

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:

X A completed Application Form with original signatures of all owners

X A list 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).

X 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.**

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

X 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.

$\$100 + [0.0030 \times 49,670 \text{ sf}] = 100 + 149.01 = \249.01 application fee **\$249.01 fee**

X 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: Raymond Lawton
Address: 240 Boston Street, Topsfield MA 01983

Telephone Number: 617-908-1814
E-mail Address: rayl@lawtonwelding.com
2. Name of Engineer or Surveyor John Morin, PE. The Morin-Cameron Group, Inc.
Address 66 Elm Street
Danvers, MA 01923
Telephone Number: 978-777-8586
E-mail Address: john@morincameron.com
3. Deed to property is dated June 15, 2022 and is recorded in Essex South District Registry,
Book 41005 Page 319.
4. Location of Property for which permit is requested:
Address 20R and 25 Johns Lane

Zoning District ORA (Outer Residential Agricultural)
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.)

Raymond Lawton, 240 Boston Street, 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:

Raymond Lawton, 240 Boston Street, Topsfield MA 01983

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:

N/A

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:

N/A

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.

Development of a single-family house, driveway, Septic System, associated utilities, well,
stormwater chambers and grading. The total area of proposed alteration is 49,670 sf.

Signature of Applicant



Date of Submission November 7, 2023

Town Clerk Signature _____

The Morin-Cameron Group, Inc.
66 Elm Street
Danvers, MA 01923

Brookline Bank
53-7148/2113

3442

11/7/2023

PAY TO THE
ORDER OF

Town of Topsfield

\$ 249.01

Two hundred forty nine -----01/100

DOLLARS

MEMO

Lawton #4176 Stormwater App. fee

John M. Morin
AUTHORIZED SIGNATURE



The Morin-Cameron Group, Inc.

3442

The Morin-Cameron Group, Inc.

3442

Prepared by:
Richard M. Magnan
194 Central Street
Saugus, MA 01906


SO.ESSEX #198 Bk:41005 Pg:319
06/16/2022 11:05 AM DEED Pg 1/3
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 06/16/2022 11:05 AM
ID: 1533005 Doc# 20220616001980
Fee: \$8,664.00 Cons: \$1,900,000.00

MASSACHUSETTS QUITCLAIM DEED

ALFRED FESTA, TRUSTEE OF VANTAGE POINT REALTY TRUST II, under a declaration of trust dated March 10, 2014 recorded in the Essex South District Registry of Deeds in Book 33158, Page 166, of 35 Mansfield Road, Lynnfield, Massachusetts

for consideration paid, and in full consideration of One Million Nine Hundred Thousand (\$1,900,000.00) Dollars

grant to RAYMOND LAWTON, Individually, of 33 Holland Road, Wakefield, Massachusetts

with *quitclaim covenants* the following property in Essex County, Massachusetts.

Approximately 45.3 acres of land in Topsfield, Essex County, Massachusetts, being shown as Lot 3, Lot 4 and the Putnam Pasture on plan entitled "Land in Topsfield, Mass. of John W. Peirce, John W. Peirce/Mildred M. Peirce, Scale" 1 in. = 1 ft." dated September 14, 1984, by Raymond C. Pressey, Inc. Registered Land Surveyors, recorded with Essex South District Registry of Deeds, said land being more particularly described as follows:

The land in Topsfield, Essex County, Massachusetts, on the Newburyport Turnpike shown as Lot 3, Lot 4 and the Putnam Pasture on a plan entitled "Land in Topsfield Mass. of John W. Peirce, John W. Peirce/Mildred M. Peirce, Scale: 1 in. = 100 ft." dated 14 December, 1984, by Raymond C. Pressey, Inc., Registered Land Surveyors, recorded in Essex County South District Registry of Deeds, being bounded and described according to said Plan as follows:

EASTERLY	By Newburyport Turnpike, 472.32 feet;
SOUTHEASTERLY	By land now or formerly of Augustus P. Loring et. al. for various courses, being respectively, 33.39 feet; 113.12 feet; 147.54 feet; 78.18 feet; 79.83 feet; 174.85 feet; 94.53 feet; and 97.35 feet;
SOUTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al., 255.22 feet;
SOUTHEASTERLY	By said land now or formerly of Augustus P. Loring et. al., 200.44 feet;
SOUTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al. for various courses, being respectively, 128.02 feet; and 117.93 feet;
NORTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al. for various courses, being respectively, 210.07 feet; 142.26 feet;

Property Address: 42R Boston Street, 20R Johns Lane and 25 Johns Lane, , Topsfield, MA 01983
Grantee's Address: 33 Holland Road, Wakefield, MA 01880

SOUTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al. for various courses, being respectively, 100.97 feet; 198.10 feet; 197.30 feet; 100.04 feet; and 183.54 feet;
SOUTHEASTERLY	By said land now or formerly of Augustus P. Loring et. al. 123.6 feet;
SOUTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al., 31.2 feet;
SOUTHEASTERLY	By said land now or formerly of Augustus P. Loring et. al. 267.7 feet;
SOUTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al., 1146.1 feet;
NORTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al., 380 feet;
NORTHEASTERLY	By land now or formerly of New England Telephone Company, 433.44 feet;
NORTHWESTERLY	By said land now or formerly of New England Telephone Company, 400.00 feet;
SOUTHWESTERLY	By said land now or formerly of New England Telephone Company, 648.11 feet;
NORTHWESTERLY	By John's Lane and by unidentified land, 50.10 feet;
NORTHEASTERLY	By land now or formerly of Salem-Beverly Water Supply Board for various courses, being respectively, 1018.51 feet; and 1220.79 feet;
NORTHERLY	By said land now or formerly of Salem-Beverly Water Supply Board, 385.00 feet.

Containing approximately 45.3 acres according to said plan.

Grantor hereby certifies under the pains and penalties of perjury that the property was not the principal residence of the Grantor that no one is entitled to any homestead rights in the property.

For Grantor's title see deed of Alfred Festa dated March 10, 2014 and recorded with the Essex South District Registry of Deeds in Book 33158, Page 171.

Witness my hand and seal this 15th day of June, 2022.


ALFRED FESTA, TRUSTEE


COMMONWEALTH OF MASSACHUSETTS

Essex, County

June 15, 2022

On this 15th day of June, 2022, before me, the undersigned notary public, personally appeared Alfred Festa, Trustee of Vantage Point Realty Trust II, proved to me through satisfactory evidence of identification, which was a valid Florida Driver's License, to be the person whose name is signed on the preceding or attached document, and who acknowledged to me that he signed the preceding or attached voluntarily for its stated purpose as Trustee of the Vantage Point Realty Trust II, as the voluntary act of said Trust, and who further swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.




Notary Public: Richard M. Magnan
My Commission Expires: 9/8/2028



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, October 25, 2023** Issue Date **Thursday, October 26, 2023**

Department requiring list: **Planning Board**

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

Person/Party requesting list: **The Morin-Cameron Group, Inc.**

Address: **66 Elm Street Danvers, MA**

Phone #: **978.777.8586** Email Address **jpepperman@morincameron.com** Misc:

Property Owner: **Raymond Lawton**

Assessor's Map(s) **76** Lot(s) **4** Location **25 Johns Lane**

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
October 26, 2023



Subject Property:

Parcel Number: 76-4
CAMA Number: 76-4
Property Address: 25 JOHNS LN

Mailing Address: LAWTON RAYMOND
33 HOLLAND RD
WAKEFIELD, MA 01880

Abutters:

Parcel Number: 68-39
CAMA Number: 68-39
Property Address: 12 JOHNS LN

Mailing Address: MIGLIACCIO PETER D
12 JOHNS LN
TOPSFIELD, MA 01983

Parcel Number: 68-40
CAMA Number: 68-40
Property Address: 18 JOHNS LN

Mailing Address: MONIZ DAVID T
18 JOHNS LN
TOPSFIELD, MA 01983

Parcel Number: 68-41
CAMA Number: 68-41
Property Address: 21 JOHNS LN

Mailing Address: LAWTON PATRICIA
33 HOLLAND RD
WAKEFIELD, MA 01880

Parcel Number: 68-42
CAMA Number: 68-42
Property Address: 19 JOHNS LN

Mailing Address: CASS THOMAS E
19 JOHNS LN
TOPSFIELD, MA 01983

Parcel Number: 68-43
CAMA Number: 68-43
Property Address: 15 JOHNS LN

Mailing Address: PAZURA LESLIE L TR
15 JOHNS LN
TOPSFIELD, MA 01983

Parcel Number: 68-47
CAMA Number: 68-47
Property Address: 116 HILL ST

Mailing Address: JOHNSON PAUL S
116 HILL ST
TOPSFIELD, MA 01983

Parcel Number: 68-48
CAMA Number: 68-48
Property Address: 120 HILL ST

Mailing Address: UTTLEY TAYLOR
120 HILL ST
TOPSFIELD, MA 01983

Parcel Number: 69-1
CAMA Number: 69-1
Property Address: 56 BOSTON ST

Mailing Address: SALEM & BEVERLY WATER
50 ARLINGTON AVE
BEVERLY, MA 01915

Parcel Number: 70-1
CAMA Number: 70-1
Property Address: 44 MCLEOD LN

Mailing Address: SALEM & BEVERLY WATER
50 ARLINGTON AVE
BEVERLY, MA 01915

Parcel Number: 75-23
CAMA Number: 75-23
Property Address: 190 ROWLEY BRIDGE RD

Mailing Address: ESSEX COUNTY GREENBELT ASSOCIA
82 EASTERN AVE
ESSEX, MA 01929



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300 feet Abutters List Report

Topsfield, MA
October 26, 2023



Parcel Number: 76-1
CAMA Number: 76-1
Property Address: 30 BOSTON ST

Mailing Address: ABUZHARA SAID & JEHAD
29 MACKENZIE LN
WAKEFIELD, MA 01880

Parcel Number: 76-2
CAMA Number: 76-2
Property Address: 42R BOSTON ST

Mailing Address: LAWTON RAYMOND
33 HOLLAND RD
WAKEFIELD, MA 01880

Parcel Number: 76-3
CAMA Number: 76-3
Property Address: 20R JOHNS LN

Mailing Address: LAWTON RAYMOND
33 HOLLAND RD
WAKEFIELD, MA 01880

Parcel Number: 76-5
CAMA Number: 76-5
Property Address: 47 BOSTON ST

Mailing Address: HEALTH & EDUCATION SERVICE INC
131 RANTOUL ST
BEVERLY, MA 01915

Parcel Number: 76-6
CAMA Number: 76-6
Property Address: 33 BOSTON ST

Mailing Address: GDPL TOPSFIELD LLC
305 CAMBRIDGE ST STE 3
CAMBRIDGE, MA 02141

Parcel Number: 81-1
CAMA Number: 81-1-0
Property Address: 12 BOSTON ST

Mailing Address: ENGLISH COMMONS LLC
460 BOSTON ST STE 5
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-1
Property Address: 12 BOSTON ST Unit 1

Mailing Address: DAVIS ANTHONY
1 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-10
Property Address: 12 BOSTON ST Unit 10

Mailing Address: BAILEY PETER A TR
10 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-11
Property Address: 12 BOSTON ST Unit 11

Mailing Address: GRAVES SAMUEL H
11 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-12
Property Address: 12 BOSTON ST Unit 12

Mailing Address: FIRESTONE JAMES E
12 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-13
Property Address: 12 BOSTON ST Unit 13

Mailing Address: VITALE RICHARD D
13 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-14
Property Address: 12 BOSTON ST Unit 14

Mailing Address: FALTAS MERVAT
14 ENGLISH COMMONS
TOPSFIELD, MA 01983

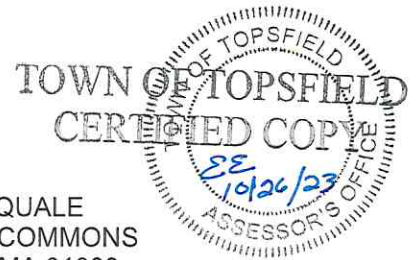


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Mailing Address: SCIPPA PASQUALE
15 ENGLISH COMMONS
TOPSFIELD, MA 01983

Mailing Address: FRONGILLO FRANK F
16 ENGLISH COMMONS
TOPSFIELD, MA 01983

Mailing Address: MINDESS RICHARD
17 ENGLISH COMMONS
TOPSFIELD, MA 01983

Mailing Address: PUTNEY JOHN R TR
P.O. BOX 35
MOULTONBORO, NH 03254

Mailing Address: GUINEE ALICIA MARY
19 ENGLISH COMMONS
TOPSFIELD, MA 01983

Mailing Address: RESTEGHINI PETER C
2 ENGLISH COMMONS
TOPSFIELD, MA 01983

Mailing Address: CROSSON W. RICHARD
20 ENGLISH COMMONS
TOPSFIELD, MA 01983

Mailing Address: KNOWLES PHILIP G TR
21 ENGLISH COMMOMS
TOPSFIELD, MA 01983

Mailing Address: RICHMAN ERIC J
22 ENGLISH COMMONS
TOPSFIELD, MA 01983

Mailing Address: FIORE WILLIAM J TR
23 ENGLISH COMMONS
TOPSFIELD, MA 01983

Mailing Address: JOHNSON JUDITH H TR
24 ENGLISH COMMONS
TOPSFIELD, MA 01983

Mailing Address: LIPSON PHILIP D
101 STATION DR STE 250
WESTWOOD, MA 02050



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Abutters List Report - Topsfield, MA



300 feet Abutters List Report

Topsfield, MA
October 26, 2023



Parcel Number: 81-1
CAMA Number: 81-1-26
Property Address: 12 BOSTON ST Unit 26

Mailing Address: MEYFARTH NATHALIE
26 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-28
Property Address: 12 BOSTON ST Unit 28

Mailing Address: BARRETT THOMAS J TR
28 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-29
Property Address: 12 BOSTON ST Unit 29

Mailing Address: BRITTON WAYNE W
29 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-3
Property Address: 12 BOSTON ST Unit 3

Mailing Address: HAROLD ELAINE P TR
3 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-30
Property Address: 12 BOSTON ST Unit 30

Mailing Address: KILDUFF STEPHANIE D TR
30 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-31
Property Address: 12 BOSTON ST Unit 31

Mailing Address: MASSARO HELEN A TR
31 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-32
Property Address: 12 BOSTON ST Unit 32

Mailing Address: MASTERSON JOHN J
32 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-33
Property Address: 12 BOSTON ST Unit 33

Mailing Address: BRAVERMAN MICHAEL J
33 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-34
Property Address: 12 BOSTON ST Unit 34

Mailing Address: BOURGOIN DIANORA M TR
34 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-35
Property Address: 12 BOSTON ST Unit 35

Mailing Address: GENNACO JOSEPH P TR
35 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-36
Property Address: 12 BOSTON ST Unit 36

Mailing Address: HARDER PAUL R TR
36 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-37
Property Address: 12 BOSTON ST Unit 37

Mailing Address: ST LAURENT DAVID F
37 ENGLISH COMMONS
TOPSFIELD, MA 01983



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300 feet Abutters List Report

Topsfield, MA
October 26, 2023

TOWN OF TOPSFIELD
CERTIFIED COPY



Parcel Number: 81-1
CAMA Number: 81-1-38
Property Address: 12 BOSTON ST Unit 38

Mailing Address: ROSE ROBERT M TR
38 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-39
Property Address: 12 BOSTON ST Unit 39

Mailing Address: MCANDREW THOMAS P
39 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-4
Property Address: 12 BOSTON ST Unit 4

Mailing Address: LEAVER WILLIAM J III TR
2011 IMPERIAL GOLF COURSE BLVD
NAPLES, FL 34110

Parcel Number: 81-1
CAMA Number: 81-1-40
Property Address: 12 BOSTON ST Unit 40

Mailing Address: GUIDI THOMAS L
40 ENGLISH COMMON
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-41
Property Address: 12 BOSTON ST Unit 41

Mailing Address: CAWTHORNE MARY A TR
41 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-42
Property Address: 12 BOSTON ST Unit 42

Mailing Address: UNIT 42 ENGLISH COMMONS LLC
40 SOLDIER FIELD PL
BOSTON, MA 02135

Parcel Number: 81-1
CAMA Number: 81-1-43
Property Address: 12 BOSTON ST Unit 43

Mailing Address: SULLIVAN DIANNA M TR
43 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-44
Property Address: 12 BOSTON ST Unit 44

Mailing Address: COSTA LISA FELL
44 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-45
Property Address: 12 BOSTON ST Unit 45

Mailing Address: TYBINKOWSKI A P & E B TRS
45 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-46
Property Address: 12 BOSTON ST Unit 46

Mailing Address: SACHETTA JOSEPH TR
46 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-47
Property Address: 12 BOSTON ST Unit 47

Mailing Address: BRACCIA ROBERT TR
47 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-48
Property Address: 12 BOSTON ST Unit 48

Mailing Address: DEMPSEY PETER K TR
48 ENGLISH COMMONS
TOPSFIELD, MA 01983



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300 feet Abutters List Report

Topsfield, MA
October 26, 2023



Parcel Number: 81-1
CAMA Number: 81-1-5
Property Address: 12 BOSTON ST Unit 5

Mailing Address: WHITEHEAD HOWARD
5 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-52
Property Address: 12 BOSTON ST Unit 52

Mailing Address: 52 ENGLISH COMMONS LLC
52 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-54
Property Address: 12 BOSTON ST Unit 54

Mailing Address: MARIN ALLAN P TR
54 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-6
Property Address: 12 BOSTON ST Unit 6

Mailing Address: TIERNEY KEVIN M SR TR
6 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-7
Property Address: 12 BOSTON ST Unit 7

Mailing Address: SUMER FATMA AYNUR
7 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-8
Property Address: 12 BOSTON ST Unit 8

Mailing Address: CASTAGNA RALPH C
8 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-9
Property Address: 12 BOSTON ST Unit 9

Mailing Address: FAZIO CAROL A TR
9 ENGLISH COMMONS
TOPSFIELD, MA 01983



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10/26/2023

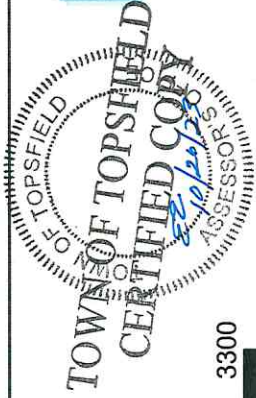
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October 26, 2023

Town of Topsfield, MA

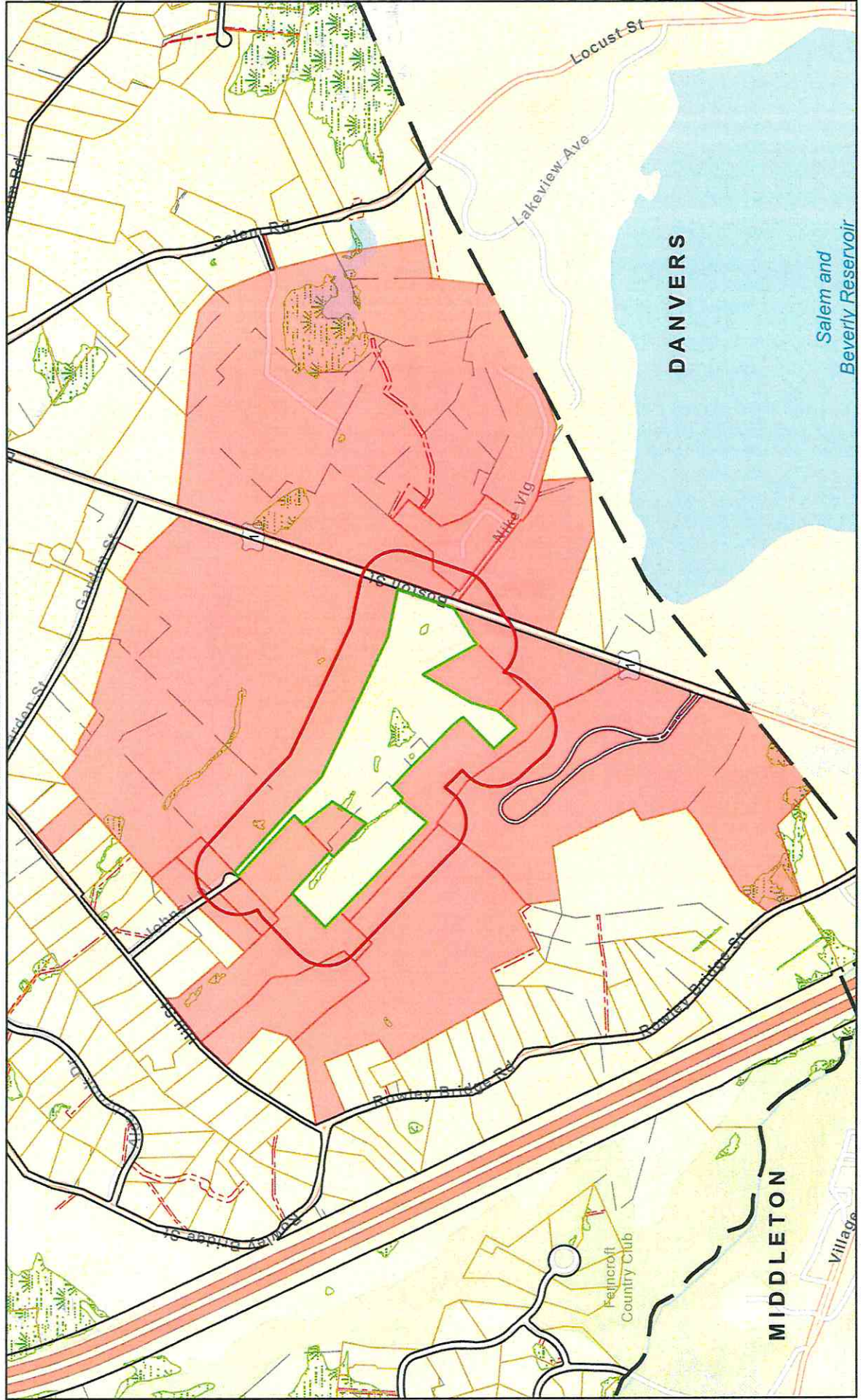
1 inch = 1100 Feet



CAI Technologies

Professional Mapping & Geospatial Solutions

www.cai-tech.com



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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, October 25, 2023** Issue Date **Thursday, October 26, 2023**

Department requiring list: **Planning Board**

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

Person/Party requesting list: **The Morin-Cameron Group, Inc.**

Address: **66 Elm Street Danvers, MA**

Phone #: **978.777.8586** Email Address **jpepperman@morincameron.com** Misc: _____


Property Owner: **Raymond Lawton**

Assessor's Map(s) **76** Lot(s) **3** Location **20R Johns Lane**

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



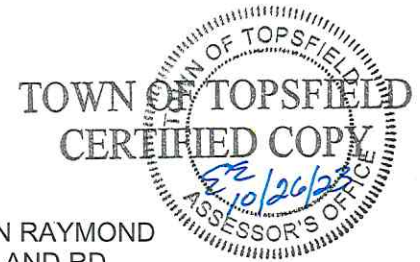
Certification of Parties in Interest

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
October 26, 2023



Subject Property:

Parcel Number: 76-3
CAMA Number: 76-3
Property Address: 20R JOHNS LN

Mailing Address: LAWTON RAYMOND
33 HOLLAND RD
WAKEFIELD, MA 01880

Abutters:

Parcel Number: 68-41
CAMA Number: 68-41
Property Address: 21 JOHNS LN

Mailing Address: LAWTON PATRICIA
33 HOLLAND RD
WAKEFIELD, MA 01880

Parcel Number: 69-1
CAMA Number: 69-1
Property Address: 56 BOSTON ST

Mailing Address: SALEM & BEVERLY WATER
50 ARLINGTON AVE
BEVERLY, MA 01915

Parcel Number: 76-4
CAMA Number: 76-4
Property Address: 25 JOHNS LN

Mailing Address: LAWTON RAYMOND
33 HOLLAND RD
WAKEFIELD, MA 01880



www.cai-tech.com

10/26/2023

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.

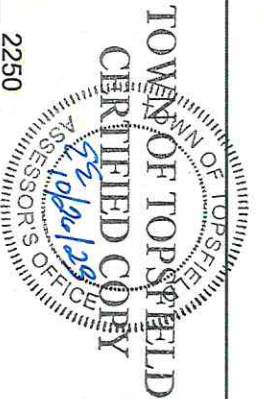
Page 1 of 1



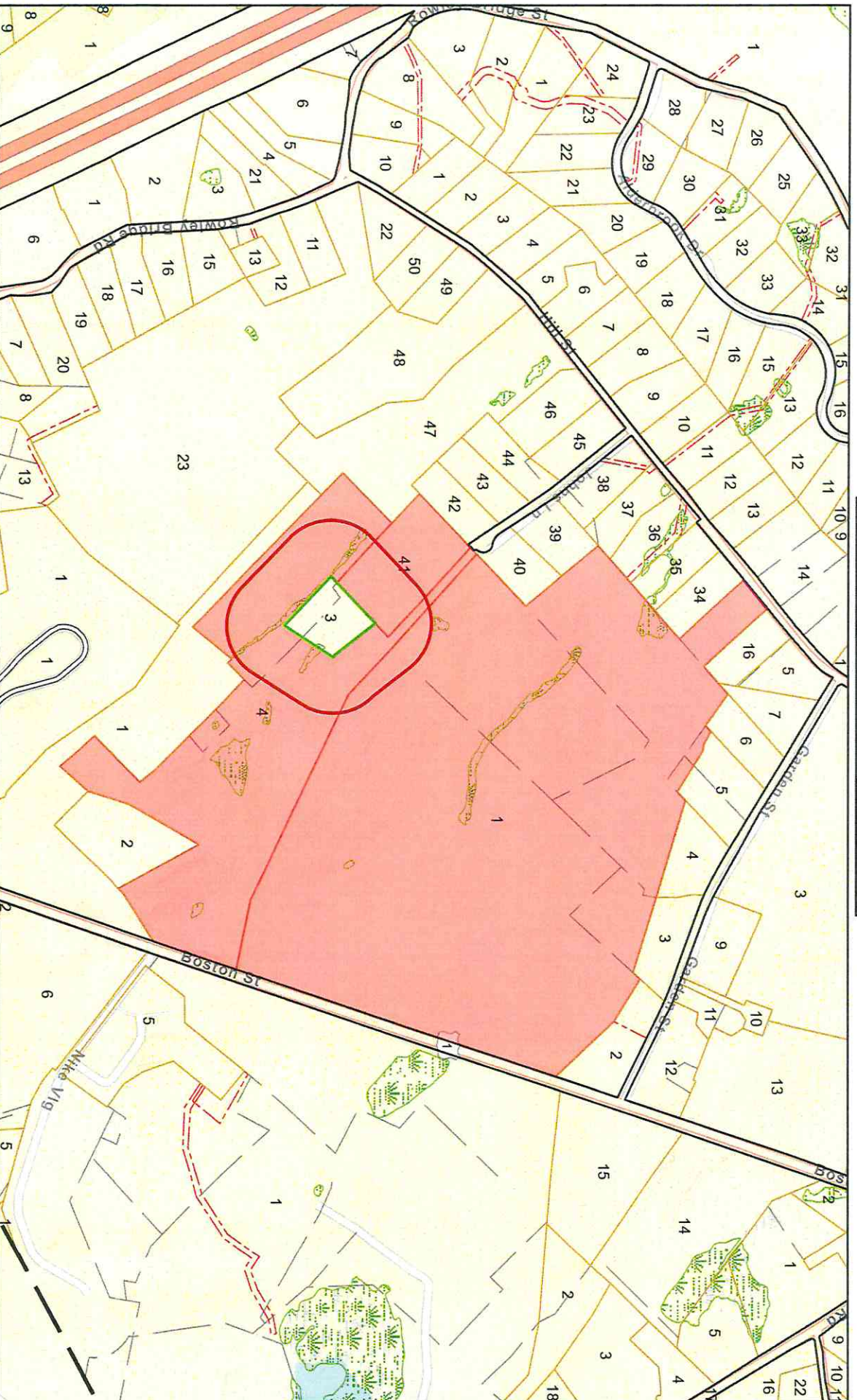
October 26, 2023

Town of Topsfield, MA

1 inch = 750 Feet



www.cai-tech.com



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.

STORMWATER MANAGEMENT REPORT NARRATIVE
20R & 25 Johns Lane – Lot 3A
November 7, 2023

I. Executive Summary

The applicant, Raymond Lawton, is proposing to develop the parcel located at 20R & 25 Johns Lane (Lot 3A). This includes the construction of a new single-family dwelling, driveway, patio, new septic system, utilities and stormwater management system. The proposed project will have an approximate 200 square foot net decrease in impervious area on the site compared to existing conditions. The parcel is shown on Assessor's Map 76 as Lot 3/portion of Lot 4 and is located within the Outlying Residential & Agricultural (ORA) Zoning District. *An Approval Not Required (ANR) Plan has been submitted to the Topsfield Planning Board to create Lot 3A

II. Existing Site Description

The development parcel is situated at 20R & 25 Johns Lane (Lot 3A) and has an aggregate land area of 14.263 acres. The property is currently undeveloped and consists of wooded and vegetated areas with bordering vegetated wetlands to the south, north and east of the proposed dwelling. The proposed development will be located within areas of existing field and previously cleared woodlands. A compacted gravel roadway exists running from northwest, around the south of the proposed dwelling, and reconnects to another gravel roadway to the east. Soil conditions are sandy loams on top of gravelly coarse sand and sandy loams, which were confirmed through soil testing in the vicinity of the proposed septic system. The surface runoff from the project area flows from the northeastern side of the site to the southwestern side of the site. There are no one site wetland resource areas or associated 100' buffer zones.

According to the USDA Soils Conservation Services Soil Resource Report, soils in the area of the proposed work are classified as Paxton fine sandy loam (305D) classified as Hydrologic Soil Group "C", Paxton fine sandy loam (306C) classified as Hydrologic Soil Group "C", and Paxton fine sandy loam (307D) classified as Hydrologic Soil Group "C". The site is located within the Topsfield, MA Map of Areas of Severe Soil Limitations and is shown as an area considered to be severe-slow perc. Percolation rates from testing on October 4, 2023 in the area of the proposed septic system ranged from <2 minutes per inch to 35 minutes per inch.

The site is shown to be in a Zone "X" (area determined to be outside the 0.2% chance floodplain) on the FEMA Federal Insurance Rate Maps (FIRM) #25009C0402F, dated July 3, 2012. The parcel is not mapped within a Natural Heritage estimated habitat of rare wildlife, certified vernal pool, or priority habitat of rare species.

III. Proposed Site Description

The proposed project will include the construction of a new house, permeable paver patio, new gravel driveway, partially paved driveway, a septic system, installation of utilities and stormwater recharge systems. The dwelling will be served by a domestic well, located to the west of the proposed dwelling. As previously stated, the project will create an approximate 200 square foot decrease in impervious surfaces. The existing compacted gravel roadway that wraps around the site is considered an impervious surface and will be removed and replaced with a permeable loam/seed mix. The total area of compacted gravel driveway to be removed totals approximately 12,600 square feet. The proposed project will result in approximately 12,400 square feet of impervious area. This proposed development will result in a net decrease of 200 square feet of

impervious area post development. The proposed development will disturb greater than 1 acre therefore a NPDES permit will be applied for. The project also falls under the jurisdiction of the Town of Topsfield Stormwater and Erosion Control Regulations.

IV. Stormwater Best Management Practices

- **Subsurface Recharge Systems:** One 2-unit Cultec 280HD recharge system and one 1-unit Cultec 280HD recharge system will be placed near the highest elevation areas in the southern portion of the property. Runoff from the proposed dwelling roof will be directed to these systems. The recharge systems will provide the required groundwater recharge volume for the site. The applicable calculations are provided on the Stormwater Management Plan.

The proposed stormwater management system is designed to provide sufficient storage for the groundwater recharge volume based on all post construction impervious coverage on the site. Although no groundwater recharge is required, as this project results in a decrease in impervious area. The project consists of the construction of a single-family dwelling, which is considered to be exempt from the requirements of the Massachusetts DEP Stormwater Management Policy and Stormwater Standards. The project will result in a decrease in impervious area and therefore will reduce the peak rate of runoff.

Areas not flowing to the stormwater BMPs will directed overland across at least 100' of pervious ground cover prior to discharging offsite.

V. Erosion and Sedimentation Control

To manage the on-site sedimentation control during construction a proposed silt sock shall be placed along the downstream limit of work for the driveway, dwelling, septic system and associated site grading (see Site Development Plan for location) prior to the commencement of construction activity. The integrity of the erosion control barrier will be maintained by periodic inspection and replacement as necessary. The erosion control barrier will remain in place until all the disturbed areas have been paved or loamed and seeded and vegetation has been established. Construction stockpile areas will be provided in locations determined by the site contractor upstream of the erosion control barrier. An Operations and Maintenance Plans for the construction phase (Construction Period Pollution Prevention Plan) and long-term operation (Long Term Stormwater Best Management Practices Operation and Maintenance Plan) of the site have been included with this letter.

Long Term Stormwater Best Management Practices
Operation and Maintenance Plan
for the
Residential Development
of
20R & 25 Johns Lane (Lot 3A)
Topsfield, Massachusetts

November 7, 2023

The following operation and maintenance plan has been provided associated with development of the site and associated infrastructure. The success of the Stormwater Management Plan depends on the proper implementation, operation and maintenance of several management components. The following procedures shall be implemented to ensure success of the Stormwater Management Plan:

1. The contractor shall comply with the details of construction of the site as shown on the approved plans.
2. The drainage systems shall be inspected and maintained as indicated below.
3. Effective erosion control measures during and after construction shall be maintained until a stabilized finished surface is established on all altered areas.

Basic Information

Stormwater Management System Owner:

Ray Lawton
240 Boston Street
Topsfield, MA 01983
P: (617) 908-1814

Topsfield Department of Public Works:

279 Boston Street
Topsfield, MA 01983
P: (978) 887-1517

Topsfield Planning Board:

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

Erosion and Sedimentation Controls during Construction:

The site and drainage construction contractor shall be responsible for maintaining the stormwater system during construction. Routine maintenance of all items shall be performed to ensure adequate runoff and pollution control during construction.

Proposed erosion controls will be placed as shown on the Site Plan prior to the commencement of any clearing, grubbing, and earth removal or construction activity. The integrity of the erosion control barrier will be maintained by periodic inspection and replacement as necessary. The erosion control barrier will remain in place until the first course of pavement has been placed and all disturbed areas have been loamed and seeded and vegetation has been established.

General Conditions

1. The developer shall be responsible for scheduling regular inspections and maintenance of the stormwater BMP's. The BMP maintenance shall be conducted as detailed in the following long-term pollution prevention plan and illustrated on the approved design plans:

"Sanitary Disposal System Design Plan in Topsfield, Massachusetts, 21 John's Lane (Assessor's Map 76, Lot 3)", prepared by The Morin-Cameron Group, Inc. dated November 6, 2023.

2. The owner shall:
 - a. Maintain an Operation and Maintenance Log for the last three years. The Log shall include all BMP inspections, repairs, replacement activities and disposal activities (disposal material and disposal location shall be included in the Log);
 - b. Make the log available to the Topsfield Department of Public Works and Planning Board upon request;
 - c. Allow members and agents of the Topsfield Department of Public Works and Planning Board to enter the premises and ensure that the Owner has complied with the Operation and Maintenance Plan requirements for each BMP.
3. A recommended inspection and maintenance schedule is outlined below based on statewide averages. This inspection and maintenance schedule shall be adhered to at a minimum for the first year of service of all BMP's referenced in this document. At the conclusion of the first year of service, a more accurate inspection/maintenance schedule shall be determined based on the level of service for this site.
4. Inspections and maintenance activities for this residential development will generally be performed by the developer or future homeowner. If major repairs are required, then detailed cost estimates will be provided by local landscaping companies prior to commencement of work.

Long-Term Pollution Prevention Plan (LTPPP)

Vegetated Areas:

Immediately after construction, monitoring of the erosion control systems shall occur until establishment of natural vegetation. Afterwards, vegetated areas shall be maintained as such. Vegetation shall be replaced as necessary to ensure proper stabilization of the site.

Subsurface Recharge Chambers:

The subsurface recharge chambers shall be checked for debris accumulation twice per year. Each system is equipped with an inspection port. Additional inspections should be scheduled during the first few months to make sure that the facility is functioning as intended. Trash, leaves, branches, etc. shall be removed from facility. Silt, sand and sediment, if significant accumulation occurs, shall be removed annually. Material removed from the system shall be disposed of in accordance with all applicable local, state, and federal regulations. In the case that water remains in the infiltration facilities for greater than three (3) days after a storm event an inspection is warranted, and necessary maintenance or repairs should be addressed as necessary.

Cost: Consult with local landscaping companies for associated costs if necessary.

Public Safety Concerns: The inspection port covers shall not be left open and unattended at any time during inspection, cleaning or otherwise. Broken covers or frames shall be replaced immediately. At no time shall any person enter the subsurface structure unless measures have been taken to ensure safe access in accordance with OSHA enclosed space regulations.

Debris & Litter:

All debris and litter shall be removed from the driveway as necessary to prevent migration into the drainage system.

Pesticides, Herbicides, and Fertilizers:

Pesticides and herbicides shall be used sparingly. Fertilizers shall be restricted to the use of organic fertilizers only. All fertilizers, herbicides, pesticides, sand and salt for deicing and the like shall be stored in dry area that is protected from weather.

Prevention of Illicit Discharges:

Illicit discharges to the stormwater management system are not allowed. Illicit discharges are discharges that are not comprised entirely of stormwater. Pursuant to Mass DEP Stormwater Standards the following activities or facilities are not considered illicit discharges: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, De-chlorinated water from swimming pools, water used for street washing and water used to clean residential building without detergents.

To prevent illicit discharges to the stormwater management system the following policies should be implemented:

1. Good Housekeeping Practices
 - The site shall be kept clean of litter and debris and continuously maintained as noted above. All chemicals shall be covered and stored in secured location. Any land disturbances that change drainage characteristics shall be remedied to pre-disturbance characteristics (i.e. shoulder rutting from vehicles, land disturbance from plowing, etc.) as soon as possible to ensure proper treatment of all stormwater runoff.
2. Provisions for Storing Materials and Waste Products Inside or Under Cover

- All chemicals and chemical waste products shall be stored inside or in a secured covered location to prevent potential discharge. Any major spills shall be reported to municipal officials and a remediation plan shall be implemented immediately.
3. Vehicle Maintenance
 - Any vehicle maintenance shall be done with care to prevent discharge of illicit fluids. If fluids are accidentally spilled, immediate action shall be implemented to clean and remove the fluid to prevent discharge into the stormwater management system and/or infiltrating into the groundwater.
 4. Pet Waste Management Provisions
 - Pet waste shall be picked up and disposed of in an appropriate individual waste refuse area.
 5. Spill Prevention and Response Plans
 - If a major spill of an illicit substance occurs, town officials (including but not limited to the Fire Department and Police Department) shall be notified immediately. A response plan shall then be implemented immediately to prevent any illicit discharges from entering the stormwater management system and ultimately surface waters of the Commonwealth.
 6. Solid waste
 - All domestic solid waste shall be disposed of in accordance with all applicable local, state and federal regulations. Waste shall be placed into covered dumpsters and/or covered waste bins to prevent water intrusion and potentially contaminated runoff. No household chemicals, hazardous materials, construction debris or non-household generated refuse shall be disposed of in the on-site waste disposal containers.

Stormwater Management Maintenance Log

20R and 25 Johns Lane - Lot 3A

Topsfield, MA

The Following structures shall be inspected and maintained by the owner.

[illegible]