

Topsfield Zoning Board of Appeals
September 27, 2011

Chairman Moriarty called the meeting to order at 8:10 PM. Board members present were Bob Moriarty, Kristin Palace, Jody Clineff, David Moniz 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: Selectman Martha Morrison, Stephen Newbold and Frank Cefali

253 Boston Street: At 8:10PM, Chairman Moriarty called to order the public hearing to consider the application of Bank of America for premises located at 253 Boston Street requesting a special permit pursuant to Article V, Section 5.04 and Article III, Table of Use Regulations Section 4. Retail and Service, Sub-section 4.17 Exterior Automatic Teller Machines for said facility located in the Business District Highway.

Representatives Stephen Newbold and Frank Cefali reviewed the plans with the Board to convert the vestibule ATM to an external ATM to be located on the front of the building on the right and also the replacement and repositioning of the Bank of America signs. The Board informed the applicant's representatives that the Board of Selectmen was the special permit granting authority for the signs. The members raised concerns regarding the light pole in the parking lot and the spread of the light onto the abutting streets.

The Board found that the proposed use of an exterior Automatic Teller Machine is compatible with the other businesses in the Business Highway District and is distant enough from any residential neighbors so as not to have any detrimental impact on them.

Member David Moniz moved that the Board adopt the foregoing findings and grant a special permit pursuant to Article V, Section 5.04 and Article III, Table of Use Regulations Section 4. Retail and Service, Sub-section 4.17 Exterior Automatic Teller Machines of the Topsfield Zoning Bylaw to allow the exterior automatic teller machine subject to the following condition: : drop light pole, two foot candles at 40 feet, for light to not intrude onto the abutting streets; seconded by Member Kristin Palace; so voted; 5-0

Meeting Schedule: Since the Board would not have a super majority for the scheduled October meeting, the October 25th meeting was cancelled, and the next scheduled meeting of the Board was scheduled for November 22, 2011.

The meeting was adjourned at 9:21 PM

Respectively submitted,

Roberta M. Knight
Community Development Coordinator