meadow.

Signature of Applicant



Name of Applicant

Cameron Mayer

Date of Submission

10/3/23

Town Clerk Signature

CAMERON C MAYER
40 VALLEY SPRING RD
NEWTON, MA 02458-2712

178

53-13/110 MA
26563

9/27/23

Date

Pay To The
Order Of

Town of Topsfield

\$ 365.70

Three Hundred sixty five 70/100

Dollars



Photo
Safe
Deposit®
Details on back

BANK OF AMERICA

ACH R/T 011000138

For

Disturbance Permit

Cam [Signature]

⑆011000138⑆ 004634973619⑈0178

Harland Clarke



SO.ESSEX #276 Bk:41561 Pg:470
05/12/2023 02:07 PM DEED Pg 1/3
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 05/12/2023 02:07 PM
ID: 1575171 Doc# 20230512002760
Fee: \$2,941.20 Cons: \$645,000.00

(SPACE ABOVE RESERVED FOR REGISTRY OF DEEDS)

QUITCLAIM DEED

We, **Sandra J. Keller** and **Richard C. Newton**, Trustees of **The Newton Real Estate Trust**, u/d/t dated **June 18, 2015**, as evidenced by a Certificate of Trustees Pursuant to M.G.L. Chapter 184, Section 35 recorded with the Essex South District Registry of Deeds, Book 34210, Page 115, having a mailing address of 29 Chestnut Street, Danvers, MA 01923 (the "Grantor"),

for consideration paid of Six Hundred Forty-Five Thousand and 00/100 Dollars (\$645,000.00),

grant to **Cameron Mayer**, an unmarried man, individually, now of 93 Bare Hill Road, Topsfield, MA 01983 (the "Grantee"),

with QUITCLAIM COVENANTS,

The land in Topsfield and Boxford, Essex County, Massachusetts, with the buildings thereon bounded and described as follows:

| | |
|---------------|--|
| SOUTHWESTERLY | by Bare Hill Road on two courses, one hundred seventeen and 74/100 (117.74) feet and sixty-one and 77/110 (61.77) feet; |
| WESTERLY | by land now or formerly of Munday, eighty-one (81.00) feet; |
| SOUTHWESTERLY | by said land of Munday as shown on said plan, seventy-five (75.00) feet; |
| SOUTHWESTERLY | by Lot C as shown on said plan, seven hundred ninety-one and 11/100 (791.11) feet; |
| SOUTHEASTERLY | by Lot C as shown on said plan, thirty-three and 98/100 (33.98) feet; |
| SOUTHWESTERLY | by land now or formerly of Furbish, three hundred ninety-six (396.00) feet; |
| NORTHWESTERLY | by land now or formerly of Holman Realty, Inc., as shown on said plan, four hundred eighty-seven and 95/100 (487.95) feet; |
| NORTHEASTERLY | by land now or formerly of Massachusetts Electric Company, one thousand seven hundred four and 5/100 (1,704.05) feet; |
| SOUTHEASTERLY | by land now or formerly or Coulter, one hundred fifty-two (152.00) feet; |
| | and |
| NORTHEASTERLY | by said land of Coulter, sixty-five and 26/100 (65.26) feet. |

Property Address: 93 Bare Hill Road, Topsfield, MA
160 Bare Hill Road, Boxford, MA

The parcel is shown as Lot A, 7.95 Acres (3.7 +/- AC. in Topsfield) and Lot B, 4.74 Acres (1.2 +/- AC. in Topsfield), on the plan entitled "Plan of Land in Boxford and Topsfield, Mass., for The Estate of George T. Purkis and William W. Purkis, Scale 1" = 60', June 27, 1977, Carter and Towers Engineering Corp., Swampscott, Mass.", recorded in the Essex South District Registry of Deeds, in Plan Book 150, Plan 60.

Excepting a certain parcel of land conveyed to Stephen D. and May Lou Horne by deed dated January 17, 1983, recorded with said Registry, Book 7035, Page 435.

The Grantors hereby release all rights of homestead in and to the property conveyed hereby and confirm that there are no other persons entitled to claim right of homestead in and to the property hereby conveyed.

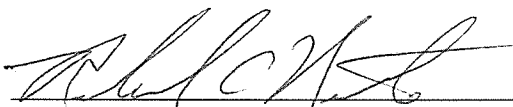
For title, see the deed of Richard C. Newton, Sandra J. Keller, Mary Lou Horne, Arthur N. Newton and Robert D. Newton, dated June 18, 2015, recorded in the Essex South District Registry of Deeds, Book 34210, Page 117. Luella Newton died on August 23, 2022; see Certificate of Death filed with the Essex Probate and Family Court, Docket No. 22P3663EA. See also, Affidavit pursuant to M.G.L. c. 65C, § 14(a) recorded with said Registry of Deeds, Book 41386, Page 362.

[signature lines on following page]

WITNESS the execution hereof, under seal, this 3 day of May 2023.

THE NEWTON REAL ESTATE TRUST
u/d/t/ dated June 18, 2015


Sandra J. Keller, Trustee

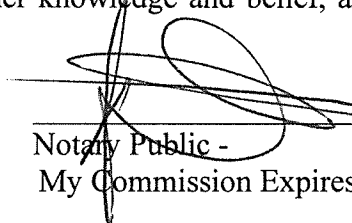

Richard C. Newton, Trustee

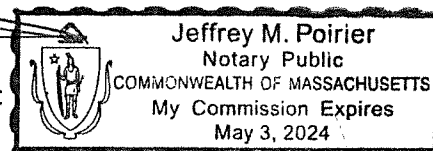
COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

May 3, 2023

On this 3rd day of May, 2023, before me, the undersigned notary public, personally appeared, Sandra J. Keller, Trustee of The Newton Real Estate Trust, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person who signed the preceding or attached document in my presence and who acknowledged that she signed it voluntarily for its stated purpose and also swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief, as Trustee aforesaid and not individually.


Notary Public -
My Commission Expires:

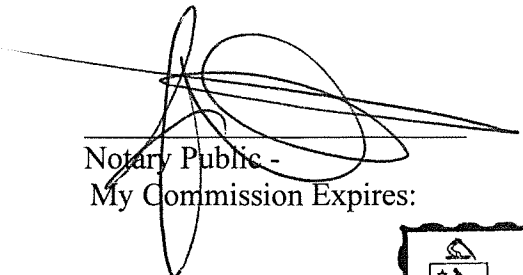


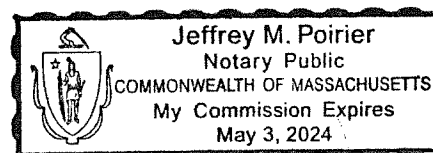
COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

May 3, 2023

On this 3rd day of May, 2023, before me, the undersigned notary public, personally appeared, Richard C. Newton, Trustee of The Newton Real Estate Trust, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person who signed the preceding or attached document in my presence and who acknowledged that he signed it voluntarily for its stated purpose and also swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, as Trustee aforesaid and not individually.


Notary Public -
My Commission Expires:



Project Narrative

***160 Bare Hill Road
Topsfield, Massachusetts***

The subject property is located at 160 Bare Hill Road in Boxford & Topsfield located within the Boxford Residence-Agricultural Zoning District and the Topsfield IRA Zoning District. It is currently occupied by a three (3) bedroom house, barn, paved driveway and lawn areas surrounding the dwelling. A majority of the parcel to the north of the dwelling is undeveloped and consists of a deciduous and coniferous forested area.

The proposal is to construct a barn, paddock, ring and arena for horseback riding which will be accessed by a twelve-foot (12') wide gravel driveway with two small cul-de-sacs for vehicular access. The proposal also calls for gravel maintenance driveways running alongside the barn, paddock, ring and arena for maintenance and upkeep. A proposed area for manure stockpile is shown at the end of the gravel maintenance road. The applicant proposes to clear an area to the north of said proposed structures in order to provide areas for riding and pasture of the animals which are shown on the accompanying plan. The total amount of clearing amounts to approximately 6.1 acres out of the 12.5-acre parcel. Only two (2) acres of disturbance is proposed in Topsfield.

No work is proposed within 100' of jurisdictional areas under the local wetland protection bylaw or Wetlands Protection Act. Approximately 88,559 square-feet (2 acres) of the undisturbed portion lot will be disturbed because of the proposed project. A 12-inch mulch sock is proposed around the rear and side of the project to protect neighboring properties from possible erosion during tree clearing and construction.

Due to the change from forested areas to meadows, gravel and sand, additional stormwater runoff will be created. Two surface infiltration basins are proposed to capture runoff from the driveway and front of the property.

We have analyzed the 2-year, 10-year, and 100-year storm events. The proposed stormwater management system is effective for mitigating the total peak flow rates and total volumes from the limit of the watershed analysis for these storm events. A more detailed accounting of this is shown in the accompanying Stormwater Report.

Long Term Stormwater Best Management Practices
Operation & Maintenance Plan
For the
Site Development
At
160 Bare Hill Road
Topsfield, Massachusetts

This Operation & Maintenance Plan is prepared to comply with provisions set forth in the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards.

Structural Best Management Practices (BMPs) require periodic maintenance to ensure proper function and efficiency in pollutant removal from stormwater discharges that would otherwise reach wetland resource areas untreated. Maintenance schedules found below are as recommended in MassDEP's Massachusetts Stormwater Handbook and/or as recommended in the manufacturer's specifications.

1. The contractor shall comply with the details of construction of the site as shown on the approved plans.
2. The stormwater management 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.
4. A Stormwater Management Maintenance Log is included at the end of this plan.

Basic Information:

Stormwater Management System Owner:

Cameron Mayer & Lee Katz
93 Bare Hill Road
Topsfield, MA 01983
P: (617) 655-4186

Topsfield Department of Public Works:

279 Boston Street
Topsfield, MA 01983
P: (978) 887-1542

Topsfield Planning Board:

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

| Long Term Operation & Maintenance Plan

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The following BMP provides groundwater recharge

Stormwater Management Areas-Ponds 1P & 2P

Basins are prone to clogging and failure so it is imperative to develop and implement aggressive maintenance plans and schedules.

Inspections and preventative maintenance shall be performed at least twice a year, and after every time drainage discharges through the high outlet orifice or a major storm event which is defined as a storm that is equal to or greater than the 2-year, 24-hour storm (3.24 inches in a 24-hour storm).

After the basin is on line, inspect it after every major storm for the first few months to ensure that it is stabilized and functioning properly. Take corrective action if necessary.

Note the time that water remains standing in the basin after a storm event. Standing water within the basin 48 to 72 hours after a storm indicates that the infiltration capacity of the basin may have been overestimated or the bottom has been clogged.

If the reason is clogging, determine the cause, e.g. erosion, excessive compaction, or low spots and take the necessary corrective action. Thereafter, inspect the infiltration basin at least twice per year.

Important items to check during the inspections include:

1. Signs of differential settlement,
2. Cracking,
3. Erosion,
4. Leakage in the embankments,
5. Tree growth on the embankments,
6. Condition of riprap,
7. Sediment accumulation and,
8. Health of the turf.

At least twice a year the buffer area, side slopes, and basin bottom shall be mowed. Remove the grass clippings and accumulated organic matter to prevent an impervious organic mat from forming. Remove trash and debris at this time as well as using deep tilling to break up any clogged surfaces, revegetate immediately. Remove sediment from the basin as necessary only when the floor of the basin is completely dry. Use light equipment to remove the top layer to prevent compacting the underlying soil. Deep till the remaining soil and revegetate as soon as possible.

Inspection and Maintenance Form

Refer to Sections above for frequency of inspection

Inspector:

Date:

Inspector Title:

Days since last rainfall:

Amount of last
rainfall:

Structural Controls: Stormwater Management Area

| Structure Identification | Location | Condition of side slope % vegetated | Sediment buildup in basin % accumulation | Rilling or gullyng |
|--------------------------|--|--|--|---|
| Pond 1P | Adjacent to proposed gravel driveway | | | Minor <input type="checkbox"/> Moderate <input type="checkbox"/> Major <input type="checkbox"/> |
| Pond 2P | East side of existing house adjacent to Mass Electric Property | | | Minor <input type="checkbox"/> Moderate <input type="checkbox"/> Major <input type="checkbox"/> |
| | | | | Minor <input type="checkbox"/> Moderate <input type="checkbox"/> Major <input type="checkbox"/> |
| | | | | Minor <input type="checkbox"/> Moderate <input type="checkbox"/> Major <input type="checkbox"/> |

Maintenance required

To be performed by:

On or before:





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, September 21, 2023** Issue Date **Monday, September 25, 2023**

Department requiring list: **Planning Board**

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

Person/Party requesting list: **Thorsen Akerley**

Address: **189 North Main St., Middleton, MA**

Phone #: **978-539-8088** Email Address **kboland@wsengineers.com** Misc: _____


Property Owner: **Cameron Mayer**

Assessor's Map(s) **9** Lot(s) **3** Location **93 Bare Hill 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 feet Abutters List Report

Topsfield, MA
September 25, 2023



Subject Property:

Parcel Number: 9-3
CAMA Number: 9-3
Property Address: 93 BARE HILL RD

Mailing Address: MAYER CAMERON
93 BARE HILL RD
TOPSFIELD, MA 01983

Abutters:

Parcel Number: 17-26
CAMA Number: 17-26
Property Address: 53 BARE HILL RD

Mailing Address: MASS ELECTRIC CO
40 SYLVAN RD
WALTHAM, MA 02451

Parcel Number: 4-1
CAMA Number: 4-1
Property Address: 93R BARE HILL RD

Mailing Address: MAYER CAMERON
93 BARE HILL RD
TOPSFIELD, MA 01983

Parcel Number: 5-2
CAMA Number: 5-2
Property Address: 124 HAVERHILL RD

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

Parcel Number: 9-13
CAMA Number: 9-13
Property Address: 167 BARE HILL RD

Mailing Address: SCOTT DAVID N
167 BARE HILL RD
BOXFORD, MA 01921

Parcel Number: 9-4
CAMA Number: 9-4
Property Address: 87 BARE HILL RD

Mailing Address: LIMA ROBERT S
87 BARE HILL RD
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.

9/25/2023

Page 1 of 1



TOWN OF TOPSFIELD
CERTIFIED COPY

Town of Topsfield, MA

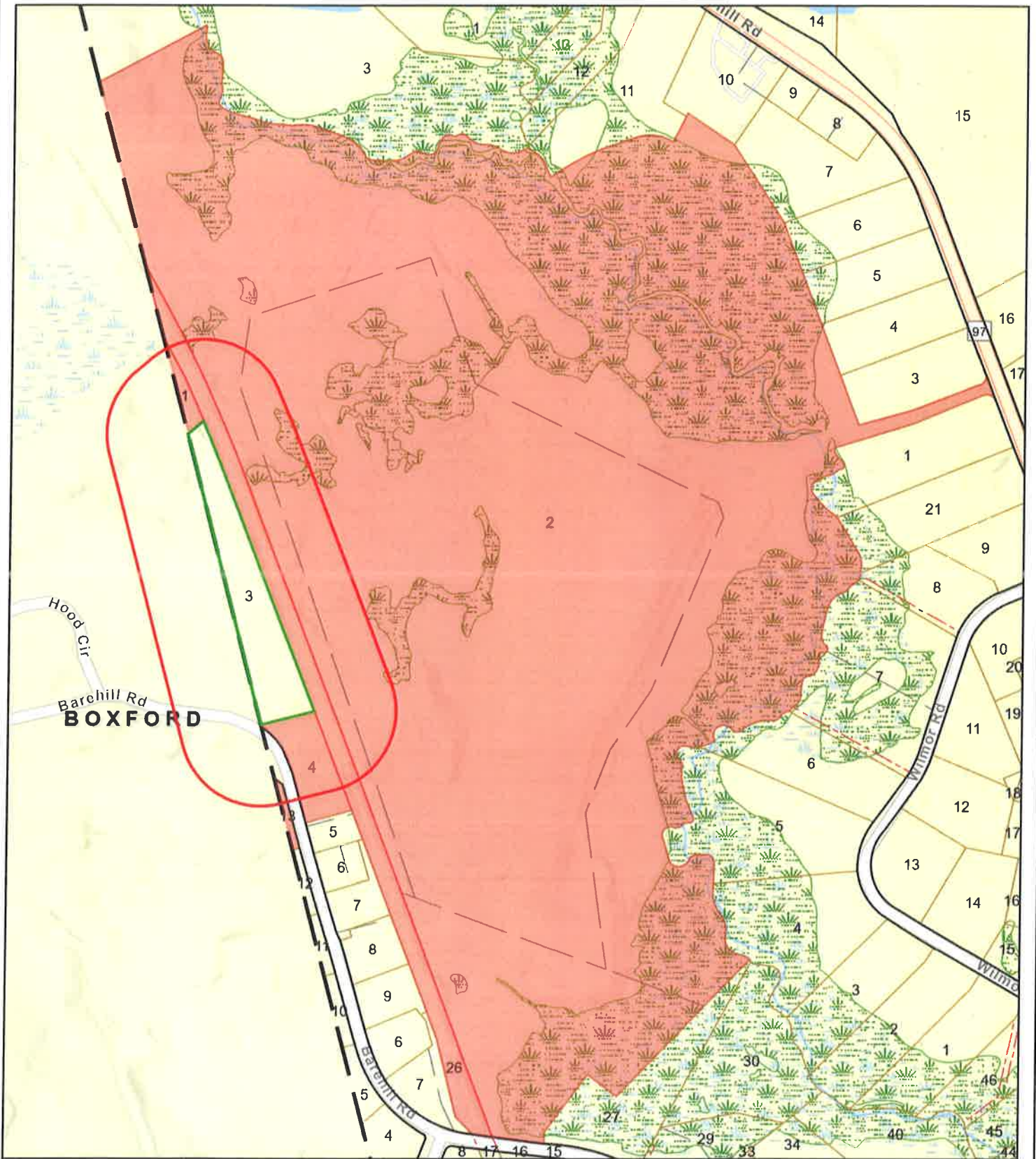
1 inch = 500 Feet

28
9-25-23
ASSESSOR'S OFFICE



www.cai-tech.com

September 25, 2023



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.

34-01-26, 160 BARE HILL ROAD, BOXFORD MA ABUTTERS LIST
PLANNING BOARD 500'

| Parcel ID | Location | Owner | Owner 2 | Owner Address | Owner City/Town | Owner State | Zip Code |
|------------|------------------|---------------------------|-------------------------------|------------------|-----------------|-------------|----------|
| 25-05-14 | 24 POND ST | MASS ELECTRIC CO | PROPERTY TAX DEPT | 40 SYLVAN RD | WALTHAM | MA | 02451 |
| 30-01-06-2 | 160 BARE HILL RD | NEWTON LUELLA LE | C/O RICHARD C NEWTON | 392 LAKE ST | HAVERHILL | MA | 01830 |
| 30-03-10 | 30 HUNTERS RD | LAMBERT, PETER | LAMBERT, ERICCA | 30 HUNTERS RD | BOXFORD | MA | 01921 |
| 30-03-11 | 7 HOOD CIRCLE | HUMPHERYS GORDON K TR | HUMPHERYS ROBIN B | 7 HOOD CIRCLE | BOXFORD | MA | 01921 |
| 30-03-12 | 31B HUNTERS RD | BOLZAN ANTHONY | BOLZAN CHRISTINE | 31B HUNTERS RD | BOXFORD | MA | 01921 |
| 30-03-13 | 11 HOOD CIRCLE | CHANG PAUL S TE | CHANG MARY C | 11 HOOD CIRCLE | BOXFORD | MA | 01921 |
| 30-03-14 | 9 HOOD CIRCLE | ROSEN HARVEY M & MARIE TR | ROSEN FAMILY INVESTMENT TRUST | 9 HOOD CIRCLE | BOXFORD | MA | 01921 |
| 30-03-16 | 10 HOOD CIRCLE | WILLWERTH JOSEPH L TR | WILLWERTH JANINE E TR | 10 HOOD CIRCLE | BOXFORD | MA | 01921 |
| 30-03-17 | 5 HOOD CIRCLE | HOER WERNER R TE | HOER EVA C | 5 HOOD CIR | BOXFORD | MA | 01921 |
| 30-03-09 | 28 HUNTERS RD | NADWORN RICHARD C JR | NADWORN CAROLYN A | 28 HUNTERS RD | BOXFORD | MA | 01921 |
| 34-01-10 | 153 BARE HILL RD | ADRIANCE ALLEN C | | P O BOX 228 | TOPSFIELD | MA | 01983 |
| 34-01-11 | 147 BARE HILL RD | DOHERTY MICHAEL EDWARD | GARRETT-DOHERTY JULIE A | 147 BARE HILL RD | BOXFORD | MA | 01921 |
| 34-01-25 | 156 BARE HILL RD | PACKOWSKI MELISSA | PACKOWSKI PETER J | 156 BARE HILL RD | BOXFORD | MA | 01921 |
| 34-01-26 | 160 BARE HILL RD | NEWTON LOUELLA C LE | C/O RICHARD C. NEWTON | 392 LAKE ST | HAVERHILL | MA | 01830 |
| 34-01-47 | 150 BARE HILL RD | SCOTT JACK E & SARAH M TE | | 150 BARE HILL RD | BOXFORD | MA | 01921 |
| 34-01-07 | 171 BARE HILL RD | MCCOMBS KEITH | | 171 BARE HILL RD | BOXFORD | MA | 01921 |
| 34-01-08 | 167 BARE HILL RD | SCOTT DAVID N | | 167 BARE HILL RD | BOXFORD | MA | 01921 |
| 34-01-09 | 163 BARE HILL RD | MERRILL JOHN P TE | MERRILL CAROLINE | 163 BARE HILL RD | BOXFORD | MA | 01921 |

CERTIFIED COPY 9/18/2023

Stacey Fournier