



D'Ambrosio LLP
C O U N S E L O R S A T L A W

185 Devonshire Street, 10th Floor
Boston, Massachusetts 02110
T: (617) 720-5657
F: (617) 723-4967
www.dambrosiollp.com

March 26, 2024

Via Hand Delivery

Mary Elizabeth Willis, Town Clerk
Town of Topsfield
8 West Common Street
Topsfield, MA 01983

RE: Special Permit Transfer for 116 Boston Street, Topsfield, MA 01938

Dear Ms. Willis:

Please be advised that I represent My Junior LLC relative to the transfer of the existing Town of Topsfield Zoning Board of Appeals Special Permit for the above-referenced property from Peirce Farm LLC to My Junior LLC.

Enclosed please find My Junior LLC's Special Permit transfer application for the 116 Boston Street, Topsfield, Massachusetts property. The application includes:

- Seven (7) copies of the special permit transfer application, including a certified abutters list from the Town of Topsfield Town Assessor as well as accompanying exhibits;
- Two (2) pre-addressed, stamped envelopes for each lot owner or party of interest listed on the Town of Topsfield Town Assessor's certified abutters list;
- Two (2) self-addressed stamped envelopes;
- One (1) check for \$200.00, representing the filing fee for the special permit transfer application.

Thank you for your assistance with this matter.

Very truly yours,

Gerry D'Ambrosio

Enclosures

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

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BOARD USE ONLY

Date Filed:

Date Action Due

Public Hearing:

Decision:

Revised Form Date: 04/26/2011

NATURE OF APPLICATION;

- X _____ Petition for Special Permit pursuant to Article V, Section 5.04 of the Zoning Bylaw.
- _____ Petition for Finding pursuant to Article _____, Section _____ 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.

Transfer of existing Special Permit for Conference and Event Facility Use under Article III, Table of Use Regulations, Section 2. Community Facilities, Subsection 2.17 Conference and Event Facility

DESCRIPTION OF APPLICANT:

- a. Name My Junior LLC
- b. Address 14 Mansfield Road, Middleton, MA 01949
- c. Phone Number 617-720-5657 (c/o D'Ambrosio LLP)
- d. Interest in Premises (e.g., owner, tenant, prospective purchaser, etc.) Prospective purchaser. Please see below
(Attach copy of lease and/or letter of authorization from owner, if applicable) authorization
signature of property
owner.

DESCRIPTION OF PREMISES:

- a. Assessor's Map 69, Lot(s) 13, Zoning District ORA
- b. Location of Premises (number and street) 116 Boston Street, Topsfield, MA 01983
- c. Name and address of legal owner (if different from Applicant) Peirce Farm LLC
- d. Deed to the Premises recorded at (if known):
X Essex South District Registry of Deeds, Book 33187 Page 310
Essex South Registry District of the Land Court, Certificate Number _____
- e. Prior zoning decisions affecting the Premises (if any):
Date of Decision February 28, 2014 Name of Applicant Peirce Farm LLC
Nature of Decision Special Permit under Article V, Section 5.04 of the Zoning Bylaw for Conference and Event Facility Use
- f. Present use of the Premises Conference and Event Facility
- g. Present structures conform to current Zoning Bylaw. X Yes ___ No. If no, in what respect does it not conform. _____

PROPOSAL (attach additional sheets if necessary):

- a. General Description:
Transfer of existing special permit to prospective property owner My Junior LLC. The use of the premises is to be unchanged. The operation of the Property and the existing structures are to be unchanged. Please see sheet attached as Exhibit A for more information.

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

	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:
Common victualer license from Town of Topsfield Select Board; general, on-premises liquor license from the Town of Topsfield Alcohol Advisory Committee, to be duly approved by the Massachusetts Alcoholic Beverages Control Commission.

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

Application is for
Special Permit
transfer only.

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 not attached, why not:

Use, operation, and buildings at the Property are to remain in their current forms, as approved by the ZBA in 2014.

My Junior LLC also proposes an historical preservation restriction and a conservation restriction in fulfillment of the 2014 Special Permit conditions. Please see sheet attached as Exhibit B for more information.

3/26/24
Date

Topsfield Zoning Board of Appeals
Form A
Page 3 of 5


Signature of Applicant: My Junior LLC
By: Michael Gallant, Manager


Signature of Property Owner: Peirce Farm LLC
By: Sean Ward, Manager

**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: My Junior LLC, 14 Mansfield Road, Middleton, MA 01949

Telephone No. 617-720-5657 (c/o D'Ambrosio LLP)

Locus: 116 Boston Street, Topsfield, MA 01983

Map 69	Block	Location 13	Owner Peirce Farm, LLC	<i>(If different from location)</i> Mailing Address
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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 _____

Date of Verification _____

**TOWN OF TOPSFIELD, MA
ZONING BOARD OF APPEALS**

**Application Supplement Form C
Site Plan Review Submittal Requirements & Formats**

Submittal Distribution Requirements and Formats:

1. An applicant shall file with the Town Clerk copies of all required documents in the quantities and forms as outlined below. The Clerk's copy of the required documents shall be kept on file by the Town Clerk for the duration of the permitting process and the remaining copies shall be distributed immediately by the Town Clerk to the following:

	Plan
Town Clerk	1
Granting Authority *	7
Granting Authority electronic	1
Reviewing Engineer	1
Conservation Commission	1
Public Works Department (Water & Highway)	1
Board of Health**	1
Historical Commission**	1
Building Inspector**	1
Fire Department**	1
Police Department**	1
Tree Warden**	1
Planning Board or Board of Appeals if not the Granting Authority **	1

* Two full size and five reduced size (11" x 17")

** Reduced size plans (11" x 17") are acceptable

Additional copies of any and all documents shall be furnished if requested by the Granting Authority or any other Board, Commission or Department.

2. An electronic copy of all documents shall be submitted to the Granting Authority, formatted in a single paginated PDF file with descriptive bookmarks for each plan set and for each document on either a CD or DVD disc.
3. An electronic copy of the final plans with same format as in section "4.11.2." above, and a full size hard copy of said plans showing the Signatures of the Granting Authority and date of approval shall be submitted to the Granting Authority.

SUMMARY:

* Granting Authority: (2) Full Scale, (5) Reduced Size 11 x 17
Town Clerk, Review Engineer, Conservation, Public Works: Full Scale
All Others: Reduced Size 11 x 17

Total: (6) Full Scale; (12) Reduced Size 11 x 17; (1) electronic copy



TOWN OF TOPSFIELD

BOARD OF ASSESSORS

8 West Common Street

Topsfield, Massachusetts 01983

Telephone: (978) 887-1514 Fax: (978) 887-1502

This form must be completed and Assessor fee of \$20.00 must be paid before release of the certified abutters list.

Submission Date **Thursday, March 07, 2024** Issue Date **Monday, March 11, 2024**

Department requiring list: **Zoning Board of Appeals**

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

Person/Party requesting list: **Nancy O'Neil**

Address: **14 Proctor Ave Revere, MA**

Phone #: **617-720-5657** Email Address **noneil@dambrosiollp.com** Misc: _____

Property Owner: **Peirce Farm LLC**

Assessor's Map(s) **69** Lot(s) **13** Location **116 Boston Street**

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
March 11, 2024



Subject Property:

Parcel Number: 69-13
CAMA Number: 69-13
Property Address: 116 BOSTON ST

Mailing Address: PEIRCE FARM LLC
PO BOX 195
TOPSFIELD, MA 01983

Abutters:

Parcel Number: 63-3
CAMA Number: 63-3
Property Address: 130 BOSTON ST

Mailing Address: DIGRAZIA ERIC
49 SALEM RD
TOPSFIELD, MA 01983

Parcel Number: 64-1
CAMA Number: 64-1
Property Address: 79 SALEM RD

Mailing Address: CARROLL THOMAS R
79 SALEM RD
TOPSFIELD, MA 01983

Parcel Number: 64-2
CAMA Number: 64-2
Property Address: 75 SALEM RD

Mailing Address: CICCARELLI MARK
75 SALEM RD
TOPSFIELD, MA 01983

Parcel Number: 69-10
CAMA Number: 69-10
Property Address: 13 GARDEN ST

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

Parcel Number: 69-11
CAMA Number: 69-11
Property Address: 11 GARDEN ST

Mailing Address: MACAULAY RACHAEL M
11 GARDEN ST
TOPSFIELD, MA 01983

Parcel Number: 69-12
CAMA Number: 69-12
Property Address: 9 GARDEN ST

Mailing Address: PEIRCE JAMIE M
9 GARDEN ST
TOPSFIELD, MA 01983

Parcel Number: 69-14
CAMA Number: 69-14
Property Address: 111 BOSTON ST

Mailing Address: ESSEX AGRICULTURAL SOCIETY
PO BOX 134
TOPSFIELD, MA 01983

Parcel Number: 69-15
CAMA Number: 69-15
Property Address: 97 BOSTON ST

Mailing Address: ESSEX AGRICULTURAL SOCIETY
PO BOX 134
TOPSFIELD, MA 01983

Parcel Number: 69-9
CAMA Number: 69-9
Property Address: 23 GARDEN ST

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



www.cai-tech.com

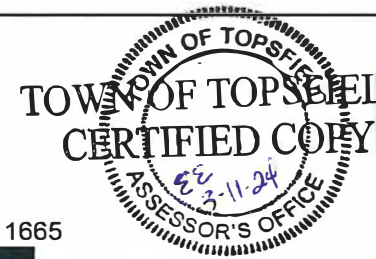
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



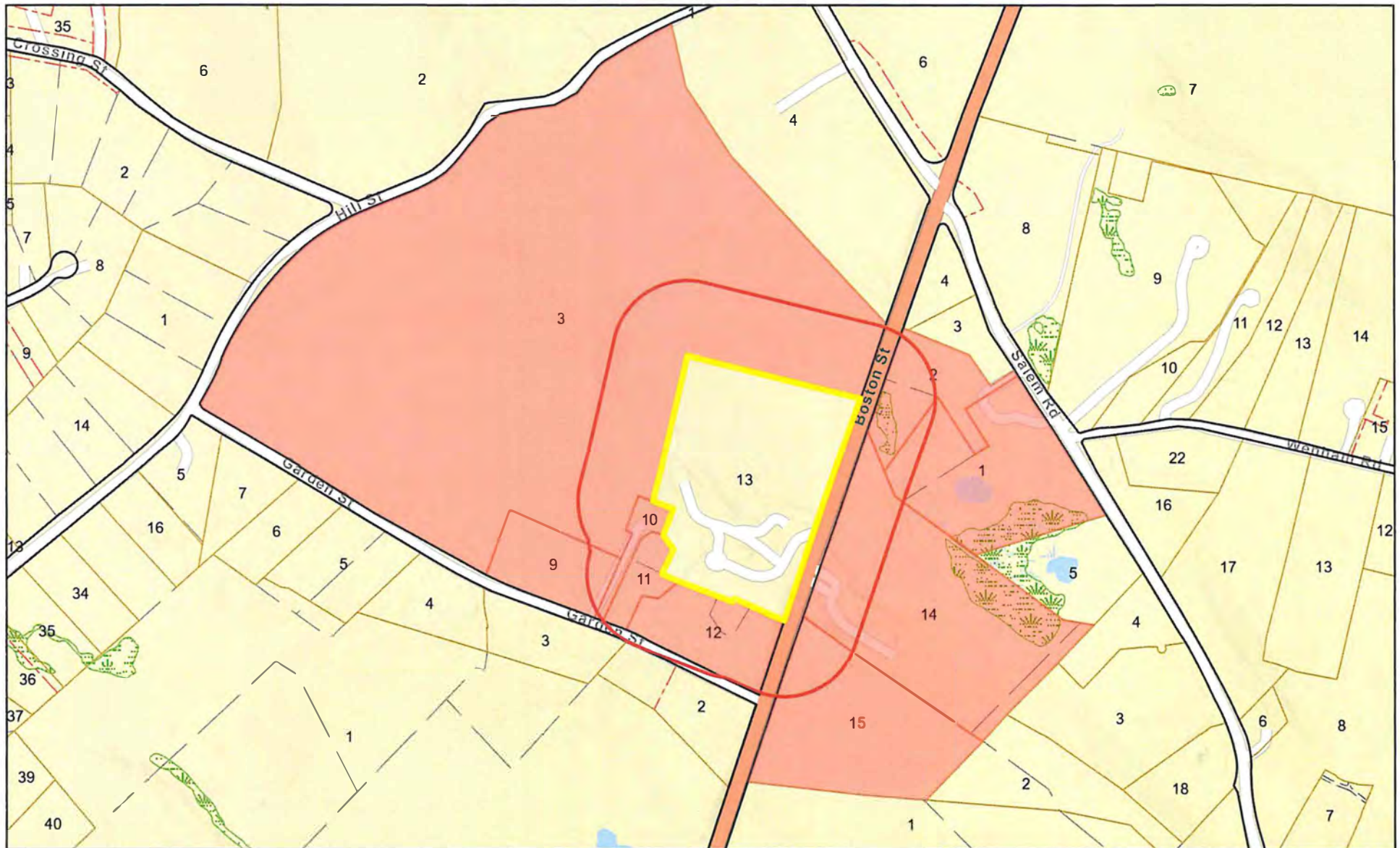
March 11, 2024

Town of Topsfield, MA

1 inch = 555 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.

EXHIBIT A



D'Ambrosio LLP
COUNSELORS AT LAW

185 Devonshire Street, 10th Floor
Boston, Massachusetts 02110
T: (617) 720-5657
F: (617) 723-4967
www.dambrosiollp.com

March 26, 2024

Robert Moriarty
Chairman, Topsfield Zoning Board of Appeals
Town of Topsfield
8 West Common Street
Topsfield, MA 01983

RE: Transfer of Special Permit for 116 Boston Street to My Junior LLC

Dear Chairman Moriarty and Members of the Zoning Board of Appeals:

As you know, I represent My Junior LLC ("MJLLC") as to zoning and licensing relative to the transfer of the existing Conference and Event Facility at 116 Boston Street, Topsfield, Massachusetts (the "**Property**"), also known as Peirce Farm at Witch Hill. I am writing to clarify the transfer sought by MJLLC and outline MJLLC's qualifications as one of the most premier event coordinators in Essex County.

MJLLC seeks to purchase the Property and operate the Conference and Event Facility in the form approved by the Town of Topsfield Zoning Board of Appeals ("**ZBA**") pursuant to the Special Permit granted by the ZBA to the current Property owner Peirce Farm LLC on February 28, 2014 and recorded in the Southern Essex County Registry of Deeds in Book 26302, Page 443 (the "**Special Permit**"), attached hereto as Exhibit A1. As contained within Condition 2 of the Special Permit: "*Any transfer of the real estate or control of or ownership of Peirce Farm LLC by Sean Ward and Michael Gutman shall require the prior approval of the Board, said approval not to be unreasonably withheld, delayed or conditioned, for the continuance of the special permit, absent which, the special permit would become null and void.*" Accordingly, MJLLC duly seeks the approval of the ZBA to acquire the Property from Peirce Farm LLC and continue the Property's legal use as a Conference and Event Facility under the Special Permit.

Transfer of the Special Permit to MJLLC will allow the Property to be preserved and maintained at a high-level as a five-star Conference and Event Facility. MJLLC, consisting of Michael and Brenda Gallant, comprises the ownership and management team of the Oceanview of Nahant, a highly rated and sought-after wedding venue in Nahant, Massachusetts. Attached as Exhibit A2 are testimonials and five-star ratings of MJLLC's guests at the Oceanview of Nahant. Having owned the Oceanview of Nahant for over a decade, MJLLC is an experienced and respected venue operator in Essex County. Michael and Brenda Gallant are also the owners and founders of Perfect Parties USA of Peabody, Massachusetts, a small business that has received national recognition in its service of clients such as CNN, CBS, Fox News, Disney, Reebok, Coca-Cola, the Boston Red Sox, the Boston Celtics, the New England Patriots, NFL Super Bowl 50, the 2002 Winter Olympic Committee, and 2010 Olympic Launch Committee. MJLLC now

Chairman Robert Moriarty
116 Boston Street: Transfer of Special Permit
March 26, 2024

seeks to bring its award-winning expertise to the Town of Topsfield and continue its record of community involvement and improvement.

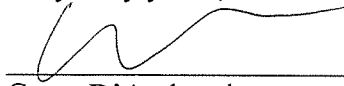
MJLLC is well-known in Nahant, Massachusetts for its positive reputation as a family business that is integrated into the surrounding neighborhood. In its operation of the Oceanview of Nahant, MJLLC takes great care to ensure that the property is safe, aesthetically pleasing, and kept in the highest standard of repair. More importantly, MJLLC works closely with neighbors to ensure that any impacts are minimal and the community may enjoy their properties without interruption. To this extent, MJLLC frequently hosts neighborhood appreciation events and is in close contact with the Town of Nahant Police Department regarding police details and other safeguards to reduce impacts on the community. Attached as Exhibit A3 is a letter of recommendation from Town of Nahant Police Department Chief Timothy M. Furlong. MJLLC is cognizant of its relationship with the Nahant community and is proud to donate to local schools, the local historical society, and the Town of Nahant Fire Department. MJLLC fully intends to continue such practices should the ZBA permit the transfer of the Special Permit and allow MJLLC to become the steward of the historic Peirce Farm at Witch Hill.

Having sought to acquire Peirce Farm at Witch Hill for several years, MJLLC respects the importance of this Property to the Town of Topsfield and its critical cultural and historical resources. As contained in Exhibit B to MJLLC's application to the ZBA, MJLLC is committed to working with the Town of Topsfield Historical Commission to preserve Peirce Farm at Witch Hill and allow the Property to be enjoyed and appreciated by the surrounding community. MJLLC already undertakes significant and painstaking maintenance of the Oceanview of Nahant in light of the property's community significance and historical connection to baseball legend Tony Conigliaro. As such, MJLLC is well-prepared to maintain the Peirce Farm at Witch Hill in the historical condition that such a property deserves.

It is the goal of MJLLC to preserve a historic property and offer its award-winning services to community residents. MJLLC has carefully evaluated the preservation needs of Peirce Farm at Witch Hill and is ready to maintain the Property as an asset to the neighborhood for many years to come. As MJLLC has ample experience in operating a Conference and Event Facility in such a way as to support the surrounding community, the transfer of the existing Special Permit to MJLLC will have a positive impact on the Town of Topsfield. Accordingly, MJLLC respectfully requests that the ZBA grant the transfer of the Special Permit.

Thank you for your attention to this matter. Please do not hesitate to contact me with any questions that you may have.

Very truly yours,



Gerry D'Ambrosio

CC: Town of Topsfield ZBA

EXHIBIT A1

NE
Owner of Record
Kerry Cheever Trustee of
Cheever Realty Trust

2014 FEB 28 AM 10:06

RECEIVED
TOWN CLERK
TOPSFIELD, MA



7.C.3
No notice of appeal was received during 20 days
next after receipt of recording of notice from the
Zoning Board of Appeals approval.
And Scil March 21, 2014
Topsfield Town Clerk Date

2014032100101 Bk:33173 Pg:505
03/21/2014 10:44 DCSN Pg 1/6

TOWN OF TOPSFIELD

ZONING BOARD OF APPEALS

8 West Common Street, Topsfield, Massachusetts 01983

Certificate of Decision

A TRUE COPY
ATTEST:

And Scil
TOWN CLERK
TOPSFIELD, MA 01983

Property Address: 116 Boston Street

The applicant is Pierce Farm LLC. Originally filed as Syllogistic Management Solutions LLC.

1. The Application

An application was filed on November 5, 2013 with the Topsfield Town Clerk by Attorney Alan Grenier for Pierce Farm LLC originally filed as Syllogistic Management Solutions LLC for (1) a special permit for the conversion of a residential dwelling with horse farm to a conference and event facility pursuant to Article V, Section 5.04 and Article III, Table of Use Regulations Section 2. Community Facilities, Sub-section 2.17 Conference and Event Facility for said facility located in the Outlying Residential and Agricultural District; and (2) site plan review pursuant to Article IX of the Zoning Bylaw.

2. The Hearing

Notice was published in the Salem Evening News on November 12, 2013 and November 19, 2013, mailed postage prepaid to all interested parties, including all abutters on the List of Abutters certified by the Assessors and posted in a conspicuous place in the Town Hall for a period of not less than fourteen days before the day of such hearing. Pursuant to duly published notices, a public hearing was held on Tuesday, November 26, 2013 at the Topsfield Town Library and continued on February 11, 2014 at the Proctor School Library and February 25, 2014 at the Topsfield Town Library. Present at the hearings was Robert Moriarty, Chairman; David Merrill, Clerk; Jody Clineff, Member; David Moniz, Member and Gregor Smith, Member.

November 26, 2013

Attorney Alan Grenier, the Applicant's representative, addressed the Board explaining that Syllogistic Management Solution, a software training group, would like to convert the residential use of the property for use as a retreat style training center under the conference and event facility use category as allowed by the Topsfield Zoning By-law. He noted that historical use has been a residential building lot and horse farm comprising of a single family home, a barn with a second floor apartment and first floor garage area, swimming pool, driveway and septic system on a 13 acre site. Attorney

Grenier then introduced the President of Syllogistic Sean Ward to explain the company's objectives and plans for the property.

Mr. Sean Ward explained that Syllogistic Management Solutions, LLC is a software group providing Yardi implementation and training services for the property management sector and would use the property as a retreat style conference center. The intention is to use the site for small day time training sessions for up to 3 days. There are 15 employees that would use 8 rooms for business space as support staff for the training sessions. Most likely at any one time there would be approximately 18-20 individuals at the site with a maximum capacity of 30. The barn would eventually house a technology center located in the large entry space. The intention is to preserve the buildings and grounds. There would be no exterior renovations to the buildings at this time. Mr. Ward introduced an historic picture of the property showing the original location of buildings and water tower. He noted that eventually he would like to restore the exteriors as depicted in the picture. His intentions are to preserve the natural historic state of the buildings on the site. The intent is for the property to look as it does today as a residential lot. However, there will be site work to provide parking spaces; possible driveway improvements for access and egress for clients as directed by Topsfield public safety departments and MassDOT.

Attorney Grenier asked if the Board would entertain the separation of the special use permit and the site plan review and vote on the special permit request. Chairman Moriarty responded that the Board's policy was not to separate the special permit for use and the accompanying site plan review. The Board would require further discussion as to how to effectively limit what may happen on the site to limit possible expansion of use and may look to a preservation agreement.

At this time, Planning Board Chair Martha Morrison reminded the Board that the ZBA would be required to conduct the stormwater and erosion control management permit review as part of the site plan review. Chairman Moriarty then acknowledged the need for an independent peer review. Ms. Knight informed the Board that the Town has been using Beals and Thomas Inc. for peer reviews specifically for stormwater by the Planning Board. The Board directed Ms. Knight to work out the details. The public hearing was continued to the January 21, 2014 meeting at 8:00PM.

February 11, 2014

Peer Review Engineer Richard Kosian of Beals and Thomas Inc. commenced the discussion with a summary item review of the Supplemental Peer Review of the Syllogistic Conference Center for site plan and stormwater management design for the parking lot dated January 28, 2014. Items 2, 5, 10, 11 and 13 were tagged for additional engineering that could be provided during construction as a condition of the permit. The Board took exception relative to Item 10 and required the Applicant to contract a geotechnical engineer to verify the integrity of the berm at a 2:1 slope.

The Board then reviewed the drafted conditions for the special permit with the Applicant and his representative Attorney Alan Grenier. The Board and applicant agreed to language revisions regarding the preservation restriction for the property; language revisions relative to restriction for the undeveloped field such that that portion of the parcel of land cannot be subdivided in the future and the addition of conditions recommended in the Supplemental Peer Review dated January 28, 2014. *(The complete list of conditions to be referenced in the Decision Section of this Permit.)* The public hearing was continued to February 25, 2014 at 8:15PM for documentation from a geotechnical engineer on the stability of the berm.

February 25, 2014

Project Engineer Gordon Rogerson commenced the discussion by reporting on the revised site plan dated February 24, 2014 which had been submitted to the Board. Mr. Rogerson noted that based on recommendation and comments made by Beals and Thomas Inc. concerning the integrity of the berm at a 2:1 slope, the geotechnical engineer at Hayes Engineering reviewed the calculations at both a

2.5:1 slope and a 3:1 slope as recommended by Beals and Thomas Inc. and made the determination to revise the plans for the berm with a 3:1 slope with an extended rip rap relief area. There were no structural changes to the plan.

Attorney Alan Grenier reviewed the state agricultural restriction template with the Board and noted that there would be minor revisions to include the maintenance of drainage easement and septic system which are both located in the undeveloped field. Planning Board Chair Martha Morrison noted that in order to apply for an agricultural easement certain criteria would have to be met for eligibility.

The Board then reviewed the conditions for the decision and made certain revisions to the drafted language.

Chairman Moriarty then moved to close the public hearing; seconded by Member Jody Clineff; so voted 5-0.

During the continued public hearing process, the Board received testimony and other information in the form of plans, reports and correspondence. Also, during the hearing, the Applicant modified its plans in response to the peer review recommendations by Beals and Thomas Inc. The nature and details of the changes were discussed during the public hearing. The final plans, reports and correspondence before the Board for its consideration included:

A. Engineering:

Plan set entitled "Site Plan, Syllogistic conference center, 116 Newburyport Tnpk. (Boston St), Topsfield, Mass. 01983" prepared by Hayes engineering, Inc. last revised December 17, 2013 (5 sheets).

Revised Plan entitled "Site Plan, Syllogistic conference center, 116 Newburyport Tnpk. (Boston St), Topsfield, Mass. 01983" prepared by Hayes engineering, Inc. last revised January 16, 2014 (3 sheets; 1 of 5, 4 or 5 and 5 of 5).

Revised Plan entitled Site Plan, Syllogistic conference center, 116 Newburyport Tnpk. (Boston St), Topsfield, Mass. 01983" prepared by Hayes engineering, Inc. last revised February 14, 2014 (5 sheets).

B. Reports:

Peer Review Report, Syllogistic Conference Center, Topsfield, Massachusetts, Beals and Thomas Inc., dated January 13, 2014

Supplemental Peer Review Report, Syllogistic Conference Center, Topsfield, Massachusetts, Beals and Thomas Inc., dated January 28, 2014

C. Documents:

Document entitled "Stormwater Management & Erosion Control Report, 116 Newburyport Turnpike, topsfield, Massachusetts" prepared by Hayes Engineering, Inc., dated December 17, 2013

Correspondence regarding "Response to comments from Beals and Thomas, 116 Newburyport Turnpike/Syllogistic" prepared by Hayes Engineering, Inc. addressed to the Zoning Board of Appeals, dated January 14, 2014

Correspondence regarding "Change of Applicant Name to: Peirce Farm LLC, Syllogistic Conference Center, 116 Boston St., Topsfield, MA"

3. The Findings

The Board determined that the subject property is located in the Outlying Residential District. Based upon the testimony and evidence presented to the Board during the public hearing, the Board found that the proposed change of use to a Conference and Event Facility as restricted is compatible with the neighborhood and is distant enough from any residential neighbors so as not to have any detrimental impact on them, and that provided the conditions set forth below are adhere to, the granting of a special permit pursuant to Article V, Section 5.04 and Article III, Table of Use Regulations, Section 2. Community Facilities, Sub-section 2.17 Conference and Event Facility:

- would not be detrimental to the public convenience or welfare
- would not create undue traffic congestion or impair pedestrian safety
- would not overload any municipal system
- would not impair the integrity or character of the district or adjoining zones
- would not be detrimental to health, safety or welfare

The Board further found, after reviewing the site plan and supporting documents and taking into account the objectives of Article IX of the Topsfield Zoning By-Law, that the proposed project:

- Would not be detrimental to the public convenience or welfare;
- Would not create undue traffic congestion or unduly impair pedestrian safety;
- Would not overload any public water, drainage, sewer or other municipal system;
- Would not impair the integrity or the character of the Business Village district;
- Would not be detrimental to the health, safety or welfare nor create a nuisance to abutting properties or Town amenities;
- Would provide adequate parking, lighting, and internal traffic control;
- Makes adequate provision for off-street loading and unloading of vehicles incidental to the normal operation of the establishment;
- Makes adequate provision for pollution control;
- Provides for appropriate landscaping, and preserves, where possible, existing trees;
- Will be well integrated into the existing landscape and will be harmonious, in both the design of the building and of the landscaping, with the character of the Town and the natural landscape.

4. The Decision

Chairman Moriarty moved that the Board accept the change in the Applicant's name to Peirce Farm LLC; adopt the foregoing findings and grant a special permit pursuant to Article V, Section 5.04 and Article III, Table of Use Regulations, Section 2. Community Facilities; Sub-section 2.17 Conference and Event Facility; approve the revised site plan dated February 14, 2014 and drafted Certificate of Decision by Roberta Knight as amended by the Board.

A. Conditions: This decision imposes the following conditions:

1. The special permit is limited to the Peirce Farm LLC so long as Sean Ward and/or Michael Gutman either own or hold a controlling interest in that company.
2. Any transfer of the real estate or control of or ownership of Peirce Farm LLC by Sean Ward and Michael Gutman shall require the prior approval of the Board, said approval not to be

unreasonably withheld, delayed or conditioned, for the continuance of the special permit, absent which, the special permit would become null and void.

3. The property's buildings as listed in the Town of Topsfield Inventories List of "Significant Structures" are Peirce, Col. Thomas Wentworth House, 1821; Peirce, Col. Thomas Wentworth Stable, 1880; Peirce, Col. Thomas Wentworth Summerhouse, 1920 and the Crowninshield, Benjamin W. Circulation System, 1821. The owners must notify the Topsfield Historical Commission prior to any exterior changes to these structures and follow the rules and regulations as established by the Commission pursuant to the General Code, Chapter XXVI, Demolition Delay Bylaw.
4. The Applicant shall take all the appropriate steps to secure an historic preservation easement for the structures as listed above through a federal, state or non-profit easement agreement and report progress to the Board on a periodic basis.
5. The Applicant shall take all the appropriate steps to secure an agricultural or conservation restriction for the undeveloped field such that that portion of the parcel of land cannot be subdivided in the future and report progress to the Board on a periodic basis.
6. Any alterations to the approved conditions that are required by MassDot or other town boards shall be submitted to the Board for final approval.

The motion was seconded by Member Gregor Smith; so voted; 5-0

Moriarty, Chairman	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent/Abstain
Merrill, Clerk	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent/Abstain
Clineff, Member	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent/Abstain
Moniz, Member	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent/Abstain
Smith, Member	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent/Abstain

5. Appeals

Appeals of the above decision shall be filed pursuant to M.G.L. 40A, § 17 within 20 days of the date of filing of this certificate with the Topsfield Town Clerk.

6. Validation

This Decision shall be recorded at the Essex Southern District Registry of Deeds and shall not be effective until such time as evidence thereof shall be submitted to the Topsfield Town Clerk, the Building Inspector and the Planning Board.

Dated: February 28, 2014

Respectfully submitted:



Robert J. Moriarty, Jr.
Chairman



TOWN OF TOPSFIELD

TOWN CLERK

8 West Common Street, Topsfield, Massachusetts 01983

T: (978) 887-1505 F: (978) 887-1502

clerk@topsfeld-ma.gov

March 21, 2014

RE: Registry Recording Information for Favorable Zoning Board Decision with No Appeal

Dear Applicant:

The ZONING Board has ruled in your favor and the required twenty (20) days have elapsed since said Decision was filed with the Town Clerk. No appeal has been filed with the Town Clerk regarding said Decision.

The enclosed Decision has been stamped indicating there has been no appeal filed. Per Section 6, Validation, it is the applicant's responsibility to record said decision at the **Essex Southern District Registry of Deeds** and shall not be effective until such time as evidence thereof shall be submitted to the Topsfield Town Clerk and the Building Inspector.

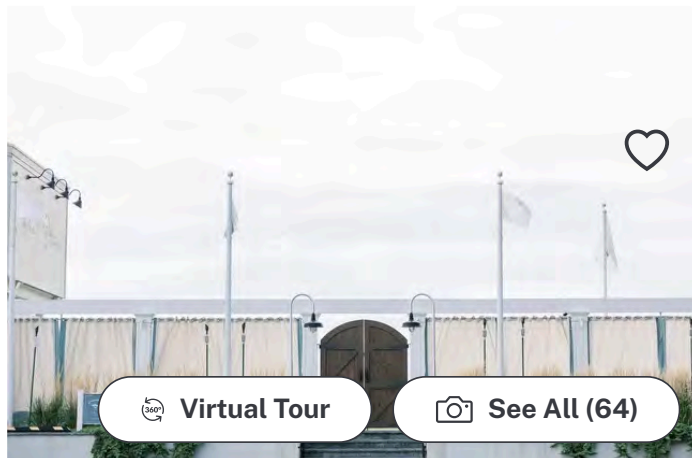
This letter is for informational purposes only and will not serve as valid proof of a positive ruling.

Respectfully,

Ann D. Gill
Town Clerk

cc: Chairman Topsfield Zoning Board of Appeals
Chairman Topsfield Planning Board
Inspector of Buildings
Principal Assessor
Community Development Coordinator

EXHIBIT A2

[< Nahant Wedding Venues](#)

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[Amenities](#)
[Pricing](#)
[Reviews](#)
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The Oceanview of Nahant

★★★★★ **5.0** (236) 

Zero Willow Road, Nahant, MA

[Facebook](#) | [Instagram](#) | [Pinterest](#) | [Website](#) | [Call](#)

About This Vendor

View. Food. Fun. Love.

Situated on 720 feet of coastal glory, the Oceanview of Nahant offers panoramic views of the Atlantic waters. Our private beach creates the ultimate backdrop for a spectacular life celebration. Where we cater to only one wedding at a time, you have our entire venue including outdoor terrace space (enclosed and heated with our tent in winter!), private bridal suite, cocktail lounge, grand ballroom and exclusive decks for just you, your family and friends. With our commitment to offering current trends and culinary tastes from the wedding industry along with one-of-a-kind experiences, we create a magical day for each of our couples that will touch your heart forever. There is only one Oceanview of Nahant...this is where you want to be!

Be sure to check out the gallery for an exclusive 360° Virtual Tour, and experience the breathtaking beauty of The Oceanview of Nahant today!

Amenities + Details

- ✓ Ceremony Area
- ✓ Covered Outdoors Space

- ✓ Dressing Room
- ✓ Handicap Accessible
- ✓ Indoor Event Space
- ✓ Liability Insurance
- ✓ Outdoor Event Space
- ✓ Reception Area
- ✓ Wireless Internet
- ✗ On-Site Accommodations

Ceremony Types

Civil Union, Commitment Ceremony, Elopement, Interfaith Ceremony, Non-Religious Ceremony, Religious Ceremony, Second Wedding , Vow Renewal Ceremony

Guest Capacity

Up to 200

Settings

Ballroom, Beach, Waterfront

Venue Service Offerings

Bar & Drinks, Cakes & Desserts, Other Desserts, Food & Catering, Planning, Service Staff

Awards and Affiliations



Pricing for The Oceanview of Nahant

Curious to learn more?

[Ask about pricing](#)

The Oceanview of Nahant Reviews

5 out of 5.0



236 reviews

[Write a Review](#)

[4 Star](#)

[3 Star](#)

[2 Star](#)

[1 Star](#)

98%

2%

0%

0%

0%

Review photos

[See all](#)



Search reviews



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Highlighted review



Reviewed On 7/15/2022 by Alison C

When I first started looking at wedding venues, I knew I wanted an ocean vibe. As I was scrolling through The Knot website, I came across the venue as it was listed as in my price range. When I finally went on the website, I was floored. I k...[Read More](#) ▼

Response from the Vendor on 07/31/2022

Thank you so much, Alison, for your fantastic review! Yes, our all-inclusive package and all the savings it has to offer is hard to pass up, and we're so glad that you took advantage of it 😊 (also happy to hear that your guests were impressed ...[Read more](#) ▼



Reviewed On 3/05/2024 by Katie L

Oceanview was the wedding venue of our dreams. The scenery behind the tent on the terrace in October at sunset made for the dreamiest setting for our evening wedding. The space somehow feels spacious and intimate at the same time, and every det...[Read More](#) ▼



Response from the Vendor on 03/08/2024

Katie, Yes, there is nothing quite like a [redacted] we're delighted to hear that our food exceeded your expectations. Crafting [redacted] is a priority for us, and we're so happy to hear that our team d...[Read more](#) ▼

★★★★★ Reviewed On 2/03/2024 by Natalie O

Hats off to you Oceanview of Nahant! Incredible in all areas for our November 2023 wedding. As someone who works in the industry, this venue is the real deal - and I definitely expected certain things to be perfect and definitely expressed that...[Read More](#) ▼



Response from the Vendor on 02/09/2024

Natalie, We want to take a moment to express our deepest gratitude for your incredibly kind and positive review about your experience with us! Your feedback means the world to us, as we constantly strive to create magical and seamless experienc...[Read more](#) ▼

Any questions?

[Start a conversation](#)

★★★★★ Reviewed On 1/21/2024 by Dan S

From our initial meetings to our wedding day, the staff at Oceanview of Nahant did an incredible job at helping us with our every need. They were more an accommodating when it came to all of the things we wanted to make sure were present. We lo...[Read More](#) ▼

Response from the Vendor on 01/22/2024

Hi Dan, Your appreciation for our venue, staff, and services is genuinely touching. We work hard to ensure every detail is taken care of, and your positive feedback reinforces our commitment to delivering exceptional experiences for all our gue...[Read more](#) ▼

★★★★★ Reviewed On 1/10/2024 by Nicole L

This is the first venue we toured and I honestly thought there was no way it was as good as it looked online or at all reasonably affordable, and I was completely wrong. We knew from that first meeting that it was perfect. All of our guests tho...[Read More](#) ▼



User

review

media 1



Response from the Vendor on 01/11/2024

Nicole, Thank you so much for the 5 star review! Yes, this New England weather can be unpredictable, but the weather is no match for us here at The Oceanview! Regardless, it was an amazing day (which also provided some pretty funny broken umbr... [Read more](#) ▼

★★★★★ Reviewed On 12/30/2023 by Elise M

Oceanview was the exact venue I was looking for - it was my whole vision: on the beach, but don't get sandy or wet. The facilities are gorgeous, newly renovated, and tastefully decorated to where you don't need to do a ton of your own decor. T... [Read More](#) ▼



User

review

media 1



User

review

media 2



User

review

media 3



User

review

media 4



User

review

media 5



User

review

media 6



User

review

media 7



User

review

media 8

Response from the Vendor on 01/10/2024

Thank you, Elise, for allowing us to be a part of your special day and for taking the time to write such a lovely review! (Our planning portal is FOR SURE a wedding-planning life saver!!) It means a lot to us that you had a positive experience ... [Read more](#) ▼

★★★★★ Reviewed On 12/27/2023 by Megan D

It was just when we had given up our hopes of finding a venue with an ocean view that The Knot recommended Oceanview of Nahant. We thought there was no way this venue would fit in our budget--The Knot had to have it wrong---but never assume! ... [Read More](#) ▼

Response from the Vendor on 12/28/2023

Megan, We are so very happy to hear how we helped make your wedding day so memorable and special! It is important to us here at The Oceanview that each couple who chooses us are treated with kindness and individuality from the very beginning. T... [Read more](#) ▼

★★★★★ Reviewed On 12/11/2023 by Cate S

Oceanview was the only venue that we looked at for our wedding! We knew we wanted to be oceanside, but all of the other venues (while just as beautiful) were not right on the water or didn't fall into our price point. From our first meeting at ... [Read More](#) ▼



User

review

media 1



User

review

media 2



User

review

media 3



User

review

media 4



User

review

media 5



User

review

media 6



User

review

media 7



User

review

media 8



User

review




media 9

★★★★★ Reviewed On 11/20/2023 by Me

We had the most incredible wedding day at Oceanview! The venue itself is so beautiful. Our guests were blown away by the view. The staff were all friendly, responsive and professional. They made our planning process and the wedding day itself r...[Read More](#) ▼



★★★★★ Reviewed On 11/13/2023 by Bekah H

We recently had the pleasure of hosting our destination wedding at the breathtaking Oceanview of Nahant, and it was an experience beyond our wildest dreams! Hailing from Nashville, we took a leap of faith by choosing this venue without ever set...[Read More](#) ▼

 User  User  User
review review review
media 1 media 2 media 2



★★★★★ Reviewed On 11/05/2023 by Bob H

Our first date we went out for lobster (twice), so we felt it was ideal to have a Clam Bake/Lobster wedding. We got engaged on April Fools Day and the wedding was Memorial Day Weekend, the staff was crucial in helping us plan this special day o...[Read More](#) ▼

 User  User
review review
media 1 media 2

★★★★★ Reviewed On 10/29/2023 by Jessica L

The Oceanview of nahant was such an amazing venue. From the whole wedding process and planning all the way to the ceremony. They were always so easy to communicate with, so accommodating, and always there to answer all my questions. They made t...[Read More](#) ▼

 User  User  User
review review review
media 1 media 2 media 2

★★★★★ Reviewed On 10/15/2023 by Julie T

Although we didn't get the perfect summer day the venue was still great. The planners from the moment we booked were easy to work with and accommodating to our needs. Our guests couldn't believe how big the meal portions were and said it was th...[Read More](#) ▼

Response from the Vendor on 10/26/2023

Thank you, Julie, for your review! We are so glad your guests enjoyed their meals and you enjoyed working with our coordinators! We truly loved celebrating with you all!! We strive to make your experience with us as smooth as possible and thoug...[Read more](#) ▼

★★★★★ Reviewed On 10/02/2023 by Sa









This venue was absolutly phenomenal! Over the year they kept clear communication and provided videos of the ceremony since we were out of country and couldnt attend a rehearsal. The day of they ran through everything that was going to happen st...[Read More](#) ▼

★★★★★ Reviewed On 9/20/2023 by Colleen M

My (now) husband and I got married here on 09/17/23. We knew IMMEDIATELY this was the venue of our dreams the moment we arrived for a tour. The venue from the inside out was absolutely gorgeous. If you like/want a nautical/ocean themed wedding,...[Read More](#) ▼

★★★★★ Reviewed On 9/08/2023 by Alicia E

This venue is the perfect combination of elegant and seaside. From the incredible food, to the experienced staff & coordinators, this venue is a finely tuned machine. The views are absolutely unbeatable and the space is so wonderful. They KNOW ...[Read More](#) ▼

 User  User  User  User  User  User  User  User  User
review review review review review review review review review review
media 1 media 2 media 3 media 4 media 5 media 6 media 7 media 8 media 9

★★★★★ Reviewed On 9/04/2023 by Carla T

Allison and the Oceanview team are amazing. Everyone is so attentive and professional, the whole ceremony and reception ran so smoothly in large part due to Allison and the rest of team! The venue itself is gorgeous with little to no decoration...[Read More](#) ▼

 User  User  User  User  User
review review review review review
media 1 media 2 media 3 media 4 media 5

★★★★★ Reviewed On 9/02/2023 by Jackie H

Could not have picked a more perfect place to get married. We had so many compliments about what a beautiful venue it was. They were very responsive when I had questions and made me feel at ease. I really enjoyed having one person dedicated to ...[Read More](#) ▼

★★★★★ Reviewed On 8/23/2023 by Victoria W

I cannot recommend this venue, staff, catering enough! All of the very best bundled into one place. My family has continued to rave about our wedding for over a month now, it was truly the best day of my life!! It was a dream come true, and al...[Read More](#) ▼



 User  User  User
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★★★★★ Reviewed On 8/18/2023 by Jess

Everyone and everything at Oceanview was perfectly oriented to create an amazing wedding experience. The staff is impeccable- the coordinators, the waitstaff and the bartenders. The venue is so beautiful- curated for a beachy wedding vibe. The ...[Read More](#) ▼





★★★★★ Reviewed On 8/17/2023 by Cymantha G

Having our wedding here was an absolute dream! We did the all inclusive package which made things so easy and as a bride who didn't want to hire a wedding planner, it was amazing! They also introduced us to Chris from 26 North Studios who took ...[Read More](#) ▼

 User  User
review review
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★★★★★ Reviewed On 8/05/2023 by Macie L

If I could rate this venue 1000 stars we would! From the organized planning, fast response rate, check ins, and meetings to help make everything super organized, to the AMAZING food our guests were raving about, great preferred vendor list, all...[Read More](#) ▼

 User  User  User  User
review review review review
media 1 media 2 media 3 media 4

★★★★★ Reviewed On 7/22/2023 by Laura T

Our wedding day at the Oceanview was nothing short of perfect! Everything about the venue is clean, up to date, and gorgeous. The new lounge gives it a more modern and chic vibe, but still ties in perfectly with the ocean-view theme. Allison...[Read More](#) ▼

 User  User  User  User
review review review review
media 1 media 2 media 3 media 4

★★★★★ Reviewed On 7/05/2023 by Amber N

We are in absolute awe of how perfect our wedding day was thanks to the Oceanview of Nahant! From the moment we walked into the venue during our first visit, as overwhelming as picking a venue can be, we knew this was the location we wanted ...[Read More](#) ▼

★★★★★ Reviewed On 7/02/2023 by Jason C

When we started, we didn't know how we were going to go for picking the venue to walking down the aisle. Oceanview is absolutely beautiful and the perfect place to get married. That is how most people would pick their venue and would be lucky ...[Read More](#) ▼



User

review

media 1

[View More](#)

Contact Info for The Oceanview of Nahant



Zero Willow Road, Nahant, MA

[\(781\) 581-1301](tel:(781)581-1301)

[Facebook](#) | [Instagram](#) | [Pinterest](#) | [Website](#)

Meet the Team



Oceanview Team
Owner

Driven by creating something unique and special that celebrates the joy of life, husband and wife team Michael and Brenda Gallant have put their heart and soul into what the Oceanview of Nahant is today. Supported by a hard-working and enthusiastic staff, the Oceanview of Nahant reflects what Michael and Brenda have envisioned for years, a place that is extraordinary and elegant where couples can focus on one thing during their entire reception, CELEBRATING! With a passion for family, food, beauty, love and hard work, we are devoted to making your event everything you envisioned and more!

[Message Vendor](#)

Message Vendor

Starting Cost: \$\$ – Affordable

First name

Last name

Email

Wed

☐ My date is flexible

Number of guests




Phone number (optional)

Introduce yourself and share your wedding vision

By clicking 'Request Quote', you agree to our [Terms of Use](#). Please see our [Privacy Policy](#) for additional details.

Request Quote

 Typically responds within 24 hours

Wedding Vendors in Nahant



Nahant Bridal Salons



Nahant Beauty Salons



Nahant Caterers



Nahant DJs



Nahant Florists



Nahant Reception
Venues



Nahant Videographers



Nahant Wedding Bands



Nahant Wedding
Photographers



Nahant Wedding
Planners

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Massachusetts / Boston / Nahant



This venue is popular with couples.

[Start a conversation](#)

x10 Couples' Choice Awards

The Oceanview of Nahant

★★★★★ 4.9 Excellent · [193 reviews](#)

[Nahant, MA](#)

[Visit website](#)



Up to 220 guests



Availability

[Contact for Availability](#)

☆ Highly recommended

Attributes highlighted by couples



Unique aesthetic style



Quality catering



Guests comfort



Amenities

About

On WeddingWire since 2010

The Oceanview of Nahant is a scenic wedding venue located in Nahant, Massachusetts. This dream-like wedding location is perfect for anyone who has ever hoped for a seaside wedding. From their picturesque location to their superb indoor facilities, the Oceanview of Nahant will impress and delight you and your partner on your wedding day.

Facilities and Capacity

The Oceanview of Nahant can accommodate up to 220 guests. The venue allows you to say "I do" in the most breathtaking setting. Catering to only one event at a time, you will have the entire venue including the exclusive outdoor Beach Stone Terrace (enclosed and heated in the winter!), newly renovated

Responds within 24 hours

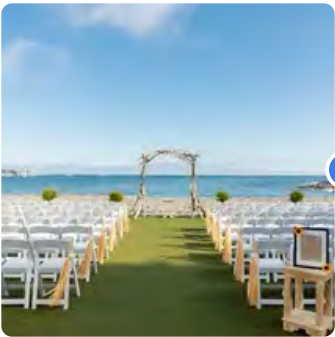


[Request pricing](#)

Follow The Oceanview of Nahant on



Bundle and save time! Contact The Oceanview of Nahant and their preferred vendors



Frequently asked questions

Do you have a site fee for wedding receptions at your venue?

Yes

Do you have a site fee for wedding ceremonies at your venue?

Yes

Which of the following are included in starting site fee?

- ✓

Bridal Suite
- ✓

Chairs
- ✓

China
- ✓

Clean Up
- ✓

Event Planning
- ✓

Flatware
- ✓

Glassware
- ✓

Linens
- ✓

Parking
- ✓

Set Up
- ✓

Tables

Which of the following are included in the cost of wedding catering?

- ✓

Cake Cutting
- ✓

Server(s)

View more FAQs

Reviews

Write a review



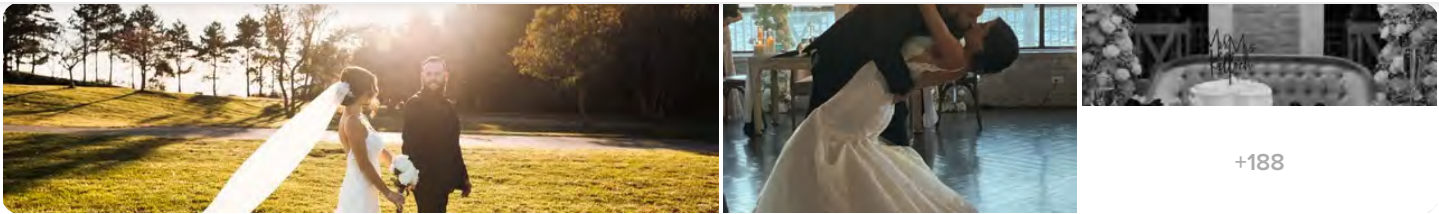
4.9 Excellent

193 Reviews

Quality of service	5.0
Average response time	4.9
Professionalism	5.0
Value	5.0

⚡ Responds within 24 hours





+188



Lauren
Sent on 01/01/2015

5.0

From the first meeting that we met with Brenda at the Oceanview of Nahant, we knew that we wanted to get married there. Brenda was a joy to work with and she made sure... [Read more](#)



Natalie M.
Sent on 11/20/2023

5.0

Incredible Venue & People

There aren't enough words to describe how incredible the entire staff at Oceanview of Nahant is!!! My husband and I had the wedding of our DREAMS on 11/3/23 and Allison, along with all of... [Read more](#)



Jessica L.
Sent on 10/29/2023

5.0

Amazing views and amazing services

The Oceanview of nahant was such an amazing venue. From the whole wedding process and planning all the way to the ceremony. They were always so easy to communicate with, so accommodating, and always... [Read more](#)



+6

[See all reviews →](#)





Are you interested?


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AWARDS


193


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Awards 2024
Winner


 **WeddingWire**
Couples' Choice
Awards 2023
Winner

 **WeddingWire**
Couples' Choice
Awards 2022
Winner


 **WeddingWire**
Couples' Choice
Awards 2020
Winner

 **WeddingWire**
Couples' Choice
Awards 2019
Winner


 **WeddingWire**
Couples' Choice
Awards 2018
Winner

 **WeddingWire**
Couples' Choice
Awards 2017
Winner

Real Weddings

 Responds within 24 hours



 Natalie & Samuel's wedding

Natalie & Samuel

97 photos · 11/01/2023

 Jessica & Dan's wedding

Jessica & Dan

63 photos · 07/19/2021

 Jatin & Magali's wedding

Jatin & Magali

92 photos · 11/16/2019

Professional Network & Endorsements

4 ENDORSEMENTS



Bill Marshall

Wedding Photographers

As a photographer who has over a decade experience capturing weddings from Maine to Miami, The Oceanview is run from top to bottom by the most dedicated, honest, caring, friendly staff I've ever met. Truly an enjoyable experiencing everytime I'm there! If you're planning a wedding at the Oceanview, you'll be in the best hands in the industry!



Blooms of Boston

Wedding Florists

If you are looking for one of the most amazing venues family owned and operated on the North Shore look no further! Oceanview of Nahant has you covered from amazing food, service, atmosphere, and not to mention the most amazing view !! We highly recommend Oceanview of Nahant to all our clients looking for a top notch venue for their most important day!



Jason Corey Photography


Wedding Photographers

I've never met a venue more supporting of providing an amazing wedding experience. I was lucky enough to be introduced to The Oceanview last year and was overall blown away by the amazing view, decor, food, and professionalism & enthusiasm from the staff. The Oceanview provides a unique, incomparable waterfront... [Read more](#)

[View more endorsements](#)

PREFERRED VENDORS



 Responds within 24 hours



★ 5.0 (72) · Wedding Florists

★ 5.0 (75) · Wedding DJs


★ 5.0 (114) · Wedding Photographers

Contact preferred vendors

Map

 Addresses map

Open Map

 Zero Willow Road Nahant, MA, 01908
7815811301



Would you like to visit?

[Request a visit](#)

Wedding Venues Boston

Banquet Halls Boston

Wedding Venues Nahant

Banquet Halls Nahant

The Oceanview of Nahant frequently asked questions

What items and services are included in the starting site fee at The Oceanview of Nahant?



At The Oceanview of Nahant, what items and services related to wedding catering are included in the cost?



At The Oceanview of Nahant, what does the bar service starting price include?



What are the most important characteristics of The Oceanview of Nahant in terms of venue type, style and location?



What kind of indoor/outdoor options are available at The Oceanview of Nahant for wedding events?



What kind of wedding events does The Oceanview of Nahant offer?



What services does The Oceanview of Nahant offer for wedding events?




What furniture and decorations does The Oceanview of Nahant have available for wedding events?



What percentage of users recommend The Oceanview of Nahant and which are the most valued aspects of their wedding services?




 Responds within 24 hours



Request pricing

Other vendors in Boston for your wedding

Wedding Venues

 Responds within 24 hours



WeddingWire

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EXHIBIT A3



NAHANT POLICE DEPARTMENT

198 NAHANT ROAD, NAHANT, MA 01908-1298

Timothy M. Furlong, Chief

TEL. 781-581-1212
FAX 781-581-1907
www.nahantpolice.org

March 20, 2024

To Whom it May Concern,

I am writing to express my support for the Oceanview of Nahant and the owner, Michael Gallant. The Nahant Police Department has worked with the Oceanview for ten plus years to assure the safety of the guests of the establishment as well as the citizens of the Town.

Mr. Gallant has maintained an outstanding business status with the Town of Nahant. Calls for service to his establishment have been minimal due to Mr. Gallant's ethical business practices. Mr. Gallant has always been pro-public safety and has worked generously with the Town to assure the safety of all whom attend functions at his place of business.

Since purchasing the business, Mr. Gallant has maintained a solid partnership with the Town of Nahant and the Nahant Police Department. Mr. Gallant has graciously hosted police training courses at his establishment. Additionally, he has hosted the Essex County Chiefs of Police monthly membership meetings.

It is evident that Mr. Gallant takes pride in his business, as the property is very well maintained. Several renovations have been made to the property over the years. Each renovation outshines the previous one, which has only enhanced the area of Nahant in which his business is in.

I believe Mr. Gallant would be a positive addition to any business and community. The Nahant Police Department looks forward to many more years of continuous partnerships with Mr. Gallant and the Oceanview. I wish Mr. Gallant the best of luck in any of his future business endeavors.

Sincerely,

A handwritten signature in black ink, appearing to be "T. Furlong", written over a horizontal line.

Timothy M. Furlong
Chief of Police / Director of Emergency Management

A COMMUNITY POLICING DEPARTMENT

EXHIBIT B

Exhibit B

Proposed Special Permit Conditions/Restrictions

1. Historic Preservation Restriction: The property's buildings listed in the Town of Topsfield Inventories List of "Significant Structures" (1. The Peirce, Col. Thomas Wentworth House, 1821; 2. Peirce, Col. Thomas Wentworth Stable, 1880; 3. Peirce, Col. Thomas Wentworth Summerhouse, 1920; and 4. Crowninshield, Benjamin W. Circulation System, 1821) shall be maintained by the Applicant, its successors, or assigns in at least the same condition and state of repair as that existing on the date of this Special Permit in accordance with the Town of Topsfield Town By-Laws and Town of Topsfield Historical Commission Rules, Regulations and Procedures and Commission Guidelines, as such may be amended from time to time. If the Applicant, its successors, or assigns seek to make alterations to the exterior of the above-listed buildings, such alterations shall be approved by the Town of Topsfield Historical Commission through a Certificate of Appropriateness, Certificate of Non-Applicability, or Certificate of Hardship pursuant to its Rules, Regulations, and Procedures, unless such alterations are of minor nature and do not affect the characteristics which contribute to the architectural or historical integrity of the buildings or are required by casualty or such other emergency promptly reported to the Commission. Ordinary maintenance and repair of the buildings, provided that such maintenance and repair complies with the Town of Topsfield Historical Commission Guidelines, may be made without the written permission of the Town of Topsfield Historical Commission.
2. Conservation Restriction: The undeveloped field shall not be subdivided and, as subject to any future permissions granted by the Town of Topsfield Zoning Board of Appeals or other federal, state, or local governmental agencies, shall remain in its natural, undeveloped state, barring any reasonably necessary site improvements, including but not limited to drainage and utility improvements. If the Applicant, its successors, or assigns should wish to develop that portion of Property containing the undeveloped field with new buildings, such development shall require the prior approval of the Board, said approval not to be unreasonably withheld, delayed, or conditioned.