

**Topsfield Planning Board**  
September 15, 2015

Chairman Morrison called the meeting to order at 8:00 PM at the Town Library. Board members present were Martha Morrison, Jeanine Cunniff, Joseph Geller, Steven Hall and Stephen Silveri. Roberta Knight, Community Development Coordinator was also present.

**Visitors:** Gerry Topping, Ian Arnold, Alicia Ross, Paul Nowak, Joy Nowak, Christopher Plunkett, Nancy Plunkett, Kristin Majors, Bruce Majors, Jim Wilkinson.

**5 Orchard Lane SWEC Permit:** At 8:00PM, Chairman Morrison called to order the public hearing to consider the application of Gerald and Stephanie Topping pursuant to the Topsfield General By-laws, Chapter 51, Storm Water Management And Erosion Control for a stormwater management permit for the construction of a single family dwelling, septic system and driveway.

Mr. Topping, the owner of the property and a civil engineer, reviewed the stormwater management plan. He noted that the plan took into consideration a 100 year flood calculation and met the federal standards. Other elements of the plan were reviewed including siltation fence, retention basin, grass swale. It was noted that a drainage easement runs across the back of the property and continues to the cemetery; such that it limits development to the front of the lot.

Chairman Morrison then read Stormwater Coordinator David Bond's comments relative to the plan. See attached comments for specific details. He suggested that run-off should be connected by a pipe into the drainage easement. The Chair then queried the Board as to a peer review. Chairman Morrison noted that it has become the Board's policy when dealing with undeveloped property to require peer reviews.

Member Jeanine Cunniff noted that the property was located in an area of red soils with poor absorption and that the water on this lot needed to be managed appropriately whether under regular conditions, frozen conditions or saturation. There was a need to look at the Town drainage system for the neighboring area.

Paul Nowak, Christopher Plunkett and Alicia Ross queried both the Applicant, Gerry Topping and Board members and stated their concerns relative to the development of this lot in regards to the drainage issues for the residential area.

The Board members were in agreement that a peer review was required, and Member Jeanine Cunniff made the motion to continue the public hearing to October 13, 2015 at 8:00PM; seconded by Member Joseph Geller; so voted 5-0.

**19 Evergreen Lane SWEC Permit:** At 8:32PM, Chairman Morrison called to order the public hearing to consider the application of George Annis pursuant to the Topsfield

General By-laws, Chapter 51, Storm Water Management And Erosion Control for a stormwater management permit for the construction of a single family dwelling, septic system and driveway.

Project Engineer Tyler Glode presented and viewed the stormwater management plan for the lot. Mr. Glode noted that under this development plan the amount of impervious soil has been reduced from the original approved subdivision plan. There would be a walk-out basement and a retaining wall for the driveway which has been located to run along the side lot line with 15 Evergreen Lane. He also referenced the 2005 peer review that approved the stormwater drainage calculations for the lot and noted that the development of the lot was outside the buffer zone and wetland line.

Chairman Morrison noted that since 2005 other changes have occurred within the subdivision and neighboring properties that have caused drainage issues throughout the subdivision. The Chair further stated that it is the policy of this Board that owners and future owners will not be impacted by new development and as such, a peer review would be required. Conservation Administrator's comments were also noted in the discussion. Owner Lucille Annis stated she had walked the property earlier this year with Ms. Spillman who at the time sited no issues relative to building a single family home. The Chair also referenced a letter from another abutter to the property noting water run-off concerns.

Member Jeanine Cunniff made the motion to continue the public hearing to October 13, 2015 at 8:15PM; seconded by Clerk Steven Hall; so voted 5-0.

**57 Perkins Row Continuance Request:** Chairman Morrison then addressed the request for continuance of the public hearing for 57 Perkins Row. Member Jeanine Cunniff made the motion to continue the public hearing to October 13, 2015 at 8:45PM; seconded by Member Joseph Geller; so voted 5-0.

**12 Hickory Lane SWEC Permit:** The members signed the SWEC permit for 12 Hickory Lane which was approved with conditions at the September 1, 2015 meeting.

**CLURPA Letter:** Chairman Morrison informed the members that she and Member Joseph Geller had met with Rep. Hill to discuss the proposed legislation which is a watered down version of the last attempt at major revisions to state zoning. Chairman Morrison requested the members to edit the draft letter with their comments which she would incorporate. The final version would be signed and forwarded to the Selectmen for their signature as well.

The meeting was adjourned at 9:20 PM.

Respectfully submitted,

Roberta M. Knight  
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. Dave Bond comments September 15, 2015
3. Lana Spillman comments September 15, 2015
4. Roger Hall letter dated September 1, 2015
5. Request for continuance of public hearing for 57 Perkins Row
6. SWEC Permit for 12 Hickory Lane

*Approved as written at the \_\_\_\_\_ 2015 Planning Board meeting.*

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.

