

## **Topsfield Planning Board**

May 15, 2012

Chairman Morrison called the meeting to order at 7:30 PM at the Town Library. Board members present were Martha Morrison, Janice Ablon, Steven Hall and Gregor Smith. Roberta Knight, Community Development Coordinator was also present.

**Visitors:** Selectman Dick Gandt; Robert Skeffington, Laurene Skeffinton, Michael Kippenberger, Scott Audette, James MacDowell, Frank Iovanella.

**Minutes:** Member Gregor Smith made the motion to approve the minutes of April 10, 2012 as written; seconded by Clerk Janice Ablon; so voted 4-0.

**Re-organization:** The annual re-organization of the Board was postponed to the June meeting.

**Topsfield Business Park:** Chairman Morrison informed the members and abutters in attendance that the discussion concerning a proposed modification to the 1984 special permit would not take place this evening. Ms. Morrison explained that Joseph Geller, the President of the Association, had a family emergency and could not be in attendance.

The abutters presented the Board with a letter enumerating violations to the special permit and citing complaints made the police department and Inspector of Buildings concerning the noise emanating from Unit 26A, Axis Fitness Center. Chairman Morrison explained to the abutters that the Inspector of Buildings was the zoning enforcement officer for the Town and not the Planning Board and a copy of said letter should be given to Mr. Clohecy. The Board would discuss the proposal with Mr. Geller at its June meeting and at that time determine whether the proposed modification request concerning the dumpster enclosures was a minor or major modification. The abutters would then be notified relative to the proposed modification and date, time and place when the Board would formally discuss the matter.

**Park Street Parking Lot Re:** Stormwater Management Permit: Chairman Morrison informed the members that the modification to the Park Street Parking Lot by the Institution For Savings would require a Stormwater Management Permit. The Planning Board is currently on a once a month meeting schedule for the next several months unless there is an application to address. However, the scheduled June 5<sup>th</sup> meeting would not accommodate the notification period and engineering timeframe to accomplish drainage calculations and develop the engineering plan. Therefore, the Board agreed to meet either on June 12<sup>th</sup> or the 19<sup>th</sup> instead of June 5<sup>th</sup> giving the option to the Applicant. The Board would then meet on July 17<sup>th</sup>.

**103 Wenham Road:** At 8:00, Chairman Morrison called to order the public hearing to consider the special permit application of Peter Hebert in accordance with M.G.L.c.40, § 15C to remove fifteen feet of stonewall in order to construct a twelve foot wide driveway

for a new single family home and re-use removed stones to repair the existing wall for property located at 107 Wenham Road, a designated scenic road.

Upon review of the application and documentation, the Board made the appropriate finding to grant a special permit. Member Steven Hall made the motion to close the public hearing and approve a scenic road permit for 107 Wenham Road as presented; seconded by Clerk Janice Ablon; so voted 4-0.

**New Meadows EHD Minor Modification Request:** At 8:15PM, Chairman Morrison called the meeting with Developer Frank Iovanella and Project Engineer James MacDowell to order to consider the modification request for “The Meadows” by Montana Development LLC. Mr. MacDowell appeared before the Planning Board and reviewed the request for approval of minor modifications to the approved site plan decision as follows:

- Modifications to the General Site Plan, as a result of the revised building plans prepared by JMA Architects, Inc. and dated September 2011 and approved in the November 1, 2012 Planning Board decision;
- Modifications to the Stormwater Management Permit, hydrology and drainage due to the reconfiguration of the detention basins and reconfiguration of the revised building plans including driveway locations and the modification to the cul de sac location;
- To substitute the modified version of Sheet Numbers 1-6 of the Site Development Permit Plans as prepared by Eastern Land Survey Associates, Inc. revised through April 10, 2012, for Sheet numbers as referenced in the November 3, 2009 and November 1, 2011 Planning Board Decisions.

The Planning Board determined that the proposed modifications were insignificant in scope resulting in the classification as a minor modification to the approved site development plans. Based on this finding, Member Gregor Smith made the motion to grant the modifications as described above and shown on “Sheet No. 1, 2, 3, 4, 5 and 6 of the Site Development Permit Plan, The Meadows, Topsfield MA Proposed Modifications; Prepared By: Eastern Land Survey Assoc., Inc. Christopher R. Mello P.L.S., 104 Lowell St. Peabody MA; Dated January 30, 2012; Revised through April 10, 2012”; seconded by Member Steven Hall; so voted 4-0.

The meeting was adjourned at 9:06 PM.

Respectfully submitted,

Roberta M. Knight  
Community Development Coordinator