

Topsfield Planning Board
September 21, 2010

Chairman Winship called the meeting to order at 7:53 PM. Board members present were Robert Winship, Janice Ablon and Gregor Smith. Roberta Knight, Community Development Coordinator was also present.

Visitors: Selectmen Martha Morrison and Dick Gandt; Alan Berry, Jeff Masterson, Tim Perkins, Steve Hall.

Brady Lane Definitive Plan: The Board discussed the decision making process with Applicant Tim Perkins. The Board's decision must be based on the submitted definitive plan's compliance with the Planning Board's Rules & Regulations. Since it is a judiciary process, the Board as part of its normal procedure has submitted its decision to Town Counsel for legal review. The Board expects a legal opinion prior to the October 5th meeting at which time the Board will take a formal vote on the application and render its decision.

English Commons: Developer Alan Berry informed the Board that he met with the Water Commissioners relative to the installation of an irrigation system using the existing well as the source of water to irrigate the open area along Route 1. This system was installed for erosion protection to meet the requirements of the Order of Conditions and the Stormwater Management Permit. Once the groundcover was established, the watering of the grass ceased. There has been compliance with the mandatory water ban. He further explained that each building would have an irrigation system installed only in the front area. In regards to the fountain, he informed the Board that he would check with the manufacturer to see if the waterspout could be lowered. The purpose of the fountain is to aerate the pond so the water does not become stagnant.

Relative to the boardwalk off of Rowley Bridge Road, Mr. Berry informed the Board that he met with a fence representative relative to developing the specifications for the boardwalk. These specifications for the boardwalk would be incorporated in the application filing with the Conservation Commission for an Order of Conditions.

Mr. Berry then addressed the roadway pavement issue concerning variations in depth of the binder coarse. Core section samples indicated that various sections of the roadway did not meet the required standards. Mr. Berry and Mr. Masterson informed the Board that the situation would be rectified based on Larry Graham's recommendation. A letter from Mr. Graham, the town's peer review engineer, would address the issue. Also a new paving sub-contractor has been contracted to complete the project.

Mr. Berry also gave an overview of the status of the first phase that included the construction of 14 units, the clubhouse, gatehouse, entrance, roadway and septic system.

NEW BUSINESS:

70 Campmeeting Road Stormwater Waiver: The Board signed the Waiver of the Stormwater Permit requirement as approved at the September 7, 2010 meeting.

Attorney General's Bylaw Comments: The Board acknowledged the receipt of the review letter and noted that there was no further action required. The new Stormwater Committee would address any issues raised relative to the Illicit Discharge By-law. Jonathan Young is the Planning Board's designee member.

2010 Open Space Plan Letter: The Chairman on behalf of the Planning Board signed the letter of endorsement of the 2010 Plan which would be forwarded to the Committee.

OLD BUSINESS:

Community Development Strategy: The Board discussed with Selectman Morrison the update of the plan and noted that it is not clear as to what are the issues moving forward over the next five years. Chairman Winship who is the Board's designee on the Renewable Energy Committee noted that it is the mutual cooperative intention that both Boards would continue their efforts regarding large wind turbine systems. The Planning Board would address revisions to the Zoning By-laws in regards to commercial utility systems. Once the Energy Committee has made a determination relative to a "By-right" area(s) for commercial wind turbines, the Planning Board would draft appropriate language to address this matter within the By-law.

State Master Planning Efforts: Ms. Morrison also informed the members that the MAPC and other associations were developing planning initiatives with state agencies that may effect local zoning regulations.

The meeting was adjourned at 10:03 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator