

TOWN OF TOPSFIELD

SPECIAL PERMIT APPLICATION TO THE PLANNING BOARD
FOR FAMILY ACCESSORY APARTMENT

2011 DEC 6 AM 8:25

RECEIVED
TOWN CLERK
TOPSFIELD, MA

1. Applicant(s): (This application must be signed by all owners as identified in the deed attached to this application).

<u>Name</u>	<u>Address</u>
<u>Daniel McNamara</u>	<u>15 Perkins Circle, Topsfield, MA 01983</u>
<u>Lynn McNamara</u>	<u>15 Perkins Circle, Topsfield, MA 01983</u>

Deed attached

2. Property Address: 15 Perkins Circle, Topsfield, MA 01983

3. Registry of Deeds Title Reference: Book 121, Page 58

4. Attach list of all abutters within 300 feet of each lot line to whom notice of the application shall be given.

5. State the names and ages of all occupants of the main dwelling.

<u>Name</u>	<u>Age</u>	<u>Name</u>	<u>Age</u>
<u>Daniel McNamara</u>	<u>39</u>	_____	_____
<u>Lynn McNamara</u>	<u>38</u>	_____	_____
<u>Forrest McNamara</u>	<u>4</u>	_____	_____

6. State the names and ages of all proposed occupants of the family accessory apartment.

<u>Name</u>	<u>Age</u>	<u>Name</u>	<u>Age</u>
<u>Forrest McNamara</u>	<u>74</u>	<u>Maureen McNamara</u>	<u>66</u>

7. State the identity of and the family or other relationship between the owner or occupant of the main dwelling and the owner or occupant of the Family Accessory Apartment upon which this application is based.

Forrest and Maureen are Daniel's parents.

8. State the reason for the Family Accessory Apartment. (Article VII § 7.03 of the bylaw requires that the primary purpose of the Family Accessory Apartment shall be to maximize privacy, dignity, and independent living among the occupants of the main dwelling and the Family Accessory Apartment).

Amnesty requested.

The accessory apartment will allow my family and me the opportunity to assist my aging parents, while they maintain independent living!

9. State estimated cost of all improvements to create the Family Accessory Apartment.

\$40,000 (+/-)

10. State whether improvements include structural work, and if so describe them.

No structural work will be completed.

11. State the description and frequency of the personal care assistance to be provided.

Daily assistance with everyday household tasks (i.e., cleaning, cooking, maintenance, etc.)

12. State whether the occupant(s) of the Family Accessory Apartment will make any financial contribution to the applicants and if so explain in detail. (Article VII § 7.03 of the bylaw prohibits generating income as a primary purpose of the Family Accessory Apartment).

Yes
 No

If yes, state amount, frequency and explain in detail.

No planned financial contributions.

13. Attach scaled drawings of the floor plan of the existing main dwelling and the proposed Family Accessory Apartment including elevations if exterior modifications are proposed.

Floor plan attached
 Elevation attached

14. Attach written certification by the Board of Health that the sewage disposal system has sufficient capacity to accommodate the occupants of the Family Accessory Apartment.

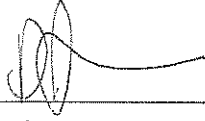
Board of Health certification attached

15. Identify the zoning district and present use of the subject property and the commencement date of that use.

Inner residential, single family residence, 1973

By signing this application, all applicants verify that all purposes, procedures and requirements as set forth in the bylaw have been fulfilled and covenant that the use of the Family Accessory Apartment shall forthwith be discontinued upon termination as provided by the bylaw.

Dated: 12/01/2011

<u>Lynn Sykes McNamara</u>	
<u>Lynn Sykes McNamara</u>	<u>Daniel J. McNamara</u>

JTG

2011082300252 Bk:30608 Pg:83
08/23/2011 12:42 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 08/23/2011 12:42 PM
ID: 858267 Doc# 20110823002520
Fee: \$2,576.40 Cons: \$565,000.00

QUITCLAIM DEED

We, **David A. Kolb and Karen A. Kolb, husband and wife as tenants by the entirety**, of 15 Perkins Circle, Topsfield, Massachusetts, for consideration of **Five Hundred Sixty Five Thousand (\$565,000.00) Dollars**, grant to **Daniel J. McNamara and Lynn McNamara as Husband and Wife Tenants by the Entirety**, of 15 Perkins Circle, Topsfield, MA,

with *Quitclaim Covenants*,

the land with the buildings thereon, situated in said Topsfield, on the Northwesterly side of Perkins circle and shown as Lot 24 L on plan, "Winsor Forest, August 28, 1971, John W. Parsons, Eng." and recorded with Essex (South District) Registry of Deeds, **Plan Book 121, Plan 58**, and more particularly described as follows:

- SOUTHERLY** by Perkins Circle on three (3) courses, twenty-nine and 22/100 (29.22) feet, eighty-seven and 20/100 (87.20) feet and thirty-three and 91/100 (33.91) feet;
- WESTERLY** by land now or formerly of Town of Topsfield, two hundred seventy-one and 09/100 (271.09) feet;
- NORTHERLY** by land now or formerly of the Town of Topsfield, two hundred fifty-four and 30/100 (254.30) feet; and
- EASTERLY** by Lot 26L, as shown on said plan, two hundred ninety and 04/100 (290.04) feet.

Containing 54,184 square feet of land, more or less, according to said plan.

Said premises are subject to a ten foot (10') drain easement, as shown on said plan, and to utility easement set out in Book 4808, Page 94 with said registry.

For title reference, see Deed dated December 11, 1988, and recorded with the Essex South District Registry of Deeds in Book 9972, Page 50.

[The following page is the signature page]

Affected Premises: 15 Perkins Circle, Topsfield, MA

Box 38

Witness our hands and seals this 18 day of Aug, 2011

[Signature]
David A. Kolb

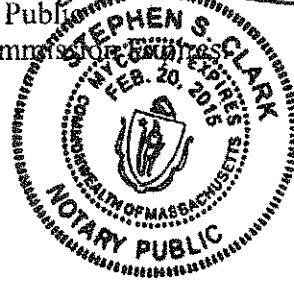
[Signature]
Karen A. Kolb

THE COMMONWEALTH OF MASSACHUSETTS

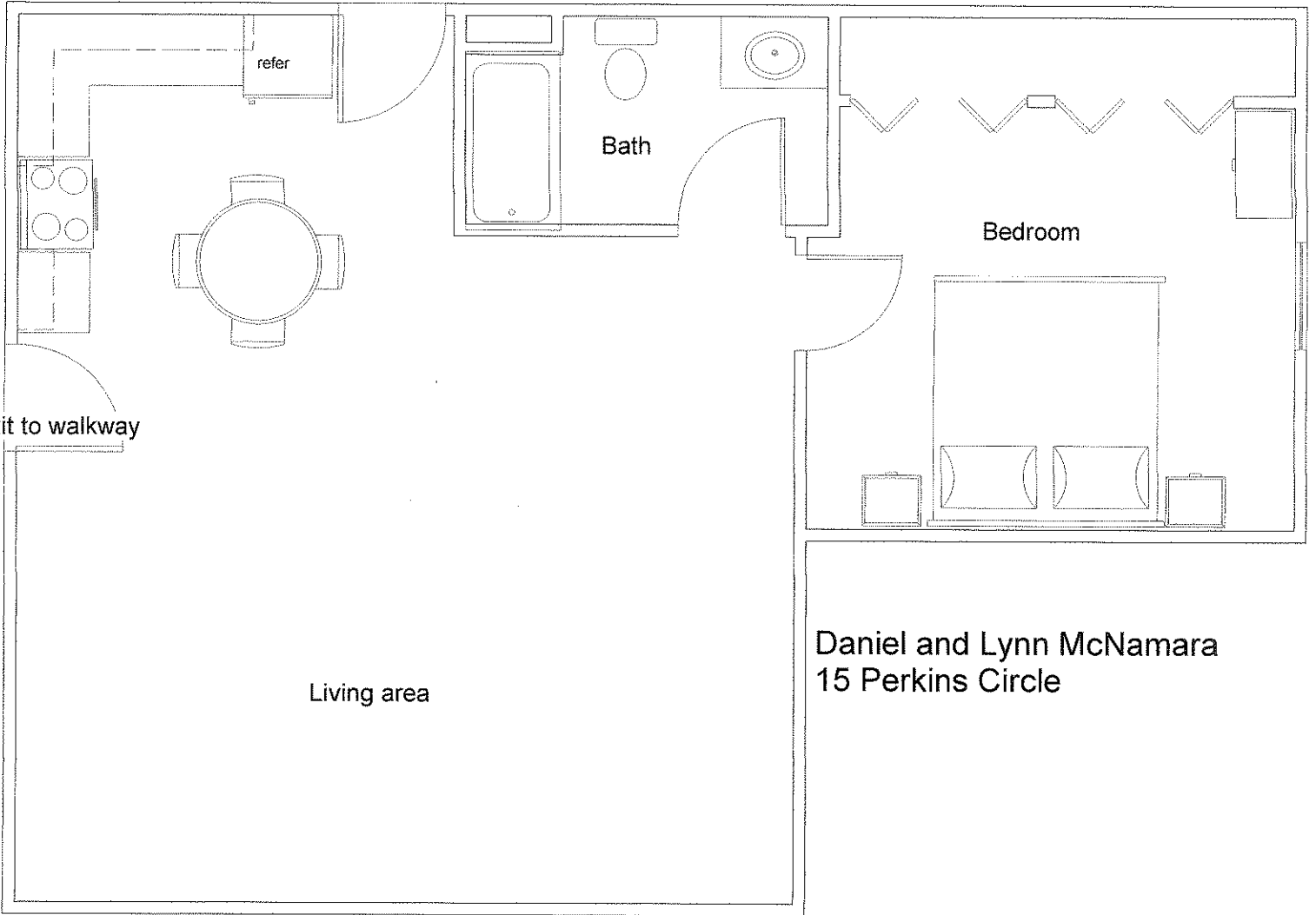
Essex, ss.

On this 18th day of August, 2011, before me, the undersigned notary public, personally appeared David A. Kolb and Karen A. Kolb, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission Expires



Return to:
Stephen S. Clark, Esq.
MacLean Holloway Doherty
Arditt & Morse, PC
8 Essex Center Drive
Peabody MA 01960



refer

Bath

Bedroom

Exit to walkway

Living area

Daniel and Lynn McNamara
15 Perkins Circle