

**Minutes of the
Topsfield Planning Board
Town Hall
Board of Selectmen Meeting Room
May 29, 2019**

Chairman Morrison called the meeting to order at 7:33PM.

Board members present: Chairman Martha Morrison, Steven Hall, Jennie Merrill, Josh Rownd and Greg Mellinger.

Planning Board Coordinator: Donna Rich.

Residents: Joel Hariton, Rob Skeffington, Geoffrey Neale, Joe Geller, Kim Sherwood, Mike and Gale Bierman, Heidi Fox, Natalie & Bill Whelan, Jeff Garber, and Bruce Bolnick.

Chairman Morrison announced that Kim Sherwood would be making an audio recording the meeting

Re-Organization of the Board:

Josh Rownd nominated Martha Morrison to be Chairman, seconded by Steve Hall.

Martha accepted the nomination.

Josh Rownd made a motion to approve Martha Morrison as Chairman, seconded by Steve Hall; so voted: 4-0-1. Martha Morrison abstained.

Josh Rownd nominated Steve Hall as Clerk, seconded by Jennie Merrill.

Steve Hall accepted the nomination.

Josh Rownd made a motion to approve Steve Hall as Clerk, seconded by Jennie Merrill; so voted: 4-0-1. Steve Hall abstained.

Josh Rownd made a motion to appoint Greg Mellinger to the Soil Removal Committee and Steve Hall to the Stormwater Committee, seconded by Jennie Merrill; so voted: 5-0.

Discussion & Vote: Board of Selectmen Downtown Strategic Planning Initiative:

Chairman Morrison reviewed the Board of Selectmen's Downtown Strategic Planning Initiative. The Board of Selectmen is forming a working committee and wishes a member of the Planning Board to be on the committee. Members Josh Rownd and Steve Hall stated they would like to participate. Both names would be forward to the Board of Selectmen, Josh Rownd as principal member, Steve Hall as the alternate.

Discussion: 57 Perkins Row, Perkins Landing 40B Modification of Project Eligibility Application – Chairman Morrison stated that the Planning Board was working on their response and gathering input from KP Law, Highway Superintendent Dave Bond and the Fire Chief. Chairman Morrison noted that the application remains not in compliance with MassHousing requirements and is based on faulty assumptions. The Board discussed the modified plan that was submitted with comments that would be incorporated in the

response. Several residents commented on their concerns regarding the modified project. It was strongly suggested that they submit them in writing to planning@topsfield-ma.gov.

At 8:19pm, Josh Rownd made a motion to adjourn and Greg Mellinger 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. Letter dated 12/13/18 to MAPC related to the revitalization of downtown
3. 40B Modification of Project Eligibility Application for 57 Perkins Row

Approved as amended at the September 3, 2019 Planning Board meeting.

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.