

Topsfield Zoning Board of Appeals

November 27, 2012

Chairman Moriarty called the meeting to order at 8:00 PM at the Town Library and designated Member David Moniz as acting Chair. 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: Selectman Martha Morrison; Attorney Christopher Latham, Michael Jones, Kimberly Rock

5-15 Main Street: At 8:00PM, Member David Moniz, acting as Chairman, called the meeting to order to consider the request of the Institution For Savings for a minor modification to the May 14, 2012 site plan review decision for the 5-15 Main Street location such that the existing fence, parallel to and along Park Street, may be removed.

Attorney Christopher Latham representing the Applicant reviewed the site plan revision with the Board. Attorney Latham noted that the request has been made to remove the fence in order to reduce the size of the sign and allow for greater visibility of the smaller sign. The Board of Selectmen's opinion was that the sign was too large for the area, and with the removal of the fence a more appropriately sized sign (smaller in size and lower in height) for the area would be installed. The bank would go back to the Selectmen for a modification to the sign permit. In addition, Attorney Latham informed the Board that the tree would also be removed since the root structure had been undermined due to the construction of a new foundation. The original foundation was in such bad shape that unless the foundation was replaced the building would not be structurally safe. The new tree would be a Japanese maple approximately five-years old and would grow less than 20 feet such that it would not interfere with the public utility wires.

The Board found all was in order. Acting Chair David Moniz made the motion to approve the minor modification request to remove the portion of the fence described above; seconded by Member Gregor Smith; so voted 5-0.

Minutes: Member David Merrill made the motion to approve the minutes of August 28, 2012 and October 23, 2012 as written; seconded by Member Jody Clineff; so voted 5-0.

ATM Zoning Amendments: At this time, Planning Board Chair Martha Morrison asked the Zoning Board members if there were any recommendations for revisions to the Bylaw for town meeting action. The Board members had no recommendations for revisions.

Fox Run Road Extension: Ms. Morrison noted that it had been brought to her attention that although the original cul-de-sac had been straighten when the street was extended the land still was under town ownership and had to be shown as such on any site plans. The land would need to be legally transferred to the abutting property and would require town meeting action. The Zoning Board recommended that the Planning Board contact the abutters to see if they wanted ownership of the land as the first step in the process. The abutters may not want to take ownership.

The meeting was adjourned at 8:46 PM

Respectively submitted,

Roberta M. Knight
Community Development Coordinator