

**Minutes of the
Topsfield Planning Board
Town Library Meeting Room
April 17, 2018**

Chairman Morrison called the meeting to order at 7:31PM.

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: Heidi Fox and Finance Committee member Lou Ross.

Public Hearing:

Proposed Amendments to the Topsfield Zoning Bylaw for the May 1, 2018 Annual Town Meeting – Member Steve Hall read the Legal Notice to open the Public Hearing.

- 1) Re-lettering and re-numbering and editorial improvements to the addition of Article XVII: Medical Marijuana Cultivation/Processing Overlay District: Chairman Morrison explained that after the previous Public Hearing it was identified that the numbering and lettering of the list levels were not correct. The editorial changes will correct that issue.
- 2) Editorial improvements and addition of the Table of Uses within Article VII, Section 7.05: which replaces existing Section 7.05 Temporary Moratorium On Recreational Marijuana Establishments with a new Section 7.05 “Marijuana Establishments”. Chairman Morrison explained that KP Law recommended the change after the first Public Hearing.

Member Josh Rownd made a motion to close the Hearing, seconded by Member Steve Hall; so voted: 5-0

Member Steve Hall made a motion to approve Article XVII: Medical Marijuana Cultivation/Processing Overlay District as presented, seconded by Member Josh Rownd; Chairman Morrison amended the motion to add re-lettering, re-numbering and minor edit changes, seconded by Member Steve Hall; So voted: 5-0

Discussion: Member Jeanine Cunniff stated her concerns for setting precedence and legislating to one parcel. Jeanine further stated that the Board usually reviews a site plan, rendering or something visual for this type of article; however nothing had been submitted to date. In addition, she believed that there had been little time to reflect on the request. The Board concurred regarding the absence of a Site Plan and rendering that would provide information about the footprint and the structure. Chairman Morrison said that she would contact the Patton family to obtain the requested documents. The Board agreed to meet prior to Town Meeting to review the Site Plan and rendering of the proposed building. Resident Heidi Fox commented on it being in the outer residential zone and she supports an agricultural use but questions whether or not it is manufacturing, use not consistent with the area.

Minutes of 4/17/18

The Board voted on the original motion: 3-1-1. Member Jeanine Cunniff voted against, Member Joe Geller abstained due to his ownership in the Business Park.

Member Jeanine Cunniff made a motion to approve the editorial changes for the Table of Uses within Article VII, Section 7.05: which replaces existing Section 7.05 Temporary Moratorium On Recreational Marijuana Establishments with a new Section 7.05 “Marijuana Establishments”, seconded by Member Steve Hall; so voted: 5-0.

Discussion: Warrant Article: Amend General By-law: Article VII Section 2-37 Planning Board By-law-Chairman Morrison informed the Board that the article came from the Board of Selectmen, stating no other Town Board or Commission had term limits. The Board discussed the knowledge that each member gains each year and how valuable that is. In addition it was noted that other elected or appointed Boards or Commissions have professional assistance and the Planning Board does not.

Discussion: Citizen Petition: Ban on Plastic Bags- Finance Committee member Lou Ross noted that there would be an amended motion brought to the floor at Town Meeting because the original article doesn’t state what the petitioner wanted to achieve. Member Joe Geller noted that the Open Space Committee had voted to support the petition. The Board discussed the merits and challenges of a ban on the use of plastic bags by retail establishments.

Minutes:

Member Josh Rownd made a motion to accept the minutes of March 6, 2018 as amended, seconded by Member Steve Hall; so voted: 4-0-1. Joe Geller abstained.

Member Josh Rownd made a motion to accept the minutes of March 20, 2018 as amended, seconded by Member Steve Hall; so voted: 5-0

At 9:12pm, Member Joe Geller made a motion to adjourn and Member Jeanine Cunniff 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. Minutes of March 6 & 20, 2018
3. Warrant language for the proposed Warrant Articles, dated 3/19/18

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

Minutes of 04/17/18

Page 2 of 3

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.