

**Minutes of the
Topsfield Planning Board
Joint Meeting with the
Finance Committee
Teacher's Lounge, Proctor School
April 25, 2016**

At 7:15PM the Finance Committee Meeting, already in progress, recognized Planning Board Chairman Morrison (left at 7:30PM) and Members Jeanine Cunniff, and Josh Rownd. Of the Planning Board staff Community Development Coordinator Donna Rich was in attendance also. Other persons present during the Finance Committee meeting were Finance Committee Chair Karen Dow, Members Dana Warren, Lou Ross, Michael Hartmann, Che Elwell and Minutes Secretary Jennifer Davis, in addition others present during all or part of the meeting were Town Accountant Catherine Gabriel, and residents Dick Gandt and Nicki & David Larson.

Purpose: 2016 Annual Town Meeting Zoning Bylaw Warrant Articles:

Chairman Morrison explained that Article 32 was a “housekeeping” article to correct an anomaly that exists within the Zoning Bylaws regarding the permitting authority. Finance Committee Member Lou Ross made a motion to recommend positive action on Article 32nd, seconded by Finance Committee Member Che Elwell; so voted: 5-0.

Chairman Martha Morrison explained that the Planning Board had met with the developer, Mr. Sarkis, from July–March to review his proposed development at 470 Boston Street. Chairman Morrison expressed her reservations for the development prior to the Public Hearing when 2 couples and a single citizen expressed their personal needs for such a development. In addition, Chairman Morrison explained the new growth revenue the development represents. Chairman Morrison reported that the Planning Board voted 4-1 in favor of the article. Planning Board Member Josh Rowd spoke to echo Chairman Morrison’s comments, stating that the development would have many obstacles to overcome through the next phase, if approved at Town Meeting. There was a general discussion relative to the factors of price point, density and comparison to other developments within Topsfield. Member Jeanine Cunniff expressed her concerns about the development citing Zoning Bylaw allows 5 units per buildable acre and this parcel has 10 buildable acres. Also, Planning Board Member Jeanine Cunniff expressed concerns with the waste water at the site after the development is built. Finance Committee Member Dana Warren asked if there were any negative feelings at the Public Hearing, residents Nicki & David Larsons letter dated February 22, 2016 was provided to the Finance Committee. There was a brief discussion among the Finance Committee relative to the approval of the Elderly Housing District (EHD) Overlay and not the developers plan, as presented, and that the citizens should have an opportunity to have their say at Town Meeting. In addition, if the EHD passed the developer would then have to obtain approval from the Town’s permitting authorities. Also noted was the economic and sustainable growth the development represents to the Town. Finance Committee Member Lou Ross made a motion to recommend positive action on Article 33rd, seconded by Finance Committee Member Dana Warren; so voted: 5-0.

At 7:49PM Members of the Planning Board adjourned the Joint Finance Committee meeting, which continued with their agenda.

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. Larson's letter dated 2/22/16 was provided to the Finance Committee Chairman

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>
--