

**Minutes
Topsfield Zoning Board of Appeals
Town Library Meeting Room
May 23, 2017**

Chairman Moriarty called the meeting to order at 8:00PM. Board members present, in addition to Chairman Bob Moriarty, were Gregor Smith, Dave Moniz, David Merrill and Jody Clineff. Donna Rich, Community Development Coordinator, was also present. Other persons present during all or part of the meeting included and residents Michael & Olivia Binette, Suzanne Hodson and Dick Gandt.

Public Hearing

8:00PM: 3 Linebrook Road-David Merrill read the Legal Notice to open the Hearing. Michael Binette explained the project, noting that the garage was in disrepair and requires to be razed. Mr. Binette further reported that the foundation had been compromised over the years and would be replaced, due to this fact it makes sense to move the three (3) car garage to be 8-feet off Linebrook Road. Member Gregor Smith asked what would be on the top floor of the garage area, Mr. Binette replied that there would be no second floor in the structure. Chairman Moriarty asked why not move the structures further back, Mr. Binette replied that it would infringe on the septic area. Hearing no further comments from the Board, Member Dave Moniz made a motion to close the Public Hearing, seconded by Member Jody Clineff; so voted: 5-0. Chairman Moriarty made a motion to approve the request to decrease the front setback to 8-Feet in order to raze and reconstruct a non-conforming 3-car garage, seconded by Member Gregor Smith; so voted: 5-0.

Minutes:

Member Bob Moriarty made a motion to approve the minutes of January 24, 2017 as amended, seconded by Member Gregor Smith; so voted: 5-0.

Member Dave Moniz made a motion to approve the minutes of the Joint Meeting with the Planning Board January 31, 2017 as amended, seconded by Member Gregor Smith; so voted: 5-0.

Member Bob Moriarty made a motion to approve the minutes of February 28, 2017 as amended, seconded by Member Gregor Smith; so voted: 5-0.

At 8:19PM, Member Bob Moriarty made a motion to adjourn and Member Dave Moniz 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 Zoning Board of Appeals before the meeting in a packet, or at the meeting were:

1. Agenda
2. Application from 3 Linebrook Road

Approved as amended at the August 22, 2017 Zoning Board of Appeals 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.