



Issue Date: 04/26/2011

NATURE OF APPLICATION:

- X Petition for Special Permit pursuant to Article 3, Section 3.02/4.10 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 Julia L. Eatmon
- b. Address A Deer Path Hudsony MA 01749
- c. Phone Number 603-294-6336
- d. Interest in Premises (e.g., owner, tenant, prospective purchaser, etc.) _____
(Attach copy of lease and/or letter of authorization from owner, if applicable)

DESCRIPTION OF PREMISES:

- a. Assessor's Map 49, Lot(s) 48, Zoning District Business Highway
- b. Location of Premises (number and street) 240 Boston St, Topsfield, MA 01983
- c. Name and address of legal owner (if different from Applicant) Fend Rt c/o Raymond Lawton
240 Boston St, Topsfield MA 01983
- 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): N/A
Date of Decision _____ Name of Applicant _____
Nature of Decision _____
- f. Present use of the Premises Used Car Sales / commercial
- 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:
Property intended to be used for class 2 used car sales - 15 or less cars
Hours of operation: Monday - Saturday 10AM - 6PM Ten parking
spots for customers and employees at front and right side of building.

Topsfield Zoning Board of Appeals

Form A

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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:

NECESSARY ACCOMPANYING DATA: N/A

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) (e))

All required supporting data attached _____ Yes _____ No

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

13 NOV 2021
Date

Amelia Estroff
Signature of Applicant



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 for a certified abutters list.

Submission Date: 11/22/21 Issue Date: 11/23/21

Department requiring list: Zoning Board of Appeals

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

Person/Party requesting list: Julia Eatmon

Address: Hudson, MA

Phone #: 603-294-6336 Property Owner: Fend Realty Tr

Assessor's Map(s) Lot(s): 49-48 Location: 240 Boston Street

Assessor's Fee Paid: YES ☒ NO ☐ CC

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:

Alyssa Peen
Topsfield Assessors



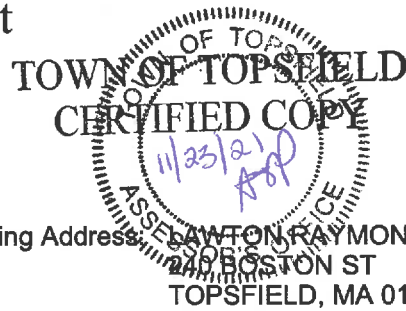
Certification of Parties in Interest

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 foot Abutters List Report

Topsfield, MA
November 23, 2021



Subject Property:

Parcel Number: 49-48
CAMA Number: 49-48
Property Address: 240 BOSTON ST

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

Abutters:

Parcel Number: 41-119
CAMA Number: 41-119
Property Address: 86 CENTRAL ST

Mailing Address: EURASIAN IMPORTS INC
32 PROPECT ST
GEORGETOWN, MA 01833

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: 49-46
CAMA Number: 49-46
Property Address: 236 BOSTON ST

Mailing Address: MAHAN CARRIE C TR
9 SUMMER ST
TOPSFIELD, MA 01983

Parcel Number: 49-47
CAMA Number: 49-47
Property Address: 94 CENTRAL ST

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

Parcel Number: 49-49
CAMA Number: 49-49
Property Address: 244 BOSTON ST

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

Parcel Number: 49-50
CAMA Number: 49-50
Property Address: 248 BOSTON ST

Mailing Address: NORTHSHORE EDUCATION CONSORTIU
112 SOHIER RD
BEVERLY, MA 01915

Parcel Number: 49-62
CAMA Number: 49-62
Property Address: 5 WOODBRIER RD

Mailing Address: FINGER ALAN
5 WOODBRIER RD
TOPSFIELD, MA 01983

Parcel Number: 49-65
CAMA Number: 49-65
Property Address: 249 BOSTON ST

Mailing Address: EVANS KENDALL H & ALICE H TRS
249 BOSTON ST
TOPSFIELD, MA 01983

Parcel Number: 49-66
CAMA Number: 49-66
Property Address: 245 BOSTON ST

Mailing Address: TSIPLAKIS RHONDA S TR
245 & 247 BOSTON ST
TOPSFIELD, MA 01983

Parcel Number: 49-67
CAMA Number: 49-67
Property Address: 243 BOSTON ST

Mailing Address: CROSSON RICHARD W TR
243 BOSTON ST
TOPSFIELD, MA 01983

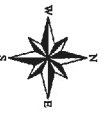


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11/23/2021

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November 23, 2021

240 Boston Street

Topsfield, MA

1 inch = 250 Feet

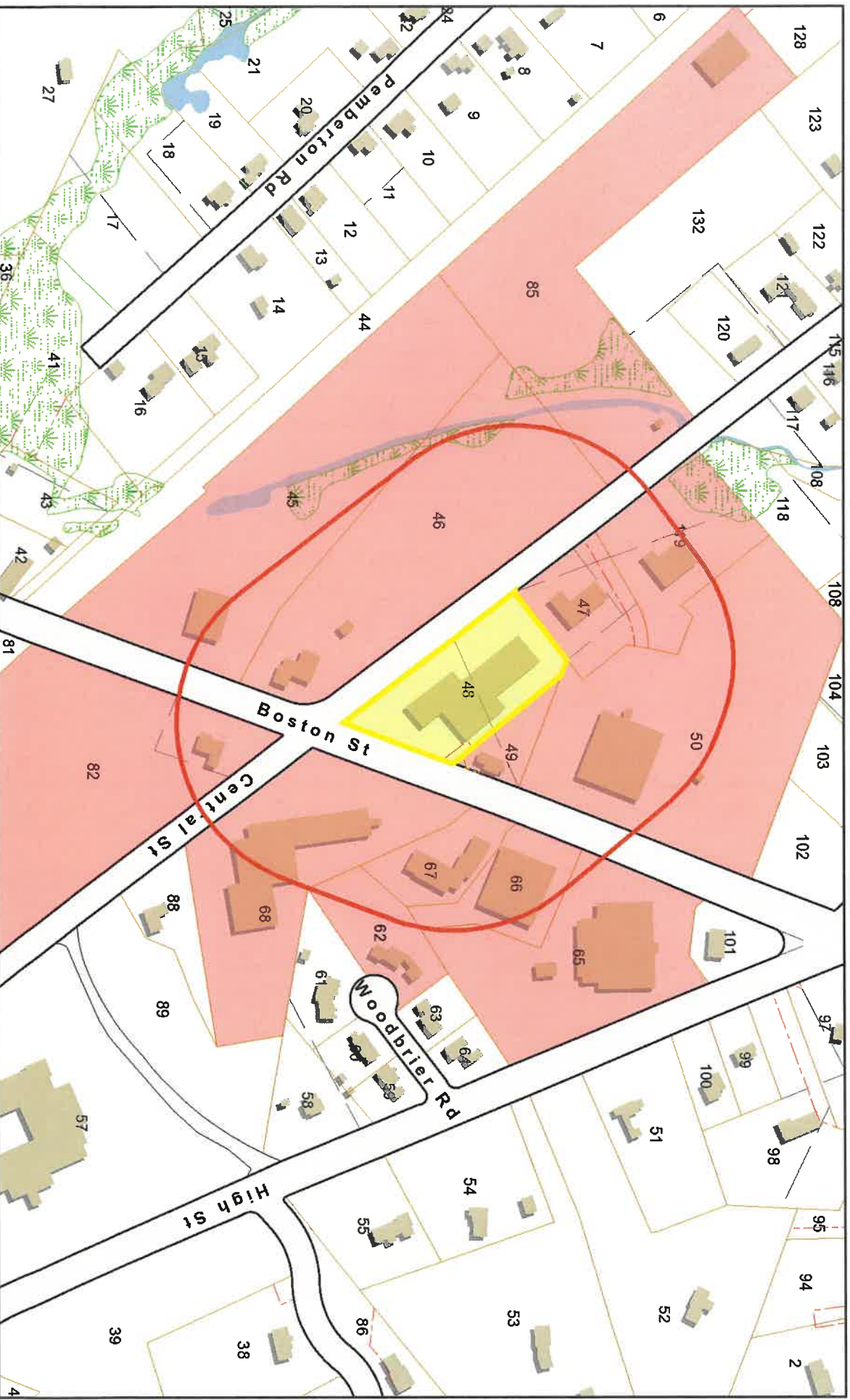
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TOWN OF TOPSFIELD

CERTIFIED COPY

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Precision Mapping. Orchestral Solutions

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