

**Minutes
Topsfield Zoning Board of Appeals
Virtual Meeting
September 28, 2021**

Chairman Bob Moriarty called the meeting to order at 7:02PM. Board members present included Chairman Moriarty, Gregor Smith, David Merrill, Jody Clineff and Dave Moniz. Donna Rich, Community Development Coordinator, was also present.

Visitors names on screen via zoom: applicant Michael Larkin, John Morin, Morin-Cameron Group, Inc., Conservation Agent Heidi Gaffney, Select Board Member Dick Gandt, 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.

Clerk Merrill 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 / The Morin-Cameron Group, Inc.

Chairman Moriarty reported that the applicant had submitted a request for continuance until October 26, 2021 at 7pm and also an extension of the 180-days until March 2022.

Dave Moniz made a motion to continue the hearing until October 26, 2021 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 March 2022, 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 Dave Moniz-yes
Member Jody Clineff-yes

Public Hearing: *Continued*

371 Boston Street – Sabino/The Morin-Cameron Group, Inc: Chairman Bob Moriarty recognized John Morin, Morin-Cameron Group, Inc. Morin explained that the applicant was considering changing the use of the specialty market space to a tavern and other mixed-use buildings to be only residential. Morin went on to inform the Board that with the proposed changes there would be no required change to the parking as placed on the plan. The tavern size of 78 seats and the proposed stack parking spaces was reviewed and discussed. The Board asked about the lighting plan and Morin explained the seven lights as proposed on the lighting plan. Chairman Moriarty noted that there was no indication of a tavern use on the application and therefore it would require a new application for disclosure of the use to the abutters. The Board also noted that the plans should all be in one plan set, and not all separate. The size of the septic was briefly discussed and the difference between a specialty retail market versus a tavern. Morin noted that it would need to be enlarged for the tavern, however, space on the property would not be a problem. Morin stated that he would consult with the applicant as to how they would like to proceed, either with the tavern or the specialty retail. Morin requested a continuation until October 26 for time to consult with the applicant.

Bob Moriarty made a motion to continue the Public Hearing until October 26, 2021, seconded 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

Minutes: Dave Moniz made a motion to approve the August 24, 2021 minutes as written, 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

At 7:57 pm David Merrill made a motion to adjourn, 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 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. Minutes of August 24, 2021
3. Request for Continuance from Michael Larkin, Larkin LLC, via email
4. Updated plans for 371 Boston Street

Approved as written at the October 26, 2021 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.
