

**Minutes**  
**Topsfield Zoning Board of Appeals**  
**Town Library Meeting Room**  
**February 28, 2017**

Chairman Moriarty called the meeting to order at 8:00PM. Board members present, in addition to Chairman Bob Moriarty, were Gregor Smith (arrived 8:44PM), Dave Moniz, David Merrill and Jody Clineff. Donna Rich, Community Development Coordinator, was also present. Other persons present during all or part of the meeting included, and residents Daniel & Danielle Gauvin, Water Superintendent Greg Krom, Wright-Peirce representative Jim Cray, Highway Superintendent Dave Bond, and resident Dick Gandt.

**Public Hearing** *continued*

**8:17PM: Water Treatment Facility** *continued*: Water Superintendent Greg Krom reviewed the delineation of the 50-100 foot buffer zone as it was agreed with the Highway Superintendent Dave Bond and abutter Dan Gauvin. Highway Superintendent Dave Bond described the process that would be followed to ensure the clearing of the soil encroachment in the described area at the DPW site. Mr. Bond committed to having the soil removed by September 1, 2017. Mr. Gauvin requested that there be a condition placed in the Special Permit to prevent the soil encroachment from occurring again. As a condition to be added Chairman Moriarty stated the following: prior to commencement of the Water Treatment Plant the Town will dedicate a buffer zone of 75-100 square feet as depicted on Plan entitled C-1A, dated 12/20/16, by the placement of cedar posts every 200 feet along the straight lines and at all corners of the existing area of encroachment buffer and in addition, the encroached area of soil shall be removed and the sloped area loamed and seeded as necessary to stabilize the slope. The soil removed shall be relocated on the side of the wetland buffer zones at the DPW site. Wright-Peirce representative Jim Cray distributed the decibel reports to the abutters that were present. Then the Board had a brief discussion regarding the sound that could be generated by pumps and fans from the water treatment plant. The Board added the following condition: Sound continuation measures shall be used during construction and operation such that the decibel level does not to exceed 70 at the property line. Site Plan Review Checklist was completed. Mr. Krom and Mr. Bond addressed that the Stormwater Erosion Control Permit would be approved by the Conservation Commission with a pass-through of the Planning Board. Hearing no further comments from the public, Member Dave Moniz made a motion to close the Hearing, seconded by Member Jodi Clineff; so voted: 5-0. Chairman Moriarty made a motion to approve the request for modification of the Special Permit subject to the numerated conditions, seconded by Member Jodi Clineff; so voted: 5-0.

At 8:58PM, Member Jody Clineff made a motion to adjourn and Member Bob Moriarty seconded the motion; so voted: 5-0.

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. Decibel reports dated 2/24/17

*Approved as amended at the May 23, 2017 Zoning Board of Appeals meeting.*

<p>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.</p>
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