

Topsfield Zoning Board of Appeals

May 28, 2013

Chairman Moriarty called the meeting to order at 8:00 PM at the Town Library. Board members present were Robert Moriarty, Jody Clineff, David Merrill, David Moniz and Gregor Smith. 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: Christopher Latham, Kim Rock, Michael Jones, Greg Quimbly

5-15 Main Street: The Applicant, Institution For Savings, represented by Attorney Christopher Latham appeared before the Zoning Board of Appeals to request a minor modification of the May 14, 2012 site plan review decision, as amended, relative to 5-15 Main Street to allow the Institution For Savings to place a lighted flagpole on the lot.

After discussing the merits of the modification, Member David Moniz moved that the Board amend the May 14, 2012 decision, and unless specifically noted below, all other requirements remain in place:

Allow the placement of a lighted flagpole on the lot and the lights should be adjusted on an as needed basis such that the lights only light the flagpole and do not go off site.

All in accordance with the copy of the Site Plan dated April 24, 2013 a copy of which is on file with the Zoning Board of Appeals; seconded by Member Gregor Smith; so voted 4-0.

6-8 Grove Street: At 8:15PM, Chairman Moriarty called to order the public hearing to consider the application of Gregg Quimby and Maria Gildea for a finding pursuant to Article III, Section 3.05 of the Zoning By-Law for 6-8 Grove Street, a non-conforming lot, for the demolition and replacement of two (2) non-conforming rear residential structures within the same footprint.

The Applicants noted that this would be a continuation of a non-conforming use. There are three structures on the lot. The structure at 8 Grove will remain; however, the structures at 6 Grove will be demolished and replaced within the same footprint. There will be the same number of bedrooms (7) and have approvals from both the Board of Health and Conservation Commission.

The Board made the appropriate findings relative to the required zoning relief. Member David Moniz made the motion to approve a finding for 6-8 Grove Street to allow the demolition and replacement of two (2) non-conforming rear residential structures within

the same footprint on a non-conforming lot; seconded by Member Gregor Smith; so voted 5-0.

The meeting was adjourned at 8:50PM

Respectively submitted,

Roberta M. Knight
Community Development Coordinator