

## **Topsfield Planning Board**

October 5, 2010

Chairman Winship called the meeting to order at 7:58 PM. Board members present were Robert Winship, Janice Ablon, Gregor Smith, Ian DeBuy Wenniger and Jonathan Young. Roberta Knight, Community Development Coordinator was also present.

**Visitors:** Selectmen Martha Morrison and Dick Gandt; Steven Hall, Tim Perkins, Thomas Curran, Nicholas Stawasz and Scott Kornusky.

### **Minutes:**

Member Ian DeBuy Wenniger made the motion to approve the minutes of September 7, 2010 as written; seconded by Member Gregor Smith; so voted 5-0.

Clerk Janice Ablon made the motion to approve the minutes of September 21, 2010 as written; seconded by Member Gregor Smith; so voted 4-0.

**English Commons Project:** The Board discussed the fountain and had no problem with Alan Berry's proposal to replace the aerating device in order to lower the spray in the pond. The members then discussed the illumination around the fountain and the entrance and noted that the lighting did not meet the intent of the Scenic Overlay District guidelines. The Board would like the intensity to be lowered. The Board requested Ms. Knight follow-up with Mr. Berry on this issue.

**Brady Lane Extension Definitive Plan Decision:** Chairman Winship presented the members with a formal document listing the reasons for the rejection of the definitive plan as submitted to the Board based on (1) the non-compliance with the Rules & Regulations Governing the Subdivision of Land; and (2) issues related to the Topsfield Zoning By-laws, Article VI Flood Plain District.

Upon review of said document, Clerk Janice Ablon made the motion to disapprove the Brady Lane Extension Definitive Plan based on the reasons in the Attachment to the Certificate of Planning Board Action (Form E); seconded by Member Jonathan Young; so voted 5-0.

The members then formally executed the Certificate of Action and signed the Attachment delineating the reasons for the rejection of the Plan.

**Comprehensive Land Use Reform and Partnership Act (CLURPA):** At this time Selectman Martha Morrison initiated a discussion concerning the new legislative

proposal supported by the Metropolitan Area Planning Council (MAPC) and other planning organizations affecting land use regulations for local communities. Ms. Morrison noted that there were revisions that are both positive and negative as to how local communities regulate land use. She recommended that the members review the legislation.

**Master Planning:** Selectman Morrison referred to the September 10<sup>th</sup> draft as to the status of the Topsfield Community Development Strategy that has been in place for several years and now requires an update. The update draft summarizes the actions taken between 2004 and 2010 in response to EO418 elements and the 2003 master planning goals and objectives. Ms. Morrison recommended that the Planning Board reconvene a Committee of the Whole (Planning Board and select individuals from respective boards) to discuss goals, policies and implementation strategies for an updated Strategy and Master Plan for the community.

The meeting was adjourned at 10:09 PM.

Respectfully submitted,

Roberta M. Knight  
Community Development Coordinator