

## **Topsfield Planning Board**

August 3, 2010

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

**Visitors:** Selectmen Martha Morrison and Dick Gandt, Steven Hall, James MacDowell, Frank Iovanella.

**Minutes:** Postponed to the September 7<sup>th</sup> meeting.

**Brady Lane Extension Update:** Chairman Winship informed the members that he had a discussion with the Applicant's engineering representative Richard Doherty of Hancock Associates relative to the development of the property as submitted to the Planning Board. Mr. Doherty noted that he and his client agree that the plan as submitted is an unworkable subdivision option given the legality of the easement, subdivision regulation requirements and associated engineering issues involved with the development of the site. The Applicant plans to request at the continued public hearing that the Board make a decision based on the current submission without any further input. As such the Board would most likely vote to deny since the plan as submitted requires a list of waivers, Zoning Board approvals relative to construction in the floodplain, and possible title issues with easement for the extension of the road. With said denial, the Applicant would request that the Conservation Commission allow access using the "old wood road" located in the buffer zone within the 7 Bare Hill Road lot. Chairman Winship then noted that the Board would need to develop a specific list for a denial in preparation for the request for a decision.

Ms. Knight noted that she discussed the matter with Town Counsel Patricia Cantor who noted that the Board would be within its jurisdiction to close the hearing, if the Applicant did not plan to present any further information to address the various outstanding issues. For a denial of the application, the Board's findings would need to list the specific items that fail to meet the Town's Rules & Regulations for Subdivision Control.

**English Commons Update:** Ms. Knight noted that she had received a copy of the Conservation Restriction that had been forwarded with State revisions to the Conservation Commission. The members noted its receipt and that no action on the part of the Board was required. The Board, however, requested Ms. Knight to contact the Conservation Commission to see if English Commons LLC had filed for the boardwalk off Rowley Bridge Road which is a requirement of the terms of the special permit.

**Alfalfa Farm / 267 Rowley Bridge Road:** Ms. Knight noted that the Planning Board would be in receipt shortly of an application for site plan review regarding the current agricultural and educational activities on the site. Charles Wear of Meridian Engineering is the project engineer for the site plan.

**New Meadows Request for Minor Modifications:** At this time, project manager Jim MacDowell presented the plan showing the minor modifications for the golf course parking lot and practice green. Mr. MacDowell noted that as a result of the decision to not build the reserve leach beds based on the vote of the Board of Health in its review of the septic system for this development, there was no need to rebuild and regrade the existing practice green. The proposed modifications were summarized as follows:

- **Parking:** The former proposed handicap spaces will be relocated closer to the clubhouse and four conventional spaces will be built where the approved handicap spaces were to occur.
- **Walkways:** The walkway serving te handicap spaces has been relocated and is still ADA compliant and a second stone dust path has been proposed from the parking lot to the practice green as well a cart path connection from the parking lot to the cart storage area.
- **Existing Green:** Regrading is proposed to preserve the existing practice green, including a 3 foot high landscape block wall.

Mr. MacDowell noted the written review comments by Beals & Thomas concerning an outlet area drain for the stormwater at the practice green and informed the Board that the outlet has been added to the plans.

The Board members present had no problems with the modifications, and deferred final approval of the modifications to the September 7<sup>th</sup> meeting when a super majority would be present.

**New Meadows Irrigation Discussion:** At this time, the Board and developer Frank Iovanella discussed his intentions to present a plan to the Board for an irrigation system for the development. Mr. Iovanella noted that during the public hearing process, he interpreted that the Board's policy was that irrigation systems were not permitted. However, new irrigation systems are permitted under the Water Department's regulations and since English Commons has proceeded to install an irrigation system on its property, Mr. Iovanella noted that he felt it was only fair to allow the installation of such a system for his development.

Selectman Morrison (former Planning Board member) noted that when the Hickory Beech development proposed a large irrigation system before the Planning Board in 2005, the Board held a meeting with the Water Commissioners and other land use boards concerning large irrigation systems which resulted in a policy decision to discourage their

installation. Since that time the Water Department has developed bylaws and regulations for irrigation systems in compliance with the DEP water withdrawal permit.

Chairman Winship noted that New Meadows would need to submit a plan in compliance with the current General Water By-laws and department regulations.

**Automatic Lawn Sprinkler By-law:** Chairman Winship noted that the referenced bylaw is Section 58.3 in the Town Code and that any proposed plan would need to comply with its requirements. Chairman Winship volunteered to contact developer Alan Berry and request that he submit an irrigation plan to the Board for review and attend a meeting to discuss the plan which would be a modification to the existing permit.

**Rules & Regulations Punch List:** Chairman Winship noted that “irrigation” should be added as an item for review. Selectman Morrison requested that the “Low Impact Guidelines” be added as a new section in the Rules & Regulations as Section 5.23 and reference the MAPC toolkit within the guidelines.

The meeting was adjourned at 9:45 PM.

Respectfully submitted,

Roberta M. Knight  
Community Development Coordinator