

APPLICATION FORM
STORMWATER AND EROSION CONTROL PERMIT

To: The Topsfield Planning Board, Town Hall, Topsfield, MA 01983

The undersigned hereby applies for a Stormwater and Erosion Control Permit and herewith submits six (6) copies of a completed application package for a Stormwater Management Permit (SMP) and an electronic application in PDF format on a CD or DVD disc for approval.

The applicant certifies to the truth of the following facts as part of his application.

1. Name of Applicant: Northeast Arc

Address: c/o The Morin-Cameron Group, Inc.

66 Elm Street, Danvers, MA 01923

Telephone Number: 978-777-8586

E-mail Address: Will@morincameron.com

2. Name of Engineer or Surveyor Will A. Schkuta, The Morin-Cameron Group, Inc.

Address 66 Elm Street

Danvers MA 01923

Telephone Number: 978-777-8586

E-mail Address: Will@morincameron.com

3. Deed to property is dated January 13, 2023 and is recorded in Essex South District Registry, Book 41400 Page 3.

4. Location of Property for which permit is requested:

Address 276 Rowley Bridge Road

Zoning District ORA

5. Attach hereto a copy of the deed.

6. The exact names in which title to the property is held and the present addresses of persons named are: (If married, give spouse's name.)

North Shore Heritage Associates, Inc.

7. A complete list of persons with their addresses known to have mortgages, attachments, encumbrances, or liens of any kind upon the property is as follows:

N/A

8. If the property is in the name of a trust, the complete and correct name of the trust, date of the trust declaration, book and page where it is recorded and names and addresses of all trustees are as follows:

9. If the property is in the name of a corporation, the complete and correct name of the corporation, the name and corporate capacity of all officers authorized to sign deeds and other instruments pertaining to real estate are as follows:

North Shore Heritage Associates, Inc.

Jo Ann Simons, President

Cynthia Park, Treasurer

10. Description of the project for which a Stormwater and Erosion Control Permit is requested. Include total square footage of land to be altered/cleared.

The proposed project involves the construction of a dwelling, porch, patio, driveway, walkways, septic system, associated grading and installation of stormwater management facilities.

Total proposed site alteration = 28,977 s.f.

Signature of Applicant



Date of Submission

Town Clerk Signature

Application Checklist and Procedures Checklist for Stormwater Management Permit

1. Requesting a waiver from the Stormwater Management Permit application requirements.

The applicant files 6 copies of a letter, together with supporting information and documentation, signed by the landowner or designated representative with the Town Clerk.

2. All waiver requests shall be acted upon by the Planning Board within 45 calendar days from the date of application and shall be in writing. Boards may request an extension of the review period. As per the bylaw, the Conservation Commission will have jurisdiction for waiver requests for projects located entirely within the town's wetland jurisdiction and the Planning Board will have jurisdiction for all other waiver requests. **Section 6 B of the SWEC Regulations**

3. Filing a Stormwater Management Permit Application

two (2)

The applicant shall file with the Town Clerk, ~~six (6)~~ two (2) copies of a completed application package for a Stormwater Management Permit (SMP) and an electronic application in PDF format on a CD or DVD disc. The application package shall include:

X A completed Application Form with original signatures of all owners

X A list of abutters certified by the Assessor's Office including those opposite on any public or private way and abutters within 300 feet of the applicant's property line(s).

X Stormwater Management and Erosion Control Plan, stamped by a Professional Engineer licensed in Massachusetts and project description **which includes all information listed in Section 6 L of the SWEC Regulations.**

X Operation and Maintenance Plan which includes all information listed in **Section 6 M of the SWEC Regulations.**

X Payment of the application and review fees. The application fee equals \$100 plus .0030 x the total number of square feet of the proposed project. Example: \$100 + 43560 (1 acre) = \$100 + 43560 square feet x 0.0030 = \$130.68 application fee **\$186.93**

X Inspection and Maintenance Agreement which includes all information listed in **Section 6 M of SWEC Regulations**

 Surety Bond. The Planning Board may require the applicant to post before the start of land disturbance or construction activity, a surety bond to ensure perpetual maintenance of stormwater and erosion controls.

Eastern Bank
Lynn, MA 01901

53-179/1113

CHECK # 011868

DATE 06/30/2023

North Shore Heritage -New

1 Southside Rd.
Danvers, MA 01923

*****\$186.93

PAY One Hundred Eighty-Six and 93/100----- USD

TO THE Town of Topsfield
ORDER OF 8 West Common Street
Topsfield, MA 01983



Authorized Signature



SO.ESSEX #314 Bk:41400 Pg:003
01/13/2023 02:39 PM DEED Pg 1/2
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 01/13/2023 02:39 PM
ID: 1562158 Doc# 20230113003140
Fee: \$2,143.20 Cons: \$470,000.00

DEED

I, Kim Norng, an unmarried individual with an address of 20 Ocean Terrace, Lynn, MA 01902

for consideration paid and in full consideration of Four Hundred Seventy Thousand (\$470,000.00)
Dollars grant(s) to

North Shore Heritage Associates, Inc., a Massachusetts not-for-profit corporation, with a principal
place of business located at 1 Southside Road, Danvers MA 01923

with **Quitclaim Covenants**

The land in Topsfield, Essex County, Massachusetts, situated at 276 Rowley Bridge Road, and
being shown as Lot 8 on a plan entitled, "Plan of Land in Topsfield, Mass." dated May 18, 1980
prepared by Hayes Engineering, Inc., and recorded with the Essex South District Registry of
Deeds in Plan Book 162, Page 16, to which plan reference is hereby made for a more particular
description.

I, Kim Norng, hereby certify that there is no other person entitled to the benefit of a homestead in
the property being conveyed hereby.

For title, see Deed dated April 7, 2020, and recorded with the Essex South District Registry of
Deeds in Book 38426, Page 35.

{Signatures appear on next page}

Property Address: 276 Rowley Bridge Road, Topsfield, Massachusetts

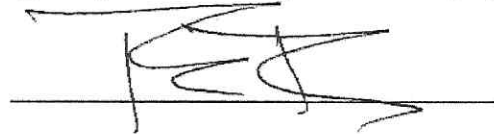
Witness my hand and seal this 13 day of January, 2023.


Kim Norng

COMMONWEALTH OF MASSACHUSETTS

Essex ss

On this 13th day of January, 2023, before me, the undersigned notary public, personally appeared Kim Norng, proved to me by satisfactory evidence of identification, being (check whichever applies): ☒ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose



Notary Public
My Commission Expires:



Robert J. Moriarty, Jr.
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 12, 2025



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

Department requiring list: **Planning Board**

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

Person/Party requesting list: **Joanne Ambrosino, The Morin-Cameron Group, INC.**

Address: **66 Elm Street, Danvers, MA 01923**

Phone #: **978.777.8586** Email Address **joanne@morincameron.com** Misc: _____

Property Owner: **Ayden Caimansiot Limited**

Assessor's Map(s) **83** Lot(s) **5** Location **276 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 feet Abutters List Report

Topsfield, MA
May 22, 2023



Subject Property:

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

Mailing Address: NORTH SHORE HERITAGE ASSOC INC
1 SOUTHSIDE RD
DANVERS, MA 01923

Abutters:

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

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: 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



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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
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: RICHMAN ERIC J 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



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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 P TR
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

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 DIANORA M TR
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



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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
40 ENGLISH COMMON
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

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



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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

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: BELL JANE R
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



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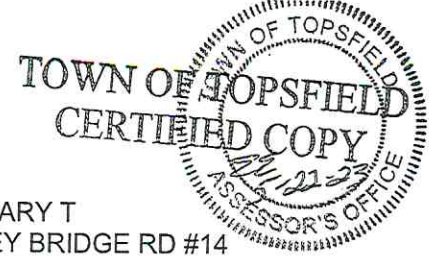
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Parcel Number: 83-1
CAMA Number: 83-1-14
Property Address: 281 ROWLEY BRIDGE RD Unit 14

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

Parcel Number: 83-1
CAMA Number: 83-1-18
Property Address: 281 ROWLEY BRIDGE RD Unit 18

Mailing Address: STANLEY BRUCE B TR
281 ROWLEY BRIDGE RD # 18
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-19
Property Address: 281 ROWLEY BRIDGE RD Unit 19

Mailing Address: MASSE ROBERT L
281 ROWLEY BRIDGE RD #19
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-2
Property Address: 281 ROWLEY BRIDGE RD Unit 2

Mailing Address: MALVINNI JOSEPH
281 ROWLEY BRIDGE RD #2
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-20
Property Address: 281 ROWLEY BRIDGE RD Unit 20

Mailing Address: HESS DONALD J & DANNA L TRS
281 ROWLEY BRIDGE RD # 20
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-21
Property Address: 281 ROWLEY BRIDGE RD Unit 21

Mailing Address: TARR CATHERINE L
281 ROWLEY BRIDGE RD #21
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-22
Property Address: 281 ROWLEY BRIDGE RD Unit 22

Mailing Address: VELE ILONA
281 ROWLEY BRIDGE RD #22
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-23
Property Address: 281 ROWLEY BRIDGE RD Unit 23

Mailing Address: JUDGE MARY A
281 ROWLEY BRIDGE RD # 23
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-24
Property Address: 281 ROWLEY BRIDGE RD Unit 24

Mailing Address: PALMER STEFAN J TR
281 ROWLEY BRIDGE RD #24
TOPSFIELD, MA 01983



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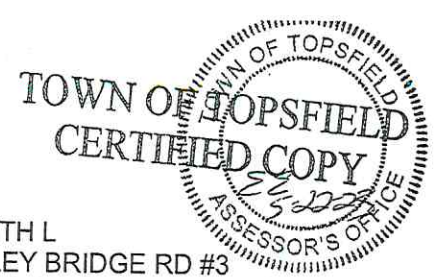
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Parcel Number: 83-1
CAMA Number: 83-1-3
Property Address: 281 ROWLEY BRIDGE RD Unit 3

Mailing Address: FINN JUDITH L
281 ROWLEY BRIDGE RD #3
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-4
Property Address: 281 ROWLEY BRIDGE RD Unit 4

Mailing Address: FERGUSON LISA A TR
281 ROWLEY BRIDGE RD #4
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-5
Property Address: 281 ROWLEY BRIDGE RD Unit 5

Mailing Address: LEBLANC MAURICE N
281 ROWLEY BRIDGE RD #5
TOPSFIELD, MA 01983

Parcel Number: 83-1
CAMA Number: 83-1-6
Property Address: 281 ROWLEY BRIDGE RD Unit 6

Mailing Address: PELLETZ DENISE L
281 ROWLEY BRIDGE RD #6
TOPSFIELD, MA 01983

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

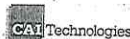
Mailing Address: GARDYNSKI WILLIAM
281 ROWLEY BRIDGE RD UNIT 9
TOPSFIELD, MA 01983

Parcel Number: 83-2
CAMA Number: 83-2
Property Address: 280 ROWLEY BRIDGE RD

Mailing Address: PAIVA FABIO
280 ROWLEY BRIDGE RD
TOPSFIELD, MA 01983

Parcel Number: 83-4
CAMA Number: 83-4
Property Address: 278 ROWLEY BRIDGE RD

Mailing Address: INEZ DANIEL
278 ROWLEY BRIDGE RD
TOPSFIELD, MA 01983



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5/22/2023

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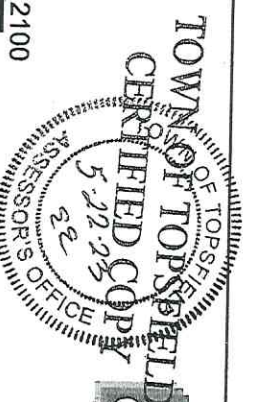
May 22, 2023

Town of Topsfield, MA

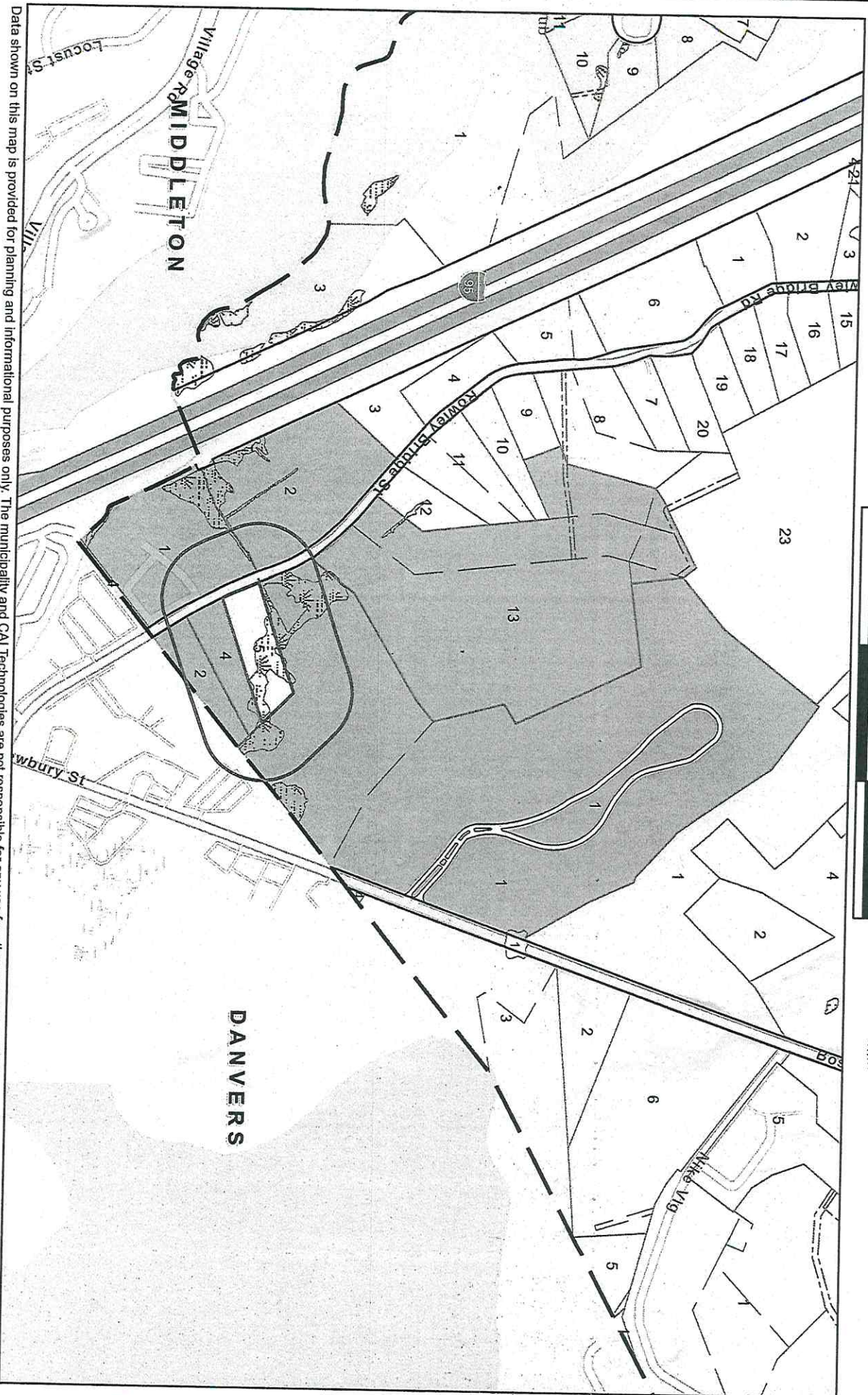
1 inch = 700 Feet



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Long Term Stormwater Best Management Practices
Operation and Maintenance Plan

for the
Residential Development
of

276 Rowley Bridge Road
Topsfield, Massachusetts

June 13, 2023

The following operation and maintenance plan has been provided associated with development of the site and associated infrastructure. The success of the Stormwater Management Plan depends on the proper implementation, operation and maintenance of several management components. The following procedures shall be implemented to ensure success of the Stormwater Management Plan:

1. The contractor shall comply with the details of construction of the site as shown on the approved plans.
2. The drainage systems shall be inspected and maintained as indicated below.
3. Effective erosion control measures during and after construction shall be maintained until a stabilized finished surface is established on all altered areas.

Basic Information

Stormwater Management System Owner:

Northeast Arc
1 Southside Road
Danvers, MA 01923
P: (855) 696-3272

Topsfield Department of Public Works:

279 Boston Street
Topsfield, MA 01983
P: (978) 887-1517

Topsfield Planning Board:

Topsfield Town Offices
8 West Common Street
Topsfield, MA 01983
P: (978) 887-1504

Erosion and Sedimentation Controls during Construction:

The site and drainage construction contractor shall be responsible for maintaining the stormwater system during construction. Routine maintenance of all items shall be performed to ensure adequate runoff and pollution control during construction.

Proposed erosion controls will be placed as shown on the Site Plan prior to the commencement of any clearing, grubbing, and earth removal or construction activity. The integrity of the erosion control barrier will be maintained by periodic inspection and replacement as necessary. The erosion control barrier will remain in place until the first course of pavement has been placed and all side slopes have been loamed and seeded and vegetation has been established.

General Conditions

1. The developer shall be responsible for scheduling regular inspections and maintenance of the stormwater BMP's. The BMP maintenance shall be conducted as detailed in the following long-term pollution prevention plan and illustrated on the approved design plans:

"Sanitary Disposal System Design Plan in Topsfield, Massachusetts, 276 Rowley Bridge Road (Assessor's Map 83, Parcel 5, Lot 8)", prepared by The Morin-Cameron Group, Inc. dated June 13, 2023 as revised

2. The owner shall:
 - a. Maintain an Operation and Maintenance Log for the last three years. The Log shall include all BMP inspections, repairs, replacement activities and disposal activities (disposal material and disposal location shall be included in the Log);
 - b. Make the log available to the Topsfield Department of Public Works and Planning Board upon request;
 - c. Allow members and agents of the Topsfield Department of Public Works and Planning Board to enter the premises and ensure that the Owner has complied with the Operation and Maintenance Plan requirements for each BMP.
3. A recommended inspection and maintenance schedule is outlined below based on statewide averages. This inspection and maintenance schedule shall be adhered to at a minimum for the first year of service of all BMP's referenced in this document. At the commencement of the first year of service, a more accurate inspection/maintenance schedule shall be determined based on the level of service for this site.
4. Inspections and maintenance activities for this residential development will generally be performed by the developer or future homeowner. If major repairs are required, then detailed cost estimates will be provided by local landscaping companies prior to commencement of work.

Long-Term Pollution Prevention Plan (LTPPP)

Vegetated Areas:

Immediately after construction, monitoring of the erosion control systems shall occur until establishment of natural vegetation. Afterwards, vegetated areas shall be maintained as such. Vegetation shall be replaced as necessary to ensure proper stabilization of the site.

Stone Infiltration Trenches:

The stone infiltration trench shall be checked regularly to ensure that the surface is free of debris such as leaves, sticks and trash. Remove and dispose of any debris. If surface ponding is visible, remove top course of crushed stone and accumulated sediment and replace with clean stone. Material removed from the basin shall be disposed of in accordance with all applicable local, state, and federal regulations. In the case that water remains in the infiltration facilities for greater than three (3) days after a storm event, an inspection is warranted and necessary maintenance or repairs should be addressed as necessary.

Cost: Consult with local landscaping companies for associated costs if necessary.

Subsurface Infiltration Chambers:

The subsurface infiltration chambers shall be checked for debris accumulation twice per year. Each system is equipped with an inspection port. Additional inspections should be scheduled during the first few months to make sure that the facility is functioning as intended. Trash, leaves, branches, etc. shall be removed from facility. Silt, sand and sediment, if significant accumulation occurs, shall be removed annually. Material removed from the system shall be disposed of in accordance with all applicable local, state, and federal regulations. In the case that water remains in the infiltration facilities for greater than three (3) days after a storm event an inspection is warranted, and necessary maintenance or repairs should be addressed as necessary.

Cost: Consult with local landscaping companies for associated costs if necessary.

Public Safety Concerns: The inspection port covers shall not be left open and unattended at any time during inspection, cleaning or otherwise. Broken covers or frames shall be replaced immediately. At no time shall any person enter the subsurface structure unless measures have been taken to ensure safe access in accordance with OSHA enclosed space regulations.

Debris & Litter:

All debris and litter shall be removed from the driveway/parking areas as necessary to prevent migration into the drainage system.

Pesticides, Herbicides, and Fertilizers:

Pesticides and herbicides shall be used sparingly. Fertilizers shall be restricted to the use of organic fertilizers only. All fertilizers, herbicides, pesticides, sand and salt for deicing and the like shall be stored in dry area that is protected from weather.

Prevention of Illicit Discharges:

Illicit discharges to the stormwater management system are not allowed. Illicit discharges are discharges that are not comprised entirely of stormwater. Pursuant to Mass DEP Stormwater Standards the following activities or facilities are not considered illicit discharges: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, De-chlorinated water from swimming pools, water used for street washing and water used to clean residential building without detergents.

To prevent illicit discharges to the stormwater management system the following policies should be implemented:

1. Good Housekeeping Practices
 - The site shall be kept clean of litter and debris and continuously maintained in accordance with the Long-Term Pollution Prevention Plan as noted above. All chemicals shall be covered and stored in secured location. Any land disturbances that change drainage characteristics shall be remedied to pre-disturbance characteristics (i.e. shoulder rutting from vehicles, land disturbance from plowing, etc.) as soon as possible to ensure proper treatment of all stormwater runoff.
2. Provisions for Storing Materials and Waste Products Inside or Under Cover
 - All chemicals and chemical waste products shall be stored inside or in a secured covered location to prevent potential discharge. Any major spills shall be reported to municipal officials and a remediation plan shall be implemented immediately.
3. Vehicle Maintenance
 - Any vehicle maintenance shall be done with care to prevent discharge of illicit fluids. If fluids are accidentally spilled, immediate action shall be implemented to clean and remove the fluid to prevent discharge into the stormwater management system and/or infiltrating into the groundwater.
4. Pet Waste Management Provisions
 - Pet waste shall be picked up and disposed of in an appropriate individual waste refuse area.
5. Spill Prevention and Response Plans
 - If a major spill of an illicit substance occurs, town officials (including but not limited to the Fire Department and Police Department) shall be notified immediately. A response plan shall then be implemented immediately to prevent any illicit discharges from entering the stormwater management system and ultimately surface waters of the Commonwealth.
6. Solid waste
 - All domestic solid waste shall be disposed of in accordance with all applicable local, state and federal regulations. Waste shall be placed into covered dumpsters and/or covered waste bins to prevent water intrusion and potentially contaminated runoff. No household chemicals, hazardous materials, construction debris or non-household generated refuse shall be disposed of in the on-site waste disposal containers.