

**Minutes of the
Topsfield Planning Board
Town Library Meeting Room
September 6, 2016**

Chairman Morrison called the meeting to order at 7:30PM. Board members present, in addition to Chairman Martha Morrison, were Jeanine Cunniff, Joseph Geller, and Josh Rownd. Steven Hall was absent. Of the Planning Board staff Community Development Coordinator Donna Rich was in attendance. Other persons present during all or part of the meeting included Lucille & George Annis owners of 19 Evergreen Lane, Bruce & Kristin Major, owners of 15 Evergreen Lane, Major's lawyer Richard Nylen, Jr, and engineer Chris Sparages, Williams & Sparages, Larry Beals, Beals & Associates Inc, Dave Bond, Stormwater Coordinator, Paul Donohoe, Donohoe Survey Inc, Peter Hebert, owner of 92 Wenham Road.

New Business

ANR: 92 Wenham Road: Paul Donohoe, Donohoe Survey Inc. representing the applicants Peter & Janice Hebert, explained that the Hebert's are seeking to divide Lot 36 as shown on Land Court Plan 14020-F, dated August 11, 2016, into two (2) lots shown on said plan as Lot 37 and Lot 38. Member Jeanine Cunniff made a motion to approve an ANR for the Plan of Land at 92 Wenham Road, entitled division of Lot 36 as shown on Land Court Plan 14020-F, dated August 11, 2016, seconded by Member Josh Rownd; so voted: 4-0.

Minutes

Member Josh Rownd made a motion to approve the minutes of July 19, 2016 as amended, seconded by Member Joe Geller; so voted: 4-0.

Public Hearing

7:45PM: 57 Perkins Row Definitive Subdivision Plan: Member Joe Geller made a motion to continue the Public Hearing until December 6, 2016 at 7:45PM, seconded by Member Josh Rownd; so voted: 4-0.

Old Business:

As-Built Plan-19 Evergreen Lane, Lot 20- Dave Bond, Stormwater Coordinator provided a brief historical review of Lot 20 & 21 regarding the water flow conditions and solutions that were discussed and developed. Larry Beals, Beals Associates Inc made comments on some of the points noted in Chris Sparages, Williams & Sparages letter dated September 1, 2016 under the section "The Approved Plan". Chris Sparages then described, with plans, the effects the berm created at Lot 20, 19 Evergreen Lane and how the alterations affect the natural water flow onto Lot 21, 15 Evergreen Lane. Throughout the discussion a pipe that had been installed in the backyard of 15 Evergreen Lane was requested to be capped if it is a solid pipe, the Major's agreed to have this accomplished. In addition it was also discussed to have the end of the berm tapered, located at 19 Evergreen Lane which would encourage the natural flow of water to be accomplished. In conclusion, Chairman Morrison requested the engineers collaborate to resolve the issues

and Dave Bond suggested meeting with Larry Beals and Chris Sparages at the sites to review what had been presented.

At 9:51PM, Member Jeanine Cunniff made a motion to adjourn and Member Joe Geller seconded the motion; so voted: 4-0.

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 July 19, 2016
3. ANR application for 92 Wenham Road
4. Correspondence from Williams & Sparages, dated September 1, 2016
5. Request for Continuation at 57 Perkins Row from Nancy McCann, McCann & McCann, P.C.

Approved as amended at the November 1, 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>
