

Topsfield Planning Board

February 21, 2012

Chairman Morrison called the meeting to order at 7:50 PM at the Town Library. Board members present were Martha Morrison, Janice Ablon, Gregor Smith and Ian de Buy Wenniger. Roberta Knight, Community Development Coordinator was also present.

Visitors: Selectman Dick Gandt; Christopher Nash, David Rimmer

Minutes: Clerk Janice Ablon made the motion to approve the minutes of February 7, 2012 as amended: seconded by Member Ian de Buy Wenniger; so voted 4-0

41-43 & 29 Cross Street: At 8:00PM, Chairman Morrison called to order the public hearing to consider the application of Christopher & Bonnie Nash for premises located at 41-43 & 29 Cross Street, commonly known as Meredith Farm, requesting a special permit pursuant to Article IV, Section 4.07J of the Topsfield Zoning By-law for the construction of a common driveway. Clerk Janice Ablon read the legal notice for the record.

The applicant Christopher Nash met with the Board to review the plan for the common driveway special permit application. Mr. Nash noted that in 2008, the Board had approved an ANR plan for the subdivision of Meredith Farm into three lots. The lot line was changed for Lot 8A and Lot 9C was created as a separate 20 acre parcel which included the building envelope for the "Cottage". As a result, the new Lot 9B now comprises all of the remaining land including the "Main House" and the pond. The project to build a new home on the cottage site did not move forward and as such Mr. Nash noted that he did not file for the special permit for a common driveway or file the plan at the Registry of Deeds. The driveway currently in place allows access to all three lots, and this application is to convert the present driveway to a common driveway to access the three separate lots. Mr. Nash also noted that the ANR plan approved by the Board on July 1, 2008 was filed today, February 21, 2012 and recorded at the Southern Essex Registry of Deeds in Book 31098, Plan 225 and the deed with new legal description for Parcel A, 41 Cross Street, was recorded in Book 31098, Plan 223.

The Board then reviewed the plan and a draft Common Driveway Easement And Maintenance Plan.

The Board made the appropriate findings relative to the required zoning relief. Member Ian De Buy Wenniger moved the Board adopt the foregoing findings and grant a special permit pursuant to Article IV, Section 4.07J of the Topsfield Zoning By-law for the construction of a common driveway with the condition that all outstanding real estate and personal property taxes are paid to the Town of Topsfield; seconded by Member Gregor Smith; so voted 4-0.

Review of Stormwater & Erosion Control By-law: The Board reviewed the draft version of the revised Bylaw that included comments from both Martha Morrison and Ian De Buy Wenniger. The Board made further revisions and requested Ms. Knight to

forward this edited version to Town Counsel. The Board also requested Ms. Knight to finalize the accompanying warrant article based on these edits and also forward to Town Counsel for a legal review. See attached documents for final language.

The meeting was adjourned at 9:46PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator