

Topsfield Planning Board

June 16, 2009

Chairman Winship called the meeting to order at 7:45 PM. Board members present were Robert Winship, Janice Ablon, Gregor Smith, Ian deBuy Wenniger and Jonathan Young. Roberta Knight, Community Development Coordinator was also present.

Visitors: Selectmen Martha Morrison and Dick Gandt, Ara Aftandilian, Kim Philpot, Chris Huntress, Jonathan Rowell, Patricia Rowell, Wayne Hunt, Michael McCarron, Frank Iovanella, James Mac Dowell, Heidi Fox, Randy Sabino, Linda Meier, Eric Greighton.

37 River Road Scenic Road: At 7:45PM, Chairman Winship called to order the public hearing to consider the special permit application of Ara Aftandilian requesting that the temporary expansion of the opening of the stone wall be made permanent along the lot's frontage on South Main Street, a designated scenic road. Clerk Janice Ablon read the legal notice for the record.

Mr. Aftandilian noted that his intent is to rebuild the South Main Street stone wall in conjunction with the Main Street Foundation. The Planning Board had previously reviewed this project with the Main Street Foundation and issued a scenic road special permit for the project. He presented the Board with a picture of the gate on frontage farther down South Main Street. His intent is to rebuild a natural stone wall with a similar gate to allow access for agricultural purposes. Chairman Winship noted the concerns from the Conservation Administrator Lana Spillman relative to "fair parking". Although listed as a reason for the expanded opening, Mr. Aftandilian responded that his intent is not for improved access for fair parking and that a decision has not been made relative to future parking by the Fairgrounds.

Kim Philpot representing the Main Street Foundation noted her support for the request and that the expanded access would not impact the proposed stone dust walkway in front along the opening.

Member Gregor Smith made the motion to approve the Scenic Road special permit for 37 River Road on behalf of Ara Aftandilian to provide an opening for the stone wall along South Main Street up to 30 feet wide with the condition that a white gate be installed similar to one in submitted photograph; seconded by Member Ian deBuy Wenniger; so voted 5-0.

11 Rowley Bridge Road Accessory Apartment: At 8:04PM, Chairman Winship called to order the public hearing to consider the application of Jonathan & Linda Meier with co-owners Eric & Laurie Greighton for premises located at 11 Rowley Bridge Road requesting a special permit pursuant to Article VII, Section 7.03 of the Zoning By-law for

the construction of a temporary accessory apartment. Clerk Janice Ablon read the legal notice for the record.

Linda Meier and Eric Grieghton made a presentation to the Board regarding their joint request for the temporary accessory apartment special permit. Ms. Meier explained that she and her husband had jointly purchased the property with her son Eric and daughter-in-law with the specific intention of constructing an in-law apartment for herself and her husband who has a severe chronic health condition. They reviewed the architectural plans with the Board, and the Board noted the confirmation from Health Agent John Coulon that the septic system had been certified for said purpose.

Jonathan and Patricia Rowell of 19 Rowley Bridge Road noted that as abutters and residents of the street they objected to the construction of the accessory apartment. In response to their objections, Member Ian deBuy Wenniger noted that the Zoning Bylaw allowed said use and that the applicant had met all the requirements of the Bylaw. Therefore, the Board had no other alternative but to grant the special permit

Clerk Janice Ablon made the motion to approve the temporary accessory apartment special permit for 11 Rowley Bridge Road; seconded by Member Gregor Smith; so voted 5-0.

New Meadows EHD Continued Hearing: At 8:30PM, Chairman Winship called to order the continued public hearing for the New Meadows EHD Project.

Engineer James MacDowell reviewed the engineering revisions for the project based on Beals & Thomas initial peer review dated April 15, 2009 and supplemental review dated June 9, 2009 as follows:

1. Underground Storage Vaults: Working on alternate design and would request an amendment to the Plan if decision is made to proceed with the alternative.
2. Units 24 & 16: Turnarounds for driveways have been added.
3. Walking Path System: A walking path system has been designed between the building units and to the clubhouse.
4. Access Road Turnaround: A paver island has been designed for the middle of the cul-de-sac.
5. Drainage along Wildes Road: A new design plan now adds a pipe along Wildes Road on golf property that connects to a spreader that then directs the stormwater into the wetlands. This plan design provides a significant improvement to the current drainage into a swale running along Wildes Road.
6. Pavement Detail: A waiver will be requested for only a 12" gravel course for the access road, but decision will be made in future based on site conditions.
7. Minimum Cover (for specific catch basins and pipe as listed): They will be dropped another foot to two feet below grade and a waiver will be requested.
8. Groundwater Mounding Analysis: Engineer is working on revised calculations.

Architect Wayne Hunt addressed the following issues:

1. Sprinkler Systems: Each unit will be sprinkled. Will provide new test flow data and analysis.
2. Parking Spaces: The project plan provides 58 spaces and bylaw requires 48-60.
3. Marked Trees: Trees have been marked that will require removal and a waiver request will be made
4. Site Distance Signs: Working on warning signs for driveways to be placed a distance of 250 feet from development access driveways on Wildes Road.

Landscape Architect Chris Hunter reviewed the Landscape Design Plan as follows:

1. Light Posts: Six (6) cedar posts will be placed along the access driveway. Specifications were provided to the Board.
2. Island Circle: The turnaround island circle for the cul-de-sac will be constructed using a gravel bed and stone dust to make it pervious.
3. Back Wall: Reviewed length and height of rear back wall that would be constructed using concrete blocks. Wall is not visible to units or street.
4. Walking Paths: Needs to be placed on final plan.

Member Ian deBuy Wenniger requested that existing conditions be placed on the plan in order to compare with project design.

Attorney Michael McCarron then addressed the Board concerning the Open Space Preservation Agreement. Attorney McCarron informed the Board that he used the State Agricultural Preservation Restriction as the guideline for drafting the Open Space Preservation Agreement for the New Meadows EHD. Development rights for the 45 acres that comprise the golf course would be given up under this Agreement. The operation of the golf course would be permitted as an open space recreational use. If it ceased to be used as a golf course, the mechanism would be to go back to the Planning Board with final back up plan as an agricultural use.

Selectman Morrison recommended that Mr. McCarron review language under the Assessor's definition for recreation under Chapter 61B and use that definition as a guideline. The grantee of the restriction would be the Town of Topsfield and that Town Counsel would need to review the final draft.

The Applicant then requested a continuance of the public hearing. Member Gregor Smith made the motion to continue the hearing until the next available date; seconded by Clerk Janice Ablon; so voted 5-0.

Liaison Assignments: After a brief discussion, it was the consensus of the Board to continue the liaison or designee assignments as held during the last term.

Stormwater Management Committee
Soil Removal Board
Rail Trail Committee
Mapping Committee
Main Street Foundation

Jonathan Young
Ian deBuy Wenniger
Gregor Smith, Jonathan Young
Robert Winship
Janice Ablon

Summer Meeting Schedule: After a review of the members' summer vacation schedules, it was the consensus of the Board to meet on July 21, August 18 and September 1. The August 18th meeting will be a business meeting with no scheduled public hearings since only four (4) members would be present. Public hearings would be scheduled for July 21st and September 1st.

The meeting was adjourned at 10:14 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator