

FORM BAPPLICATION FOR APPROVALPRELIMINARY PLAN ☐

Check One

DEFINITIVE PLAN ☒

File one completed form together with six contact prints of the plan, a sketch plan, and a nonrefundable fee* payable to the Town of Topsfield, with the Planning Board and a copy of the completed form with the Town Clerk in accordance with the requirements of Section 4.2. When it is a Preliminary Plan submittal, one contact print of the plan shall be submitted to the Board of Health. For a Definitive Plan submittal, the reproducible original of the plan shall also be submitted to the Planning Board together with appropriate fees* payable to the Town of Topsfield, for each lot or dwelling unit, whichever is greater, plus two contact prints to the Board of Health. (See Section 4.3).

*Fee schedule for preliminary and definitive plan submissions are detailed on the last page of this form.

Topsfield, MA May 6, 2026

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

The undersigned hereby applies for Preliminary/Definitive Plan approval and herewith submits six (6) copies of the accompanying Preliminary/Definitive Plan of property located in the Town of Topsfield, Massachusetts for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations of the Planning Board Governing the Subdivision of Land in the Town of Topsfield, Massachusetts. The applicant certifies to the truth of the following facts as part of his application.

1. Name of Applicant Raymond, Patricia & Daniel Lawton
Complete Address 240 Boston Street, Topsfield MA 01983
Phone Number 617-908-1814 Email rayl@lawtonwelding.com
2. Name of Engineer or Surveyor John Morin, PE, The Morin-Cameron Group, Inc.
Complete Address 66 Elm Street, Danvers, MA 01923
3. Deeds to property are dated 6/16/2022 and are recorded in Essex South District Registry, Book 41005, Pages 262 & 319
4. The general location and description of Property is: 21, 25 & 27 Johns Lane (see attached for parcel & owner info.)
5. Attach hereto a copy of the deeds.
6. The complete title of the subdivision plan with date is as follows: Definitive Subdivision Plan, "Johns Lane Extension" at 21, 25 & 27 Johns Lane, Topsfield, Massachusetts (Assessor's Map 68, Parcel 41 & Map 76, Parcels 2 & 3) prepared for Raymond Lawton dated May 1, 2026.

(continued on next page)

7. The exact names in which title to the property is held and the present addresses of persons named are:
(Indicate whether persons are married or single. If married, give spouse's name.)
- Raymond Lawton (Properties: 25 & 27 Johns Lane), 25 Johns Lane, Topsfield, MA 01983
- Patricia Lawton (Property: 21 Johns Lane), 25 Johns Lane, Topsfield, MA 01983
8. 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:
There are no mortgages.
9. 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:
N/A
10. 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:
N/A
11. The date when the Preliminary/Definitive Plan referred to herein was submitted to Topsfield Board of Health is as follows: 5/6/2026
12. The date when applicant gave written notice to the Topsfield Town Clerk of said plan submission to Board of Health and to Planning Board is as follows:
5/6/2026
13. A copy of said notice referred to in No. 12 is attached hereto.
14. It is the intent of the owners of the proposed subdivision for which definitive approval is requested to exclude a right to fee in all access roads shown on said plan and in all drainage ways and/or other easements crossing the land in the conveyance of any and all lots in the subdivision.
15. The full names of all abutters on the subdivision are shown on the subdivision plan submitted herewith, as they appear upon the most recent tax assessors list.

Signature of Applicant

Complete Address

Telephone Number

Date of Submission

Town Clerk

Signature

Note: with submission of Definitive Plan, complete Form C and attach

FEES

PRELIMINARY PLAN:

\$500/application plus \$100/lot

DEFINITIVE PLAN:

Definitive Plan *with* preliminary plan on file: \$2,000/application plus \$500/lot and 1,000/lot in excess of the number of lots depicted in the preliminary plan.

Definitive Plan *without* preliminary plan on file: \$2,000 application plus \$1,000/lot

Changes to Definitive Plan: \$3,000/lot for major changes defined as an increase in the number of lots and/or change in the road length by more than 10%.

Parcel & Owner Info:

1. 21 Johns Lane
Map 68, Lot 41
Owner: Patricia Lawton
2. 25 Johns Lane
Map 76, Lot 4
Owner: Raymond Lawton
3. 27 Johns Lane
Map 76, Lot 2
Owner: Raymond Lawton



SO.ESSEX #182 Bk:41005 Pg:262
06/16/2022 10:45 AM DEED Pg 1/2
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 06/16/2022 10:45 AM
ID: 1532997 Doc# 20220616001820
Fee: \$3,648.00 Cons: \$800,000.00

Prepared by:
Richard M. Magnan
194 Central Street
Saugus, MA 01906

MASSACHUSETTS QUITCLAIM DEED

Property Address: 21 Johns Lane, Topsfield, MA 01983
Grantee's Address: 33 Holland Road, Wakefield, MA 01880

ALFRED FESTA, TRUSTEE OF LAND BANK REALTY TRUST, under a Declaration of Trust dated December 15, 1988 recorded in the Suffolk County Registry of Deeds in Book 15242, Page 152, of 35 Mansfield Road, Lynnfield, Massachusetts

for consideration paid, and in full consideration of Eight Hundred Thousand (\$800,000.00) Dollars,

grant to PATRICIA LAWTON, Individually, of 33 Holland Road, Wakefield, Massachusetts

with *quitclaim covenants*, that certain piece or parcel of land, together with all improvements, if any, thereof, off Johns Lane in Topsfield, Essex County, Massachusetts, more particularly described as follows (the "Premises"):

A certain parcel of land situated southeasterly of Hill Street in Topsfield, Essex County, Massachusetts and being shown on a plan entitled "Land off Hill St. Topsfield Surveyed for New England Tel. & Tel. Co. R.X. Site," dated August 3, 1965, prepared by C. Lawrence Bond, Registered Surveyor, which plan is recorded in the Essex South District Registry of Deeds as Plan No. 533 of 1965, bounded and described as follows:

SOUTHWESTERLY	by other land now or formerly of J.W. Peirce and by land now or formerly of Phillips Est., by three lines measuring respectively 141.8 feet, 288.9 feet and 219.3 feet;
NORTHWESTERLY	by land now or formerly of Bixby Hanson Inc. by two lines measuring respectively 374.69 feet and 25.31 feet;
NORTHEASTERLY	by other land now or formerly of J.W. Peirce, 650.0 feet; and
SOUTHEASTERLY	by the same, 400 feet.

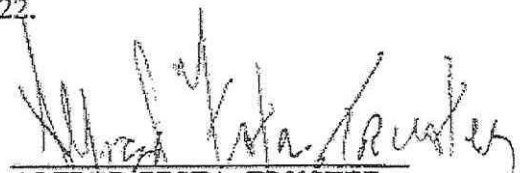
Containing, according to said plan, 5.95 acres and being a portion of the first parcel described in deed of Robert K. Peirce to J.W. Peirce dated October 11, 1947, recorded with Essex South District Registry of Deeds in Book 3534, Page 403.

Said Premises are conveyed subject to and with the benefit of any rights, easements, reservations and restrictions of record to the extent the same are now in force and applicable.

Grantor hereby certifies under the pains and penalties of perjury that the property was not the principal residence of the Grantor that no one is entitled to any homestead rights in the property.

For Grantor's title see deed of Verizon New England Inc. dated July 10, 2003 and recorded with the Essex South District Registry of Deeds in Book 21225, Page 28.

Witness my hand and seal this 15th day of June, 2022.


ALFRED FESTA, TRUSTEE

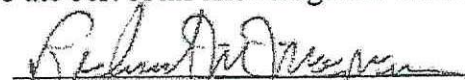
COMMONWEALTH OF MASSACHUSETTS

Essex, County

June 15th, 2022

On this 15th day of June, 2022, before me, the undersigned notary public, personally appeared Alfred Festa, Trustee of Land Bank Realty Trust, proved to me through satisfactory evidence of identification, which was a valid Florida Driver's License, to be the person whose name is signed on the preceding or attached document, and who acknowledged to me that he signed the preceding or attached voluntarily for its stated purpose as Trustee of Land Bank Realty Trust, as the voluntary act of said Trust, and who further swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.




Notary Public: Richard M. Magnan
My Commission Expires: 9/8/2028

Prepared by:
Richard M. Magnan
194 Central Street
Saugus, MA 01906



SO.ESSEX #198 Bk:41005 Pg:319
06/16/2022 11:05 AM DEED Pg 1/3
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 06/16/2022 11:05 AM
ID: 1533005 Doc# 20220616001980
Fee: \$8,664.00 Cons: \$1,900,000.00

MASSACHUSETTS QUITCLAIM DEED

ALFRED FESTA, TRUSTEE OF VANTAGE POINT REALTY TRUST II, under a declaration of trust dated March 10, 2014 recorded in the Essex South District Registry of Deeds in Book 33158, Page 166, of 35 Mansfield Road, Lynnfield, Massachusetts

for consideration paid, and in full consideration of One Million Nine Hundred Thousand (\$1,900,000.00) Dollars

grant to RAYMOND LAWTON, Individually, of 33 Holland Road, Wakefield, Massachusetts

with *quitclaim covenants* the following property in Essex County, Massachusetts.

Approximately 45.3 acres of land in Topsfield, Essex County, Massachusetts, being shown as Lot 3, Lot 4 and the Putnam Pasture on plan entitled "Land in Topsfield, Mass. of John W. Peirce, John W. Peirce/Mildred M. Peirce, Scale" 1 in. = 1 ft." dated September 14, 1984, by Raymond C. Pressey, Inc. Registered Land Surveyors, recorded with Essex South District Registry of Deeds, said land being more particularly described as follows:

The land in Topsfield, Essex County, Massachusetts, on the Newburyport Turnpike shown as Lot 3, Lot 4 and the Putnam Pasture on a plan entitled "Land in Topsfield Mass. of John W. Peirce, John W. Peirce/Mildred M. Peirce, Scale: 1 in. = 100 ft." dated 14 December, 1984, by Raymond C. Pressey, Inc., Registered Land Surveyors, recorded in Essex County South District Registry of Deeds, being bounded and described according to said Plan as follows:

EASTERLY	By Newburyport Turnpike, 472.32 feet;
SOUTHEASTERLY	By land now or formerly of Augustus P. Loring et. al. for various courses, being respectively, 33.39 feet; 113.12 feet; 147.54 feet; 78.18 feet; 79.83 feet; 174.85 feet; 94.53 feet; and 97.35 feet;
SOUTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al., 255.22 feet;
SOUTHEASTERLY	By said land now or formerly of Augustus P. Loring et. al., 200.44 feet;
SOUTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al. for various courses, being respectively, 128.02 feet; and 117.93 feet;
NORTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al. for various courses, being respectively, 210.07 feet; 142.26 feet;

Property Address: 42R Boston Street, 20R Johns Lane and 25 Johns Lane, , Topsfield, MA 01983
Grantee's Address: 33 Holland Road, Wakefield, MA 01880

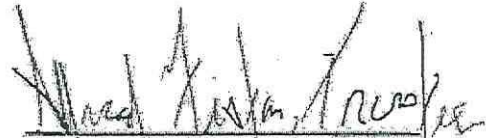
SOUTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al. for various courses, being respectively, 100.97 feet; 198.10 feet; 197.30 feet; 100.04 feet; and 183.54 feet;
SOUTHEASTERLY	By said land now or formerly of Augustus P. Loring et. al. 123.6 feet;
SOUTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al., 31.2 feet;
SOUTHEASTERLY	By said land now or formerly of Augustus P. Loring et. al. 267.7 feet;
SOUTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al., 1146.1 feet;
NORTHWESTERLY	By said land now or formerly of Augustus P. Loring et. al., 380 feet;
NORTHEASTERLY	By land now or formerly of New England Telephone Company, 433.44 feet;
NORTHWESTERLY	By said land now or formerly of New England Telephone Company, 400.00 feet;
SOUTHWESTERLY	By said land now or formerly of New England Telephone Company, 648.11 feet;
NORTHWESTERLY	By John's Lane and by unidentified land, 50.10 feet;
NORTHEASTERLY	By land now or formerly of Salem-Beverly Water Supply Board for various courses, being respectively, 1018.51 feet; and 1220.79 feet;
NORTHERLY	By said land now or formerly of Salem-Beverly Water Supply Board, 385.00 feet.

Containing approximately 45.3 acres according to said plan.

Grantor hereby certifies under the pains and penalties of perjury that the property was not the principal residence of the Grantor that no one is entitled to any homestead rights in the property.

For Grantor's title see deed of Alfred Festa dated March 10, 2014 and recorded with the Essex South District Registry of Deeds in Book 33158, Page 171.

Witness my hand and seal this 15th day of June, 2022.


ALFRED FESTA, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

Essex, County

June 15, 2022

On this 15th day of June, 2022, before me, the undersigned notary public, personally appeared Alfred Festa, Trustee of Vantage Point Realty Trust II, proved to me through satisfactory evidence of identification, which was a valid Florida Driver's License, to be the person whose name is signed on the preceding or attached document, and who acknowledged to me that he signed the preceding or attached voluntarily for its stated purpose as Trustee of the Vantage Point Realty Trust II, as the voluntary act of said Trust, and who further swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.




Notary Public: Richard M. Magnan
My Commission Expires: 9/8/2028

FORM C

CERTIFIED LIST OF ABUTTERS

(Fill in this space with rough sketch of land described in this petition, and write against boundary lines and name and mailing address of adjoining owners in their relative positions. Include owners of land separated from the subdivision only by a street. Attach copy of Town Assessor's Map of site at a scale of one inch equals two hundred feet (1" = 200').

See attached abutters lists prepared by the Assessor's Office.

The Topsfield Planning Board
Town Hall
Topsfield, Massachusetts

Members of the Planning Board:

This is to certify that at the time of the last assessment for taxation made by the Town of Topsfield, the names and address of the parties assessed as adjoining owners to the parcel of land shown above were as above written, except as follows:

Date of Verification _____

Assessor _____

Signature



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 \$30.00 must be paid before release of the certified abutters list.

Submission Date **Friday, April 03, 2026** Issue Date **Tuesday, April 07, 2026**

Department requiring list: **Planning Board**

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

Person/Party requesting list: **Morin-Cameron Group**

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

Phone #: **978-777-8586** Email Address **Kathy@morincameron.com** Misc: _____

Property Owner: **Raymond & Patricia Lawton**

Assessor's Map(s) **68-41, 76-2, 76-3** Location **21, 25 & 27 Johns Lane**

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

April 07, 2026



Subject Properties:

Parcel Number: 68-41
CAMA Number: 68-41
Property Address: 21 JOHNS LN

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

Parcel Number: 76-2
CAMA Number: 76-2
Property Address: 27 JOHNS LN

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

Parcel Number: 76-3
CAMA Number: 76-3
Property Address: 25 JOHNS LN

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

Abutters:

Parcel Number: 68-39
CAMA Number: 68-39
Property Address: 12 JOHNS LN

Mailing Address: MIGLIACCIO PETER D MIGLIACCIO
MARIE A
12 JOHNS LN
TOPSFIELD, MA 01983

Parcel Number: 68-40
CAMA Number: 68-40
Property Address: 18 JOHNS LN

Mailing Address: MONIZ DAVID T ANYZESKI MARY
18 JOHNS LN
TOPSFIELD, MA 01983

Parcel Number: 68-42
CAMA Number: 68-42
Property Address: 19 JOHNS LN

Mailing Address: CASS THOMAS E CASS BETHANY L
19 JOHNS LN
TOPSFIELD, MA 01983

Parcel Number: 68-43
CAMA Number: 68-43
Property Address: 15 JOHNS LN

Mailing Address: KREINER DANIEL W TR KREINER
FAMILY HOLDING TRUST
5042 WEST YEARLING DR
BEVERLY HILLS, FL 34465

Parcel Number: 68-47
CAMA Number: 68-47
Property Address: 116 HILL ST

Mailing Address: JOHNSON PAUL S JOHNSON KAREN L
116 HILL ST
TOPSFIELD, MA 01983

Parcel Number: 68-48
CAMA Number: 68-48
Property Address: 120 HILL ST

Mailing Address: UTTLEY TAYLOR UTTLEY WILLIAM B JR
120 HILL ST
TOPSFIELD, MA 01983

Parcel Number: 69-1
CAMA Number: 69-1
Property Address: 56 BOSTON ST

Mailing Address: SALEM & BEVERLY WATER SUPPLY
BOARD
50 ARLINGTON AVE
BEVERLY, MA 01915



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300 feet Abutters List Report

Topsfield, MA
April 07, 2026



Parcel Number: 70-1 CAMA Number: 70-1 Property Address: 44 MCLEOD LN	Mailing Address: SALEM & BEVERLY WATER SUPPLY BOARD 50 ARLINGTON AVE BEVERLY, MA 01915
Parcel Number: 75-23 CAMA Number: 75-23 Property Address: 190 ROWLEY BRIDGE RD	Mailing Address: ESSEX COUNTY GREENBELT ASSOCIATION INC 82 EASTERN AVE ESSEX, MA 01929
Parcel Number: 76-1 CAMA Number: 76-1 Property Address: 30 BOSTON ST	Mailing Address: ABUZHARA SAID & JEHAD TRS SPRING-T REALTY TR 29 MACKENZIE LN WAKEFIELD, MA 01880
Parcel Number: 76-5 CAMA Number: 76-5 Property Address: 47 BOSTON ST	Mailing Address: HEALTH & EDUCATION SERVICE INC 131 RANTOUL ST BEVERLY, MA 01915
Parcel Number: 76-6 CAMA Number: 76-6 Property Address: 33 BOSTON ST	Mailing Address: GDPL TOPSFIELD LLC 231 WASHINGTON ST SALEM, MA 01970
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: 1 ENGLISH COMMONS	Mailing Address: DAVIS ANTHONY NASSIF CAROLE E 1 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-10 Property Address: 10 ENGLISH COMMONS	Mailing Address: BAILEY PETER A TR BAILEY NANCY J TR 10 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-11 Property Address: 11 ENGLISH COMMONS	Mailing Address: KALLELIS MICHAEL S KALLELIS MARIA REBECA 11 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-12 Property Address: 12 ENGLISH COMMONS	Mailing Address: FIRESTONE JAMES E PRESSMAN KARLA SCHLOSS 12 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-13 Property Address: 13 ENGLISH COMMONS	Mailing Address: VITALE RICHARD D FALZONE ALETA 13 ENGLISH COMMONS TOPSFIELD, MA 01983
Parcel Number: 81-1 CAMA Number: 81-1-14 Property Address: 14 ENGLISH COMMONS	Mailing Address: FALTAS MERVAT FALTAS NADER 351 N SHORE DR SARASOTA, FL 34234



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300 feet Abutters List Report

Topsfield, MA

April 07, 2026



Parcel Number: 81-1
CAMA Number: 81-1-15
Property Address: 15 ENGLISH COMMONS

Mailing Address: SCIPPA PASQUALE SCIPPA LINDA
15 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-16
Property Address: 16 ENGLISH COMMONS

Mailing Address: FRONGILLO FRANK F FRONGILLO GAIL
E
16 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-17
Property Address: 17 ENGLISH COMMONS

Mailing Address: MINDESS RICHARD MINDESS TRACY
17 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-18
Property Address: 18 ENGLISH COMMONS

Mailing Address: PUTNEY JOHN R TR PUTNEY JOAN M
TR
P.O. BOX 35
MOULTONBORO, NH 03254

Parcel Number: 81-1
CAMA Number: 81-1-19
Property Address: 19 ENGLISH COMMONS

Mailing Address: GUINEE ALICIA MARY GUINEE
LAWRENCE MICHAEL
19 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-2
Property Address: 2 ENGLISH COMMONS

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

Parcel Number: 81-1
CAMA Number: 81-1-20
Property Address: 20 ENGLISH COMMONS

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

Parcel Number: 81-1
CAMA Number: 81-1-21
Property Address: 21 ENGLISH COMMONS

Mailing Address: KNOWLES PHILIP G TR KNOWLES
MARILYN C TR
21 ENGLISH COMMOMS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-22
Property Address: 22 ENGLISH COMMONS

Mailing Address: OLIVER RICHARD D OLIVER DEBORAH
J
22 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-23
Property Address: 23 ENGLISH COMMONS

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

Parcel Number: 81-1
CAMA Number: 81-1-24
Property Address: 24 ENGLISH COMMONS

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

Parcel Number: 81-1
CAMA Number: 81-1-25
Property Address: 25 ENGLISH COMMONS

Mailing Address: LIPSON PHILIP D c/o JONATHAN YORKS
TR
101 STATION DR STE 250
WESTWOOD, MA 02050



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4/7/2026

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300 feet Abutters List Report

Topsfield, MA

April 07, 2026

TOWN OF TOPSFIELD
CERTIFIED COPY

Parcel Number: 81-1
CAMA Number: 81-1-26
Property Address: 26 ENGLISH COMMONS

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

Parcel Number: 81-1
CAMA Number: 81-1-28
Property Address: 28 ENGLISH COMMONS

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

Parcel Number: 81-1
CAMA Number: 81-1-29
Property Address: 29 ENGLISH COMMONS

Mailing Address: HOUGHTON RICHARD R TR RICHARD R
& PATRICIA-LANE HOUGHTON REV
TRUST
29 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-3
Property Address: 3 ENGLISH COMMONS

Mailing Address: HAROLD ELAINE P TR THE HAROLD
FAMILY REV TRUST
3 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-30
Property Address: 30 ENGLISH COMMONS

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

Parcel Number: 81-1
CAMA Number: 81-1-31
Property Address: 31 ENGLISH COMMONS

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

Parcel Number: 81-1
CAMA Number: 81-1-32
Property Address: 32 ENGLISH COMMONS

Mailing Address: JOSH REALTY LLC
32 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-33
Property Address: 33 ENGLISH COMMONS

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

Parcel Number: 81-1
CAMA Number: 81-1-34
Property Address: 34 ENGLISH COMMONS

Mailing Address: BOURGOIN DIANORA M TR DIANORA M
BOURGOIN 2007 REV TR
34 ENGLISH COMMONS
TOPSFIELD, MA 01983

Parcel Number: 81-1
CAMA Number: 81-1-35
Property Address: 35 ENGLISH COMMONS

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

Parcel Number: 81-1
CAMA Number: 81-1-36
Property Address: 36 ENGLISH COMMONS

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

Parcel Number: 81-1
CAMA Number: 81-1-37
Property Address: 37 ENGLISH COMMONS

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



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FORM D

DEPARTMENTAL REVIEW OF SUBDIVISION PLAN

To: Board of Health
Board of Selectmen
Fire Department
Police Department

Highway Superintendent
Board of Water Commissioners
Conservation Commission
Soil Removal Board
Tree Warden

From: Applicant

Subject: Definitive Subdivision Plan, "Johns Lane Extension" at 21, 25 & 27 Johns Lane, Topsfield, MA
(Assessor's Map 68, Parcel 41 & Map 76, Parcels 2 & 3) prepared for Raymond Lawton, dated May 1, 2026.
Description of plan, date, etc.

1. The subject named plan herewith attached has been submitted to the Planning Board for approval as a subdivision.

For the guidance of the Planning Board, will you please note any appropriate comment or approval on the blank below and/or on the plan itself and return to the Planning Board as soon as possible.

2. Under the requirements of Section 81-U of Chapter 41 of the General Laws, the Board of Health must notify the Planning Board if the Board of Health is in doubt as to whether any of the land in the subdivision can be used as building sites without injury to the public health. If a municipal system will serve the site, the Board of Health must report to the Planning Board within forty-five (45) days after this notice.

To: The Topsfield Planning Board
Town Hall
Topsfield, Massachusetts

Date: _____

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1. The undersigned APPROVES/DISAPPROVES (cross out one) of the subject named subdivision plan insofar as its requirements are affected.
2. The following comments are offered for the guidance of the Planning Board:
3. Bond requirements: * \$ _____

Department _____

Signed _____

*For that portion of work reviewed.
cc: Planning Board