

**Minutes of the
Topsfield Planning Board
Proctor School Library
May 1, 2018**

Chairman Morrison called the meeting to order at 6:01PM.

Board members present: Chairman Martha Morrison, Jeanine Cunniff, Josh Rownd, Steven Hall and Joseph Geller. Of the Planning Board staff Community Development Coordinator Donna Rich was in attendance.

Residents: Russ Belcher.

Chairman Morrison reviewed which member would provide a report at Town Meeting for the proposed Zoning Changes. Member Steve Hall would report on Articles Thirty-Two and Thirty-Third: Article VII Section 7.05 Temporary Moratorium on Recreational Marijuana Establishments. Member Josh Rownd would report on Article Thirty-Sixth: Article XIII Sign Regulations. Chairman Morrison would report on Article Thirty-Fifth: Article XVII: Medical Marijuana Cultivation/Processing Overlay District. Chairman Morrison noted an error in Article Thirty-Sixth: Article XIII Sign Regulations, under section G, b. and portable “A” frame signs should not be stricken. Member Josh Rownd and Donna Rich would approach Town Counsel before Town Meeting to obtain the correct way to amend the articles typographical error.

Article XVII: Medical Marijuana Cultivation/Processing Overlay District: Chairman Morrison led the discussion relative to the Site Plan and rendering of the proposed building provided by the Patton Family. Chairman Morrison made note that the building would include an air filtration system, a water retention system that would utilize year-round rainwater and a curtain system that would prevent light pollution. The placement of the proposed building and its proximity to the wetlands was reviewed, noting that the plan would require Conservation Commission review. Also noted was the large area of critical habitat with only a small portion available for any development with the only alternative, a single family home. Chairman Morrison noted that the roll-back of taxes would amount to approximately \$47,000 on the 6.73 acres for the overlay. Resident Russ Belcher questioned the proximity to the farm stand and of security of the building. Chairman Morrison replied that there would most likely be a fence required, all of which would be discussed at Site Plan Review, done by the Zoning Board of Appeals.

6:24PM Member Jeanine Cunniff made a motion to adjourn and Member Josh Rownd seconded the motion; so voted: 5-0.

Respectfully submitted,

Donna C. Rich
Community Development Coordinator

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

1. Agenda
2. Green Meadows, LLC Conceptual Site Plan, 137 Asbury St, dated 4/25/18
3. Green Meadows building rendering Full & O'Neill, received 4/26/18
4. Letter from Robert H. Patton dated 4/20/18

Approved as amended at the May 8, 2018 Planning Board meeting.

<p>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.</p>
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