

**Minutes of the
Topsfield Planning Board
Town Library Meeting Room
March 22, 2016**

Chairman Morrison called the meeting to order at 7:32PM. Board members present, in addition to Chairman Martha Morrison, were Jeanine Cunniff (left 8:35), Joseph Geller, Steven Hall and Josh Rownd. Of the Planning Board staff Community Development Coordinator Donna Rich was in attendance. Other persons present during all or part of the meeting were Sarkis Development Company representative John Sarkis, residents Nancy Luther, Joe Gibbons, and Dick Cullinan.

Old Business

2016 Annual Town Meeting Warrant Articles: Chairman Morrison reported that Town Council had identified two additional sections within Article IV, Section 4.10 that should be amended as well, Sections C & J. After a discussing the different options on how to amend the Warrant Article, it was agreed to hold a Public Hearing on April 19th for the additional sections. Chairman Morrison led a discussion relative to the Elderly Housing District Overlay (EHD). There was a discussion relative to the pros and cons of the development and also noted that the members would be voting on the amendment to add an EHD overlay of the parcel and not the development as presented. Chairman Morrison suggested that the required report at Town Meeting be factual and several facts were noted that could be included. Member Jeanine Cunniff reiterated what was stated in her letter that was read at the March 15th Planning Board meeting as her opinion of the Elderly Housing District Overlay. Member Joe Geller made a motion to recommend amending Article II, Section 2.10 to insert D. Rolling Green expanding the Elderly Housing Overlay District to include property located at 470 Boston Street, seconded by Member Josh Rownd; so voted: 4-1. Member Jeanine Cunniff opposed.

At 8:42PM, Member Josh Rownd made a motion to adjourn, seconded by Member Joe Geller; so voted: 4-0.

Respectfully submitted,

Donna C. Rich
Community Development Coordinator

Per the Open Meeting Law, the documents that were either distributed to the Planning Board before the meeting in a packet, or at the meeting were:

1. Agenda

Approved as amended at the May 17, 2016 Planning Board meeting.

<p>Pursuant to the 'Open Meeting Law,' G.L. 39, § 23B, the approval of these minutes by the Committee constitutes a certification of the date, time and place of the meeting, the members present and absent, and the actions taken at the meeting. Any other description of statements made by any person, or the summary of the discussion of any matter, is included for the purpose of context only, and no certification, express or implied, is made by the Committee as to the completeness or accuracy of such statements.</p>
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