



**RECEIVED**  
By Topsfield Town Clerk at 8:45 am, Jan 11, 2024

**AGENDA**  
**Zoning Board of Appeals**  
**VIRTUAL MEETING**  
**Tuesday, January 23, 2024**  
**7:00 PM**

*Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted via remote means. Members of the public who wish to watch or listen to the meeting may do so in the following manner: Video conference (see log-in information below.) No in-person attendance of members of the public will be available, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Topsfield website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.*

**Join Zoom Meeting**

<https://us02web.zoom.us/j/86286881383?pwd=YzRic1AwOExqMWYzYUpHaEJJUTFKZz09>

Meeting ID: 862 8688 1383

Passcode: 728768

Telephone: 929-205-6099

*Meeting documents for Public Hearings can be found on the Town website:*

[www.topsfield-ma.gov /Zoning Board of Appeals](http://www.topsfield-ma.gov/ZoningBoardofAppeals)

- I. CALL TO ORDER**
- II. ANNOUNCEMENTS**  
*“The meeting is being recorded via ZOOM and also by Boxford Cable TV for future viewing at Topsfield Cable on Demand on the Town website. Is there anyone else present who wishes to record the meeting?”*
- III. 252 ROWLEY BRIDGE RD** – Public Hearing for renewal of a Conference and Event Facility Special Permit
- IV. 207 BOSTON STREET** – Continuation of Public Hearing
- V. 222/224 BOSTON ST** – Public Hearing for a Sale/Repair of Motor Vehicles Special Permit
- VI. PROPOSED ZONING ARTICLES** – Continued discussion on proposed zoning articles for 2024 Annual Town Meeting
- VII. MINUTES of 11/28/23** – Discussion/Vote
- VIII. ADJOURN**

*The listings of topics are those reasonably anticipated by the Chair that may be discussed at the meeting. Discussion on topics is at the discretion of the Chair. Discussion during meetings should always be courteous and respectful. You must be recognized by the Chair before any comments, questions or discussion may be offered or considered.*