

MCCANN & MCCANN, P.C.

ATTORNEYS AT LAW
89 NEWBURY STREET, SUITE 302
DANVERS, MASSACHUSETTS 01923
TELEPHONE: 978-739-8484
FACSIMILE: 978-739-8455
E-MAIL: NMCCANN@MCCANNLAW.COM

June 16, 2015

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

RE: Definitive Subdivision Plan
57 Perkins Row, Topsfield, MA

Dear Board Members:

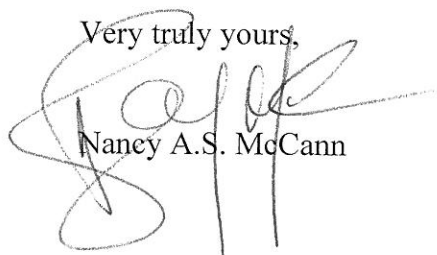
On behalf of the Applicant, New Meadows Development, LLC, enclosed for filing please find a Definitive Subdivision Plan Application Package relative to the property located at 57 Perkins Row and shown on Assessor's Map 58 as Lot 25. The property contains approximately 8.4 acres+/- on which the Applicant proposes to develop a 5 lot residential subdivision. The application package consists of:

1. Application for Approval of a Definitive Plan (Form B)
2. Definitive Subdivision Plan (7 sets + 8 additional sets for departments)
3. Filing fees: \$ 4,500.00
4. Copy of Notice of Submission with Town Clerk receipt
5. Copy of receipt from Board of Health
6. Form C Abutter's List
7. Form D
8. Drainage Report (4 copies)
9. Environmental Impact Statement (18 copies)
10. Copy of Order of Resource Area Delineation with Plan
11. Copy of Owner/Applicant's deed

Topsfield Planning Board
June 16, 2015
Page 2 of 2

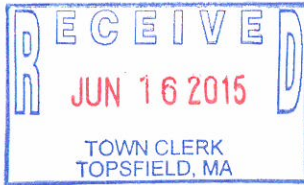
We would appreciate this matter begin placed on the July 7, 2015 Planning Board meeting agenda. Thank you for your consideration.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Nancy A.S. McCann', written over the typed name.

Nancy A.S. McCann

NASM/kjl
Enclosure

FORM BAPPLICATION FOR APPROVALPRELIMINARY PLAN ☐

Check One

DEFINITIVE PLAN ☒

File one completed form together with six contact prints of the plan, a sketch plan, and a nonrefundable fee* payable to the Town of Topsfield, with the Planning Board and a copy of the completed form with the Town Clerk in accordance with the requirements of Section 4.2. When it is a Preliminary Plan submittal, one contact print of the plan shall be submitted to the Board of Health. For a Definitive Plan submittal, the reproducible original of the plan shall also be submitted to the Planning Board together with appropriate fees* payable to the Town of Topsfield, for each lot or dwelling unit, whichever is greater, plus two contact prints to the Board of Health. (See Section 4.3).

*Fee schedule for preliminary and definitive plan submissions are detailed on the last page of this form.

Topsfield, MA June 16, 2015

To: The Topsfield Planning Board
Town Hall
Topsfield, MA 01983

The undersigned hereby applies for ~~Preliminary~~ Definitive Plan approval and herewith submits six (6) copies of the accompanying Preliminary/Definitive Plan of property located in the Town of Topsfield, Massachusetts for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations of the Planning Board Governing the Subdivision of Land in the Town of Topsfield, Massachusetts. The applicant certifies to the truth of the following facts as part of his application.

1. Name of Applicant New Meadows Development, LLC
Complete Address c/o Nancy A.S. McCann, Esq., McCann & McCann, P.C.
89 Newbury Street - Suite 302, Danvers, MA 01923
Phone Number 978-739-8484 Email nmccann@mccannlaw.com
2. Name of Engineer or Surveyor The Morin Cameron Group, Inc., Scott Cameron, P.E.
Complete Address 447 Boston Street, Topsfield, MA 01983
3. Deed to property is dated July 32, 2014 and is recorded in Essex South District Registry, Book _____
Page _____. Document #554669
4. The general location and description of Property is: 57 Perkins Row; 8.4 acres
5. Attach hereto a copy of the deed.
6. The complete title of the subdivision plan with date is as follows: Preliminary Subdivision Plan of Land
Located at 57 Perkins Row (Assessor's Map 58, Lot 25) Topsfield, Massachusetts
Dated March 10, 2015

(continued on next page)

7. The exact names in which title to the property is held and the present addresses of persons named are:
(Indicate whether persons are married or single. If married, give spouse's name.)
- New Meadows Development, LLC
69 North Main Street, Middleton, MA 01949
8. 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:
NONE
9. 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:
10. 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:
- New Meadows Development, LLC
Jeffrey Garber, Manager; Thomas Shank, Manager
11. The date when the ~~Preliminary~~/Definitive Plan referred to herein was submitted to Topsfield Board of Health is as follows: 06/16/15
12. The date when applicant gave written notice to the Topsfield Town Clerk of said plan submission to Board of Health and to Planning Board is as follows:
06/16/15
13. A copy of said notice referred to in No. 12 is attached hereto.
14. It is the intent of the owners of the proposed subdivision for which definitive approval is requested to exclude a right to fee in all access roads shown on said plan and in all drainage ways and/or other easements crossing the land in the conveyance of any and all lots in the subdivision.
15. The full names of all abutters on the subdivision are shown on the subdivision plan submitted herewith, as they appear upon the most recent tax assessors list.

Signature of Applicant

Complete Address

Telephone Number

Date of Submission

Town Clerk

New Meadows Development LLCBy Nancy McLean its attorney% 89 Newbury St. Ste 302Danvers Ma 01923978-739-8484Signature

Note: with submission of Definitive Plan, complete Form C and attach

FEES

PRELIMINARY PLAN:

\$500/application plus \$100/lot

DEFINITIVE PLAN:

Definitive Plan *with* preliminary plan on file: \$2,000/application plus \$500/lot and 1,000/lot in excess of the number of lots depicted in the preliminary plan.

Definitive Plan *without* preliminary plan on file: \$2,000 application plus \$1,000/lot

Changes to Definitive Plan: \$3,000/lot for major changes defined as an increase in the number of lots and/or change in the road length by more than 10%.

**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: 57 Perkins Row

Telephone No. None. Emailed to rsandland@mccannlaw.com

Locus: 58-25

Map	Block	Location	Owner	(If different from location) Mailing Address
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If needed, attach additional sheets.

Assessor's Certification

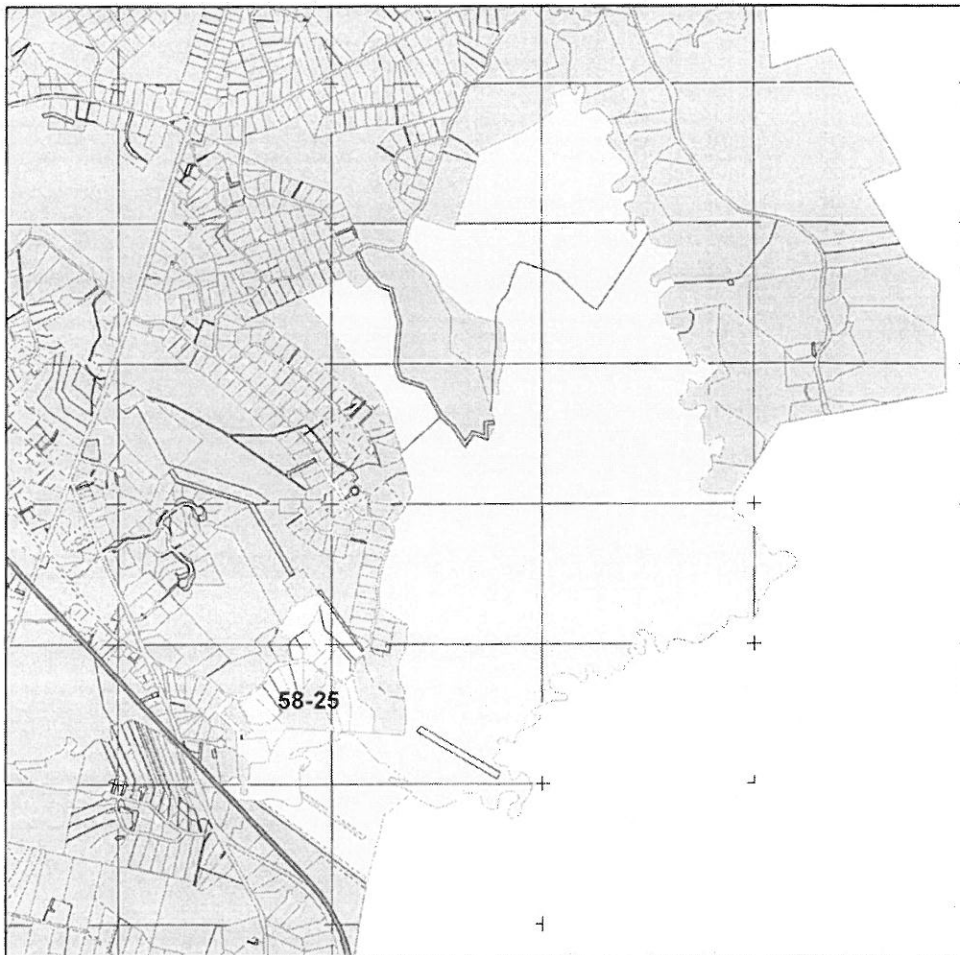
To the Topsfield Zoning Board of Appeals:

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.

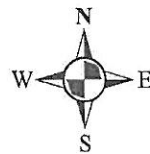
Authorized Signature
Assessors' Office Kathleen Jackson Asst to principal Assessor

Date of Verification 5/19/15

58-25 57 Perkins Row



GEOGRAPHIC INFORMATION SYSTEM
VISION APPRAISAL TECHNOLOGY



**ABUTTERS LIST FOR 57 PERKINS ROW 58-25 WITHIN 300' FOR PLANNING
TOPSFIELD, MA**

Map	Block	Lot	Lot Cut Location	OWNERS NAME	CO OWNERS NAME	Mailing Address	City	St Zip
51	21	87	PERKINS ROW	MASS AUDUBON SOCIETY		208 SOUTH GREAT RD	LINCOLN	MA 01773
58	21	50	PERKINS ROW	SWAIN KENNETH W & ANNETTE W TRS	SWAIN NOMINEE TR	50 PERKINS ROW	TOPSFIELD	MA 01983
58	22	54	PERKINS ROW	HOOPER DONALD M	HOOPER LYNN R	54 PERKINS ROW	TOPSFIELD	MA 01983
58	23	58	PERKINS ROW	MOFFETTE ROBERT	MOFFETTE GERTRUDE A	12 CORNING ST	BEVERLY	MA 01915
58	24	61	PERKINS ROW	CHITRO RITA ESTATE OF	C/O MICHAEL A CHITRO	5 PATTON DRIVE	S HAMILTON	MA 01982
58	25	57	PERKINS ROW	SCHUMACHER JOHN ESTATE OF	SCHUMACHER TERESE ESTATE OF	57 PERKINS ROW	TOPSFIELD	MA 01983
58	26	53	PERKINS ROW	CHITRO RITA ESTATE OF	C/O MICHAEL A CHITRO	5 PATTON DRIVE	S HAMILTON	MA 01982
58	27	45	PERKINS ROW	CHITRO RITA ESTATE OF	C/O MICHAEL A CHITRO	5 PATTON DRIVE	S HAMILTON	MA 01982
58	28	43	PERKINS ROW	CHITRO RITA ESTATE OF	C/O MICHAEL A CHITRO	5 PATTON DRIVE	S HAMILTON	MA 01982
58	29	31	PERKINS ROW	HARDING PAUL J	LAMLER MARGARET J	31 PERKINS ROW	TOPSFIELD	MA 01983
58	30	29	PERKINS ROW	SHERWOOD KEITH H	SHERWOOD KIM M	29 PERKINS ROW	TOPSFIELD	MA 01983
58	31	29	PERKINS ROW	SHERWOOD KEITH H	SHERWOOD KIM M	29 PERKINS ROW	TOPSFIELD	MA 01983
59	1	64	PERKINS ROW	LEVITSKY WALTER S	LEVITSKY MARGARET C	64 PERKINS ROW	TOPSFIELD	MA 01983
59	7	67	PERKINS ROW	EASTON WILLIAM J	EASTON MARJORIE E	67 PERKINS ROW	TOPSFIELD	MA 01983
59	8	63	PERKINS ROW	WHELAN NATALIE M		63 PERKINS ROW	TOPSFIELD	MA 01983
65	37	8	R VALLEY RD	MASS AUDUBON SOCIETY		208 SOUTH GREAT RD	LINCOLN	MA 01773

FORM D

DEPARTMENTAL REVIEW OF SUBDIVISION PLAN

To: Board of Health
Board of Selectmen
Fire Department
Police Department

Highway Superintendent
Board of Water Commissioners
Conservation Commission
Soil Removal Board
Tree Warden

From: Applicant

Subject: 57 Perkins Row "Definitive Subdivision Plan" filed June 16, 2015.
Description of plan, date, etc.

1. The subject named plan herewith attached has been submitted to the Planning Board for approval as a subdivision.

For the guidance of the Planning Board, will you please note any appropriate comment or approval on the blank below and/or on the plan itself and return to the Planning Board as soon as possible.

2. Under the requirements of Section 81-U of Chapter 41 of the General Laws, the Board of Health must notify the Planning Board if the Board of Health is in doubt as to whether any of the land in the subdivision can be used as building sites without injury to the public health. If a municipal system will serve the site, the Board of Health must report to the Planning Board within forty-five (45) days after this notice.

To: The Topsfield Planning Board
Town Hall
Topsfield, Massachusetts

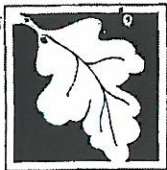
Date: _____

Subject: _____
Description of plan, date, etc.

1. The undersigned APPROVES/DISAPPROVES (cross out one) of the subject named subdivision plan insofar as its requirements are affected.
2. The following comments are offered for the guidance of the Planning Board:
3. Bond requirements:* \$ _____

Department _____
Signed _____

*For that portion of work reviewed.
cc: Planning Board



Massachusetts Department of Environmental Protection
Bureau of Resource Protection – Wetlands & Topsfield Conservation Commission
WPA/GWB Form 4B – Order of Resource Area Delineation
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
and Topsfield General Wetlands Bylaw, Ch. 62

Address: 57 Perkins Row

MapLot: 58025

Provided by MassDEP:

307-0720

MassDEP File Number

eDEP Transaction Number

Topsfield

City/Town

A. General Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

From: Topsfield
1. Conservation Commission

2. This Issuance is for (check one):

- a. ☒ Order of Resource Area Delineation
b. ☐ Amended Order of Resource Area Delineation

561897 (87747) Blch:318896
Southern Essex District Registry
5/26/2015 02:19 PM CONDN Pg: 1/5

3. Applicant:

Jeff Garber (Manager)
a. First Name b. Last Name
New Meadows Development, LLC
c. Organization
69 North Main Street
d. Mailing Address
Middleton MA 01949
e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):

(same)
a. First Name b. Last Name
c. Organization
d. Mailing Address
e. City/Town f. State g. Zip Code

5. Project Location:

57 Perkins Row Topsfield 01983
a. Street Address b. City/Town c. Zip Code
58 025
d. Assessors Map/Plat Number e. Parcel/Lot Number
Latitude and Longitude d m s d m s
(in degrees, minutes, seconds): f. Latitude g. Longitude
12/03/2014 05/13/2015 05/14/2015
6. Dates: a. Date ANRAD filed b. Date Public Hearing Closed c. Date of Issuance

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Plan to Accompany Abbreviated Notice of Resource Area Delineation 57 Perkins Row Topsfield, Massachusetts Prepared for New Meadows Development, LLC Prepared by The Morin-Cameron Group, Inc., 447 Boston Street, Topsfield, MA 01983 (Plan of Record)

Revision 1 4-30-2015
b. Date
d. Date



Massachusetts Department of Environmental Protection
Bureau of Resource Protection – Wetlands & **Topsfield Conservation Commission**
WPA/GWB Form 4B – **Order of Resource Area Delineation**
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
and Topsfield General Wetlands Bylaw, Ch. 62

Address: 57 Perkins Row

MapLot: 58025

Provided by MassDEP:

307-0720

MassDEP File Number

eDEP Transaction Number

Topsfield

City/Town

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

a. ☒ **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. ☒ **Bordering Vegetated Wetlands:** Flags WF #A3 through WF #A20; WF #BB1 to WF #BB3 to WF #B4 to WF #BB5 to WF #B5 through WF #B13, and WF #C1 through WF #C10.

2. ☒ Other resource area(s), specifically:

- 100-foot **Buffer Zone** (a Bylaw Resource Area) from the approved BVW flags (1., above)
- 200-foot **Riverfront Area** of the Ipswich River, where shown on the Plan of Record, marked as, "200' Riverfront Area (3.3± Acres within the Parcel Boundary) (Topsfield By-Law)"
- The July 3, 2012 FEMA FIRM shows **BLSF/100-year floodplain** at ~37' elevation, reasonably in agreement with the 36.5' elevation shown on the Plan of Record.

b. ☐ **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. ☒ **Bordering Vegetated Wetlands:** The following BVW flags were modified upslope and are shown accurately on the Plan of Record: WF #B1 modified to/replaced with WF #BB1, WF #B3 modified to/replaced with WF #BB3, and addition of WF #BB5. WF #B2 was removed and not replaced.

2. ☐ Other resource area(s), specifically:

a.

c. ☐ **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. ☐ **Bordering Vegetated Wetlands**

2. ☐ Other resource area(s), specifically:

3. ☐ The boundaries were determined to be inaccurate because:

FINDINGS: A jurisdictional (Act and Bylaw) Intermittent Stream flows from offsite, to the South/SE through the B/C series wetlands, to offsite. The Topsfield General Wetlands Bylaw (Bylaw) and Regulations definition of "Mean Annual High Water" differs from the MA Wetlands Protection Act and Regulations 310 CMR 10.58 definition; for this ORAD, the Riverfront Area was delineated and verified based on the Bylaw definition. Under the Bylaw, the Buffer Zone is a Resource Area, with functions and values.

NOTE: No other Resource Area boundaries considered with this Abbreviated Notice of Resource Area Delineation or any others that may exist on this and/or any abutting properties are verified with this Order of Resource Area Delineation.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection – Wetlands & Topsfield Conservation Commission

WPA/GWB Form 4B – Order of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
and Topsfield General Wetlands Bylaw, Ch. 62

Address: 57 Perkins Row

MapLot: 58025

Provided by MassDEP:

307-0720

MassDEP File Number

eDEP Transaction Number

Topsfield

City/Town

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131; § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.

Any appeal of the Bylaw portions of this Order shall be made through the appropriate legal process, to Superior Court.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection – Wetlands & **Topsfield Conservation Commission**
WPA/GWB Form 4B – Order of Resource Area Delineation
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
and Topsfield General Wetlands Bylaw, Ch. 62
Address: 57 Perkins Row MapLot: 58025

Provided by MassDEP:

307-0720

MassDEP File Number

eDEP Transaction Number

Topsfield

City/Town

E. Signatures

Please indicate the number of members who will sign this form.

05/14/2015

Date of Issuance

four

1. Number of Signers

[Signature]
Signature of Conservation Commission Member

Signature of Conservation Commission Member

[Signature]
Signature of Conservation Commission Member

Signature of Conservation Commission Member

[Signature]
Signature of Conservation Commission Member

Signature of Conservation Commission Member

[Signature]
Signature of Conservation Commission Member

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on 05/14/2018 unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. ☐ By hand delivery on

3. ☒ By certified mail, return receipt requested on

a. Date

a. Date

05/14/2015

① Wansley - Attorney McCann

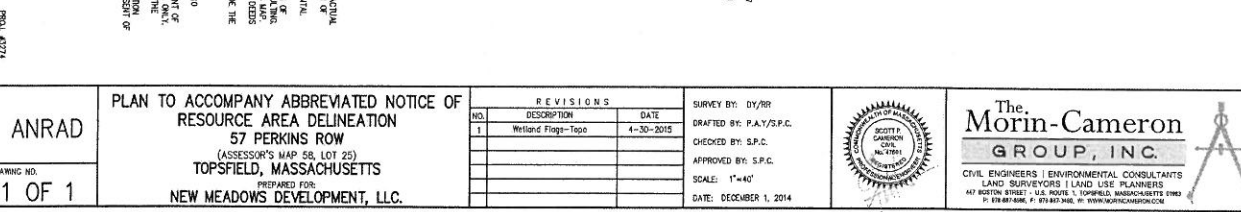
Document: 561897

CONDN

ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS
RECEIVED FOR REGISTRATION

On: 5/26/2015 02:19 PM

Noted on Cert: 87747 BOOK: 511



554669 (87747+) Btch: 314811
Southern Essex District Registry
8/14/2014 11:17 AM DEED Pg: 1/4

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 8/14/2014 11:17 AM
ID: 314811 Doc# 554669
Fee: \$2,508.00 Cons: \$550,000.00

QUITCLAIM DEED

I, Christine Modie, as Executrix of the Estate of Terese M. Schumacher, a/k/a Terese Schumacher and Terese Mary Schumacher, of Fernandina, FL, pursuant to License to Sell Real Estate, authorized by the Essex County Probate Court, Docket # 11P2984, for consideration of Five Hundred and Fifty Thousand (\$550,000.00), grant to NEW MEADOWS DEVELOPMENT, LLC, a Massachusetts limited liability company of 69 N. Main Street, Middleton, Massachusetts, with

QUITCLAIM COVENANTS

The land with buildings thereon situated on Perkins Row in said Topsfield, bounded and described as follows:

Beginning on said Perkins Row at the division line between Parcel A and Parcel B as shown on plan hereinafter referred to, thence running;

SOUTH 27 degrees 35' 23" West, eighty-nine and 17/100 (89.17) feet; thence

SOUTH 41 degrees 36' 17" West, by said Parcel A, two hundred seven and 73/100 (207.73) feet; thence

SOUTH 8 degrees 24' 44" EAST by said Parcel A. five hundred seventy-two and 16/100 (572.16) feet; thence

NORTH 70 degrees 36' 00" WEST by land now or formerly of Thomas E. Proctor, six hundred ninety-three and 57/100 (693.57) feet; thence

NORTH 27 degrees 52' 40" WEST by land now or formerly of Harold Palmer Mills, Jr. one hundred eighty-nine and 91/100 (189.91) feet; thence

NORTH 60 degrees 17' 59" EAST by Parcel C on said plan, five hundred fifty-six and 45/100 (556.45) feet; thence

NORTH 29 degrees 42' 01" WEST by said Parcel C, twenty-six and 22/100 (26.22) feet; thence

NORTH 43 degrees 23' 38" EAST by said Parcel C, one hundred fifty (150) feet; thence

NORTH 54 degrees 33' 00" EAST by said Parcel C, two hundred fourteen and 16/100 (214.16) feet to Perkins Row; thence

SOUTH 28 degrees 19' 50" EAST by said Perkins Row, eighty-nine and 45/100 (89.45) feet; and

SOUTH 43 degrees 21' 30" EAST by said Perkins Row, seventy and 01/100 (70.01) feet to the point begun at.

Containing 8.1 acres, more or less, and being shown as *LOT* B on "Subdivision of Land in Topsfield, Mass. LCC 21476B July 10, 1957, Scale 1"=40', Raymond C. Pressey, Inc. Registered Land Surveyors and filed with the Land Registration Office of Essex County.

PC 26770

For title see Certificate of Title No. 33142.

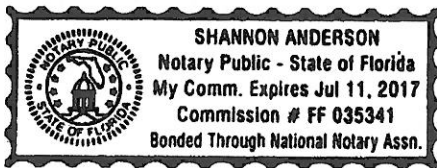
WITNESS my hand and seal this 31st day of July, 2014

Christine Modie
Christine Modie, Executrix

STATE OF FLORIDA

Nassau County

On this 31st day of July, 2014, before me, the undersigned notary public, personal appeared Christine Modie as Executrix of the Estate of Terese M. Schuman, a/k/a Terese Schumacher, and Terese Mary Schumacher, proved to me through satisfactory evidence of identification, which was a FL state 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.



Shannon Anderson
Notary Public

My comm. expires: July 11, 2017

8.13.14
APPROVED FOR RECORDS
BY THE CLERK
Edith J. Williams
CHIEF TITLE EXAMINER
with probate license
attached

CHECKLIST FOR REVIEW OF
~~PRELIMINARY~~ / DEFINITIVE PLAN

Topsfield, MA June 16, 2015

The accompanying ~~Preliminary~~ / Definitive (cross out one) Plan was submitted on
June 16, 2015 for the following property located in the Town of Topsfield.

1. Name of Applicant New Meadows Development, LLC
Address c/o Nancy A.S. McCann, Esq., McCann & McCann, P.C.
89 Newbury Street - Suite 302
Danvers, MA 01923
2. Name of Owner of Record Applicant
Address _____
3. Name of Designer _____
Address _____
4. Name of Engineer Scott Cameron, P.E.
The Morin Cameron Group, Inc.
Address 447 Boston Street, Topsfield, MA 01983
5. Name of Surveyor The Morin Cameron Group, Inc.
Address 447 Boston Street, Topsfield, MA 01983

Location and Description of Property: 57 Perkins Row (Assessors Map 58, Lot 25)

Containing 8.4 acres. Applicant proposes a five (5) lot single family
residential subdivision. The property is currently improved with a
driveway and single family home.