

Topsfield Zoning Board of Appeals

May 22, 2012

Chairman Moriarty called the meeting to order at 8:00 PM at the Town Library. Board members present were Robert Moriarty, Kristin Palace, Jody Clineff, and David Merrill. Roberta Knight, Community Development Coordinator was also present as well as the applicants, their representatives and interested residents. See attendance sheets for specific public hearings.

Visitors: Todd Tanger, Bill McQuade, Jeff Rosenberg, Attorney Brian Grossman, Frank Iovanella, James MacDowell.

285 Boston Street: At 8:16PM, Chairman Moriarty called to order the public hearing to consider the application submitted by Westport Communications Limited Partnership for: (1) a finding pursuant to Article III, Section 3.05 of the Zoning By-Law; and (2) a Special Permit pursuant to Article XII, Section 12.04, paragraph C sub-sections 3 & 4 of the Topsfield Zoning By-law to add three (3) directional FM antennae side mounted at a centerline of 170' to an existing 160' lattice tower to be extended to 180', along with a parabolic antenna and related radio equipment in a 10' x 20' equipment shelter, all to be placed within the existing fenced compound of the existing Major Wireless Telecommunications Facility located at 285 Boston St.

At this time, Chairman Moriarty informed the Applicant and his representatives that the Board had a quorum to proceed on the application; however, Member David Moniz was not present. Since the full board was not present, Chairman Moriarty noted that it would be the decision of the Applicant to proceed with the public hearing tonight or request that the public hearing be continued to the June meeting. After a short deliberation, Attorney Grossman informed the Board that the Applicant wished to postpone the hearing. It was agreed by both parties that the hearing would be continued to June 26, 2012 at 8:00PM.

488 Boston Street: At 8:30PM, developer Frank Iovanella, and project engineer James MacDowell met with the Board to discuss a preliminary site development proposal for 488 Boston Street which is a pre-existing non-conforming lot with two principal structures, a barn, other accessory buildings and two driveways. The proposal for the redevelopment of the 2.3 acre lot would be to sub-divide the lot into two residential lots each with one principal structure. At this time, Mr. Iovanella noted that he was not sure whether he would keep one of the present dwellings and only build one new residential home. The two new lots would be non-conforming. Mr. MacDowell informed the Board that he would engineer the sub-division plan to keep the two lots as conforming as possible to meet the district requirements once the decision was made as to the status of the current structures.

Chairman Moriarty noted that an application for a finding for two principal structures would be required for the ANR sub-division plan.

Minutes: Clerk Kristin Palace made the motion to accept the minutes of April 24, 2012 as written; seconded by Member Jody Clineff; so voted 4-0.

The meeting was adjourned at 9:00PM

Respectively submitted,

Roberta M. Knight
Community Development Coordinator