

Issue Date: 04/26/2011

NATURE OF APPLICATION:

- ☒ Petition for Special Permit pursuant to Article 3.02, Section 4.10 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.

DESCRIPTION OF APPLICANT:

- a. Name Emporio Motors
- b. Address 222 Boston St, Topsfield, MA 01983
- c. Phone Number 857-333-5117
- d. Interest in Premises (e.g., owner, tenant, prospective purchaser, etc.) Tenant
(Attach copy of lease and/or letter of authorization from owner, if applicable)

DESCRIPTION OF PREMISES:

- a. Assessor's Map 49, Lot(s) 41, 42, Zoning District BH
- b. Location of Premises (number and street) 222 + 224 Boston St Topsfield
- c. Name and address of legal owner (if different from Applicant) 222 Boston St Realty Trust
224 Boston St Realty Trust
Raymond Lawton
- d. Deed to the Premises recorded at (if known):

Essex South District Registry of Deeds, Book _____ Page _____

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 Automotive Mechanical Shop
- g. Present structures conform to current Zoning Bylaw. ☒ Yes ☐ No. If no, in what respect does it not conform. _____

PROPOSAL (attach additional sheets if necessary):

- a. General Description:
Automotive Sales and Mechanical, Emporio Motors
to occupy 222 + 224 Boston Street, building and
parking lots both currently existing.

Topsfield Zoning Board of Appeals

Form A

Page 2 of 5

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:

(See Zoning Board of Appeals Rules and Procedures Section III)

All required supporting data attached _____ Yes _____ No

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) (c))

All required supporting data attached _____ Yes _____ No

If all required supporting data is not attached, why not:

02/06/2024
Date


Signature of Applicant

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
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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

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:

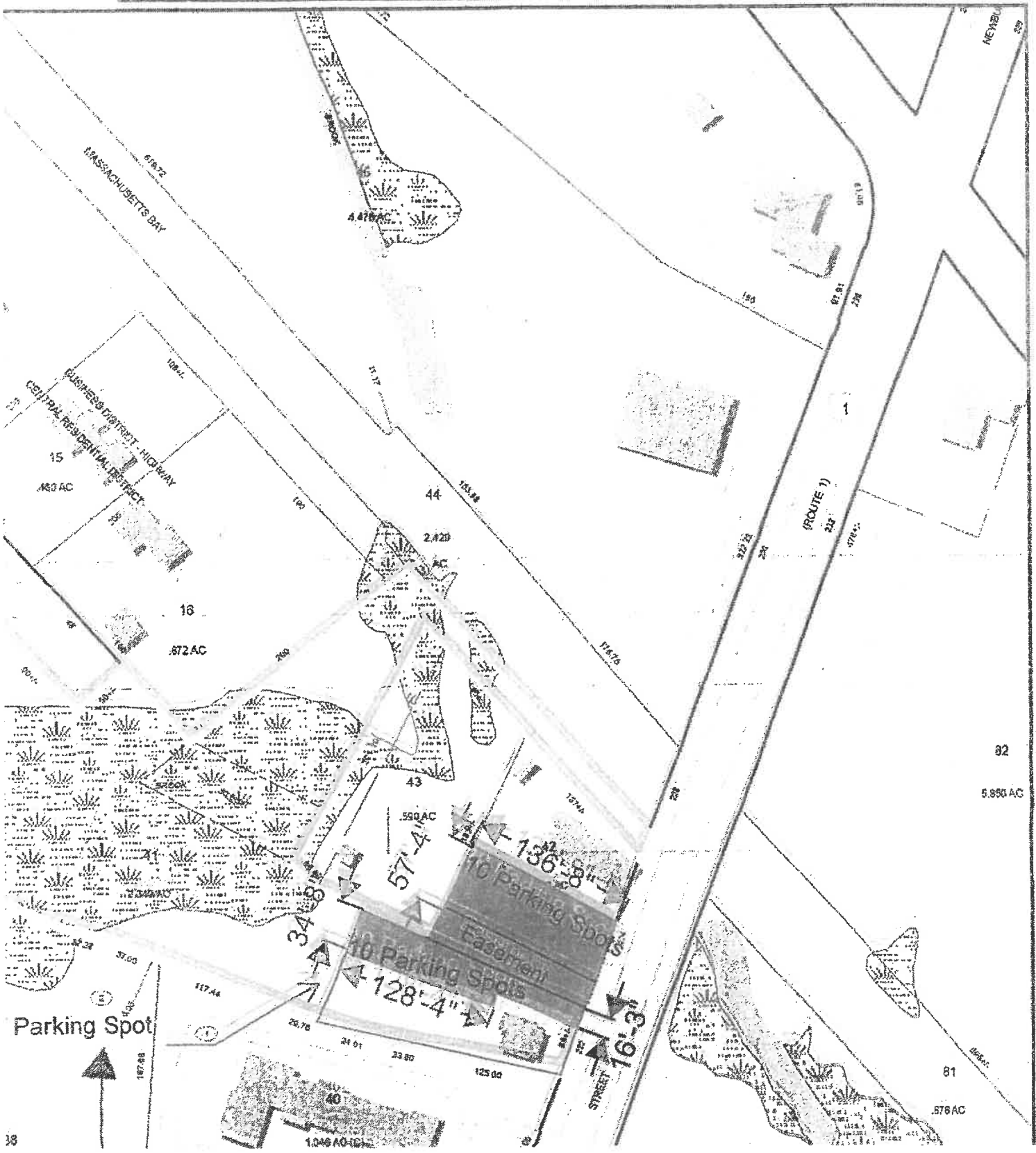
Date Action Due

Public Hearing:

Decision:

Revised Form Date: 04/26/2011

1 inch = 139 Feet





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 **Monday, February 05, 2024** Issue Date **Tuesday, February 06, 2024**

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

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

Person/Party requesting list: **Candice Hodgson**

Address: **161 S Main Middleton, MA**

Phone #: **781-572-5966** Email Address **candice@lyvrealty.com** Misc: _____

Property Owner: **Raymond Lawton**

Assessor's Map(s) **49** Lot(s) **41 & 42** Location **222 Boston St & 224 Boston St**

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



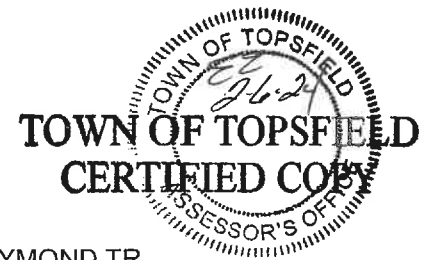
Certification of Parties in Interest

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
February 06, 2024



Subject Properties:

Parcel Number: 49-41
CAMA Number: 49-41
Property Address: 222 BOSTON ST

Mailing Address: LAWTON RAYMOND TR
240 BOSTON ST
TOPSFIELD, MA 01983

Parcel Number: 49-42
CAMA Number: 49-42
Property Address: 224 BOSTON ST

Mailing Address: LAWTON RAYMOND TR
240 BOSTON ST
TOPSFIELD, MA 01983

Abutters:

Parcel Number: 49-14
CAMA Number: 49-14
Property Address: 38 PEMBERTON RD

Mailing Address: QADRI SALIM
38 PEMBERTON RD
TOPSFIELD, MA 01983

Parcel Number: 49-15
CAMA Number: 49-15
Property Address: 44 PEMBERTON RD

Mailing Address: COSTANZA LUIGI
44 PEMBERTON RD
TOPSFIELD, MA 01983

Parcel Number: 49-16
CAMA Number: 49-16
Property Address: 48 PEMBERTON RD

Mailing Address: MARTIN JESSICA ADAMS
48 PEMBERTON RD
TOPSFIELD, MA 01983

Parcel Number: 49-17
CAMA Number: 49-17
Property Address: 43 PEMBERTON RD

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

Parcel Number: 49-18
CAMA Number: 49-18
Property Address: 39 PEMBERTON RD

Mailing Address: COSTANZA JOHN
3 ANTHONY LN
DANVERS, MA 01923

Parcel Number: 49-27
CAMA Number: 49-27
Property Address: 94 SOUTH MAIN ST

Mailing Address: LAROVERE MATTHEW J
94 SOUTH MAIN ST
TOPSFIELD, MA 01983

Parcel Number: 49-34
CAMA Number: 49-34
Property Address: 12 MAPLE ST

Mailing Address: ASWAD JOSEPH
101 RICE AVE
REVERE, MA 02151

Parcel Number: 49-35
CAMA Number: 49-35
Property Address: 14 MAPLE ST

Mailing Address: QIRJAZI FOTAQ
14 MAPLE ST
TOPSFIELD, MA 01983

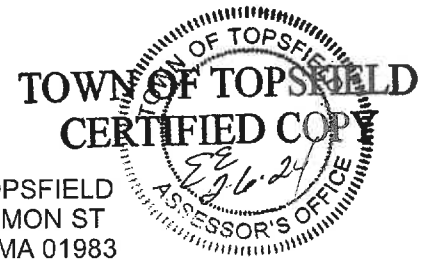
Parcel Number: 49-36
CAMA Number: 49-36
Property Address: 16 MAPLE ST

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



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

Mailing Address: UNKNOWN

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

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

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

Mailing Address: DESILVESTRE NELSON A
9 PILGRIM HTS
BEVERLY, MA 01915

Mailing Address: DESILVESTRE NELSON A
9 PILGRIM HTS
BEVERLY, MA 01915

Mailing Address: DESILVESTRE NELSON A
9 PILGRIM HTS
BEVERLY, MA 01915

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

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

Mailing Address: DESILVESTRE NELSON A
9 PILGRIM HTS
BEVERLY, MA 01915

Mailing Address: MELARAGNI ROBERT A
26 EAST WATER ST
NORTH ANDOVER, MA 01845



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300 feet Abutters List Report

Topsfield, MA
February 06, 2024



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

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

Mailing Address: AMERICAN SCIENTIFIC AFFIL, INC
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: 49-43
CAMA Number: 49-43
Property Address: 224 BOSTON ST

Mailing Address: MASS ELECTRIC CO
40 SYLVAN RD
WALTHAM, MA 02451

Parcel Number: 49-44
CAMA Number: 49-44
Property Address: 228 BOSTON ST

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



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2/6/2024

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300 feet Abutters List Report

Topsfield, MA
February 06, 2024



Parcel Number: 49-45
CAMA Number: 49-45
Property Address: 230 BOSTON ST

Mailing Address: GIDEON BRIAN J TR
22 BAY VIEW CIR
SALEM, MA 01970

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: 49-87
CAMA Number: 49-87
Property Address: 14R MAPLE ST

Mailing Address: LAROVERE MATTHEW J
94 SOUTH MAIN ST
TOPSFIELD, MA 01983



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2/6/2024

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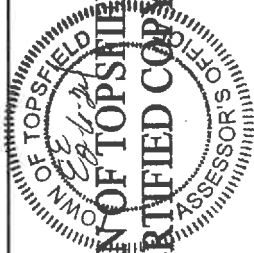


February 6, 2024

Town of Topsfield, MA

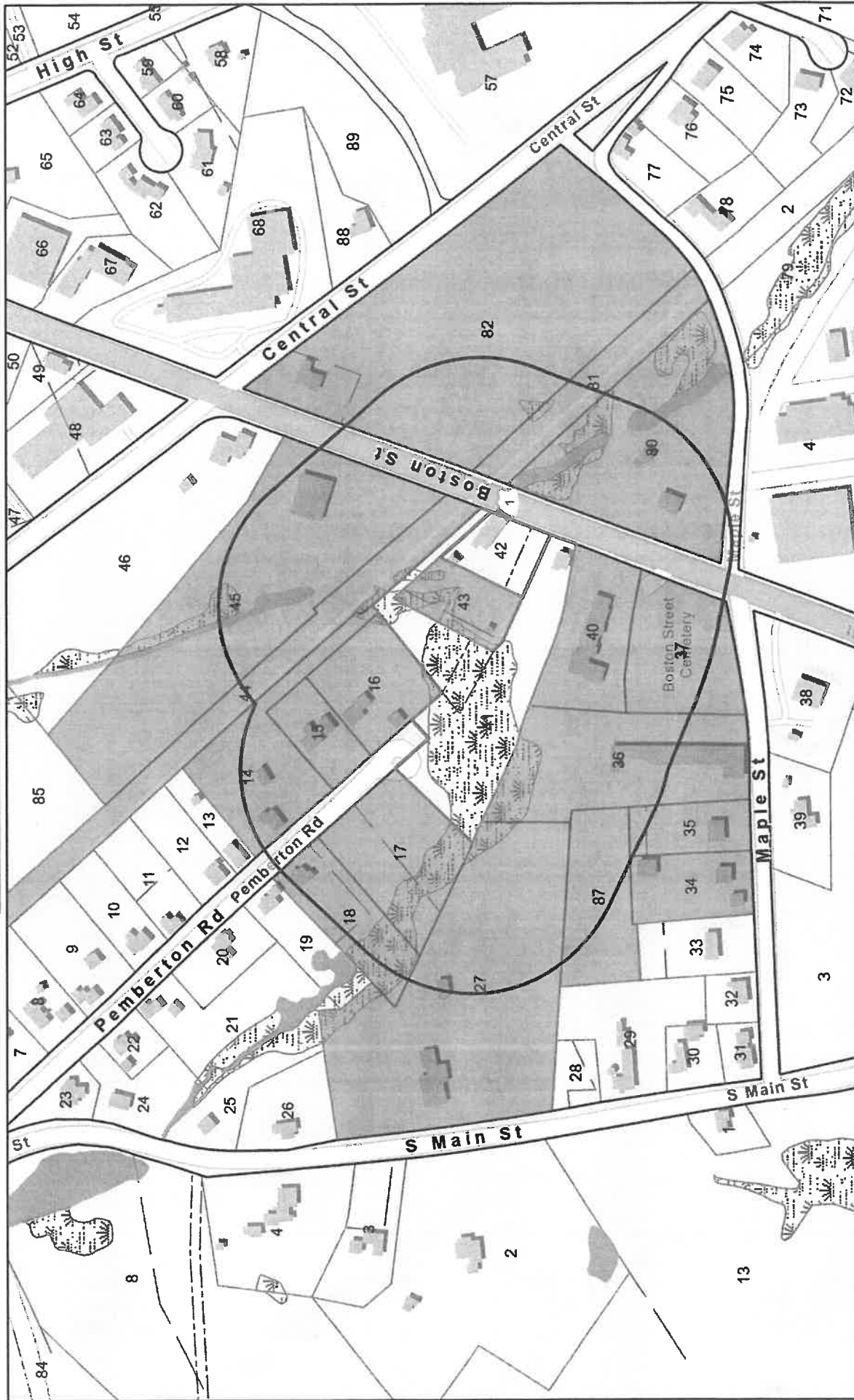
1 inch = 278 Feet

0 278 556 834



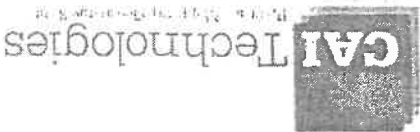
TOWN OF TOPSFIELD CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com



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Town of Topsfield, MA



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1 inch = 139 Feet

0 139 278 417

