

**Minutes
Topsfield Zoning Board of Appeals
Town Library Meeting Room
June 26, 2018**

Chairman Moriarty called the meeting to order at 8:04PM. Board members present, in addition to Chairman Bob Moriarty, were Dave Moniz, Gregor Smith, David Merrill and Jody Clineff. Donna Rich, Community Development Coordinator, was also present. Other persons present during all or part of the meeting included residents Kyle Smallman, Ed & Christy Morley and Jason Santosuosso.

Public Hearing

30 Gail Street- Clerk David Merrill read the Legal Notice to open the Hearing. Ed Morley explained the plans to construct a family room with 2 bedrooms on the second floor and to remodel the existing garage, however, there is a small piece that falls within the set-back area of the non-conformity side. The height of the structure was discussed and neighbor Jason Santosuosso expressed his support of the project.

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.

Member Jody Clineff made a motion to approve the request to increase the side setback to 7-feet as presented, seconded by Member Dave Moniz; so voted 5-0.

Minutes: Member Bob Moriarty made a motion to approve the minutes of February 27, 2018, as amended, seconded by Member Dave Moniz; so voted: 5-0.

At 8:24pm, Member Bob Moriarty made a motion to adjourn and Member Jody Clineff seconded the motion; so voted: 4-0.

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. Draft Minutes February 27, 2018
3. Application for 30 Gail Street

Approved as written at the October 23, 2018 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