

**Minutes
Topsfield Zoning Board of Appeals
Virtual Meeting
January 11, 2022**

Chairman Bob Moriarty called the meeting to order at 7:03PM. Board members present included Chairman Moriarty, Gregor Smith, David Merrill, Jody Clineff and Kristin Palace, alternate. Dave Moniz was absent. Donna Rich, Community Development Coordinator, was also present.

Visitors names on screen via zoom: applicant Michael Larkin, Elizabeth Pyle, Hill Law, George Pucci, KP Law, Paul Haverty, MHP Consultant Conservation Agent Heidi Gaffney, Julia Eatmon, Select Board Members Dick Gandt and Cameron Brown, Boxford Cable Access TV and many others.

GOVERNOR’S ORDER

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so via the Zoom meeting identification as listed on the agenda. No in-person attendance of members of the public will be permitted, 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, for reasons of economic hardship and despite best efforts, we will post on the Town website: www.topsfield-ma.gov an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Chairman Moriarty read the following Announcement: “The meeting is being recorded via ZOOM and it will be available on the Topsfield website Cable Video on Demand page, is there anyone else present who wishes to record the meeting?” No requests were heard.

Public Hearing: *continued*

57 Perkins Row – Perkins Landing LLC / Michael Larkin

Chairman Moriarty stated that the applicant had requested a continuation and made a motion to continue the Public Hearing until January 25, 2022 at 7pm and to extend the 180-days’ time-period for the Zoning Board of Appeals to act pursuant to 760 CMR 56.05(3) until June 28, 2022, seconded by Jody Clineff; motion carried with a roll call vote as follows:

Chairman Bob Moriarty-yes
Member David Merrill-yes
Member Gregor Smith-yes
Member Jody Clineff-yes

Public Hearing:

240 Boston Street – Julia Eatmon, Class II Used Car Dealership – Clerk David Merrill read the Legal Notice to open the Public Hearing. Chairman Bob Moriarty recognized Julia Eatmon. Eatmon stated that she has been selling used cars for 10 years and their mission was to provide affordable transportation to those who are credit or financially challenged. Eatmon further explained the advantages to the location of 240 Boston Street, with 15 spaces for used cars and 10 others for employees and customers. Moriarty expressed that the information presented does not provide a total parking plan of the site and that would be required for the Board to evaluate, along with lighting, hours of operation and signage. Moriarty asked if any member of the public wished to comment, none were heard. Chairman Moriarty made a motion to continue the Public Hearing until January 25, 2022 at 7pm, seconded by Dave Merrill; motion carried with a roll call vote as follows:

Chairman Bob Moriarty-yes
Member David Merrill-yes
Member Gregor Smith-yes
Member Jody Clineff-yes

At 7:23 pm David Merrill made a motion to adjourn, seconded by Jody Clineff; motion carried with a roll call vote as follows:

Chairman Bob Moriarty-yes
Member David Merrill-yes
Member Gregor Smith-yes
Member Dave Moniz-yes
Member Jody Clineff-yes

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. 240 Boston St Special Permit Request

Approved as written at the March 22, 2022 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.