



TOWN OF TOPSFIELD

**SPECIAL PERMIT APPLICATION TO THE PLANNING BOARD
FOR FAMILY ACCESSORY APARTMENT**

1. Applicant(s): (This application must be signed by all owners as identified in the deed attached to this application).

<u>Name</u>	<u>Address</u>
Jean - Marc Berteaux	64 Perkins Row, Topsfield, MA 01983
_____	_____
_____	_____

☒ Deed attached

2. Property Address: 64 Perkins Row, Topsfield, MA 01983

3. Registry of Deeds Title Reference: Book 5442 , Page 91

4. Attach list of all abutters within 300 feet of each lot line to whom notice of the application shall be given.

5. State the names and ages of all occupants of the main dwelling.

<u>Name</u>	<u>Age</u>	<u>Name</u>	<u>Age</u>
Jean - Marc Berteaux	55	_____	_____
John Rogan	41	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

6. State the names and ages of all proposed occupants of the family accessory apartment.

<u>Name</u>	<u>Age</u>	<u>Name</u>	<u>Age</u>
Annick Menard	86	_____	_____

7. State the identity of and the family or other relationship between the owner or occupant of the main dwelling and the owner or occupant of the Family Accessory Apartment upon which this application is based.

Mother of Jean-Marc Berteaux

8. State the reason for the Family Accessory Apartment. (Article VII § 7.03 of the bylaw requires that the primary purpose of the Family Accessory Apartment shall be to maximize privacy, dignity, and independent living among the occupants of the main dwelling and the Family Accessory Apartment).

☐ Amnesty requested.

Please see document attached.

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

\$300,000

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

Yes, building an addition.

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

Currently N/A

12. State whether the occupant(s) of the Family Accessory Apartment will make any financial contribution to the applicants and if so explain in detail. (Article VII § 7.03 of the bylaw prohibits generating income as a primary purpose of the Family Accessory Apartment).

- ☐ Yes
☒ No

If yes, state amount, frequency and explain in detail.

13. Attach scaled drawings of the floor plan of the existing main dwelling and the proposed Family Accessory Apartment including elevations if exterior modifications are proposed.

- ☐ Floor plan attached
☐ Elevation attached

LETTER OF ATTESTATION
64 Perkins Row
Topsfield, MA 01983

The purpose for building an in-law apartment on our property at **64 Perkins Row** is to house my aging mother. The close proximity of a mother-in-law apartment will allow me to accommodate her daily living needs as well as doctors appointments with better ease while also allowing her to retain her own separate living space. The design of this in-law-suite fits the aesthetic of the home and will be easily accessible for her due to the fact that all living will be on ground level.

Jean-Marc Berteaux
HOMEOWNER SIGNATURE

February 4, 2019
DATE



**PLANNING BOARD TRACKING SHEET
FOR FAMILY ACCESSORY APARTMENT**

Property Location: 64 Perkins Row, Topsfield, MA 01983

Documents required by the bylaw to be attached hereto.

- ☐ Amnesty requested
- ☐ Filing fee paid
- ☐ Notice to abutters
- ☐ Deed
- ☐ Floor plan
- ☐ Elevations
- ☐ Board of Health certification
- ☐ Building permit
- ☐ Certificate of occupancy
- ☐ Title reference to recorded special permit
 - Book _____, Page _____
- ☐ Title reference to recorded termination notice
 - Book _____, Page _____
- ☐ Building Inspector confirmation of discontinuance

Zoning District: IRA Basis of use if not single-family zone:

Name of each owner residing in the main dwelling:

Jean - Marc Berteaux

John Rogan

Name of each occupant of the Family Accessory Apartment.

Annick Menard

Date of Denial of Special Permit setting forth the reason:

Date: _____

Reason: _____

Date of approval of special permit by planning board vote that each requirement of the bylaw has been met.

Date: _____

Termination Date: _____

Extended Termination Date: _____

14. Attach written certification by the Board of Health that the sewage disposal system has sufficient capacity to accommodate the occupants of the Family Accessory Apartment.

☐ Board of Health certification attached

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

IRA, Residential

By signing this application, all applicants verify that all purposes, procedures and requirements as set forth in the bylaw have been fulfilled and covenant that the use of the Family Accessory Apartment shall forthwith be discontinued upon termination as provided by the bylaw.

Dated: February 4, 2019

Jean-Marc Berteaux _____



TOWN OF TOPSFIELD

Board of Health

8 West Common Street, Topsfield, Massachusetts 01983

(978) 887-1520/Fax (978) 887-1521

health@topsfeld-ma.gov; www.topsfeld-ma.gov



February 5, 2019

BLB Custom Building
6 Chestnut Street
Suite 200
Amesbury, MA 01913

Re: 64 Perkins Row

As requested, this document is to verify that the Topsfield Board of Health has determined that the sewage disposal system has sufficient capacity to accommodate the occupants of the Family Accessory Apartment.

Sincerely,

John Coulon
Health Agent

TOWN OF TOPSFIELD
INSPECTIONAL SERVICES DEPARTMENT
PHONE 978-887-1522
FAX 978-887-1540
BUILDING PERMIT PREREQUISITE FORM

Owner/Address 64 PERKINS ROW / JAY-MARC BERTHEUX Phone _____
Location _____ Permit No. _____
Builder/Address BLB CUSTOM BUILDING Phone 717-826-2015
60 CHESTNUT ST. SUITE 200 AMESBURY, MA 01913
Additional Town Boards Requiring Approval Before Submitting Application
(applicable/non-applicable)

☐ YES ☐ NO Is there more than 4000 sq. ft. of land area being disturbed for this project including septic, driveway, regrading and structures? If Yes, a Stormwater and Erosion Control permit from the Planning Board may be required.

(A/NA) Assessor _____

(A/NA) Conservation Commission "Determination of Applicability" if within 100ft. of Wetland _____

(A/NA) Health Department: (New building or increased occupancy or use) barn/stable/ Swimming pools/additional bedrooms(s) addition _____

(A/NA) Planning Board Site plan is either part of an approved subdivision or stamped "Not Subject to Pl. Bd. Approval":/Scenic road (stone walls or trees @ driveway cut)/ special permit/site plan review/Stormwater and Erosion Control permit.

(A/NA) Fire Department: (New Construction or major alteration of 1 or 2 family residential For smoke detectors)/sprinklers/oil tanks/propane temporary heater/oil burners. *In-law roots code, will need plans of entire bldg w/ smoke/CO plan. Addition of bedroom to building requires update of whole house.*

(A/NA) Historic District Commission/Historical Commission: New Construction or exterior alterations in Historic District/Demolition Delay.

(A/NA) Soil Removal Bd: (Removal of soil in excess of 120% of the volume of the foundation).

(A/NA) Highway Department: Town street cuts for driveway cuts) _____

(A/NA) Tree Warden: Cutting down or trimming public shade trees (driveway/other).

(A/NA) Board of Appeals: variance/special permit/site plan review.

(A/NA) Water Department

(A/NA) State Department of Public Works: (State Road cuts-Rte1/Rte 97) Board of Selectmen (sign variances)/ Electrical Dept. (swimming pool/other _____)

Owner/Owner's Agent (signature) _____ Date _____

PROJECT INVOLVES GOING FROM 4 BEDROOM DWELLING TO 3 BEDROOM DWELLING



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 **Friday, December 21, 2018** Issue Date **Thursday, December 27, 2018**

Department requiring list: **Planning Board**

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

Person/Party requesting list: **BLB Custom Building**

Address: **11 Chestnut Street, Amesbury, MA 01913**

Phone #: **978-792-5813** Email Address **ben@blbcustombuilding.com** Misc: _____

Property Owner: **Jean Marc Berteaux**

Assessor's Map(s) **59** Lot(s) **1** Location **64 Perkins Row**

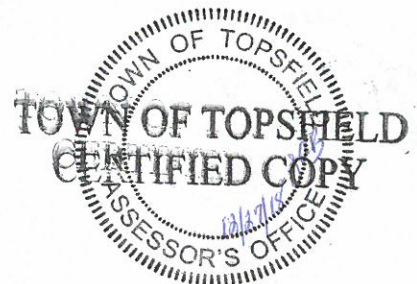
Assessor's Fee Paid: ☒ Yes ☐ No

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.

68

The first of these is the fact that the
the second is the fact that the
the third is the fact that the

the fourth is the fact that the
the fifth is the fact that the

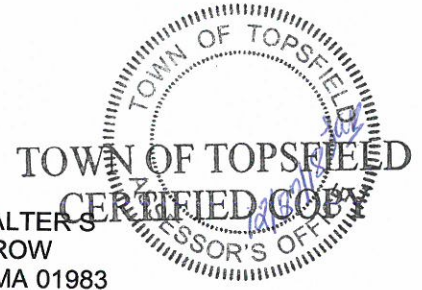
THE UNIVERSITY OF TORONTO
LIBRARY

the sixth is the fact that the
the seventh is the fact that the



300 foot Abutters List Report

Topsfield, MA
December 27, 2018



Subject Property:

Parcel Number: 59-1
CAMA Number: 59-1
Property Address: 64 PERKINS ROW

Mailing Address: LEVITSKY WALTER S
64 PERKINS ROW
TOPSFIELD, MA 01983

Abutters:

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

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

Parcel Number: 50-9
CAMA Number: 50-9
Property Address: 293R BOSTON ST

Mailing Address: COMMONWEALTH OF MASS
PO BOX 829
CARLISLE, MA 01741

Parcel Number: 51-1
CAMA Number: 51-1
Property Address: 82 PERKINS ROW

Mailing Address: ALLEN JEFFREY H
82 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 51-2
CAMA Number: 51-2
Property Address: 84 PERKINS ROW

Mailing Address: DAVIS JASON R
84 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 51-24
CAMA Number: 51-24
Property Address: 81 PERKINS ROW

Mailing Address: WEIGEL CATHERINE L
81 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 51-3
CAMA Number: 51-3
Property Address: 88 PERKINS ROW

Mailing Address: REILLY RUTH
88 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 51-4
CAMA Number: 51-4
Property Address: 90 PERKINS ROW

Mailing Address: REBALA SUBODH
90 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 58-20
CAMA Number: 58-20
Property Address: 46 PERKINS ROW

Mailing Address: GILLESPIE JAMES B
46 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 58-21
CAMA Number: 58-21
Property Address: 50 PERKINS ROW

Mailing Address: SWAIN KENNETH W TR
50 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 58-22
CAMA Number: 58-22
Property Address: 54 PERKINS ROW

Mailing Address: SCHNEIDER CURTISS P
54 PERKINS ROW
TOPSFIELD, MA 01983



www.cai-tech.com

12/27/2018

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Page 1 of 2



300 foot Abutters List Report

Topsfield, MA
December 27, 2018

Parcel Number: 58-23
CAMA Number: 58-23
Property Address: 58 PERKINS ROW

Mailing Address: MOFFETTE ROBERT
12 CORNING ST
BEVERLY, MA 01915

Parcel Number: 58-24
CAMA Number: 58-24
Property Address: 61 PERKINS ROW

Mailing Address: CHITRO RITA ESTATE OF
5 PATTON DRIVE
SOUTH HAMILTON, MA 01982

Parcel Number: 58-25
CAMA Number: 58-25
Property Address: 57 PERKINS ROW

Mailing Address: NEW MEADOWS DEVELOPMENT LLC
69 NORTH MAIN ST
MIDDLETON, MA 01949

Parcel Number: 58-26
CAMA Number: 58-26
Property Address: 53 PERKINS ROW

Mailing Address: CHITRO RITA ESTATE OF
5 PATTON DRIVE
SOUTH HAMILTON, MA 01982

Parcel Number: 58-27
CAMA Number: 58-27
Property Address: 45 PERKINS ROW

Mailing Address: CHITRO RITA ESTATE OF
5 PATTON DRIVE
SOUTH HAMILTON, MA 01982

Parcel Number: 59-4
CAMA Number: 59-4
Property Address: 79 PERKINS ROW

Mailing Address: BOOTH RICHARD H & ANN C TRS
79 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 59-5
CAMA Number: 59-5
Property Address: 77 PERKINS ROW

Mailing Address: FRAHER JANE O
77 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 59-6
CAMA Number: 59-6
Property Address: 71 PERKINS ROW

Mailing Address: BIERMAN HERBERT M P TR
71 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 59-7
CAMA Number: 59-7
Property Address: 67 PERKINS ROW

Mailing Address: LAWSON MAXWELL
67 PERKINS ROW
TOPSFIELD, MA 01983

Parcel Number: 59-8
CAMA Number: 59-8
Property Address: 63 PERKINS ROW

Mailing Address: WHELAN NATALIE M
63 PERKINS ROW
TOPSFIELD, MA 01983



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12/27/2018

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Page 2 of 2



64 Perkins Row

Topsfield, MA

1 inch = 537 Feet

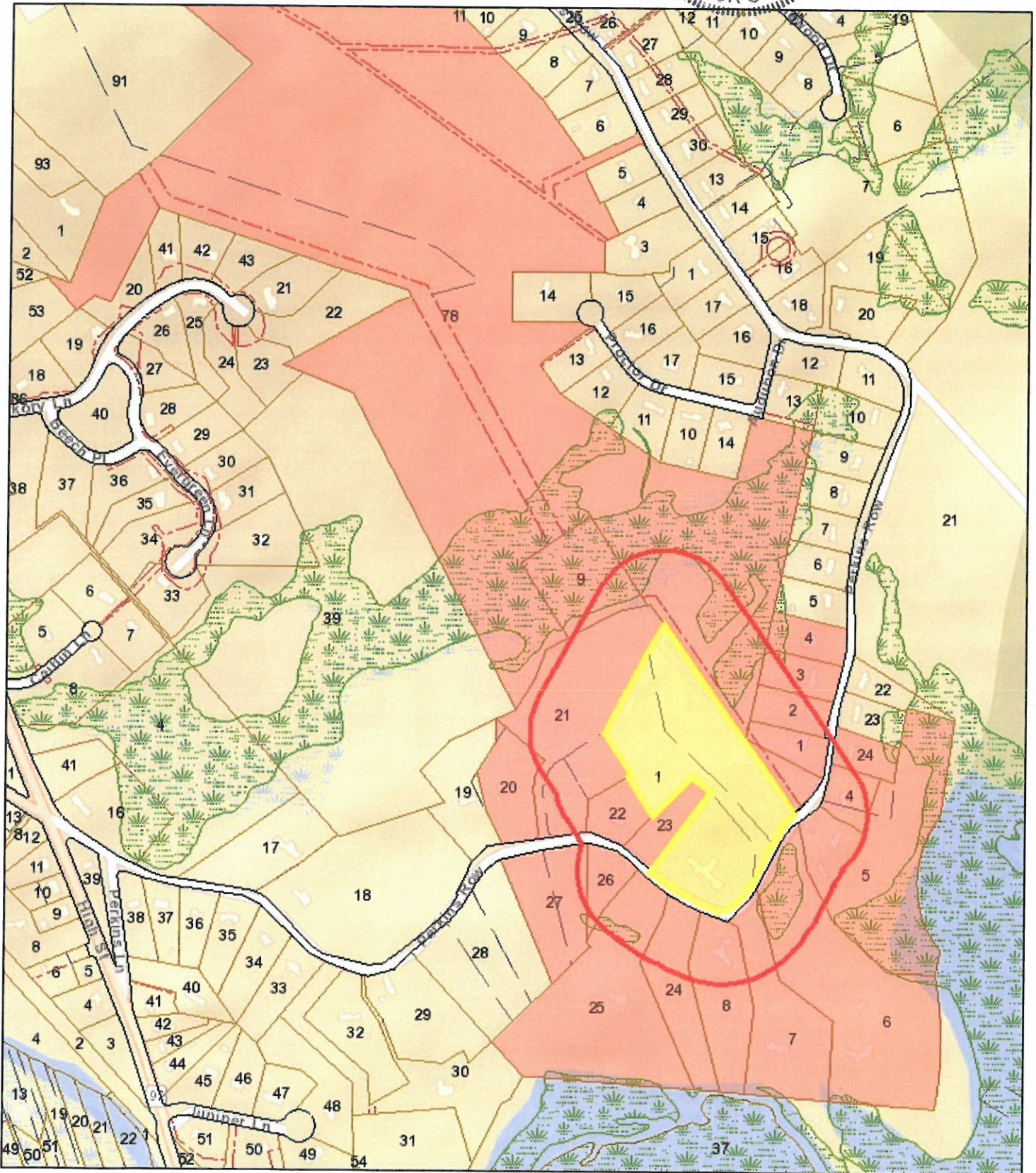
TOWN OF TOPSFIELD

CAI Technologies
Precision Mapping Geospatial Solutions

December 27, 2018

0 537 1075


CERTIFIED COPY 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.

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br/4
Return to:

Box 180


SO. ESSEX #126 Bk:37000 Pg:226
09/10/2018 09:51 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 09/10/2018 09:51 AM
ID: 1257872 Doc# 20180910001260
Fee: \$4,332.00
Cons: \$950,000.00

QUITCLAIM DEED

We, WALTER S. LEVITSKY and MARGARET C. LEVITSKY, husband and wife, of Topsfield, Essex County, Massachusetts,

for and in consideration of Nine Hundred and Fifty Thousand and 00/100 (\$ 950,000.00) Dollars paid, grant to JEAN-MARC BERTEAUX, Individually of 64 Perkins Row, Topsfield, MA 01983

With QUITCLAIM COVENANTS

The land with any buildings thereon situated on Perkins Row in Topsfield, Essex County, Commonwealth of Massachusetts, being shown as Lots 1, 2 and 3 on a plan of land entitled "Plan of Land in Topsfield, Mass., Prepared for Margaret C. & Walter S. Levitsky, 64 Perkins Row, Topsfield, MA 01983" filed with the Essex County South District Registry of Deeds in Plan Book 303, as Plan 81, to which plan reference is made for a more a particular description.

The address of the above premises is 64 Perkins Row, Topsfield, MA 01983.

Being the same premises conveyed to the Grantors by deed of Josiah S. Dean and Harriet W. Dean dated April 27, 1967 and recorded in said Registry in Book 5442, Page 91 and by deed of Robert O. Butcher and Elizabeth Butcher dated January 21, 1970 and recorded in said Registry in Book 5666, Page 427.

We, WALTER S. LEVITSKY and MARGARET C. LEVITSKY, the Grantors, hereby release any and all rights of homestead in the premises conveyed herein, and hereby swear under the pains and penalties of perjury that there are no other persons entitled to a homestead in the premises.

WITNESS OUR HANDS and SEALS this 5th day of September, 2018.

Walter S. Levitsky
WALTER S. LEVITSKY

Margaret C. Levitsky
MARGARET C. LEVITSKY

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

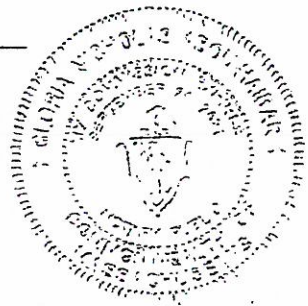
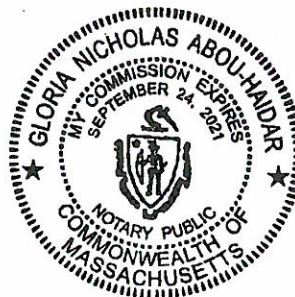
September 5th, 2018

On the 5th day of September, 2018, before me, the undersigned notary public, personally appeared, WALTER S. LEVITSKY and MARGARET C. LEVITSKY, proved to me through satisfactory evidence of identification, which was valid MA License for both.

, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Gloria

Notary Public
My commission expires:



and cancelled on back of this instrument

and cancelled on back of this instrument

Husband
wife of said grantor,

Witness, our hands and seals this 27th day of April 1967.

Josiah S. Dean

Harriet W. Dean

STATE OF OHIO

County of Cuyahoga

April 27,

19 67

Then personally appeared the above named Josiah S. Dean and Harriet W. Dean and acknowledged the foregoing instrument to be their free act and deed, before me



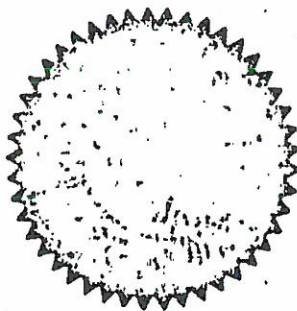
My commission expires

ZEFERA ARONOVITZ, Notary Public

My Commission Expires March 23, 1972

(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

The State of Ohio,
Cuyahoga County } ss.



I, EMIL J. MASGAY, Clerk of the Court of Common Pleas, a Court of Record of Cuyahoga County, aforesaid, do hereby Certify that before whom the annexed acknowledgment, oath, affidavit, was taken, was at the date thereof a NOTARY PUBLIC, in and for said County, duly authorized by the laws of Ohio to take the same, also to make acknowledgments, affidavits and proofs, of deeds or conveyances for land, tenements or hereditaments situated and lying in said State of Ohio, and further that I am well acquainted with his handwriting and believe his signature thereto is genuine, and that the annexed instrument is executed according to the laws of the State of Ohio.

Commission expires

In Testimony Whereof,

I hereunto subscribe my name and affix the seal of said Court, at Cleveland, Ohio, this 27th day of April A. D. 1967

EMIL J. MASGAY, CLERK OF COURTS

D 1041

Essex ss. Recorded May 10, 1967. 40 m. past 3 P.M. #132 Deputy Clerk

We, Josiah S. Dean and Harriet W. Dean, husband and wife as tenants by the entirety

of Topsfield,

Essex County, Massachusetts,

~~being named~~, for consideration paid, grant to Walter S. Levitsky and Margaret C. Levitsky, husband and wife as tenants by the entirety

of Salem, said Essex County

with quitclaim covenants

the land in with the buildings thereon, situated in said Topsfield, being shown as Lots 1 and 2 on "Plan of Land in Topsfield owned by Benjamin C. Pollard" John W.

Parsons, Surveyor, dated July 23, 1960, recorded with Essex South District Registry of Deeds, Book 4698, Page 1, bounded and described together as follows:

SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY by Perkins Row by four lines measuring seven hundred (700) feet, more or less, fifty (50) feet, ten (10) feet and one hundred (100) feet;

NORTHWESTERLY by Lot 3 as shown on said plan, four hundred two and 4/100 (402.04) feet;

SOUTHWESTERLY by Lot 3 as shown on said plan, ninety-six and 94/100 (96.94) feet;

NORTHWESTERLY by land now or formerly of Wade as shown on said plan, one hundred sixty (160) feet; and

NORTHEASTERLY by land now or formerly of Wade as shown on said plan, four hundred (400) feet.

Lot 1 contains 2.9 acres and Lot 2 contains 51,500 square feet.

Being the same premises conveyed to us by deed of Benjamin C. Pollard, et ux, dated June 23, 1965, and recorded with said Registry of Deeds, Book 5279, Page 209.