

**Minutes
Topsfield Zoning Board of Appeals
Virtual Meeting
January 25, 2022**

Chairman Bob Moriarty called the meeting to order at 7:03PM. Board members present included Chairman Moriarty, Gregor Smith, David Merrill (arrived 7:07pm), Jody Clineff, Dave Moniz and Kristin Palace, alternate. Donna Rich, Community Development Coordinator, was also present.

Visitors names on screen via zoom: applicant Michael Larkin, Elizabeth Pyle, Hill Law, Julia Eatmon, Select Board Members Lynne Bermudez, Town Administrator Kevin Harutunian, 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 because of Covid related issues and made a motion to continue the Public Hearing until February 22, 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 Dave Moniz; motion carried with a roll call vote as follows:

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

Public Hearing: *continued*

240 Boston Street – Julia Eatmon, Class II Used Car Dealership –Chairman Bob Moriarty recognized Donna Rich. Donna Rich explained that the parking plans submitted were not adequate, in addition no Business Plan had been received. Eatmon stated that the document was sent after 7pm tonight, therefore she didn't feel the Board had seen it. Parking plan was discussed and Eatmon expressed that the realtor was to provide the designated parking for the individual tenants and also the traffic flow, but it had not been received to date. Chairman Moriarty had requested Rich to see if there had been any other special permits issued at this location. Rich noted that Lawton, owner of the property, has a current Class II License for this location, but in a different area. Eatmon asked for a continuation due to the lack of information available for the Board.

Jody Clineff made a motion to continue the Public Hearing until February 22, 2022 at 7pm, seconded by Gregor Smith; 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
Member Dave Moniz-yes

At 7:27 pm Chairman Moriarty made a motion to adjourn, 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 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. Continuation Request for 57 Perkins Row

Approved as amended 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.

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