

## **Topsfield Planning Board**

June 15, 2010

Chairman Winship called the meeting to order at 7:45 PM. Board members present were Robert Winship, Janice Ablon, Gregor Smith and Ian DeBuy Wenniger. Roberta Knight, Community Development Coordinator was also present.

**Visitors:** Selectmen Martha Morrison and Dick Gandt.

### **Minutes:**

Member Gregor Smith made the motion to approve as amended the minutes of May 18, 2010; seconded by Clerk Janice Ablon; so voted 3-0. Member Ian DeBuy Wenniger abstained.

Member Ian DeBuy Wenniger made the motion to approve as amended the minutes of June 1, 2010; seconded by Member Gregor Smith; so voted 4-0

**Brady Lane Extension:** The Board discussed the application relative to the planning design as it pertained to floodplain issues, contiguous building area requirement, easement for public way, dead end street requirement, cul-de-sac centering requirement, all of which, would require approvals and waivers by both the Planning Board and Zoning Board of Appeals. Chairman Winship informed the Board that he had separate conversations with the Applicant Timothy Perkins and Engineer Dick Doherty concerning these issues and had related that the Planning Board, based on the Town's Zoning By-law and Subdivision Rules & Regulations might have difficulty in approving the proposed plan as submitted.

The Board requested Ms. Knight to contact Town Counsel relative to a legal opinion concerning the use of the easement as a public way since the Subdivision Rules & Regulations require that a deed for the land underlying the road surface be provided to the Town for a public way. The Applicant does not have title to said land.

Member Ian DeBuy Wenniger noted that since the proposed plan was for the creation of only one lot, he questioned whether this plan qualified as a sub-division.

**Definitions:** Selectman Martha Morrison addressed the Board relative to the differences in definitions between the Zoning By-law and the Rules & Regulations for the same subject term. Since the Zoning By-law refers to the Rules & Regulations, Ms. Morrison requested that the Board place this issue on its agenda for review during the next year for action at the 2011 Town Meeting for revisions to the zoning definitions. Revisions to Rules & Regulations definitions would only require a public hearing that could be scheduled at any time.

**Tree Planning for Scenic Roads:** Chairman Winship informed the Board that the Selectmen have appointed a new Tree Planning Committee. The agenda over the next year is to assess the status of shade trees along the town's scenic roads.

**Clerk Signature Authorization:** Member Gregor Smith made the motion to allow the Clerk to sign documents in July and August 2010 in the absence of the Chairman; seconded by Member Ian DeBuy Wenniger; so voted 4-0.

The meeting was adjourned at 9.46 PM.

Respectfully submitted,

Roberta M. Knight  
Community Development Coordinator