

**Minutes
Topsfield Zoning Board of Appeals
Virtual Meeting
July 27, 2021**

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

Visitors names on screen via zoom: Mass Housing Partnership consultant Paul Haverty, applicant Patrick Larkin, Dan Hill, Hill Law, 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 Bob Moriarty continued by stating documents for the meeting can be found on the Town website: www.topsfield-ma.gov / Zoning Board / A 40B Project-Perkins Landing (blue tab).

Chairman Bob 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?”, hearing none, the meeting was called to order at 7:02pm.

Public Hearing: *Continued*

371 Boston Street – Sabino/The Morin-Cameron Group, Inc: Chairman Bob Moriarty stated the applicant had submitted a request for a continuance until the August 24, 2021 meeting.

Dave Moniz made a motion to continue the hearing until August 24th, seconded by Jody Clineff; motion carried with a roll call vote as follows:

Chairman Bob Moriarty-yes

Member Gregor Smith-yes

Member Dave Moniz-yes

Member Jody Clineff-yes

Public Hearing: *continued*

57 Perkins Row – Perkins Landing LLC / The Morin-Cameron Group, Inc.

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Chairman Moriarty reported that the applicant had submitted a request for continuance stating the delineation of the riverfront and wetlands had not been confirmed, and that that an agreeable package of peer review consultants had not reached.

Dan Hill, attorney asked to be recognized stating his concerns regarding the request for continuation of the public hearing and the fact that the ZBA is running out of time to complete the six-month deadline. Chairman Moriarty noted the request would not be granted. Paul Haverty, Mass Housing Partnership consultant, noted that an extension of the 180 days could be requested, noting it could be grounds of a denial of the Comprehensive Permit, it would at the applicants risk not to consider that option.

Chairman Moriarty made a motion to continue the Public Hearing until August 24, 2021, seconded Dave Moniz; motion carried with a roll call vote as follows:

Chairman Bob Moriarty-yes

Member Gregor Smith-yes

Member Dave Moniz-yes

Member Jody Clineff-yes

Minutes: Dave Moniz made a motion to approve the June 22, 2021 minutes as written, seconded by Jody Clineff; motion carried with a roll call vote as follows:

Chairman Bob Moriarty-yes

Member Gregor Smith-yes

Member Dave Moniz-yes

Member Jody Clineff-yes

At 7:12pm Jody Clineff made a motion to adjourn, seconded by Gregor Smith; motion carried with a roll call vote as follows:

Chairman Bob Moriarty-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 June 22, 2021
3. Request for Continuance from Michael Larkin, Larkin LLC, via email

Approved as written at the August 24, 2021 Zoning Board of Appeals meeting.

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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.