

NATURE OF APPLICATION:

- ☒ Petition for Special Permit pursuant to Article III, Section 3.04-4.24 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 Greg Damigella (Gymcore LLC)
- b. Address 78B Alderbrook Dr. Topsfield, MA 01983
- c. Phone Number 978.767.0315
- 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) 48, Zoning District BH
- ☒ b. Location of Premises (number and street) 240 Boston St.
- ☒ c. Name and address of legal owner (if different from Applicant) 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 Fitness
- 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:
Main Hours of operation: M-F 530a-10a, 430p-630p / Sa 8a-10a / Su 9a-10a
(see business proposal)

- ☒ 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) (e))

All required supporting data attached _____ Yes _____ No

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

1/25/22
Date


Signature of Applicant

Business Proposal

GYMCORE LLC

I am a fitness related business and have been serving in the town of Topsfield since 2011, on Central St. My goal is to continue to provide a safe and responsible service to the residents of Topsfield, the Tri-Town area and other neighboring communities. I offer a program that aims to benefit an individual's personal fitness needs and physical ability. Another instructor or I are always available to each individual when in the gym. I pride myself on our personalized approach, building trusting relationships with each person and our ability to adjust to each person's goals. We want to see happy, healthy people achieve fitness habits to create a lifestyle of regular and continual physical and mental wellness.

Greg Damigella (Owner)



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: 1/21/22 Issue Date: 1/21/22

Department requiring list: zoning

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

Person/Party requesting list: Gregory Damigella

Address: 240 Boston St. 78B Alderbrook Dr. Topsfield

Phone #: 978.767.0315 Property Owner: Raymond Lawton

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

Assessor's Fee Paid: YES ☒ NO ☐ cash

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:

Alexander Peew
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
January 21, 2022



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: NORTSHORE 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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1/21/2022

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300 foot Abutters List Report

Topsfield, MA
January 21, 2022

Parcel Number: 49-68
CAMA Number: 49-68
Property Address: 239 BOSTON ST

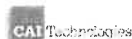
Mailing Address: 239 TURNPIKE LLC
PO BOX 587
NORTH READING, MA 01864

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: 49-85
CAMA Number: 49-85
Property Address: 85 CENTRAL ST

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



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1/21/2022

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240 Boston Street

Topsfield, MA

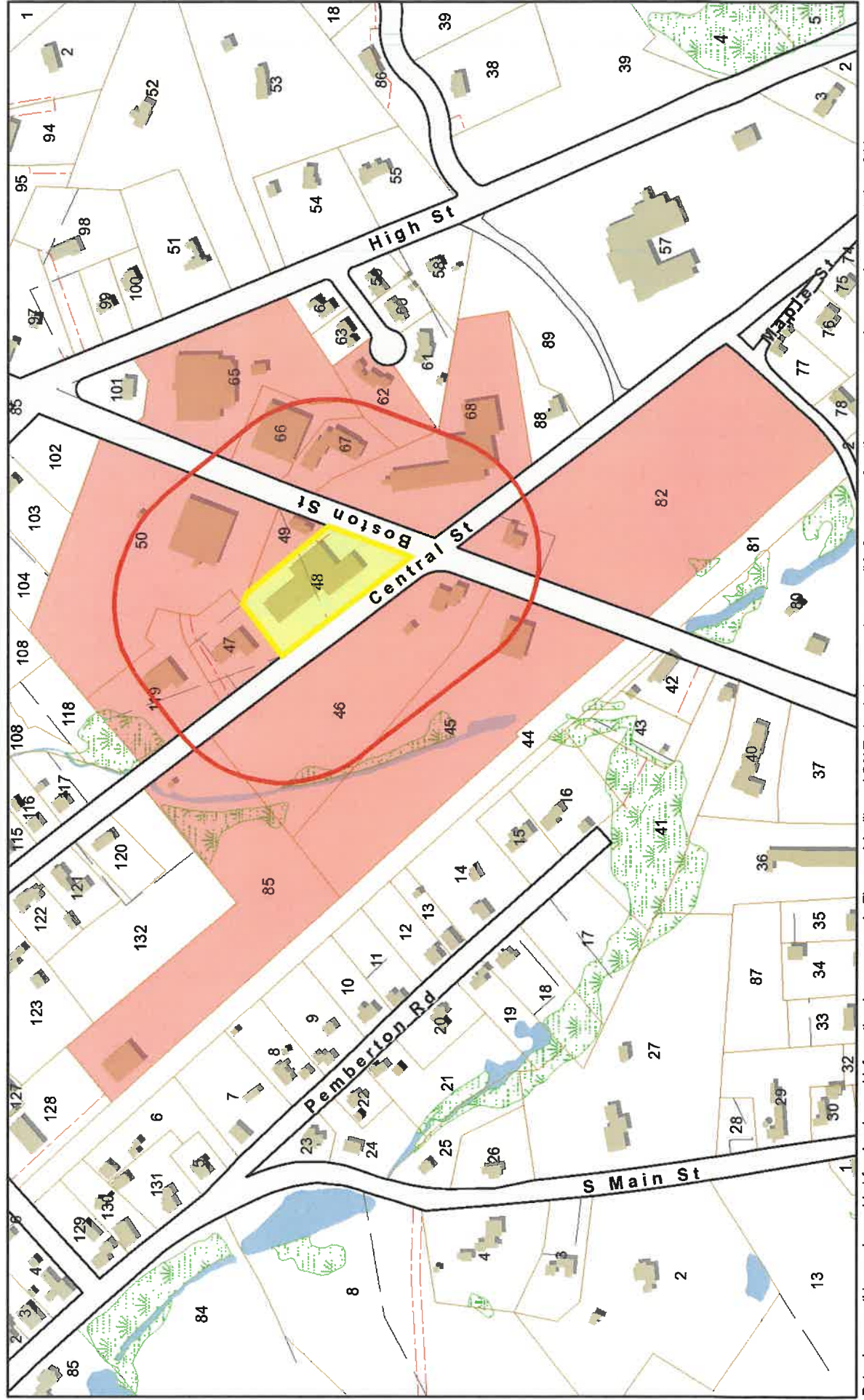
January 21, 2022

TOWN OF TOPSFIELD
CERTIFIED COPY
ASSOR'S CO

1 inch = 330 Feet



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