

Topsfield Planning Board
Topsfield Town Library Meeting Room
December 1, 2015

Chairman Morrison called the meeting to order at 7:30 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: Nancy McCann, Scott Cameron, Jeff Garber, Thomas Shank, Kim Sherwood, Bill Calerman, Tom McAndrew, Martha Rose, Francee Longmuir, Stephen Longmuir, Joanne Harder, Paul Harder, Stephen Raymond, Nathalie Meyfarth, George Meyfarth, Betsey Dempsey, David Larson, Nicolette Larson, Martha Sanders, Dan Shugrue, Dan Ludmar, Dick Gandt, David Finn, Jim DiBenedetto, Debra DiBenedetto, Susan Cunningham, Cheryl Jolley, Betsy Dempsey, Colleen Wells-Siva, Mark Liptac, David Finn.

57 Perkins Row Continuation: Chairman Morrison entertained a motion for the request for continuation of 57 Perkins Row public hearing. Member Jeanine Cunniff made the motion to continue the public hearing for 57 Perkins Row to the January 19, 2016 meeting at 8:00PM; seconded by Clerk Steven Hall; so voted 5-0.

2016 January-June 2016 Meeting Schedule: The members reviewed the meeting scheduled and revised the schedule which would be posted on the town's website. The meetings will commence at 7:30PM as of 2016.

Signed Stormwater Permits: The Board signed stormwater management permits for 19 Evergreen Lane and 67 Perkins Row that were previously approved at the November 17, 2016 meeting.

470 Boston Street: Chairman Morrison, who serves as a member of the Board of Selectmen, informed the Board members that developer John Sarkis made a presentation to the Board of Selectmen which was similar to the presentation made to the Planning Board. Mr. Sarkis still has issues relative to housing type and density to work out. Both boards require more information for an informed decision of support.

Minutes:

Member Jeanine Cunniff made the motion to approve the minutes of October 13, 2015 as amended; seconded by Member Joseph Geller; so voted 5-0.

Clerk Steven Hall made the motion to approve the minutes of November 17, 2015 as amended; seconded by Member Jeanine Cunniff; so voted 5-0.

116-120 Hill Street: Attorney Nancy McCann, representative for the developers New Meadow LLC, made an opening presentation to the Board noting that this was a preliminary planning process and that an open space plan and a conventional subdivision plan have been presented at earlier meetings for the Board's review. At the first meeting, the Board had directed the Project Engineer Scott Cameron to contact David Bond regarding both the open space and conventional plans. After meeting with Mr. Bond, revisions were made to the plans and a no waiver conventional plan was developed and presented to the Board at the last meeting. Also at the last meeting an open space plan was discussed that had a creative entrance design that would require waivers. Ms. McCann noted that tonight the developers were presenting a by-right waiverless full sheet layout plan for an open space development.

Attorney McCann referred to Section 4.09, the Open Space Development Plan, of the Zoning Bylaws noting that this plan allowed for greater flexibility in design for developments in the IRA and ORA districts. It also encourages the permanent preservation of open space. In the plan presented tonight, the two (2) open space parcels would connect to other systems and the Hill Street Open Space Plan would encourage less sprawl and maximizes an efficient balanced development. It would also further the goals and policies of the Town's Open Space & Recreation Plan and Ms. McCann went on to cite the goals as stated in Section 4.09.

Attorney McCann summarized her presentation noting that two plans are now before the Board for their review and comment: the first is a build-out conventional plan and the second in a balanced open space plan; both of which they believe comply with the Subdivision Rules and Regulations and the Zoning Bylaw.

At this time, the presentation was handed over to Project Engineer Scott Cameron to review the three (3) sheets of the Preliminary Open Space Development Plan dated November 30, 2015 comprised of: (1) Cover Sheet 1 of 16, (2) Overall Lotting Plan -No Waiver- Sheet 3B of 16, and Cross-Sections & Alternative Layout Sheet 14 of 16. Sheet 3 B shows the existing trails located on the 67 acre parcel. The trails connect off site to a mix of private and conservation property.

Chairman Morrison noted that the existing trail network on the property would need to be re-worked since the current trails would be located in the main section of private lots and in the wetlands. The trails are currently located and future trails maybe located in wetlands under the Conservation Commissions jurisdiction. The Chair then queried as to who would maintain the trails. Further, Ms. Morrison noted that open space is already protected by the location of wetlands and buffer zone. One must keep in mind what value is there for the citizens where the land is already open space.

Ms. Morrison then initiated a review of the stormwater infrastructure which she noted had been located in the open space. Mr. Cameron stated that the infrastructure has been moved to the back of Lot 18, Lot 11 and Lot 20 and that the Hill Street stormwater

management issues would be addressed as well as for the individuals house lots in the definitive plan for stormwater.

Member Jeanine Cunniff noted her concern due to the slope issues of the property as to whether the lots as shown are paper lots or practical lots for development. There are conservation concerns with extra fill abutting buffer zones to create house lots, but also creating stormwater issues.

Chairman Morrison then recommended that the developers should move to the definitive stage and show the grade and fill requirements for each lot on both plans, conventional and open space, and how they plan to manage stormwater for each lot within the common plan of development.

Member Jeanine Cunniff then expressed her concerns as to where the water is flowing on this property which is one of the biggest missing pieces of information. There are known water problems south of this property and the Board does not want to see more problems for the homeowners in the area and for the Town.

Clerk Steven Hall noted that the property is located on red soils which are a determining factor for poor drainage. Mr. Cameron responded that there are no issues with the soils. The soil perked on the ridge where the houses would be located.

The discussion continued on water management and how the water all currently flows down the hill. Resident Paul Harder requested that a drainage plan be put in place before any further review.

Attorney McCann noted that they would work on a definitive plan for the Board to review assuming both satisfy the drainage requirements for stormwater management. Ms. McCann followed with a request to continue the discussion to the next meeting.

Member Jeanine Cunniff made the motion to continue the preliminary review to the January 19, 2016 meeting at 8:30PM; seconded by Clerk Steven Hall; so voted 5-0.

The meeting was adjourned at 9:27 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator

Per the Open Meeting Law, the documents that were either distributed to the THBC before the meeting in a packet, or at the meeting were:

1. Agenda

2. Preliminary Subdivision Plan Sheets 1, 3B, 14, revised November 30, 2015

Approved as amended at the January 19, 2016 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.