

**Minutes of the
Topsfield Planning Board
Town Library Meeting Room
July 19, 2016**

Chairman Morrison called the meeting to order at 7:30PM. Board members present, in addition to Chairman Martha Morrison, were Steven Hall, Jeanine Cunniff, Joseph Geller, 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 included residents Dick Gandt, Lucille Annis, Bruce & Kristin Major, Major's lawyer Richard Nysten, Jr, and their engineer, and John Morin, The Morin-Cameron Group, Inc representing 70 & 76 Campmeeting Rd.

New Business

ANR: 70 & 76 Campmeeting Road: John Morin, The Morin-Cameron Group, Inc. representing the applicants Daniel & Grace Peabody and Norma Peabody, Trustee of Campmeeting Road Realty Trust, explained the purpose of the proposed plan was to modify the lot line between Lot 39C and Lot 39D, by creating Parcel A and Parcel B. Parcel A shall be conveyed from Daniel & Grace Peabody to Campmeeting Road Realty Trust to be combined to 76 Campmeeting Road. Parcel B shall be conveyed from Campmeeting Road Realty Trust to Daniel & Grace Peabody to be combined to 70 Campmeeting Rad. The newly created lots shall be Lots 39E and 39F. The members then had a historical discussion relative to the two lots and changes that have occurred over the years. Member Steve Hall made a motion to approve the Plan of Land 70 & 76 Campmeeting Road, Map 20, Parcels 39 & 69 dated July 8, 2016 as an ANR, seconded by Member Josh Rownd; so voted: 5-0. The Planning Board signed the Mylar for the revised property lines.

Update:

25 Johns Lane: Chairman Morrison reported that volumes of fill had been trucked to 25 John's Lane from Broad Street, Peabody, MA. Conservation Administrator Lana Spillman and Stormwater Coordinator Dave Bond have inspected the site, along with Building Inspector Glenn Clohecy. All necessary action has been appropriately filed by the correct authorities.

Minutes

Member Jeanine Cunniff made a motion to approve the minutes of June 7, 2016 as amended, seconded by Member Josh Rownd; so voted: 5-0.

Correspondence

Letter from Bruce & Kristin Major regarding the berm at Lot 20 Evergreen Lane: Chairman Morrison acknowledged receipt of the letter from the Major's, 15 Evergreen Lane. Chairman Morrison then stated that the berm at Lot 20, 19 Evergreen Lane, had not been completed and reported that Stormwater Coordinator Dave Bond suggested an As-Built plan be prepared and reviewed against the original plan to ensure it has been built to plan. Major's attorney, Richard Nysten, Jr, stated the Major's concerns relative to berm altering to the natural flow of the water that flows behind the Major's house.

Minutes of 07/19/16

Chairman Morrison stated that she did not wish to discuss the berm until it had been completed and as As-Built plan reviewed. In addition, Chairman Morrison would not discuss the matter any further without all parties involved present.

At 8:08 PM, Member Jeanine Cunniff made a motion to adjourn and Member Steve Hall seconded the motion; so voted: 5-0.

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
2. Minutes of June 7, 2016
3. ANR application for 70 & 76 Campmeeting Road
4. Correspondence from Bruce & Kristin Major

Approved as amended at the 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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