

Topsfield Planning Board

January 7, 2014

Chairman Morrison called the meeting to order at 8:00 PM at the Town Library. Board members present were Martha Morrison, Jeanine Cunniff, Joseph Geller, Ian De Buy Wenniger and Steven Hall. Roberta Knight, Community Development Coordinator was also present.

Visitors: Selectman Dick Gandt; Larry Beals, Michael Walsh, Gordon Rogerson, Attorney Kathryn Morin

Hickory Beech Schedule of Values: Project Engineer Larry Beals reviewed with the Board the Schedule of Values and the revised Bond Reduction Request dated January 6, 2014. See attachment for specific details. This bond reduction request was already reviewed by Highway Superintendent David Bond who has given his approval in writing to the Planning Board. Certain items such as the drainage system maintenance and As-built drawings will be completed within the next few weeks. Other open items will be reviewed by Mr. Bond in the spring for final release.

According to Mr. Beals, TD Bank as of December 2, 2013 has confirmed that it was holding \$290,355.34 as bond security. This bond release request was for \$220,430.02 which would leave a balance of \$69,925.32. Mr. Beals noted that the light pole in question is currently working and requested that the Board consider a further reduction of \$1,600.00 under Site Light Poles & Bases. The Board agreed to said request. The final balance approved by the Board was \$68,325.32.

Member Ian De Buy Wenniger made the motion that the Planning Board vote to certify that the work set forth on Exhibit A (the Schedule of Values) has been completed and that the Bank may reduce the amount it is withholding from the Builder, pursuant to the Tripartite Agreement, from \$290,245.73 to \$68,325.32; seconded by Member Joseph Geller; so voted 5-0.

2 Perkins Row Re: ANR: Project Engineer Gordon Rogerson reviewed the proposed ANR plan with the Board. The plan is to subdivide 2 Perkins Row into two lots located within the Central Residential District. The house and accessory structures would be located on Lot 2, and a new lot would be created as Lot 1. Mr. Rogerson further noted that there would be no further subdivision due to wetland issues and the new Lot 1 currently meets Board of Health regulations

The Board proceeded with the check list review and determined that the plan met the Planning Board requirements and made the determination that this plan was not subject to the Subdivision Control Act. Member Ian De Buy Wenniger made the motion to endorse as "Approval Not Required" a Plan entitled "Plan of Land In Topsfield, Mass."; Dated: December 16, 2013; Prepared by: Hayes Engineering, Inc.; Owned by: Kiwi Realty Trust

showing the division of land on Map 58, Parcel 16 in the Town of Topsfield, Essex County, Massachusetts into two (2) lots shown on said plan as Lots 1 & 2. Further, that the approval is conditioned on the mylar to be revised to include the rear yard distance of the structure on Lot 2 and note the abutters on High Street, Perkins Row and Central Street as marked by the Board; seconded by Clerk Steven Hall; so voted 5-0.

2014 Proposed Amendments: The Board discussed various models for the zoning of Medical Marijuana Centers including the Hill Law Template and the K&P model. The Board then discussed lot shapes and minimal buildable area definitions and referred to language in zoning bylaws for the Towns of Chatham and Groton. No decisions were made during this preliminary discussion. The Board also discussed whether to only include just the state Wetland's Protection zone and/or also include the local 100 foot buffer zone in the definition or portion thereof.

English Commons Walking Path: Member Joseph Geller updated the Board on the path. He noted that he walked the trail in December accessing from Rowley Bridge Road and making a complete continuous loop. He found that the soil was spongy in the open field and offered a recommendation to change the path by approximately 75 feet closer to the buildings. He also reviewed the agreement and would like more maintenance of the field. He recommended that the grass be cut when it is more than 6 inches.

The meeting was adjourned at 9:36PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator