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May 23, 2023

IN HAND

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

Topsfield Zoning Board of Appeals
Topsfield Town Hall
8 West Common Street
Topsfield, MA 01983

Re: Notice of Appeal – Decision of Building Inspector dated May 11, 2023
Concerning Camping during Soulfest event at Topsfield Fairgrounds

Dear Clerk Willis,

Reference is made to the above identified matter. In that regard, this office serves as counsel to Essex Agricultural Society (“EAS”), the record owner of the Topsfield fairgrounds. This correspondence shall serve as a Notice of Appeal pursuant to Article V, § 5.02 of Town of Topsfield Zoning By-Law (the “By-Law”) and pursuant to §§ III.C(4) and VII.C(3) of the Town of Topsfield Zoning Board of Appeals Rules and Procedures (the “Rules and Procedures”). Pursuant to the aforesaid § VII.C(3), EAS hereby provides notice that it appeals the determination of the Building Inspector made by letter dated May 11, 2023 (the “Decision”), which provided in pertinent part as follows:

I have reviewed your letter outlining your plans to include camping as part of the planned Soul Fest event to be held outside the traditional Topsfield Fair dates. Camping is not an allowed “Use” under the Zoning by Law. Also, my research indicates Nonconforming “Uses” cannot be grandfathered under the state law. A Special Permit from the Zoning Board of Appeals (ZBA) is required for this event to be held.¹

As is explained more fully below, M.G.L. c. 40A, § 6 and By-Law Article III, § 3.03 both allow for so-called “grandfathered” uses, and in particular, the use of the Topsfield fairgrounds for camping is a valid pre-existing, non-conforming use which pre-dates the enactment of zoning in the Town of Topsfield. Accordingly, EAS and its licensees are permitted to include camping as part of their activities at the fairgrounds both during and outside of the annual Topsfield fair. A more

¹ Correspondence from Raymond Chesley, Building Inspector, dated May 11, 2023, a true and accurate copy of which is annexed as Exhibit A.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone/Fax 508.376.8400

New Bedford Office

227 Union Street, Suite 606
New Bedford, MA 02740

comprehensive history of the property's use, summary of applicable law, and legal analysis are set forth below for your consideration.

Factual Background²

EAS is a Massachusetts non-profit corporation which was organized pursuant to the laws of the Commonwealth of Massachusetts on June 12, 1818. EAS has been the owner and operator of the Topsfield fairgrounds for over a century and has held the annual Topsfield fair in a manner substantially similar to its current format since prior to the enactment of Topsfield's original Zoning By-Law in 1947. The annual fair itself as well as non-fair events have included camping on the fairgrounds since prior to 1947.³ EAS has also historically made the fairgrounds available to third parties for camping and other activities.⁴ Included amongst the camping uses by third parties is a scouting event which has taken place at the fairgrounds for years without drawing any exception and which took place in 2023 the weekend prior to the filing of this Appeal.

By way of background, EAS hopes the Zoning Board of Appeals ("ZBA") will take into account that EAS has a longstanding excellent relationship with the Town of Topsfield, consistently involving municipal officials in matters within their jurisdiction and keeping municipal officials apprised of matters with which they may be concerned. For example, in 1949, EAS petitioned the ZBA for relief to construct a miniature train ride,⁵ and in 1953, EAS petitioned the ZBA for a variance to maintain a directional sign.⁶ Similarly, correspondence as far back as the 1960s demonstrates that EAS's leadership during this era so valued its relationship with the Town and its officials that formal correspondence was sent to the Board of Selectmen addressing a concern an individual raised regarding the appropriateness of programming during the fair.⁷ More recent examples of EAS's engagement with Topsfield's boards and commissions include addressing concerns of the Conservation Commission during the 1990s and early 2000s. Indeed, with the Soul Fest event constituting the catalyst for this Appeal, it was EAS that brought the Soul Fest event at issue to the attention of the Building Inspector and provided additional information to the Building Inspector in writing upon request.⁸

² The facts summarized herein are taken from public records, historical documents maintained by EAS (copies of which are annexed hereto) and anticipated written or live witness testimony which will be procured by EAS at or in advance of the Public Hearing on this matter. In the case of written testimony, EAS will endeavor to seasonably supplement this Notice of Appeal with affidavits for all such witnesses.

³ EAS will procure either sworn written testimony or live witness testimony establishing camping at the fairgrounds during the fair as early as 1947, that is, the same year Topsfield's first Zoning By-Law was enacted. EAS has also been provided video footage evidencing girl scouts camping at the fairgrounds circa 1908 and will endeavor to convert such footage to a format that may be displayed during the hearing of this matter. Still further, EAS annexes as Exhibit B is a Profit and Loss statement dated August of 1946 showing that "vanning" (i.e., camping) was an expense occurred in connection with horse racing at the property (which was held outside of the fair).

⁴ Annexed as Exhibit C is a form for such third parties to complete dating back to 1991, as well as a completed form dating back to 1996.

⁵ True and accurate copy of advocacy documents sent to the ZBA in connection with public hearings, together with photographs establishing that the requested relief was granted and the train ride was constructed, are annexed hereto, collectively, as Exhibit D.

⁶ A true and accurate copy of the ZBA Decision dated July 17, 1953 regarding the sign is annexed as Exhibit E (while EAS's application was denied in this particular instance, the Decision demonstrates awareness of the Zoning By-Law by EAS, as well as awareness of and regulation over EAS's operations by the Town of Topsfield and its officials as of this early date).

⁷ At true and accurate copy of the aforementioned correspondence is annexed as Exhibit F.

⁸ A true and accurate copy of EAS's correspondence to the Building Inspector dated May 1, 2023 is annexed as Exhibit G.

As pertains to the current Zoning By-Law and Zoning Map, the fairgrounds property is located within the Inner Residential and Agricultural (“IRA”) District, the same zoning district it was located in when Topsfield enacted its original Zoning By-Law in 1947. While camping is not explicitly provided for under the current By-Law’s table of Use Regulations, “privately-owned recreational facilities,” “day camp[s] for children,” and “civic and social organizations,” among other uses, are allowed by Special Permit in the IRA District. (By-Law, § Article III, §3.02.) The Building Inspector takes the position that camping is a use which is permitted in the IRA District by Special Permit.⁹ EAS Appeals the Building Inspector’s determination because, as is explained more fully below, use of the fairgrounds by EAS and any tenants or licensees of EAS is a pre-existing, nonconforming use protected by G.L. c. 40A, § 6 and By-Law Article III, §3.05(A), and accordingly, camping such as that which is scheduled to take place at the upcoming Soul Fest event is a use which is permitted at the fairground and which does not require the issuance of a Special Permit.

Analysis

In his determination, the Building Commissioner takes the position that nonconforming uses cannot be permitted. This is most certainly not an accurate statement of the law. It is beyond dispute that previously existing legal uses may be continued following the passage of zoning bylaws that render them non-conforming. To wit, M.G.L. c. 40A, § 6 provides, in relevant part, as follows:

Except as hereinafter provided, a zoning ordinance or by-law shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building or special permit issued before the first publication of notice of the public hearing on such ordinance or by-law required by section five, but shall apply to any change or substantial extension of such use, to a building or special permit issued after the first notice of said public hearing, to any reconstruction, extension or structural change of such structure and to any alteration of a structure begun after the first notice of said public hearing to provide for its use for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent except where alteration, reconstruction, extension or structural change to a single or two-family residential structure does not increase the nonconforming nature of said structure.

(G.L. c. 40A, § 6.)

Similarly, Topsfield’s Zoning By-Law provides, in relevant part,

Any lawful building or use of a building or premises or part thereof existing at the time this By-Law or any amendment thereto is adopted, may be continued although such building or use does not conform to the provisions thereof. No nonconforming use shall be changed, moved, or extended in space and no nonconforming building or structure shall be structurally or substantially altered, or enlarged or replaced by a new building unless, upon application to and a finding by the Permit Granting Authority, it can be shown that such change, if carried out, would not be more detrimental or objectionable to the neighborhood. Any such finding by the Permit

⁹ See Exhibit A.

Granting Authority pursuant to this section shall lapse one (1) year from the date of issuance (excluding the period of any appeal of such finding) if a substantial exercise of the rights permitted by the finding has not sooner commenced. Findings may be extended for successive periods of one year upon application to the Permit Granting Authority prior to the end of each one (1) year period and a showing of good cause. No nonconforming use can be changed, moved or re-established where such use has been discontinued for a period of two (2) years or more.

(By-Law Article III, § 3.05(A).)

“[A] mere increase in volume of business does not constitute a change or substantial extension in use.” Skydell v. Tobin, 2010 WL 1367288, *13 (Land Ct. 2010). Rather, the Massachusetts Courts apply the following three-part test to determine whether a “change or substantial extension” has occurred:

(1) Whether the current use reflects the “nature and purpose” of the prior use, (2) [w]hether there is a difference in the quality or character, as well as the degree, of use, and (3) [w]hether the current use is different in kind in its effect on the neighborhood.

Derby Refining Co. v. City of Chelsea, 407 Mass. 703, 712 (1990) (internal quotations and citations omitted). “The right to continue such a nonconforming use after adoption of zoning regulations is not personal to the particular owner or occupant on the effective date of the regulation.” City of Revere v. Rowe Contracting Co., 362 Mass. 884, 885 (1972).

In Derby Refining Co., the Supreme Judicial Court found that the change of use of a facility from the storage of fuel product to the storage of building materials was not a “change or substantial extension” despite the new use including the storage of liquid asphalt and the original non-conforming use not including that particular type of storage. The Court explained that “a valid nonconforming use does not lose that status merely because it is improved and made more efficient, provided, however, that the changes are ordinarily and reasonably adapted to the original use and do not constitute a change in the original nature and purpose of the undertaking.” Id., at 714 (internal quotations and citations omitted). A similar result was reached in the case of Building Inspector of Seekonk v. Amaral where the Appeals Court held a “junk yard” use in effect prior to enactment of zoning was a protected pre-existing, non-conforming use and the municipality could not limit the volume of car storage to that which transpired at the time zoning was enacted because “there was a difference in degree of such use, but not in the quality or character thereof.” Building Inspector of Seekonk v. Amaral, 9 Mass. App. Ct. 869 (1980).

Here, EAS and its licensees have conducted camping on the Topsfield fairgrounds since prior to the enactment of the Town’s original Zoning By-Law in 1947. Therefore, camping enjoys protection as a pre-existing, non-conforming use. See G.L. c. 40A, § 6; By-Law Article III, § 3.05(A). Under Massachusetts law, the use is not limited to the specific occupants or users in 1947, see City of Revere, 362 Mass. at 885, and the use enjoys protection so long as it has not been “changed” or “substantially extended.” See G.L. c. 40A, § 6; By-Law Article III, § 3.05(A). Because the “nature and purpose” as well as the “quality and character” of the use remain identical to that which was done in 1947 (i.e., overnight camping on the fairgrounds), and because neighborhood impacts also remain unchanged (i.e., traffic and other impacts remain qualitatively identical), no “change” or “substantial extension” has

occurred, and accordingly, a Special Permit is not required in order for camping to continue on the Topsfield fairgrounds. This conclusion is true of the annual fair, the scouting event which took place the weekend prior to this filing, as well as to the Soul Fest event which is the subject of this appeal. See Derby Refining Co., 407 Mass. at 712.

Conclusion

For all of the foregoing reasons, EAS respectfully requests that the ZBA reverse the Decision of the Building Inspector annexed as Exhibit A and instead hold that camping at the Topsfield fairgrounds is a pre-existing, non-conforming use protected by G.L. c. 40A, § 6 and By-Law Article III, § 3.05(A). We look forward to the ZBA's hearing on this matter and anticipate presenting supplementary material that will aid in the board's deliberation.

EAS thanks the ZBA for its consideration of this matter.

Very truly yours,

Stephen J. Chaplin RSC

Lisa L. Mead, Esq.
Stephen J. Chaplin, Esq.

Encl.

cc: Building Inspector
Zoning Board of Appeals

EXHIBIT A



TOWN OF TOPSFIELD

INSPECTIONAL SERVICES DEPARTMENT

8 West Common Street, Topsfield, Massachusetts 01983

May 11, 2023

Mr. James O'Brien, CFE
Essex Agricultural Society
PO Box 134
Topsfield, MA 01983

Re: Soul Fest Camping-Topsfield Fair Ground
Letter dated May 1, 2023

Dear Jamie,

I have reviewed your letter outlining your plans to include camping as part of the planned Soul Fest event to be held outside the traditional Topsfield Fair dates. Camping is not an allowed "Use" under the Zoning by Law. Also, my research indicates Nonconforming "Uses" cannot be grandfathered under the state law. A Special Permit from the Zoning Board of Appeals (ZBA) is required for this event to be held.

Please contact Ms. Lynne Bermudez at lbermudez@topsfield-ma.gov to file for a Special Permit with the ZBA for this event or to appeal my decision.

Respectfully,

Raymond Chesley

Topsfield Building Inspector & Zoning Enforcement Officer

CC: Lynne Bermudez- ZBA Sr Administrative Assistant
Kevin Harutunian- Town Administrator

EXHIBIT B

**ESSEX AGRICULTURAL SOCIETY
RACING ACCOUNT
PROFIT AND LOSS STATEMENT
AUGUST 26, 1946 THROUGH AUGUST 31, 1946**

INCOME:

Mutuel Commissions.....	\$61 999 20	
Less-Commonwealth of Massachusetts-Share.....	<u>2 227 93</u>	\$59 771 27 ✓
Surplus.....	\$ 6 216 70	
Less-Commonwealth of Massachusetts-Share.....	<u>3 131 68</u>	3 085 02 ✓
Reserved Seats.....		1 639 50
Parking.....		1 046 00
Programs.....		1 011 20
Concessions.....		<u>699 28</u>
TOTAL INCOME.....		\$67 252 27 ✓

EXPENSES:

Horsemen's Awards.....		\$31 900 00
Payroll-Mutuel Department.....	\$ 7 208 00	
-Racing Secretary Department.....	2 240 00	
-Ground Crew.....	1 316 00	
-Starters.....	<u>648 00</u>	11 412 00 ✓
Advertising.....		6 118 45
Trainer and Groom Awards.....		3 595 00
Vanning.....		<u>3 610 38</u>
Printing.....		2 456 67
Miscellaneous Expenses.....		647 20
Maintenance.....		804 42
Feed and Stalls.....		1 659 00
Detective and Fire Protection:		
Topsfield Police.....	\$ 695 00	
Decker Service.....	480 00	
Topsfield Fire Department.....	<u>264 00</u>	1 439 00 ✓
Judges and Stewards.....		1 400 00
Starting Gate.....		838 00
Accounting.....		750 00
Telephone and Telegraph.....		727 58
Rental of Chairs and Office Equipment.....		680 22
Signs.....		624 25
Loss-Horsemen's Account.....		610 00
Photo Finish.....		600 00
Insurance.....		556 75
Planting Trees.....		300 00
Stable Expense.....		224 00
Armored Car Service.....		278 10
Cleaning and Laundry.....		134 55
Announcer.....		125 00
Amplifier Service.....		<u>120 00</u>

TOTAL EXPENSES..... 71 610 57

TOTAL LOSS - AUGUST 26, 1946 THROUGH AUGUST 31, 1946
(BEFORE TRANSFER).....\$ 4 358 30 ✓

LESS-TRANSFER FROM FAIR ACCOUNT..... 5 000 00

NET PROFIT - AUGUST 26, 1946 THROUGH AUGUST 31, 1946
(AFTER TRANSFER).....\$ 641 70 ✓

EXHIBIT C

OFF SEASON RENTALS
RATES, PERMITS AND REQUIREMENTS

1. RATES:

The following rates will apply to all groups or organizations planning to utilize Topsfield Fairgrounds for a private off-season event:

- a) Rental of complete fairgrounds, including use of restrooms and parking lot, excluding buildings \$1,000./day
- b) Caravans Per trailer 8.50 /day
Including electricity
(Dumping station available)
- c. Fair Trade Center 450. /day
- d) Coolidge Hall 400. /day
- e) Livestock Arena 550. /day
- f) Set-up and tear-down days @ 1/2 day rate
- g) Maintenance personnel 15.00/hr

NOTE: At least one maintenance person must be on duty at all times when show or event is open to the public. Additional personnel will be utilized as agreed upon by Fair manager and show promoter.

Special consideration may be given to non-profit organizations concerning above rates, at discretion of Fair management.

Set-up and cleaning of grounds and buildings will be the responsibility of the Lessee, unless other arrangements have been made prior to the event.

2. INSURANCE REQUIREMENTS:

- A. Certificate of Insurance in the amount of \$1,000,000.00 must be received by the Fair office at least 10 days prior to the event.
- B. Essex Agricultural Society must be listed on certificate as additional insured.
- C. Certificate must contain 30 day cancellation clause.

3. All groups planning to utilize Topsfield Fairgrounds must contact the Topsfield Police department, concerning traffic control and necessary officers for security of event and to meet public safety requirements.

4. PERMITS REQUIRED:

See enclosed sheet entitled 'Procedures For Permits At Leased Fairgrounds Events.'



4 Hrs Cleanup @ \$15.00
6 Hrs. Russell Ware. @ \$15.00

John J. Cole
PRESIDENT

Alvin W. Craig
GENERAL MANAGER

OFF SEASON RENTAL FORM

EVENT Holiday Party - Hoedown DATE December 14, 1996

COOLIDGE HALL 400 -

FAIR TRADE CENTER _____

ARENA _____

CATTLE BLDG. _____

SHEEP BLDG. _____

4-H BLDG. _____

RESTROOMS _____

DATES & TIMES OF EVENT: December 14, 1996 7:30 6:00 PM

EQUIPMENT: TABLES 25 CHAIRS 250 PICNIC TABLES NO PA NO

ENTRANCES: MAIN GATE ✓ RIVER GATE _____ MAPLE STREET _____

PARKING: RIVER GATE _____ MIDWAY _____ RT. 97 _____ PERKINS _____

ESTIMATED RENTAL FEE: 400.00 REQUIRED DEPOSIT: _____

ESTIMATED MAINTENANCE TIME: PRE-EVENT _____

INSURANCE CERT. REC'D _____ POST-EVENT _____

NOTE: MAINTENANCE REQUIRED DURING REGULAR WORKING HOURS WILL BE PAID TO TOPSFIELD FAIRGROUNDS @ \$15.00 PER HOUR.
EXTRA HOURS (WEEKENDS AND NIGHT TIME HOURS) WILL BE PAID DIRECTLY TO MAINTENANCE PERSONNEL.

EVENT REPRESENTATIVE (please print)

59 Temple Place, Rm 442

ADDRESS Boston, Ma.

SIGNATURE J. Bruce Duggan INTERNATIONAL

617-695-9450

TELEPHONE NUMBER

COMMENTS: All correspondence can be handled through
Suburban Convergence, 24 Rocky Hill Rd Essex Ma 01929

Signature - Fair Representative / Date

Essex Agricultural Society

P.O. Box 134, Topsfield, Massachusetts 01983 0234 • 508/887-5000 • Fax 508/887-3016

TOPSFIELD FAIR — OCTOBER 5 THRU OCTOBER 14, 1996

EXHIBIT D

L. D. Friend
Route 128
Beverly, Mass.

December 28, 1949

Board of Appeal
Topsfield, Mass.

Subject:- Summary of Remarks by L. D. Friend
at the Variance Committee Hearing,
Topsfield Town Hall, Tuesday Evening,
December 27, 1949.

Gentlemen:-

I set forth the fact that I was the owner of the Friend Box Company in Danvers owner of Yankee Shop in Danvers and President of the Essex County Associated Boards of Trade for seventeen years. Also, a trustee of 4-H Camp Leslie in Georgetown, Mass. for some fifteen years. Because of my 4-H activities and being a member of the Maple Street Congregational Church in Danvers, as well as having two children ages five and eight, I wanted to see the proposed "Fairgrounds Playland" run at a high level. I stated that there are many playgrounds that I would not like to take my children to because of the lack of cleanliness at such grounds. I stated that I would not go into this particular "Fairgrounds Playland" unless it were a fine, clean, decently operated place where children could have clean fun.

I was very pleased to find that the Congregational Ladies Guild of your local church were anxious to co-operate by operating the concession for refreshments which would not only benefit their own church but the fair grounds by the high moral character these ladies would lend to "Playland".

The particular concession that I'm interested in is, of course, a 1-1/2" scale railroad to haul children and in some cases older children to attend the smaller ones, if necessary, but catering primarily up to the ages of 14 or 15. We want no such thing as a "mid-way" in "Playland" during this particular summer session in which we hope to operate.

We hope, and have made plans to circularize all churches to encourage their picnics to come to the "Fairgrounds Playland", this depending on your decision of zoning variance, of course. All automobile parking will be within the fairgrounds area. There will be no necessity for anyone parking on the highway.

I specifically stated that I would not set-up a railroad in the fair grounds unless the other few children amusement concessions were of high caliber such as pony riding, merry-go-rounds, little automobiles, fire wagon rides, etc;. One thing that was not mentioned at the hearing but which you could well assume would have to be encouraged and that is, when picnics arrived

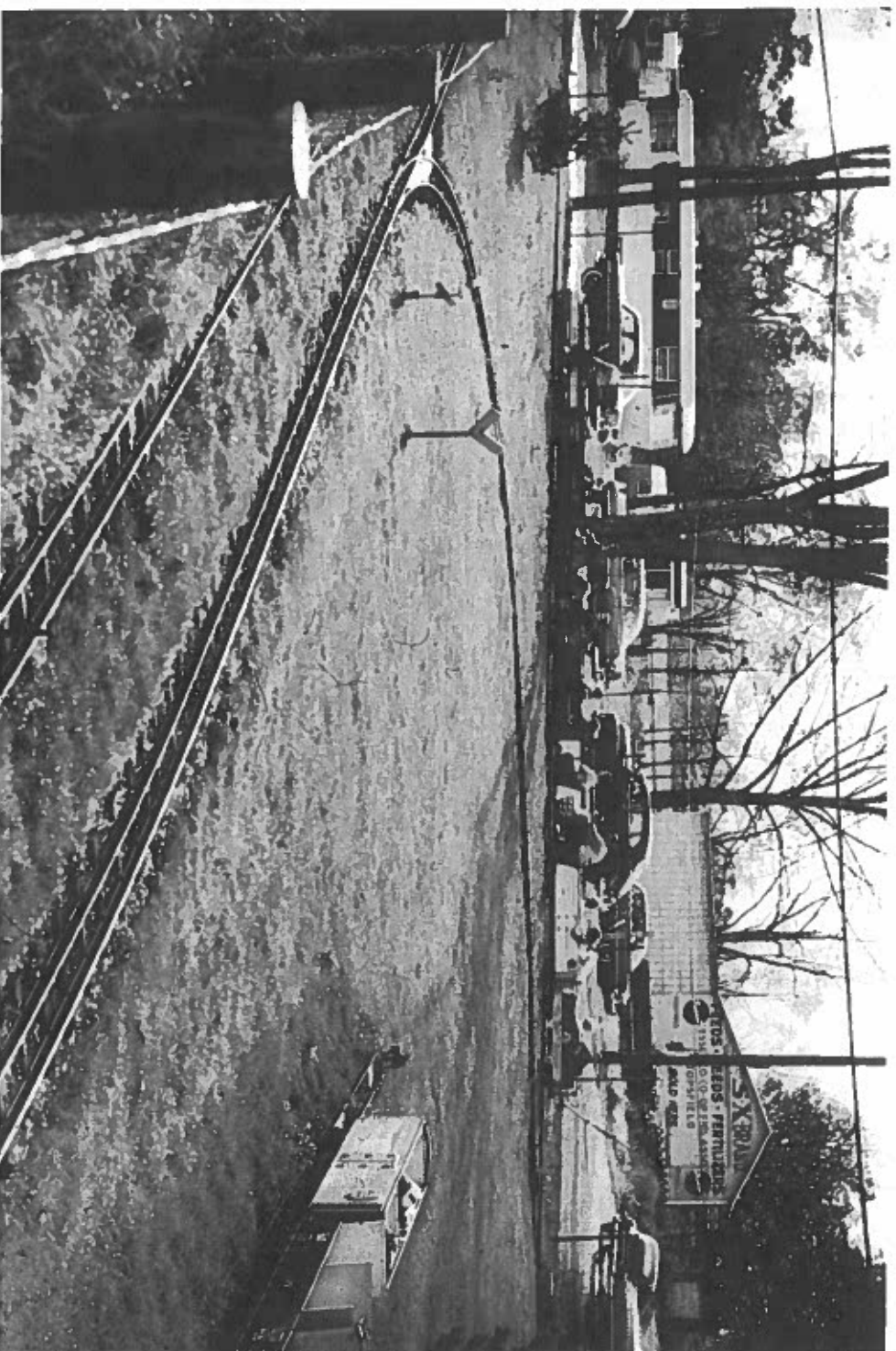
Board of Appeal

we'd like to have older people, ladies and gentlemen, amused as well as the children. This means that we will provide for horseshoe pitching, soft-ball, baseball and other such athletic activities as the men and women would like to enter for their own amusement while their children were enjoying "Playland". All the above situation, of course, is distinctly understood as being controlled and under the orders of the Executive Committee of the Essex County Agricultural Society.

The question of hours came up at the end of your hearing and it is our general thought that this will all be a daylight proposition. I personally can see no necessity of carrying on any activity after dark. There might be some particular instance of some extremely hot weather where a picnic might not go home exactly at sunset but might remain until the cool evening air arrived but, if such happened to be the case, there would be no loud music or loud speaker noise which would disturb the neighbors in the nearby vicinity.

Sincerely,

LDFRIEND/crc



Joy Town Railroad at the Topsfield Fairgrounds in Topsfield, Massachusetts in 1955.
Walker Transportation Collection

EXHIBIT E

ZONING BOARD OF APPEALS
Topsfield, Massachusetts

RECORD OF HEARING HELD ON AUGUST 12, 1953

The meeting was called to order at 8:17 P.M.,
Messrs. Guay, Hodges and Rock being present, and the
following was read aloud:

This hearing is upon the petition of Mr. Edmund F.
Kuszmar, president of Joytown Park, who has addressed the
following letter to the Board:

JOYTOWN PARK

Topsfield, Massachusetts

July 17, 1953

Topsfield Zoning Board of Appeals
Topsfield, Massachusetts

Dear Sirs:

The operators of Joytown Park at the Topsfield
Fairgrounds request a hearing by the Board of Appeals
on the question of erecting signs advertising the
location of the Park.

We request a variance in Article 7(d) of
Section III and Article 5 of Section IV of the by-laws.

These signs would be directional signs which would
be located on Boston Street at the LeParmentier property
and the other at the junction of Route #97 and the Wenham
line. Many of our patrons (new) are confused by the lack
of proper directional signs.

Very truly yours,

/s/ Edmund F. Kuszmar
President

Thereupon notice of a hearing to be held was caused
to be published in the editors of the Salem Evening News
appearing on August 1, 1953, as follows:

Notice is hereby given that at 8:15 P. M. on Wednesday, August 12, 1953 a hearing will be given at the Topsfield Town Hall on the petition of Joytown Park for the erection of directional signs in variance with the provisions of Section III, Article 7(d) and of Section IV, Article 5 of our by-law

Topsfield Zoning Board of Appeals

Copies of that notice were mailed to the following;

The petitioner
The Topsfield Board of Selectmen
Mr. Leroy W. Gleason
Mr. Allen T. Watson
Mr. Wilfred Desmarais
Mr. Nicholas d'Agostino
Mr. Joseph Collins
Mr. Harris Perkins
Mr. David Wheatland
Mr. Rex D. LeParmentier
Mrs. Joseph B. Lape

The petitioner, upon being invited to state his case, asked to be represented by Mr. Paul Corson, an executive of the Topsfield Fair of the Essex Agricultural Society, and Mr. Corson was allowed to proceed. He said in substance that Joytown Park was situated on the Topsfield Fair grounds, and that during the several years of its existence there its owners had conducted an orderly and popular amusement business; that the Fair Association as well as the owners of the amusement business were interested in having that business prosper; that the signs in question were very helpful in contributing to the prosperity of that business; that the size of the signs was 12' by 4'6" for one of them and 6' by 4'3" for the other; that these signs were well built and of an attractive design; that they had been erected for awhile, but taken down when it was discovered that they were prohibited by the zoning by-law; and that the owners of the business now earnestly sought the authorization to erect them again. He added, in the way of information, that the neighboring town of Danvers did not prohibit the erection of such signs, and that one such sign already stood on Boston Street in that town, near the Topsfield line.

Mr. LeParmentier, whose property in Topsfield extends for an appreciable distance on Boston Street, said he could see no harm in the erection of the 12' by 4'6" sign

on Boston Street, and that he had expressed to the petitioner his willingness that his land be used for that purpose.

Mr. Lape said that he objected to the erection of the signs; that if their erection were to be allowed, a very bad precedent would be established on which others could justifiably rely in pressing applications for permits to erect signs of their own; and that thereby the provisions of the by-law relating to such things would be seriously weakened.

Mr. Gleason said that he also objected to the erection of the signs, for the same reasons as those expressed by Mr. Lape.

The Board then asked the petitioner how vital he considered it to be to the prosperity of his business that the erection of these signs be allowed. The petitioner replied that these signs would be very helpful to his business, but that he did not consider them indispensable.

Since no one had anything more to say, the hearing was closed.

In the opinion of the Board, the circumstances of this case are not at all exceptional, and to grant a variance upon them would be clearly to derogate from the intent and purposes of the by-law. The petition is denied.

TOPSFIELD ZONING BOARD OF APPEALS


Mark R. Hodges


Clayton F. Rock



William C. Guay

EXHIBIT F

August 22, 1906.

Board of Selectmen
Town of Topsfield
Topsfield, Massachusetts #01983

Gentlemen:

The Officers and Executive Board of the Topsfield Fair have read with great interest and careful consideration your recent letter concerning "girlie shows" during Fair Week. You may be assured that we are at all times vigilant in this respect, and otherwise, to have the Fair conducted according to the highest standards. We are proud of the Fair and consider it to be a show case of the Town of Topsfield and Essex County. The many people who serve the Fair and give tirelessly of their time without personal recompense or gain, are most deeply concerned that no part of the Fair will be improper in its operation or subject to just criticism.

We are troubled by the criticism directed towards a "girl show" at last year's Fair by one individual. This letter of criticism we ourselves brought to the attention of the Selectmen. The letter was not fair, just or accurate in its attack. During the Fair our own officials, quietly, anonymously, without prior notice and paying their own admission, went to various showings of the "girl show" to observe and at no time did they see anything improper or offensive, and nothing which would in any way match the colorful description of our critic. Although there are ample means and opportunity to criticize any aspect of the Fair we have not at any time received the slightest objection or complaint about the show from anyone at all, other than the one person whose letter we brought to your attention. We have had no complaint made to us, nor have we heard of any made to others.

We will continue to be careful and circumspect in our public entertainment. We are confident we have never failed you or ourselves in conducting the Fair according to the highest standards. In fulfilling this responsibility we cannot reasonably subject the entire Fair to the dictates of a single self-constituted censor whose powers of observation are clearly not equal to his gift of vigorous letter writing. His report is preposterous. A show such as he describes is disgusting and would take place only in a murky dive of some foreign port. It never occurred at the Fair, as is shown by the fact that no one else saw such things and no one else has made such reports or complaint.

We do not often close the letters we from time to time direct to your Honorable Board with an Old French phrase but in reply to the complaints of this one person it does seem appropriate to cite the classic adjuration, "Honi soit qui may y pense". We trust, Gentlemen does not consider it indelicate to use this phrase because of its connection with a lady's garter. The British Empire has long considered it an honour.

Respectfully & sincerely,

Warren P. Rockwell-President

EXHIBIT G



Clifford J. Taylor
PRESIDENT

James P. O'Brien
GENERAL MANAGER

Re: Building Inspector of Topsfield
Camping at fair grounds

Dear Ray Chesley,

Thank you for meeting with me and our working group on the Soul Fest event at the fairground's office last week. Part of the discussion was around camping at the fair during these events. Camping has been going on at the grounds in the past as part of our off-season events. The question came up as to how long this has been going on and does it predate the zoning laws as it is not allowed in the town's zoning. I know that events on the grounds have been making camping part of their events for a very long time. We have hosted the Boy Scouts who camp during the year and vendor camping during the fair each year. Most of the camping occurs in campers but tents are also used. Departments in town knew that we were doing camping as they have needed to get burn permits and camper inspections for CO detectors. The health dept has been on the grounds when these events have been going on with no issue being brought up as they were making sure that food vendors had inspection and permits for food.

The fairgrounds have been hosting Rolling R.V. Club Caravans, Airstream, and Shasta Campers for many years. Antique and Craft shows have had both R.V. camping and tent camping as part of their events going back a long time in our records. For many years, the fair hosted the Indian Tribes over Memorial Day weekend which also had camping in tents. Other groups that have camped on the grounds are the many horse shows that we have hosted with as many as 60 or 70 campers and tents on most weekends of the spring and summer. The Topsfield Inspection Department has been on the grounds during these events over the years when there was a need for a permit or for something else as needed. I personally have been the manager for the past 17 years and Al Craig was the manager before me for over 20 years. I am sorry to say before that our records get a little hard to follow, and much was done on a handshake.

I hope this explains what has gone on in the past and I look forward to working with you on this in the future. Soul Fest will come and go, but the fair will continue to work with your department on any issue that comes up. I do thank you for your time on this matter for the fair.

Sincerely,

James O'Brien, CFE
General Manager, Topsfield Fair

Essex Agricultural Society

P.O. Box 134, Topsfield, Massachusetts 01983-0234 • 978/887-5000 • Fax 978/887-3016

www.topsfieldfair.org

Application for Zoning Relief

Form A

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

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

.....

BOARD USE ONLY

Date Filed:

Date Action Due

Public Hearing:

Decision:

Revised Form Date: 04/26/2011

NATURE OF APPLICATION:

- _____ Petition for Special Permit pursuant to Article _____, Section _____ of the Zoning Bylaw.
- _____ Petition for Finding pursuant to Article _____, 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 5/11/23 of the Building Inspector or others pursuant to L.L. c. 40A, Section 15.

DESCRIPTION OF APPLICANT:

- a. Name Essex Agricultural Society
- b. Address PO Box 134, Topsfield MA 01983
- c. Phone Number 978-887-5000
- d. Interest in Premises (e.g., owner, tenant, prospective purchaser, etc.) Owner
(Attach copy of lease and/or letter of authorization from owner, if applicable)

DESCRIPTION OF PREMISES:

- a. Assessor's Map 57, Lot(s) 4-1, Zoning District IRA
- b. Location of Premises (number and street) 207 Boston Street
- c. Name and address of legal owner (if different from Applicant) N/A
- d. Deed to the Premises recorded at (if known):
☒ Essex South District Registry of Deeds, Book 02540 Page 588
☐ Essex South Registry District of the Land Court, Certificate Number _____
- e. Prior zoning decisions affecting the Premises (if any):
Date of Decision _____ Name of Applicant _____
Nature of Decision _____
- f. Present use of the Premises Fairgrounds / events (see attached correspondence)
- g. Present structures conform to current Zoning Bylaw. ☐ Yes ☐ No. If no, in what respect does it not conform. N/A - appeal concerns use, not structures.

PROPOSAL (attach additional sheets if necessary):

- a. General Description:
N/A

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

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

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

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

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

NECESSARY ACCOMPANYING DATA:

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

Variance of Special Permit Applications: (N/A)
(See Zoning Board of Appeals Rules and Procedures Section III)

All required supporting data attached ☐ Yes ☐ No

Site Plan Review Applications: (N/A)
(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: (N/A)
(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:

N/A

5/23/23
Date

[Signature]
Signature of Applicant's Counsel

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: _____

Telephone No. _____

Locus: _____

Map	Block	Location	Owner	<i>(If different from location)</i> Mailing Address
-----	-------	----------	-------	--

SEE ATTACHED LIST

If needed, attach additional sheets. _____

Assessor's Certification

To the Topsfield Zoning Board of Appeals:

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

Authorized Signature
Assessors' Office _____

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 **Friday, May 19, 2023** Issue Date **Monday, May 22, 2023**

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

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

Person/Party requesting list: **Jim O'Brien**

Address: **207 Boston Street Topsfield, MA**

Phone #: **978-887-5000** Email Address **JOBRIEN@Topsfieldfair.org** Misc: _____

Property Owner: **Essex Agricultural Society**

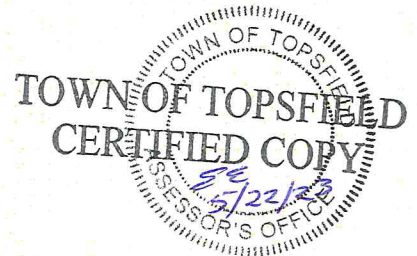
Assessor's Map(s) **57** Lot(s) **4** Location **207 Boston Street**

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



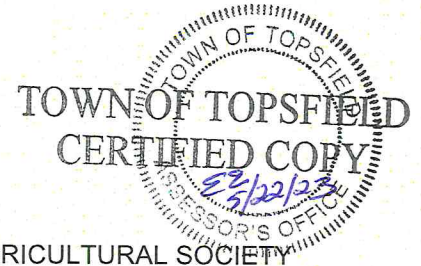
Certification of Parties in Interest

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
May 22, 2023



Subject Properties:

Parcel Number: 57-4
CAMA Number: 57-4-1
Property Address: 207 BOSTON ST

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

Parcel Number: 57-4
CAMA Number: 57-4-2
Property Address: 207 BOSTON ST

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

Abutters:

Parcel Number: 49-36
CAMA Number: 49-36
Property Address: 16 MAPLE ST

Mailing Address: 16 MAPLE STREET LLC
16 MAPLE ST
TOPSFIELD, MA 01983

Parcel Number: 49-37
CAMA Number: 49-37
Property Address: 216 BOSTON ST

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

Parcel Number: 49-38
CAMA Number: 49-38
Property Address: 210 BOSTON ST

Mailing Address: TOWN OF TOPSFIELD
210 BOSTON ST
TOPSFIELD, MA 01983

Parcel Number: 49-40
CAMA Number: 49-40
Property Address: 218 BOSTON ST

Mailing Address: UNKNOWN

Parcel Number: 49-40
CAMA Number: 49-40-218-A
Property Address: 218 BOSTON ST Unit 101

Mailing Address: WALSH TIMOTHY
218 BOSTON ST #101
TOPSFIELD, MA 01983

Parcel Number: 49-40
CAMA Number: 49-40-218-B
Property Address: 218 BOSTON ST Unit 102

Mailing Address: WALSH TIMOTHY
218 BOSTON ST #101
TOPSFIELD, MA 01983

Parcel Number: 49-40
CAMA Number: 49-40-218-C
Property Address: 218 BOSTON ST Unit 103

Mailing Address: SAMPSON DAVID
72 PYE BROOK LN
BOXFORD, MA 01921

Parcel Number: 49-40
CAMA Number: 49-40-218-D
Property Address: 218 BOSTON ST Unit 104

Mailing Address: DESILVESTRE NELSON A
218 BOSTON ST UNIT 104
TOPSFIELD, MA 01983

Parcel Number: 49-40
CAMA Number: 49-40-218-E
Property Address: 218 BOSTON ST Unit 105

Mailing Address: DESILVESTRE NELSON A
218 BOSTON ST UNIT 105
TOPSFIELD, MA 01983



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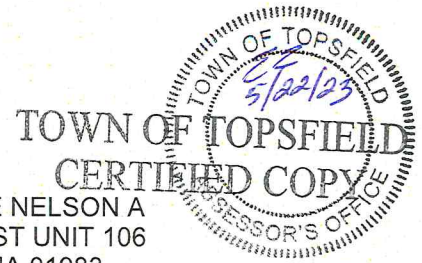
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Page 1 of 7



300 feet Abutters List Report

Topsfield, MA
May 22, 2023



Parcel Number: 49-40
CAMA Number: 49-40-218-F
Property Address: 218 BOSTON ST Unit 106

Mailing Address: DESILVESTRE NELSON A
218 BOSTON ST UNIT 106
TOPSFIELD, MA 01983

Parcel Number: 49-40
CAMA Number: 49-40-218-G
Property Address: 218 BOSTON ST Unit 107

Mailing Address: 218 BOSTON STREET LLC
1 APPLE RD
BEVERLY, MA 01915

Parcel Number: 49-40
CAMA Number: 49-40-218-H
Property Address: 218 BOSTON ST Unit 108

Mailing Address: 218-108 BOSTON STREET LLC
1 APPLE RD
BEVERLY, MA 01915

Parcel Number: 49-40
CAMA Number: 49-40-218-J
Property Address: 218 BOSTON ST Unit 109

Mailing Address: DESILVESTRE NELSON A
218 BOSTON ST UNIT 109
TOPSFIELD, MA 01983

Parcel Number: 49-40
CAMA Number: 49-40-218-K
Property Address: 218 BOSTON ST Unit 110

Mailing Address: BOEDECKER ANNE L
27 WILSON POND LN
ROWLEY, MA 01969

Parcel Number: 49-40
CAMA Number: 49-40-218-L
Property Address: 218 BOSTON ST Unit 201

Mailing Address: WALSH TIMOTHY
218 BOSTON ST #101
TOPSFIELD, MA 01983

Parcel Number: 49-40
CAMA Number: 49-40-218-M
Property Address: 218 BOSTON ST Unit 202

Mailing Address: WALSH TIMOTHY
218 BOSTON ST #101
TOPSFIELD, MA 01983

Parcel Number: 49-40
CAMA Number: 49-40-218-N
Property Address: 218 BOSTON ST Unit 203

Mailing Address: SAMPSON DAVID
72 PYE BROOK LN
BOXFORD, MA 01921

Parcel Number: 49-40
CAMA Number: 49-40-218-P
Property Address: 218 BOSTON ST Unit 204

Mailing Address: SAMPSON DAVID
72 PYE BROOK LN
BOXFORD, MA 01921

Parcel Number: 49-40
CAMA Number: 49-40-218-Q
Property Address: 218 BOSTON ST Unit 205

Mailing Address: SAMPSON DAVID
72 PYE BROOK LN
BOXFORD, MA 01921

Parcel Number: 49-40
CAMA Number: 49-40-218-R
Property Address: 218 BOSTON ST Unit 206

Mailing Address: SAMPSON DAVID
72 PYE BROOK LN
BOXFORD, MA 01921

Parcel Number: 49-40
CAMA Number: 49-40-218-S
Property Address: 218 BOSTON ST Unit 207

Mailing Address: AMERICAN SCIENTIFIC AFFIL, INC
218 BOSTON ST UNIT 207
TOPSFIELD, MA 01983



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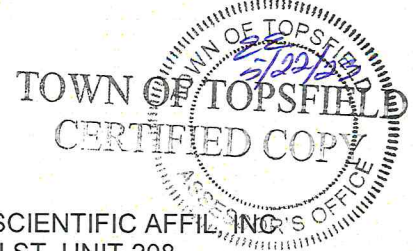
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Page 2 of 7



300 feet Abutters List Report

Topsfield, MA
May 22, 2023



Parcel Number: 49-40
CAMA Number: 49-40-218-T
Property Address: 218 BOSTON ST Unit 208

Mailing Address: AMERICAN SCIENTIFIC AFFILIATES, INC.'S OFFICE
218 BOSTON ST UNIT 208
TOPSFIELD, MA 01983

Parcel Number: 49-40
CAMA Number: 49-40-218-U
Property Address: 218 BOSTON ST Unit 209

Mailing Address: WINVEST ASSET MANAGEMENT LLC
100 CUMMINGS CENTER STE 307G
BEVERLY, MA 01915

Parcel Number: 49-40
CAMA Number: 49-40-218-V
Property Address: 218 BOSTON ST Unit 210

Mailing Address: BERNARD DANA E
218 BOSTON ST UNIT 210
TOPSFIELD, MA 01983

Parcel Number: 49-69
CAMA Number: 49-69
Property Address: 189 CENTRAL ST

Mailing Address: DAGOSTINO ERIC
189 CENTRAL ST
TOPSFIELD, MA 01983

Parcel Number: 49-70
CAMA Number: 49-70
Property Address: 187 CENTRAL ST

Mailing Address: D'AGOSTINO ERIC
189 CENTRAL ST
TOPSFIELD, MA 01983

Parcel Number: 49-71
CAMA Number: 49-71
Property Address: 185 CENTRAL ST

Mailing Address: DUNBAR DOUGLAS E
185 CENTRAL ST
TOPSFIELD, MA 01983

Parcel Number: 49-72
CAMA Number: 49-72
Property Address: 7 MAPLE LN

Mailing Address: MARSHALL GENE A JR
7 MAPLE LN
TOPSFIELD, MA 01983

Parcel Number: 49-73
CAMA Number: 49-73
Property Address: 5 MAPLE LN

Mailing Address: LUCAS FRANK
5 MAPLE LN
TOPSFIELD, MA 01983

Parcel Number: 49-74
CAMA Number: 49-74
Property Address: 1 MAPLE LN

Mailing Address: BEGLEY KEVIN J
1 MAPLE LN
TOPSFIELD, MA 01983

Parcel Number: 49-75
CAMA Number: 49-75
Property Address: 55 MAPLE ST

Mailing Address: YOUNG PATRICIA A
55 MAPLE ST
TOPSFIELD, MA 01983

Parcel Number: 49-76
CAMA Number: 49-76
Property Address: 53 MAPLE ST

Mailing Address: ENGLISH PATRICIA A TR
53 MAPLE ST
TOPSFIELD, MA 01983

Parcel Number: 49-77
CAMA Number: 49-77
Property Address: 51 MAPLE ST

Mailing Address: BURNS BRIAN G
51 MAPLE ST
TOPSFIELD, MA 01983



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5/22/2023

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Page 3 of 7



300 feet Abutters List Report

Topsfield, MA
May 22, 2023



Parcel Number: 49-78
CAMA Number: 49-78
Property Address: 47 MAPLE ST

Mailing Address: SKORY ROBERT J
47 MAPLE ST
TOPSFIELD, MA 01983

Parcel Number: 49-79
CAMA Number: 49-79
Property Address: 29 MAPLE ST

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

Parcel Number: 49-80
CAMA Number: 49-80
Property Address: 215 BOSTON ST

Mailing Address: AMERIGAS PROPANE LP
PO BOX 798
VALLEY FORGE, PA 19482

Parcel Number: 49-81
CAMA Number: 49-81
Property Address: 36 MAPLE ST

Mailing Address: MASS BAY TRANSPORTATION AUTH
77 FRANKLIN ST - 9TH FLR
BOSTON, MA 02110

Parcel Number: 49-82
CAMA Number: 49-82
Property Address: 233 BOSTON ST

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

Parcel Number: 57-3
CAMA Number: 57-3
Property Address: 146 SOUTH MAIN ST

Mailing Address: ESSEX COUNTY CO-OPERATIVE
146 SOUTH MAIN ST
TOPSFIELD, MA 01983

Parcel Number: 57-5
CAMA Number: 57-5
Property Address: 153R BOSTON ST

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

Parcel Number: 57-6
CAMA Number: 57-6
Property Address: 70R SALEM RD

Mailing Address: ESSEX COUNTY
32 FEDERAL ST
SALEM, MA 01970

Parcel Number: 57-7
CAMA Number: 57-7
Property Address: 180 BOSTON ST

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

Parcel Number: 58-1
CAMA Number: 58-1
Property Address: 195 HIGH ST

Mailing Address: COMMONWEALTH OF MASS
100 CAMBRIDGE ST
BOSTON, MA 02202

Parcel Number: 58-10
CAMA Number: 58-10
Property Address: 161 HIGH ST

Mailing Address: CARDELLO PETER TR
161 HIGH ST
TOPSFIELD, MA 01983

Parcel Number: 58-11
CAMA Number: 58-11
Property Address: 157 HIGH ST

Mailing Address: CUNNINGHAM THOMAS W
157 HIGH ST
TOPSFIELD, MA 01983



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5/22/2023

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Page 4 of 7



300 feet Abutters List Report

Topsfield, MA
May 22, 2023



Parcel Number: 58-12
CAMA Number: 58-12
Property Address: 153 HIGH ST

Mailing Address: MATTERA MICHAEL
153 HIGH ST
TOPSFIELD, MA 01983

Parcel Number: 58-13
CAMA Number: 58-13
Property Address: 205 CENTRAL ST

Mailing Address: RICKETSON MARK
205 CENTRAL ST
TOPSFIELD, MA 01983

Parcel Number: 58-15
CAMA Number: 58-15
Property Address: 197 CENTRAL ST

Mailing Address: CHAMPLAIN TODD D
197 CENTRAL ST
TOPSFIELD, MA 01983

Parcel Number: 58-2
CAMA Number: 58-2
Property Address: 189 HIGH ST

Mailing Address: MASS BAY TRANSPORTATION AUTH
77 FRANKLIN ST - 9TH FLR
BOSTON, MA 02110

Parcel Number: 58-3
CAMA Number: 58-3
Property Address: 179 HIGH ST

Mailing Address: DAGOSTINO JOHN P
165 HIGH ST
TOPSFIELD, MA 01983

Parcel Number: 58-4
CAMA Number: 58-4
Property Address: 177 HIGH ST

Mailing Address: LESSA MARIA TR
177 HIGH ST
TOPSFIELD, MA 01983

Parcel Number: 58-41
CAMA Number: 58-41
Property Address: 180 HIGH ST

Mailing Address: ZIRIN MAX A
180 HIGH ST
TOPSFIELD, MA 01983

Parcel Number: 58-42
CAMA Number: 58-42
Property Address: 182 HIGH ST

Mailing Address: PACHECO MARC WAYNE
182 HIGH ST
TOPSFIELD, MA 01983

Parcel Number: 58-43
CAMA Number: 58-43
Property Address: 184 HIGH ST

Mailing Address: GILFORD JAMES H
184 HIGH ST
TOPSFIELD, MA 01983

Parcel Number: 58-44
CAMA Number: 58-44
Property Address: 186 HIGH ST

Mailing Address: DELLISOLA STEPHEN M
186 HIGH ST
TOPSFIELD, MA 01983

Parcel Number: 58-45
CAMA Number: 58-45
Property Address: 4 JUNIPER LN

Mailing Address: BONEFANT MARGARET MCCLORY
4 JUNIPER LN
TOPSFIELD, MA 01983

Parcel Number: 58-5
CAMA Number: 58-5
Property Address: 173 HIGH ST

Mailing Address: LEMES LUCAS
173 HIGH ST
TOPSFIELD, MA 01983



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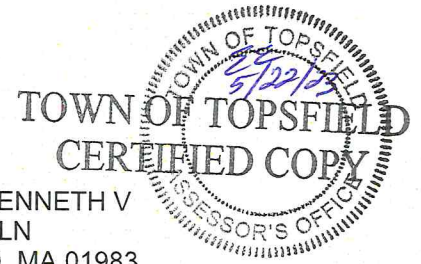
5/22/2023

Page 5 of 7



300 feet Abutters List Report

Topsfield, MA
May 22, 2023



Parcel Number: 58-51
CAMA Number: 58-51
Property Address: 3 JUNIPER LN

Mailing Address: HORGAN KENNETH V
3 JUNIPER LN
TOPSFIELD, MA 01983

Parcel Number: 58-6
CAMA Number: 58-6
Property Address: 167 HIGH ST

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

Parcel Number: 58-8
CAMA Number: 58-8
Property Address: 165 HIGH ST

Mailing Address: D'AGOSTINO JOHN P
165 HIGH ST
TOPSFIELD, MA 01983

Parcel Number: 58-9
CAMA Number: 58-9
Property Address: 163 HIGH ST

Mailing Address: ORLANDO MARK C TR
163 HIGH ST
TOPSFIELD, MA 01983

Parcel Number: 64-21
CAMA Number: 64-21
Property Address: 33 MORNINGSIDE DR

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

Parcel Number: 64-6
CAMA Number: 64-6
Property Address: 148 BOSTON ST

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

Parcel Number: 64-7
CAMA Number: 64-7
Property Address: 70 SALEM RD

Mailing Address: FERGUSON KATHERINE H
70 SALEM RD
TOPSFIELD, MA 01983

Parcel Number: 65-13
CAMA Number: 65-13
Property Address: 29 MORNINGSIDE DR

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

Parcel Number: 65-19
CAMA Number: 65-19
Property Address: 15 MORNINGSIDE DR

Mailing Address: WONG JAMES C
15 MORNINGSIDE DR
TOPSFIELD, MA 01983

Parcel Number: 65-20
CAMA Number: 65-20
Property Address: 11 MORNINGSIDE DR

Mailing Address: KOUDANIS NIKOS S
11 MORNINGSIDE DR
TOPSFIELD, MA 01983

Parcel Number: 65-21
CAMA Number: 65-21
Property Address: 9 MORNINGSIDE DR

Mailing Address: KLUCHNIK JORGE
9 MORNINGSIDE DR
TOPSFIELD, MA 01983

Parcel Number: 65-22
CAMA Number: 65-22
Property Address: 5 MORNINGSIDE DR

Mailing Address: FUND LINDA S
5 MORNINGSIDE DR
TOPSFIELD, MA 01983



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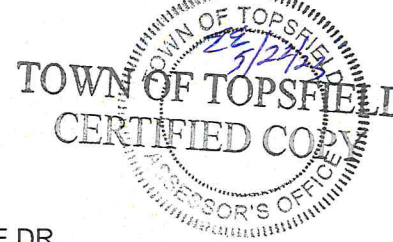
5/22/2023

Page 6 of 7



300 feet Abutters List Report

Topsfield, MA
May 22, 2023



Parcel Number: 65-47
CAMA Number: 65-47
Property Address: 27 MORNINGSIDE DR

Mailing Address: CODIER SEAN P
27 MORNINGSIDE DR
TOPSFIELD, MA 01983

Parcel Number: 65-48
CAMA Number: 65-48
Property Address: 25 MORNINGSIDE DR

Mailing Address: FRASCA DANIEL R JR
25 MORNINGSIDE DR
TOPSFIELD, MA 01983

Parcel Number: 65-49
CAMA Number: 65-49
Property Address: 21 MORNINGSIDE DR

Mailing Address: NORTHCO REALTY LLC
42 NEPTUNE ST
BEVERLY, MA 01915

Parcel Number: 65-50
CAMA Number: 65-50
Property Address: 19 MORNINGSIDE DR

Mailing Address: WILSON STEPHANIE TR
19 MORNINGSIDE DR
TOPSFIELD, MA 01983

Parcel Number: 65-51
CAMA Number: 65-51
Property Address: 17 MORNINGSIDE DR

Mailing Address: JOHNSON MICHAEL P
17 MORNINGSIDE DR
TOPSFIELD, MA 01983



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5/22/2023

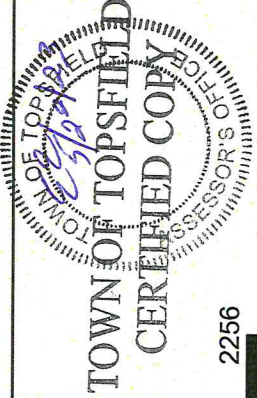
Page 7 of 7



May 22, 2023

Town of Topsfield, MA

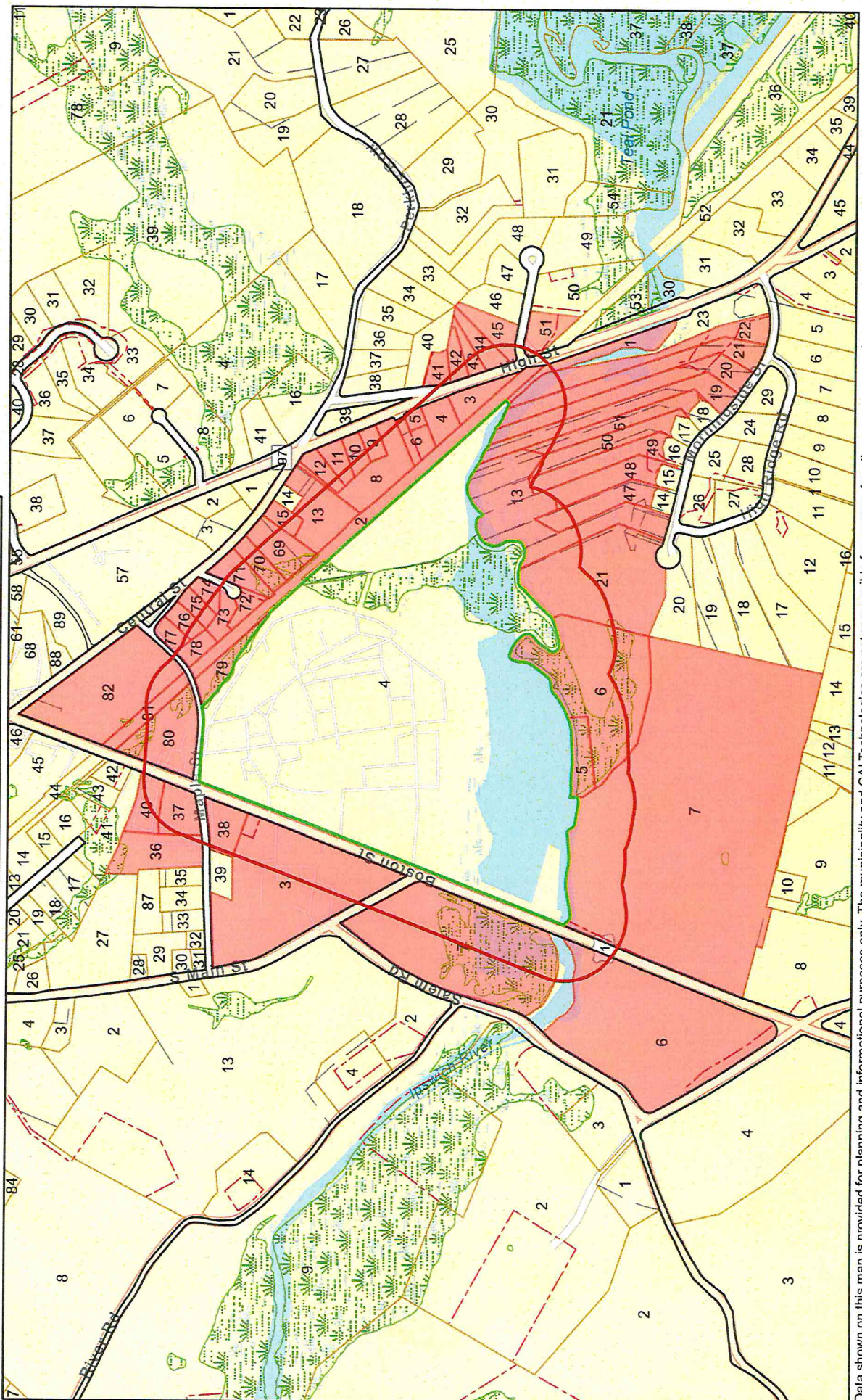
1 inch = 752 Feet



TOWN OF TOPSFIELD
CERTIFIED COPY

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com



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