

Topsfield Planning Board

October 7, 2014

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 and Ian De Buy Wenniger. Roberta Knight, Community Development Coordinator was also present.

Visitors: Selectman Dick Gandt; Charles Wear, Gordon Roberson, Kathy Hughes, Paul Johnson, Debra DiBenedetto, James DiBenedetto and Larry Beals.

47 Central Street: The Board reviewed the revised mylar for the sub-division of 47 Central Street into two non-conforming lots which the Board previously approved at the August 5, 2014 meeting. Chairman Morrison noted that the requested revisions had been made thereon and asked the members to sign the mylar and Ms. Morrison as Chair signed the Certificate of Action.

44-48 Candlewood Drive ANR: At 8:15PM, Project Engineer Charles Wear reviewed the proposed ANR plan with the Board. The plan is to change the lot line between 44 and 48 Candlewood Drive located within the Inner Residential District. Parcel "A" consisting of 732 sq. ft. would be incorporated as part of Lot A-4 in order to allow the construction of an accessory structure on said lot which would meet the side set-back requirement.

The Board proceeded with the check list review and determined that the plan met the Planning Board requirements and made the determination that this plan was not subject to the Subdivision Control Act. Member Jeanine Cunniff made the motion to endorse as "Approval Not Required" a Plan entitled "44-48 Candlewood Drive A Plan of Land Located In Topsfield, Massachusetts."; Dated: September 15, 2014; Prepared by: Meridian Associates; Owned by: John E. & Elizabeth A. Coughlin And P.M.C. Realty Trust; showing the division of land on Map 43, Lots 20 & 21 in the Town of Topsfield, Essex County, Massachusetts showing the division of land as Lot A-4, Lot A-5 and Parcel A on said plan, with the following notations made on said plan: Change in lot line with incorporation of Parcel A as part of Lot A-4; seconded by Member Joseph Geller; so voted 4-0.

142 High Street SWEC Permit: At 8:30PM, Chairman Morrison called to order the public hearing to consider the application of Michael McNiff, Trustee, for 142 High Street 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 for the lot.

Gordon Rogerson of Hayes Engineering, Inc., the Applicant's representative reviewed the plan and application with the Board for stormwater management and erosion control

for the construction of a single family dwelling unit on the recently approved ANR lot. Soil tests in the area indicated highly permeable sands and gravels and as such, percolation would be rapid and the soils not highly erodible. The plan showed an infiltration trench and two (2) Cultec 180 infiltrators on each of the front and rear roofs of the main house.

Ms. Knight noted that she had received an email from Stormwater Coordinator David Bond that he had reviewed and approved the plan. He also stated that a peer review was not necessary.

The members then discussed the lack of a satisfactory Maintenance & Operations Plan for the property. The hearing was continued until the November 5, 2014 meeting at which time the Board expected to review the O & M Plan and issue a formal decision.

116-120 Hill Street Development Proposals: At this time, Chairman Morrison recognized Larry Beals of Beals Associates, the property owner's representative. Mr. Beals informed the Board that Paul Johnson of 116 Boston Street and Debra and Jim DiBenedetto of 120 Hill Street are jointly proposing a single family subdivision for the adjoining properties and would like to review at this time three (3) options. Mr. Beals further informed the Board there were extensive wetlands running through the property and buffer zones would have to be considered in the development of a plan. There are steep grades at the rear of the property. Soil tests have shown a perk rate of 10 minutes per inch.

The following options were reviewed:

- Option 1: Open Space Cluster Development with 15 new lots
- Option 2: Standard Plan with 19 two acre lots and the original two houses
- Option 3: A "Parkway Option" with a 75 foot wide divided roadway with cul-de-sac

Chairman Morrison noted her concerns with Option 1 that 3 lots would be located in the current cornfield with potentially serious stormwater issues. Further, Ms. Morrison noted that the roadway access for Option 2 on Rowley Bridge Road was very close to the intersection with Hill Street and may require a review of the regulations for the placement of a new roadway within certain distance from an existing intersection.

The Board reviewed a checklist of items that the owners should address prior to filing any official plans that include:

1. Conservation Commission should be first stop relative to wetland delineation and proposed roadway locations over wetlands. Planning Board would work with the Conservation Commission.

2. Board of Health is second stop relative to soil testing and groundwater.
3. Open Space Plan would also require a filing of a Standard Plan.
4. Demolition Delay Bylaw would need to be considered if historic structures are to be demolished.
5. Stormwater Management would be a significant consideration for not only the infrastructure, but for the development of the lots. The Board would like a comprehensive approach relative to watershed areas rather than individual lot approach.
6. Oddly shaped lots re an open space plan would be a concern for the Board.

Update: Chairman Morrison noted that she has had a discussion with Town Counsel Pat Cantor who is reviewing issues of concern for the Board such as a comprehensive approach to stormwater. Also the Mapping Committee is reviewing the unaccepted roads issue.

The meeting was adjourned at 9:45 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator