

Topsfield Zoning Board of Appeals

February 3, 2015

Clerk David Merrill called the meeting to order at 7:42 PM at the Town Hall. Board members present were Jody Clineff, David Merrill, David Moniz and Gregor Smith. Roberta Knight, Community Development Coordinator was also present as well as the applicants, their representatives and interested residents. See attendance sheets for specific public hearings.

Visitors: Martha Morrison, Randy Sabino, Maureen Sabino, Mary Bandereck, Chris Bandereck.

377 Boston Street: At 8:00PM, Clerk David Merrill called to order the public hearing to consider the application of Randy and Maureen Sabino for a finding pursuant to Article III, Section 3.05 of the Zoning By-Law for 377 Boston Street for the construction of (1) a two-car garage addition on the front of the residential structure and expansion of the rear sunroom area as part of a kitchen expansion, and (2) rebuilding the existing detached garage with the addition of an exterior enclosed stair case area on a non-conforming lot.

Mr. Sabino reviewed the plans for the house as well as the detached garage which would be rebuilt to resemble a carriage house from the street view of Route 1.

The Board made the appropriate findings relative to the required zoning relief. Member Jody Clineff made the motion to grant a finding to allow a two-car garage addition on the front of the residential structure and expansion of the rear sunroom area as part of a kitchen expansion, and the rebuilding of the existing detached garage with the addition of an exterior enclosed stair case area on a non-conforming lot.

Topsfield Bakeshop: At this time, Mary and Chris Bandereck presented the Board with a proposed business plan and accompanying floor plan for the expansion of the business operation into Unit # 2 at 38 Main Street which is a unit in a separate building on the site where the existing operation is located. This would be exclusively a retail operation for the sale bakegoods and coffee. There would be seating for customers. The specialty cake event planning would move to this building as well. The kitchen operation would remain in the rear building (46R). There would be a counter, sink for hand washing, oven for heating bakery products, and coffee maker.

The Banderecks and the members discussed the permitting options for this retail operation. The two categories discussed were Retail Specialty Foods and Snack and Non-alcoholic Restaurant. The Specialty Foods category would limit the operation to 8 seats per the Zoning By-law. The Snack category did not have a seating limitation, however, there is a parking requirement based on seating. In the Business Village District there is a requirement of a minimum of 8 spaces. The building is grandfathered for retail space and there is shared parking for the site as well as reserved parking for the current operation at the rear portion of the site at 46R Main Street.

It was the consensus of the Board that the owners could apply for a special permit under either option. The Banderecks stated that they would file an application for the March meeting and would determine which option better met their business profile.

The meeting was adjourned at 8:35 PM

Respectively submitted,

Roberta M. Knight
Community Development Coordinator