

**Minutes
Topsfield Zoning Board of Appeals
Virtual Meeting
August 24, 2021**

Chairman Bob Moriarty called the meeting to order at 7:03PM. 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., 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.

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?”, Dick Gandt requested and was granted to record the meeting.

Public Hearing: *continued*

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

Chairman Moriarty reported that the applicant submitted a request for continuance until September 28, 2021 stating the delineation of the riverfront and wetlands had not been confirmed. In addition, a continuation of the 180-days has been extended until February 2022. Moriarty expressed that despite statements posted on social media that the developer is “stringing the town along”, this is not the case. The applicant has been clear from the start, with no delineation of the riverfront it is impossible to know what the final project will look like and not possible to engage with Peer Review or further review from the Board. Michael Larkin concurred.

Dave Moniz made a motion to continue the hearing until September 28, 2021, seconded by Jody Clineff; motion carried with a roll call vote as follows:

Chairman Bob Moriarty-yes

Member David Merrill-experienced computer issues

Member Gregor Smith-yes

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Member Dave Moniz-yes

Member Jody Clineff-yes

Dave Moniz made a motion to extend the 180-days' time-period for the Zoning Board of Appeals to act pursuant to 760 CMR 56.05(3) until February 2022, seconded by Jody Clineff; motion carried with a roll call vote as follows:

Chairman Bob Moriarty-yes

Member David Merrill-experienced computer issues

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 reviewed the changes from previous plans regarding the parking, not with the amount, but with the locations. It was explained that Stormwater Coordinator Dave Bond had requested changes to the drainage plan and with incorporating those the impervious area had been moved away from the buffer zone. Further explained was the addition of catch basins and changes to the curb cut which would have to be reviewed and approval obtained by MassDOT. Dave Moniz asked about the potential of a restaurant located at the site. Morin stated that the applicant, Randy Sabino, had decided not to go in that direction due to septic and parking requirements. The mixed-use element of retail and apartments was reviewed with the Board. The specialty market was stated as being 2,400 SF and parking requirements were reviewed as being adequate. Moniz asked about lighting and Morin stated that there was a lighting plan submitted for the Board's review. Chairman Moriarty asked for public comment, hearing none the Chair moved to the review of the Site Plan Review Checklist. Morin requested continuation until September 28th for time to review the checklist items.

Gregor Smith made a motion to continue the Public Hearing until September 28, 2021, seconded David 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

Minutes: Jody Clineff made a motion to approve the July 27, 2021 minutes as written, 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

At 7:43 pm David Merrill made a motion to adjourn, 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

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 July 27, 2021
3. Request for Continuance from Michael Larkin, Larkin LLC, via email

Approved as written at the September 28 , 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.
