

James N. Decoulos, J. D.
226 Rowley Bridge Rd.
Topsfield, MA 01983
978-609-1089
james@decolawyer.com

November 29, 2022

Lynne Bermudez, Coordinator
Zoning Board of Appeals
Topsfield Town Hall
8 West Common Street
Topsfield, MA

Re: Appeal of Building Inspector the Decision

Dear Lynne:

Enclosed please the following:

1. Check in the amount of \$200
2. Application for Zoning Relief
3. Form B Assessor's Certification of 300 Foot Abutters List with Report
4. Zoning Map Showing Abutters to the Subject Lot at Map 80 Lot 13
5. Letter of Appeal Dated October 31, 2022 to Mary Elizabeth Willis, Town Clerk
6. Decision Dated October the of Building Inspector, Raymond Chesley
7. Zoning Complaint Form
8. Letter Dated September 9, 2020 from Glen Clohecy to Mr. Guiney regarding Connemara House Farm
9. Two sets of addressed and stamped envelopes for each abutter

Please advise as to the date of the public hearing and any form of notice which I should send to the Salem News.

Sincerely,


James N. Decoulos

James N. Decoulos Law Office
 226 Rowley Bridge Road, Topsfield, MA 01983
 978-609-1089
 james@decoulawyer.com

NORTH SHORE BANK
 248 Andover Street, Peabody, MA 01960
 978-573-1300

1012

11/28/2022

PAY TO THE
ORDER OF


Town of Topsfield

\$ **200.00

Two Hundred and 00/100*****

DOLLARS

Town of Topsfield


 SIGNATURE HAS A COLORED BACKGROUND

MEMO

appeal of building inspector decision

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈001012⑈ ⑆211371298⑆ 99550397⑈

James N. Decoulos Law Office
 Town of Topsfield

11/28/2022

1012

200.00

Decoulos Law Office appeal of building inspector decision

200.00

James N. Decoulos Law Office
 Town of Topsfield

11/28/2022

1012

200.00

Decoulos Law Office appeal of building inspector decision

200.00

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).
- X Petition for a Comprehensive Permit pursuant to G.L.c. 40B, Section 20-23.
- X Appeal from the decision dated 10/31/10 of the Building Inspector or others pursuant to L.L. c. 40A, Section 15.

DESCRIPTION OF APPLICANT:

- a. Name James N. Deculus
- b. Address 226 Rawley Bridge Rd
- c. Phone Number 978-609-1089
- 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 80, Lot(s) 13, Zoning District ORA
- b. Location of Premises (number and street) 252 Rawley Bridge Rd
- c. Name and address of legal owner (if different from Applicant) Kevin J. Guinee
- d. Deed to the Premises recorded at (if known):
X Essex South District Registry of Deeds, Book 36584 Page 267
 _____ 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 events
- g. Present structures conform to current Zoning Bylaw. Yes X No. If no, in what respect does it not conform. Tent erected seasonally to conduct events

PROPOSAL (attach additional sheets if necessary):

- a. General Description: cease and desist until special permit obtained from Planning Board

- 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:

11/29/11
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	<div style="display: flex; justify-content: space-between;"> (If different from location) Mailing Address </div>
-----	-------	----------	-------	--

SEE ATTACHED LIST

If needed, attach additional sheets. _____

Assessor's Certification *- See attached*

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

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 **Tuesday, November 22, 2022** Issue Date **Monday, November 28, 2022**

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

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

Person/Party requesting list: **James N. Decoulos**

Address: **226 Rowley Bridge Road**

Phone #: **978-609-1089** Email Address **james@decolawyer.com** Misc: _____

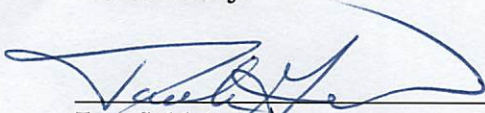
Property Owner: **Kevin Guinee**

Assessor's Map(s) **80** Lot(s) **13** Location **252 Rowley Bridge Road**

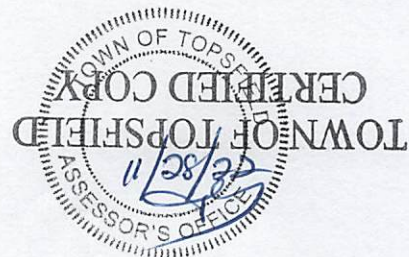
Assessor's Fee Paid: ☒ Yes ☐ No

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 foot Abutters List Report

Topsfield, MA
November 28, 2022

Subject Property:

Parcel Number: 80-13
CAMA Number: 80-13
Property Address: 252 ROWLEY BRIDGE RD

Mailing Address: GUINEE KEVIN J
252 ROWLEY BRIDGE RD
TOPSFIELD, MA 01983



Abutters:

Parcel Number: 75-20
CAMA Number: 75-20
Property Address: 222 ROWLEY BRIDGE RD

Mailing Address: DENIS MICHAEL AND LAURA
PO BOX 81
BOXFORD, MA 01921

Parcel Number: 75-23
CAMA Number: 75-23
Property Address: 190 ROWLEY BRIDGE RD

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

Parcel Number: 80-10
CAMA Number: 80-10
Property Address: 244 ROWLEY BRIDGE RD

Mailing Address: FINN DANIEL J
244 ROWLEY BRIDGE RD
TOPSFIELD, MA 01983

Parcel Number: 80-11
CAMA Number: 80-11
Property Address: 248 ROWLEY BRIDGE RD

Mailing Address: DEFELICE BERNARD F
248 ROWLEY BRIDGE RD
TOPSFIELD, MA 01983

Parcel Number: 80-12
CAMA Number: 80-12
Property Address: 254 ROWLEY BRIDGE RD

Mailing Address: WETHERBEE SCOTT
254 ROWLEY BRIDGE RD
TOPSFIELD, MA 01983

Parcel Number: 80-2
CAMA Number: 80-2
Property Address: 249 ROWLEY BRIDGE RD

Mailing Address: ADELMAN RICHARD B
267 ROWLEY BRIDGE RD
TOPSFIELD, MA 01983

Parcel Number: 80-3
CAMA Number: 80-3
Property Address: 247 ROWLEY BRIDGE RD

Mailing Address: DODGE ELAINE M TR
247 ROWLEY BRIDGE RD
TOPSFIELD, MA 01983

Parcel Number: 80-7
CAMA Number: 80-7
Property Address: 226 ROWLEY BRIDGE RD

Mailing Address: DECOULOS MARILYN J
226 ROWLEY BRIDGE RD
TOPSFIELD, MA 01983

Parcel Number: 80-8
CAMA Number: 80-8
Property Address: 232 ROWLEY BRIDGE RD

Mailing Address: DICHARA SALVATORE TR
PO BOX 390
TOPSFIELD, MA 01983

Parcel Number: 80-9
CAMA Number: 80-9
Property Address: 240 ROWLEY BRIDGE RD

Mailing Address: ROSSETTIE MARK
240 ROWLEY BRIDGE RD
TOPSFIELD, MA 01983



www.cai-tech.com

11/28/2022

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.

Page 1 of 8



300 foot Abutters List Report

Topsfield, MA
November 28, 2022

Parcel Number: 81-1 CAMA Number: 81-1-0 Property Address: 12 BOSTON ST	Mailing Address: ENGLISH COMMONS LLC 460 BOSTON ST STE 5 TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-1 Property Address: 12 BOSTON ST Unit 1	Mailing Address: DAVIS ANTHONY 1 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-10 Property Address: 12 BOSTON ST Unit 10	Mailing Address: BAILEY PETER A TR 10 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-11 Property Address: 12 BOSTON ST Unit 11	Mailing Address: GRAVES SAMUEL H 11 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-12 Property Address: 12 BOSTON ST Unit 12	Mailing Address: FIRESTONE JAMES E 12 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-13 Property Address: 12 BOSTON ST Unit 13	Mailing Address: VITALE RICHARD D 13 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-14 Property Address: 12 BOSTON ST Unit 14	Mailing Address: FALTAS MERVAT 14 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-15 Property Address: 12 BOSTON ST Unit 15	Mailing Address: SCIPPA PASQUALE 15 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-16 Property Address: 12 BOSTON ST Unit 16	Mailing Address: FRONGILLO FRANK F 16 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-17 Property Address: 12 BOSTON ST Unit 17	Mailing Address: MINDESS RICHARD 17 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-18 Property Address: 12 BOSTON ST Unit 18	Mailing Address: PUTNEY JOHN R TR P.O. BOX 35 MOULTONBORO, NH 03254
Parcel Number: 81-1 CAMA Number: 81-1-19 Property Address: 12 BOSTON ST Unit 19	Mailing Address: GUINEE ALICIA MARY 19 ENGLISH COMMONS TOPSFIELD, MA 01983



www.cai-tech.com

11/28/2022

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.

Page 2 of 8



300 foot Abutters List Report

Topsfield, MA
November 28, 2022

Parcel Number: 81-1
CAMA Number: 81-1-2
Property Address: 12 BOSTON ST Unit 2

Mailing Address: RESTEGHINI PETER C
2 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-20
Property Address: 12 BOSTON ST Unit 20

Mailing Address: CROSSON W. RICHARD
20 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-21
Property Address: 12 BOSTON ST Unit 21

Mailing Address: KNOWLES PHILIP G TR
21 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-22
Property Address: 12 BOSTON ST Unit 22

Mailing Address: BALLWAY JAMES C
22 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-23
Property Address: 12 BOSTON ST Unit 23

Mailing Address: FIORE WILLIAM J TR
23 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-24
Property Address: 12 BOSTON ST Unit 24

Mailing Address: JOHNSON JUDITH H TR
24 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-25
Property Address: 12 BOSTON ST Unit 25

Mailing Address: LIPSON PHILIP D
101 STATION DR STE 250
WESTWOOD, MA 02050

Parcel Number: 81-1
CAMA Number: 81-1-26
Property Address: 12 BOSTON ST Unit 26

Mailing Address: MEYFARTH GEORGE
26 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-28
Property Address: 12 BOSTON ST Unit 28

Mailing Address: BARRETT THOMAS J TR
28 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-29
Property Address: 12 BOSTON ST Unit 29

Mailing Address: BRITTON WAYNE W
29 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-3
Property Address: 12 BOSTON ST Unit 3

Mailing Address: HAROLD ELAINE
3 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-30
Property Address: 12 BOSTON ST Unit 30

Mailing Address: KILDUFF STEPHANIE D TR
30 ENGLISH COMMONS
TOPSFIELD, MA 01983



www.cai-tech.com

11/28/2022

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.

Page 3 of 8



300 foot Abutters List Report

Topsfield, MA
November 28, 2022

Parcel Number: 81-1
CAMA Number: 81-1-31
Property Address: 12 BOSTON ST Unit 31

Mailing Address: MASSARO HELEN A TR
31 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-32
Property Address: 12 BOSTON ST Unit 32

Mailing Address: MASTERSON JOHN J
32 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-33
Property Address: 12 BOSTON ST Unit 33

Mailing Address: BRAVERMAN MICHAEL J
33 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-34
Property Address: 12 BOSTON ST Unit 34

Mailing Address: BOURGOIN RAYMOND F
34 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-35
Property Address: 12 BOSTON ST Unit 35

Mailing Address: GENNACO JOSEPH P TR
35 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-36
Property Address: 12 BOSTON ST Unit 36

Mailing Address: HARDER PAUL R TR
36 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-37
Property Address: 12 BOSTON ST Unit 37

Mailing Address: ST LAURENT DAVID F
37 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-38
Property Address: 12 BOSTON ST Unit 38

Mailing Address: ROSE ROBERT M TR
38 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-39
Property Address: 12 BOSTON ST Unit 39

Mailing Address: MCANDREW THOMAS P
39 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-4
Property Address: 12 BOSTON ST Unit 4

Mailing Address: LEAVER WILLIAM J III TR
2011 IMPERIAL GOLF COURSE BLVD
NAPLES, FL 34110

Parcel Number: 81-1
CAMA Number: 81-1-40
Property Address: 12 BOSTON ST Unit 40

Mailing Address: GUIDI THOMAS L
12 BOSTON ST UNIT 40
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-41
Property Address: 12 BOSTON ST Unit 41

Mailing Address: CAWTHORNE MARY A TR
41 ENGLISH COMMONS
TOPSFIELD, MA 01983



www.cai-tech.com

11/28/2022

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.

Page 4 of 8



300 foot Abutters List Report

Topsfield, MA
November 28, 2022

Parcel Number: 81-1 CAMA Number: 81-1-42 Property Address: 12 BOSTON ST Unit 42	Mailing Address: UNIT 42 ENGLISH COMMONS LLC 40 SOLDIER FIELD PL BOSTON, MA 02135
Parcel Number: 81-1 CAMA Number: 81-1-43 Property Address: 12 BOSTON ST Unit 43	Mailing Address: SULLIVAN GEORGE J JR TR 43 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-44 Property Address: 12 BOSTON ST Unit 44	Mailing Address: COSTA LISA FELL 44 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-45 Property Address: 12 BOSTON ST Unit 45	Mailing Address: TYBINKOWSKI A P & E B TRS 45 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-46 Property Address: 12 BOSTON ST Unit 46	Mailing Address: SACHETTA JOSEPH TR 46 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-47 Property Address: 12 BOSTON ST Unit 47	Mailing Address: BRACCIA ROBERT TR 47 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-48 Property Address: 12 BOSTON ST Unit 48	Mailing Address: DEMPSEY PETER K TR 48 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-5 Property Address: 12 BOSTON ST Unit 5	Mailing Address: WHITEHEAD HOWARD 5 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-52 Property Address: 12 BOSTON ST Unit 52	Mailing Address: 52 ENGLISH COMMONS LLC 52 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-54 Property Address: 12 BOSTON ST Unit 54	Mailing Address: MARIN ALLAN P TR 54 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-6 Property Address: 12 BOSTON ST Unit 6	Mailing Address: TIERNEY KEVIN M SR TR 6 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-7 Property Address: 12 BOSTON ST Unit 7	Mailing Address: SUMER FATMA AYNUR 7 ENGLISH COMMONS TOPSFIELD, MA 01983



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.

11/28/2022

Page 5 of 8



300 foot Abutters List Report

Topsfield, MA
November 28, 2022

Parcel Number: 81-1
CAMA Number: 81-1-8
Property Address: 12 BOSTON ST Unit 8

Mailing Address: CASTAGNA RALPH C
8 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-9
Property Address: 12 BOSTON ST Unit 9

Mailing Address: FAZIO CAROL A TR
9 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-0
Property Address: 281 ROWLEY BRIDGE RD

Mailing Address: AMBERWOOD FARMS CONDOMINIUM
PO BOX 1590
ANDOVER, MA 01810

Parcel Number: 83-1
CAMA Number: 83-1-1
Property Address: 281 ROWLEY BRIDGE RD Unit 1

Mailing Address: CLARK JUSTIN TR
281 ROWLEY BRIDGE RD UNIT 1
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-10
Property Address: 281 ROWLEY BRIDGE RD Unit 10

Mailing Address: DIDONATO ALFRED A
281 ROWLEY BRIDGE RD #10
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-11
Property Address: 281 ROWLEY BRIDGE RD Unit 11

Mailing Address: DESTEFANO ANNE M
281 ROWLEY BRIDGE RD #11
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-12
Property Address: 281 ROWLEY BRIDGE RD Unit 12

Mailing Address: DEMEULE LISA J
281 ROWLEY BRIDGE RD UNIT 12
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-13
Property Address: 281 ROWLEY BRIDGE RD Unit 13

Mailing Address: MONACO JOHN M JR
281 ROWLEY BRIDGE RD #13
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-14
Property Address: 281 ROWLEY BRIDGE RD Unit 14

Mailing Address: JAMROG MARY T
281 ROWLEY BRIDGE RD #14
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-15
Property Address: 281 ROWLEY BRIDGE RD Unit 15

Mailing Address: KANTER ROBERT E
281 ROWLEY BRIDGE RD 15
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-16
Property Address: 281 ROWLEY BRIDGE RD Unit 16

Mailing Address: KINLOCK KATHLEEN E TR
281 ROWLEY BRIDGE RD# 16
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-17
Property Address: 281 ROWLEY BRIDGE RD Unit 17

Mailing Address: LIMA PAUL A
281 ROWLEY BRIDGE RD #17
TOPSFIELD, MA 01983



www.cai-tech.com

11/28/2022

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.

Page 6 of 8



300 foot Abutters List Report

Topsfield, MA
November 28, 2022

Parcel Number:	83-1	Mailing Address:	STANLEY BRUCE B TR
CAMA Number:	83-1-18		281 ROWLEY BRIDGE RD # 18
Property Address:	281 ROWLEY BRIDGE RD Unit 18		TOPSFIELD, MA 01983
Parcel Number:	83-1	Mailing Address:	MASSE ROBERT L
CAMA Number:	83-1-19		281 ROWLEY BRIDGE RD #19
Property Address:	281 ROWLEY BRIDGE RD Unit 19		TOPSFIELD, MA 01983
Parcel Number:	83-1	Mailing Address:	MALVINNI JOSEPH
CAMA Number:	83-1-2		281 ROWLEY BRIDGE RD #2
Property Address:	281 ROWLEY BRIDGE RD Unit 2		TOPSFIELD, MA 01983
Parcel Number:	83-1	Mailing Address:	HESS DONALD J & DANNA L TRS
CAMA Number:	83-1-20		281 ROWLEY BRIDGE RD # 20
Property Address:	281 ROWLEY BRIDGE RD Unit 20		TOPSFIELD, MA 01983
Parcel Number:	83-1	Mailing Address:	TARR CATHERINE L
CAMA Number:	83-1-21		281 ROWLEY BRIDGE RD #21
Property Address:	281 ROWLEY BRIDGE RD Unit 21		TOPSFIELD, MA 01983
Parcel Number:	83-1	Mailing Address:	VELE ILONA
CAMA Number:	83-1-22		281 ROWLEY BRIDGE RD #22
Property Address:	281 ROWLEY BRIDGE RD Unit 22		TOPSFIELD, MA 01983
Parcel Number:	83-1	Mailing Address:	JUDGE MARY A
CAMA Number:	83-1-23		281 ROWLEY BRIDGE RD # 23
Property Address:	281 ROWLEY BRIDGE RD Unit 23		TOPSFIELD, MA 01983
Parcel Number:	83-1	Mailing Address:	PALMER STEFAN J TR
CAMA Number:	83-1-24		281 ROWLEY BRIDGE RD #24
Property Address:	281 ROWLEY BRIDGE RD Unit 24		TOPSFIELD, MA 01983
Parcel Number:	83-1	Mailing Address:	FINN JUDITH L
CAMA Number:	83-1-3		281 ROWLEY BRIDGE RD #3
Property Address:	281 ROWLEY BRIDGE RD Unit 3		TOPSFIELD, MA 01983
Parcel Number:	83-1	Mailing Address:	FERGUSON LISA A TR
CAMA Number:	83-1-4		281 ROWLEY BRIDGE RD #4
Property Address:	281 ROWLEY BRIDGE RD Unit 4		TOPSFIELD, MA 01983
Parcel Number:	83-1	Mailing Address:	LEBLANC MAURICE N
CAMA Number:	83-1-5		281 ROWLEY BRIDGE RD #5
Property Address:	281 ROWLEY BRIDGE RD Unit 5		TOPSFIELD, MA 01983
Parcel Number:	83-1	Mailing Address:	PELLETZ DENISE L
CAMA Number:	83-1-6		281 ROWLEY BRIDGE RD #6
Property Address:	281 ROWLEY BRIDGE RD Unit 6		TOPSFIELD, MA 01983



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.

11/28/2022

Page 7 of 8



300 foot Abutters List Report

Topsfield, MA
November 28, 2022

Parcel Number: 83-1
CAMA Number: 83-1-7
Property Address: 281 ROWLEY BRIDGE RD Unit 7

Mailing Address: DERFEL RONALD S
281 ROWLEY BRIDGE RD #7
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-8
Property Address: 281 ROWLEY BRIDGE RD Unit 8

Mailing Address: BELLEMARE ROBERT J TR
281 ROWLEY BRIDGE RD #8
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-9
Property Address: 281 ROWLEY BRIDGE RD Unit 9

Mailing Address: GARDYNSKI WILLIAM
281 ROWLEY BRIDGE RD UNIT 9
TOPSFIELD, MA 01983

Parcel Number: 83-5
CAMA Number: 83-5
Property Address: 276 ROWLEY BRIDGE RD

Mailing Address: NORNG KIM
20 OCEAN TER APT 2
LYNN, MA 01902



www.cai-tech.com

11/28/2022

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.

Page 8 of 8



252 Rowley Bridge Rd - Map 80, Lot 13

Topsfield, MA

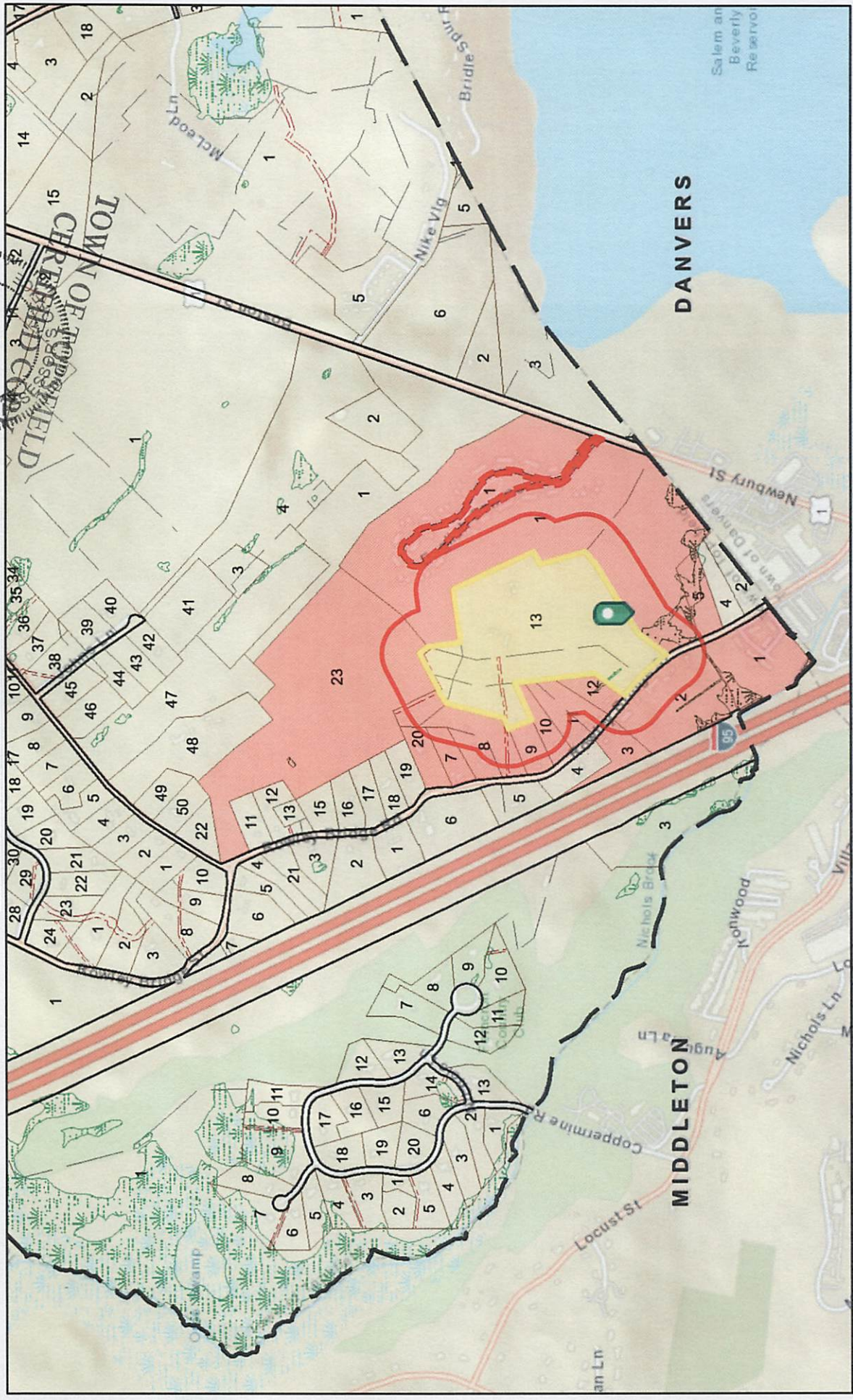
1 inch = 1109 Feet

November 28, 2022



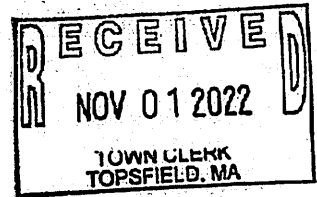
CAI Technologies
Precision Mapping. Geospatial Solutions.

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.

James N. Decoulos, J. D.
226 Rowley Bridge Rd.
Topsfield, MA 01983
978-609-1089
james@decoulawyer.com



October 31, 2022

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

Re: Notice of Appeal of Denial By Building Inspector to Enforce Zoning
regarding Kevin L. Guinee, 252 Rowley Bridge Road d/b/a Connemara Farm

Dear Ms. Willis:

Pursuant to the provisions of General Laws, Chapter 40A, Sections 8 and 15, notice is hereby given that I, James N. Decoulos, of 226 Rowley Bridge Rd., being aggrieved by the failure of Ray G. Chesley, the Building Inspector of the Town of Topsfield, who is the Zoning Enforcement Official, to enforce the Zoning Bylaw against Kevin J. Guinee, trustee, regarding the activities of Connemara Farm in conducting wedding events and the like business under an open tent, in violation of the Topsfield Zoning Bylaws Article 111, Section 2.17 by failing to obtain a Special Permit from the Planning Board, or otherwise conduct exempt agricultural activities.

On September 15, 2022, I sent that the Zoning Complaint to Mr. Chesley. Thereafter, he informed me that would not issue an enforcement order. I have attached the Zoning Complaint filed with the building inspector.

Please advise me as to how the Board of Appeals will proceed.

Sincerely,


James N. Decoulos



TOWN OF TOPSFIELD

INSPECTIONAL SERVICES DEPARTMENT

8 West Common Street, Topsfield, Massachusetts 01983

October 31, 2022

Mr. James N. Decoulas
226 Rowley Bridge Road
Topsfield, MA 01983

Re: Zoning Complaint 8/15/2022 – 252 Rowley Bridge Road

Dear Attorney Decoulas:

Confirming our previous telephone conversations regarding your request for zoning enforcement action at 252 Rowley Bridge Road, Topsfield, MA. Please be informed I will not be changing the determination by the previous Building Inspector, Glenn Clohecy, that weddings and events conducted by Connemara Farm Agritourism are in keeping with the intent of the law.

You may appeal my decision to the Topsfield Zoning Board of Appeals by contacting Ms. Lynn Bermudez at 617-797-2135 or lbermudez@topsfeld-ma.gov within 30 days of the date of this letter.

Respectfully

Raymond Chesley
Building Inspector / Zoning Enforcement Officer
Topsfield, MA

Cc: Lynn Bermudez
Kevin Harutunian

Glenn Clohery, Building Inspector
Diane Rizza, Administrative Assistant



TOWN OF TOPSFIELD
INSPECTIONAL SERVICES DEPARTMENT

8 West Common Street, Topsfield, Massachusetts 01983

Tel. 978-887-1522

Fax 978-887-1540

ZONING COMPLAINT FORM

Dear Inspector of Buildings: Ray G. Chesley

This is a formal request for enforcement of an alleged violation of the Town of Topsfield's Zoning By-Law.

Property address of the alleged violation(s): 252 Rowley Bridge Road
Property owners name(s): Kevin J. Gurnee, Trustee Connemara Farm
Property owner's mailing address: Same
Date(s) of alleged violation: 2000 to present at least weekly from
Nature and details of alleged violation(s): May through October

See attached

Town of Topsfield Zoning By-Law Article(s) and Section(s) you feel are being violated:

Article # 111

Section # 2.17

Name of Complainant: James N. Decaluga and others. See attached

Mailing Address: 226 Rowley Bridge Road

Local address if different from above:

Best method of communication:

☒ Email address: james@decaluga.com

☐ Phone: 978-609-1089

All fields are required to be completed. Once this complaint form is signed and submitted to the Inspector of Buildings it becomes a public record and is accessible for public view.

I believe the above facts to be true, and I understand that if it becomes necessary for the Town of Topsfield to institute legal action in the courts I will agree to testify on behalf of the Town of Topsfield.

Signature of complainant JMD

Date 8/5/02

After completing this form it can be scanned and emailed to drizza@topsfeld-ma.gov

Cc:

Kevin Harutunian Town Administrator, Kharutunian@topsfield-ma.gov

Neal Hovey, Police Chief, nhovey@topsfieldpolice.com

Planning Board and Zoning Board of Appeals , Lynne Bermudez,
lbermudez@topsfield-ma.gov

Attachment to Zoning Complaint Form

Dated: August 24, 2022

By his letter dated September 9, 2020, Glen Clohecyc, Building Inspector and the Zoning Enforcement Officer, concluded that Connemara Farm may conduct wedding and other events as an Agritourism activity as a matter of right. The use by Connemara Farm to conduct weddings other events comes within the definition of Conference and Event Facilities pursuant to use Regulations, Article III 1.22. It is located in an Outlying Residential and Agricultural District. The owners of Connemara Farm are required to obtain a Special Permit for such use pursuant to Use Regulations Article III – 2.17 because such use is not within the term Agritourism; and therefore, the use by Connemara Farm to conduct weddings and other events is not a use as a matter of right.

Mr. Clohecyc concluded that the weddings and events as conducted by Connemara Farm Agritourism within the definition of Farming and Aquaculture and cites General Laws, Chapter 40A § 3. That statute does not contain a definition of farming and agricultural; although, General Laws, Chapter 128 § 1A defines farming and agricultural to

include farming in all of its branches and the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any agricultural, aquacultural, floricultural or horticultural commodities. . .

That statute, nor the notes of decisions under it, do not mention weddings and events. The holding in Valley Green Grow, Inc. v. Town of Charlton, 173 N.E.3d 395, 408, 99 Mass.App.Ct. 670, 685 (Mass.App.Ct., 2021) requires that the use be “directly related to the farming operations of the owner.” The weddings and events conducted by Connemara Farm are not directly related to its farming operations.

The term Agritourism has not been adopted as a law in Massachusetts. Agritourism is the subject of a pending bill in the Senate #2643, which does not provide that weddings and such other events are Agritourism activities. It defines Agritourism as “an agriculturally related . . . activity. . .” It provides that the Agritourism activity must come from product grown on the farm or another qualifying Massachusetts farm, a minimum of 35% of which must be produced at the farm at which the Agritourism activity takes place. It does not appear that the wedding and other event activities and the production and use of farm products of Connemara Farm meet this criteria. If so, Connemara Farm must produce financial information to show that it is within this threshold.

The Massachusetts Legislature formed the Massachusetts Agritourism Study Commission, which issued a Final Report on March 16, 2022. Although weddings are potentially in Agritourism activity, it indicated that the conduct of such activities should be subject to thresholds and the use of the local farm product as provided in the pending bill.

In its unsigned support letter, Connemara Farm has argued that such events “enhance the marketing of the farm’s product . . .” It does not appear that such is the case, but rather, the farm products enhance the business of Connemara Farm as an event facility.

Connemara Farm continues the use of amplified sound and the sounds of the many guests attending their events are disturbing to the neighbors.

Wherefore request is made that Building Inspector, as the Zoning Enforcement Official, enforce the Zoning Bylaw and order the owners of Connemara Farm to cease and desist its operations until such time as a Special Permit is granted for their operations of its Conference and Event Facility.

English Common Residents

Complainants to Zoning Complaint Form Regarding Kevin J. Guinee, Trustee

30

Unit #

THOMAS E. KILNETT

Print name

Thomas E. Kilnett

Signature

52

Unit #

Rose M Boghos

Print name

Rose M Boghos

Signature

30

Unit #

ROBERT M. ROSE

Print name

Robert M. Rose

Signature

42

Unit #

Elizabeth Guane

Print name

Elizabeth Guane

Signature

54

Unit #

ALLEN MARIN

Print name

Allen Marin

Signature

14

Unit #

MERVAT FALTAS

Print name

Mervat Faltas

Signature

1

Unit #

CAROLE MASSIF

Print name

Carole Massif

Signature

41

Unit #

RICHARD T. CRISTOFANO

Print name

Richard T. Cristofano

Signature

26

Unit #

Nathalie Meyfarth

Print name

Nathalie Meyfarth

Signature

3

Unit #

Elaine Hard

Print name

Elaine Hard

Signature

Complainants to Zoning Complaint Form Regarding Kevin J. Guinee, Trustee

43
Unit #

Dianna Sullivan
Print name

Dianna Sullivan
Signature

31
Unit #

George MASSARO
Print name

George Massaro
Signature

48
Unit #

Betsy Dempsey
Print name

Betsy N Dempsey
Signature

2
Unit #

ANNMARIE RESTEGHINI
Print name

A. Resteghini
Signature

2
Unit #

PETER RESTEGHINI
Print name

Peter Resteghini
Signature

34
Unit #

Dianora Bourgin
Print name

Dianora Bourgin
Signature

36
Unit #

Joanne Harder
Print name

Joanne Harder
Signature DB

36
Unit #

Paul Harder
Print name

Paul Harder
Signature DB

32
Unit #

Chawn MASTERSON
Print name

Chawn Masters
Signature

32
Unit #

HOHN MASTERSON
Print name

Hohn Masters
Signature

Complainants to Zoning Complaint Form Regarding Kevin J. Guinee, Trustee

41
Unit #

Mary Cawthorne
Print name

Mary Cawthorne
Signature

40
Unit #

Thomas Guidi
Print name

Thomas L. Guidi
Signature

20
Unit #

Lorraine Crosson
Print name

Lorraine Crosson
Signature

28
Unit #

PAUL KELLEY
Print name

Paul Kelley
Signature

28
Unit #

LEAH KELLEY
Print name

Leah Kelley
Signature

48
Unit #

Peter Dempsey
Print name

Peter Dempsey
Signature

13
Unit #

DICK VITALE
Print name

Dick Vitale
Signature

23
Unit #

MARY ANNE FIORE
Print name

Mary Anne Fiore
Signature

23
Unit #

William Fiore
Print name

William Fiore
Signature

Unit #

Print name

Signature

Complainants to Zoning Complaint Form Regarding Kevin J. Guinee, Trustee

18
Unit #

Joan Putney
Print name

Joan M. Putney
Signature

18
Unit #

John Putney
Print name

John Putney
Signature

4
Unit #

William J. Leaver
Print name

Will Leaver
Signature

39
Unit #

Thomas McAndrew
Print name

Thos. P. McAndrew
Signature

35
Unit #

Joseph P. Gennaco
Print name

Joe Gennaco
Signature

17
Unit #

TRACY MINDESS
Print name

Tracy Mindess
Signature

24
Unit #

Albert E Johnson Jr.
Print name

Albert E Johnson Jr.
Signature

33
Unit #

Paul & Michael Braverman
Print name

Paul & Michael Braverman
Signature

38
Unit #

Martha G. Rose
Print name

Martha G. Rose
Signature

29
Unit #

Wayne Bretton
Print name

Wayne Bretton
Signature



TOWN OF TOPSFIELD

INSPECTIONAL SERVICES DEPARTMENT

8 West Common Street, Topsfield, Massachusetts 01983

9/9/2020

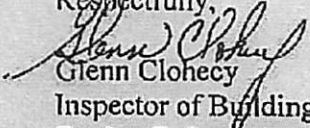
Re: Connemara House Farm
252 Rowley Bridge Road
Topsfield, MA 01983

Dear Mr. Guinee,

At the request of Connemara House Farm LLC, the owner and operator of Connemara House Farm, 252 Rowley Bridge Road I have conducted an inspection and reviewed relevant documents relating to the operation of Connemara House Farm.

As a result of my review, I have concluded that according to the plain language of the Zoning Act (40A, §3), the statutory definition of "Farming and Agriculture", the Town of Topsfield Zoning and General By-Laws and the Massachusetts Department of Agricultural Resources guidance instructions, weddings, celebratory assemblies and social and corporate events venue to enhance the marking of the farm's product may be conducted as an Agritourism activity as a matter of right. Connemara House Farm may conduct Agritourism as promoted by both the Federal and State Agriculture Departments and allow weddings, celebratory assemblies and social and corporate events to be conducted on the farm property.

Respectfully,


Glenn Clohecy

Inspector of Buildings
Zoning Enforcement Officer