2014 AUG 27 PM 3:06

RECEIVED
TOWN CLERK
TOPSFIELD, MA

Application for Zoning Relief

Form A

Before you file this application, it is necessary that you be familiar with the requirements for filing plans and other materials in support of this application as specified in the Topsfield Zoning Bylaws and the Topsfield Zoning Board of Appeals Rules and Procedures that are available from the Town Clerk.

Incomplete applications will not be considered unless waivers are previously obtained from the Zoning Board of Appeals

BOARD USE ONLY

Date Filed:
Date Action Due
Public Hearing:
Decision:

Revised Form Date: 04/26/2011

NATURE OF APPLICATION:

_____ Petition for Special Permit pursuant to Article ____, Section _____ of the Zoning Bylaw.

__√__ Petition for Finding pursuant to Article 3, Section 305 of the Bylaw.

_____ Petition for a Variance from Article _____, Section _____, of the Zoning Bylaw.

_____ Petition for Site Plan Review pursuant to Article IX of the Zoning Bylaw (and the Guidelines and Performance Standards for Activities Subject to the Provisions of Article IX of the Topsfield Zoning Bylaw; and Supplement Form C for submitted requirements and formats).

_____ Petition for a Comprehensive Permit pursuant to G.L.c. 40B, Section 20-23.

_____ Appeal from the decision dated _____ of the Building Inspector or others pursuant to L.L. c. 40A, Section 15.

DESCRIPTION OF APPLICANT:

a. Name Judson & Barbara Pratt

b. Address 27 East St Topsfield, MA

c. Phone Number 978-376-3400

d. Interest in Premises (e.g., owner, tenant, prospective purchaser, etc.) owner
(Attach copy of lease and/or letter of authorization from owner, if applicable)

DESCRIPTION OF PREMISES:

a. Assessor's Map _____, Lot(s) 13-25, Zoning District ORA

b. Location of Premises (number and street) 27 East St.

c. Name and address of legal owner (if different from Applicant) _____

d. Deed to the Premises recorded at (if known):
__√__ Essex South District Registry of Deeds, Book 5822 Page 105
_____ Essex South Registry District of the Land Court, Certificate Number _____

e. Prior zoning decisions affecting the Premises (if any):
Date of Decision _____ Name of Applicant _____
Nature of Decision _____

f. Present use of the Premises RESIDENTIAL

g. Present structures conform to current Zoning Bylaw. __√__ Yes _____ No. If no, in what respect does it not conform. _____

PROPOSAL (attach additional sheets if necessary):

a. General Description:
Subdivision of 1 lot as are existing grandfathered non conforming lot with two principal residential structures into 2 non conforming lots related

to lot size, frontage, depths and set backs

b. If proposal is for construction or alteration of an existing structure, please state:

	FRONT	REAR	SIDE(S)
1. Setbacks required per bylaw	_____	_____	_____ _____
2. Existing setbacks	_____	_____	_____ _____
3. Setbacks proposed	_____	_____	_____ _____

	FRONTAGE	AREA
4. Frontage and area required by bylaw	_____	_____
5. Existing frontage (s) and area	_____ _____	_____
6. Frontage (s) and area proposed	_____ _____	_____

	FEET	STORIES
7. Existing Height	_____	_____
8. Height proposed	_____	_____

c. Other town, state or federal permits or licenses required, if any:

_____

_____

_____

NECESSARY ACCOMPANYING DATA:

It is required that every application be accompanied by appropriate supporting data. Failure to submit appropriate and complete data could result in delay and/or denial of application for zoning relief. Place a check next to the applicable accompanying supporting data:

Variance of Special Permit Applications:
(See Zoning Board of Appeals Rules and Procedures Section III)
All required supporting data attached _____ Yes _____ No

Site Plan Review Applications:
(See Town of Topsfield Zoning Bylaw, Article IX, Section 9.05. See also Guidelines and Performance Standards for Activities Subject to the Provisions of Article IX of the Topsfield Zoning Bylaw)
All required supporting data attached _____ Yes _____ No

Comprehensive Permit Applications:
(See G.L.c. 40B, Sections 20-23)
All required supporting data attached _____ Yes _____ No

Appeals from decisions of Building Inspector or Others:
(See Zoning Board of Appeals Rules and Procedures, Section III (1) (e))
All required supporting data attached _____ Yes _____ No

If all required supporting data is <u>not</u> attached, why not:

_____

_____

_____

_____

_____ _____

Date Signature of Applicant

TOWN OF TOPSFIELD, MA
ZONING BOARD OF APPEALS

Application Supplement Form B

Attach to this form a copy of the Assessor's map (scale 1" equals 200') showing the property and all other properties and roadways within 300 feet of any portion of the property. Also, show the lot number and lot owner's name on each lot within the 300'.

List below the lot owner names and mailing addresses as shown in the Assessors' records, beginning with the property of the Applicant (locus).

Applicant's Name, Mailing Address: Judson E Pratt

27 East Street, Topsfield, MA

Telephone No. 978-376-3400

Locus: 27 East St (Parcel 13-25)

Map	Block	Location	Owner	*(If different from location)* Mailing Address

SEE ATTACHED LIST

If needed, attach additional sheets.

Assessor's Certification

To the Topsfield Zoning Board of Appeals:

This is to certify that, at the time of the last assessment for taxation made by the Town of Topsfield, the names and mailing addresses of the parties assessed as owners of land within 300' of the parcel of land shown in the attached sketch were as listed.

Authorized Signature
Assessors' Office Pauline M. Evans

Date of Verification August 27, 2014

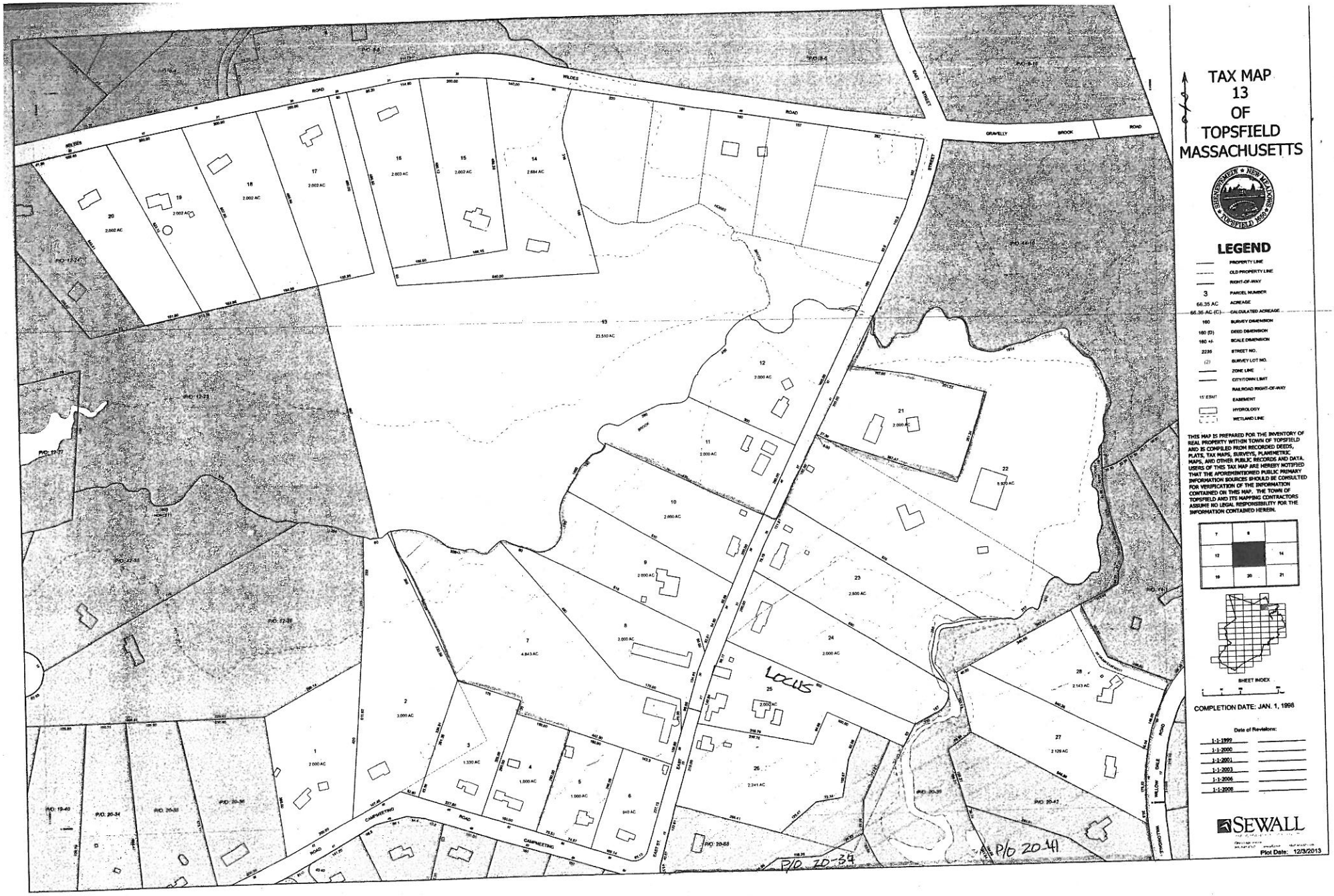
* within 300'of Locus

ABUTTERS' LIST WITHIIN 300' FOR 27 EAST STREET FOR ZONING BOARD OF APPEALS
TOPSFIELD, MA

Map	Block	Lot	Lot Cut	Owner~s Name	Co Owner	Location	Mailing Address	City	St Zip
12	25			SABINO ROY TR	SABINO ROY TR	5 WILDES RD	5 WILDES RD	TOPSFIELD	MA 01983
12	36			DITUCCI PAUL D	DITUCCI PAUL D	15 HONOR PL	15 HONOR PL	TOPSFIELD	MA 01983
13	1			DUBE ROBERT R	DUBE ROBERT R	42 CAMPMEETING RD	42 CAMPMEETING RD	TOPSFIELD	MA 01983
13	2			BURNS JOHN M & FAITH M TRS	BURNS JOHN M & FAITH M TRS	46 CAMPMEETING RD	46 CAMPMEETING RD	TOPSFIELD	MA 01983
13	3			VALERIANI NEIL P	VALERIANI NEIL P	48 CAMPMEETING RD	48 CAMPMEETING RD	TOPSFIELD	MA 01983
13	4			MCVOY ROBERT JR	MCVOY ROBERT JR	52 CAMPMEETING RD	52 CAMPMEETING RD	TOPSFIELD	MA 01983
13	5			WHITE CAROL ANNE	WHITE CAROL ANNE	56 CAMPMEETING RD	56 CAMPMEETING RD	TOPSFIELD	MA 01983
13	6			BICKERTON RICHARD H	BICKERTON RICHARD H	58 CAMPMEETING RD	58 CAMPMEETING RD	TOPSFIELD	MA 01983
13	7			CONLEY DAVID E TR	CONLEY DAVID E TR	26 EAST ST	26 EAST ST	TOPSFIELD	MA 01983
13	8			CAMPBELL JAMES W	CAMPBELL JAMES W	30 EAST ST	30 EAST ST	TOPSFIELD	MA 01983
13	9			MCKEON JOHN J	MCKEON JOHN J	34 EAST ST	34 EAST ST	TOPSFIELD	MA 01983
13	10			SINAPIS PETER S	SINAPIS PETER S	36 EAST ST	36 EAST ST	TOPSFIELD	MA 01983
13	11			FARRIN MARK EUGENE	FARRIN MARK EUGENE	40 EAST ST	40 EAST ST	TOPSFIELD	MA 01983
13	12			RAFFERTY JOHN W	RAFFERTY JOHN W	42 EAST ST	42 EAST ST	TOPSFIELD	MA 01983
13	13			YOUNG C FREDRIC	YOUNG C FREDRIC	49 WILDES RD	49 WILDES RD	TOPSFIELD	MA 01983
13	21			GORDON DAVID A	GORDON DAVID A	41 EAST ST	41 EAST ST	TOPSFIELD	MA 01983
13	22			ROBSON RICHARD P	ROBSON RICHARD P	37 EAST ST	37 EAST ST	TOPSFIELD	MA 01983
13	23			YOUNG RAYMOND H TR	YOUNG RAYMOND H TR	33 EAST ST	60 STATE STREET	BOSTON	MA 02109
13	24			LARUSSA SALVATORE J	LARUSSA SALVATORE J	31 EAST ST	31 EAST ST	TOPSFIELD	MA 01983
13	25		Locus	PRATT JUDSON W	PRATT JUDSON W	27 EAST ST	27 EAST ST	TOPSFIELD	MA 01983
13	26			KIELLEY HOWARD W	KIELLEY HOWARD W	25 EAST ST	25 EAST ST	TOPSFIELD	MA 01983
13	27			BELCHER RUSSELL H	BELCHER RUSSELL H	16 WILLOWDALE RD	16 WILLOWDALE RD	TOPSFIELD	MA 01983
13	28			MCDONALD BRYAN F	MCDONALD BRYAN F	20 WILLOWDALE RD	20 WILLOWDALE RD	TOPSFIELD	MA 01983
14	1			COGGER STEVEN D	COGGER STEVEN D	24 WILLOWDALE RD	24 WILLOWDALE RD	TOPSFIELD	MA 01983
14	2			HAAS JAN S	HAAS JAN S	28 WILLOWDALE RD	28 WILLOWDALE RD	TOPSFIELD	MA 01983
14	10			COMMONWEALTH OF MASS	COMMONWEALTH OF MASS	262 IPSWICH RD	PO BOX 829	CARLISLE	MA 01741
14	18			RACE ROBERT K TR	RACE ROBERT K TR	21 WILLOWDALE RD	21 WILLOWDALE RD	TOPSFIELD	MA 01983
14	19			VENTIMIGLIA WILLIAM J	VENTIMIGLIA WILLIAM J	17 WILLOWDALE RD	17 WILLOWDALE RD	TOPSFIELD	MA 01983
20	12			HOLLAND DAVID F	HOLLAND DAVID F	17 LEDGEWOOD CIR	17 LEDGEWOOD CIR	TOPSFIELD	MA 01983
20	13			ECKMAN DONNA	ECKMAN DONNA	13 LEDGEWOOD CIR	13 LEDGEWOOD CIR	TOPSFIELD	MA 01983
20	14			BLAUSER RUSSELL G & ALICE E TR	BLAUSER RUSSELL G & ALICE E TRS	11 LEDGEWOOD CIR	11 LEDGEWOOD CIR	TOPSFIELD	MA 01983
20	15			PLAYER LISA A	PLAYER LISA A	7 LEDGEWOOD CIR	7 LEDGEWOOD CIR	TOPSFIELD	MA 01983
20	16			BETTER HOMES OF BOSTON REALTY	BETTER HOMES OF BOSTON REALTY GRP LLC	1 LEDGEWOOD CIR	32 PALOMINO ST	NORTH ANDOVER	MA 01845
20	18			BEUTLER HANS G	BEUTLER HANS G	200 IPSWICH RD	PO BOX 559	WHITINGHAM	VT 05361
20	19			DEXTER CHRISTIAN B	DEXTER CHRISTIAN B	202 IPSWICH RD	202 IPSWICH RD	TOPSFIELD	MA 01983
20	20			FACADA ALBERT	FACADA ALBERT	204 IPSWICH RD	204 IPSWICH RD	TOPSFIELD	MA 01983
20	21			WAYBRIGHT FARMS INC	WAYBRIGHT FARMS INC	8 IPSWICH LN	36 FOREST AVE	SAUGUS	MA 01906
20	22			WHITE DANIEL S	WHITE DANIEL S	65 CAMPMEETING RD	65 CAMPMEETING RD	TOPSFIELD	MA 01983
20	23			SEAVEY ALISON J TR	SEAVEY ALISON J TR	63 CAMPMEETING RD	63 CAMPMEETING RD	TOPSFIELD	MA 01983
20	24			MAHONY JULIA M & CARLING J TRS	MAHONY JULIA M & CARLING J TRS	59 CAMPMEETING RD	59 CAMPMEETING RD	TOPSFIELD	MA 01983
20	25			GENOVESE SHARON C	GENOVESE SHARON C	55 CAMPMEETING RD	55 CAMPMEETING RD	TOPSFIELD	MA 01983
20	26			HANNINGAN SEAN P	HANNINGAN SEAN P	53 CAMPMEETING RD	53 CAMPMEETING RD	TOPSFIELD	MA 01983
20	27			JONES FREDERICK B	JONES FREDERICK B	49 CAMPMEETING RD	49 CAMPMEETING RD	TOPSFIELD	MA 01983
20	28			RUSSO ROBERT R	RUSSO ROBERT R	45 CAMPMEETING RD	185 IPSWICH RD	TOPSFIELD	MA 01983
20	29			HILLS JOHN T	HILLS JOHN T	41 CAMPMEETING RD	41 CAMPMEETING RD	TOPSFIELD	MA 01983
20	37			MUSCI ROBERT M	MUSCI ROBERT M	66 CAMPMEETING RD	66 CAMPMEETING RD	TOPSFIELD	MA 01983

TOPSFIELD, MA

Map	Block	Lot	Lot Cut	Owner~s Name	Co Owner	Location	Mailing Address	City	St Zip
20	38			DONAHUE BRIAN S	DONAHUE BRIAN S	72 CAMPMEETING RD	72 CAMPMEETING RD	TOPSFIELD	MA 01983
20	39			PEABODY NORMA L TR	PEABODY NORMA L TR	76 CAMPMEETING RD	76 CAMPMEETING RD	TOPSFIELD	MA 01983
20	40			GARFIELD TODD J TRS	GARFIELD TODD J TRS	80 CAMPMEETING RD	80 CAMPMEETING RD	TOPSFIELD	MA 01983
20	41			CROTHERS PATRICK C	CROTHERS PATRICK C	8 WILLOWDALE RD	8 WILLOWDALE RD	TOPSFIELD	MA 01983
20	42			HARITON JOEL	HARITON JOEL	12 WILLOWDALE RD	12 WILLOWDALE RD	TOPSFIELD	MA 01983
20	51			HIGHGAS WILLIAM III	HIGHGAS WILLIAM III	214 IPSWICH RD	214 IPSWICH RD	TOPSFIELD	MA 01983
20	68			KIERNAN PETER R	KIERNAN PETER R	15 EAST ST	15 EAST ST	TOPSFIELD	MA 01983
20	69			PEABODY DANIEL	PEABODY DANIEL	70 CAMPMEETING RD	70 CAMPMEETING RD	TOPSFIELD	MA 01983
21	1			CORTELL ERIC D	CORTELL ERIC D	6 WILLOWDALE RD	6 WILLOWDALE RD	TOPSFIELD	MA 01983
21	2			KIELY JOHN J	KIELY JOHN J	11 WILLOWDALE RD	11 WILLOWDALE RD	TOPSFIELD	MA 01983
21	3			THIELSCHER ERIC D	THIELSCHER ERIC D	234 IPSWICH RD	234 IPSWICH RD	TOPSFIELD	MA 01983
21	15			CONFALONE PETER S TR	CONFALONE PETER S TR	5 WILLOWDALE RD	348 PARK STREET SUITE 104E	NORTH READING	MA 01864



TAX MAP 13 OF TOPSFIELD MASSACHUSETTS

LEGEND

- PROPERTY LINE
- OLD PROPERTY LINE
- RIGHT-OF-WAY
- 3 PARCEL NUMBER
- 66.35 AC ACREAGE
- 66.35 AC (C) CALCULATED ACREAGE
- 160 SURVEY DIMENSION
- 160 (D) DEED DIMENSION
- 160 +/- SCALE DIMENSION
- 2235 STREET NO.
- (2) SURVEY LOT NO.
- ZONE LINE
- CITY/TOWN LIMIT
- RAILROAD RIGHT-OF-WAY
- 15' ESMT EASEMENT
- HYDROLOGY
- WETLAND LINE

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN TOWN OF TOPSFIELD ARD IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANIMETRIC MAPS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE APOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF TOPSFIELD AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

SHEET INDEX

COMPLETION DATE: JAN. 1, 1998

Date of Revisions:

- 1-1-1999
- 1-1-2000
- 1-1-2001
- 1-1-2003
- 1-1-2006
- 1-1-2008

SEWALL

Plot Date: 12/3/2013