

Topsfield Planning Board

July 1, 2008

Chairman Winship called the meeting to order at 7:30 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: Attorney Michael Landers, Paul Donohoe, Stephen Clark and Selectman Martha Morrison.

Bill Schedule: The Board members signed the bill schedule in the amount of \$2,492.97.

Bridal Spur Extension: Attorney Michael Landers representing the applicant Bridal Spur Extension LLC presented the Board with three new mylar plans for its review and approval. Attorney Landers explained to the Board that the property comprising of the subdivision was registered land. The Land Court has reviewed the recorded subdivision's plans and is requiring three additional plans with specific land court notations and bounds. The new plans do not affect the conditions that the Topsfield Planning Board had imposed relative to notations of "non-buildable" on portions of lots 6, 7 and 8 in Topsfield as well as the non-buildable parcel 11. The Danvers Planning Board has approved and signed the new plans. Upon review of the additional plans, the Board members signed the plans, and by said signing has given its approval.

29/41 Cross Street ANR: Land Surveyor Paul Donohoe representing the applicant Christopher Nash presented the Board with an ANR Plan consisting of a set of four sheets. The ANR plan moves a lot line between Lot 9A and 8A in order to provide a legal setback for a barn, and further created a separate lot 9C for the "Cottage" that will be demolished and replaced. Lot 9A would become two separate lots 9B and 9C.

The Board reviewed the letter from David Rimmer, Director of Land Stewardship for Essex County Greenbelt Association that granted permission to create the separate lot for the "Cottage". The entire parcel is under a conservation restriction administered by Greenbelt. The letter is incorporated as part of the record. See attachment.

The Board had a concern with approving Sheet No. 3 of the plan that denoted a dirt access road off of the common drive on lot 8A that has been used to access the Main House and "Cottage" on lot 9A prior to the creation of the two separate lots. The Board requested that the sheet be revised such that the drive is eliminated from the plan and the notation be added that "in the event a common driveway is proposed, a special permit shall be required" (for lot 9C). Mr. Donohoe stated he would make the requested revisions and provide the Board with a new set with revised date of July 2, 2008.

Member Gregor Smith made the motion to endorse as "Approval Not Required" a Plan entitled "Plan of Land in Topsfield, MA, Property of Christopher F. and Bonnie S. Nash, dated June 2, 2008, revised July 2, 2008; prepared by Donohoe & Parkhurst, Inc.; owned by Christopher R. & Bonnie S. Nash showing the division of land on Plan Book 362, Pl. 32 and Plan Book 354, Pl. 20 in the Town of Topsfield, Essex County, MA into three (3) lots 8A, 9B and 9C with the following condition that the mylar would be reworked to eliminate the dash line denoting an existing unapproved road accessing lot 9C on sheet 3 of 4, and the following notation be made on said plan: "In the event a common driveway is proposed, a special permit shall be required"; seconded by Member Ian deBuyWenniger; so voted 5-0.

Member Gregor Smith made the motion to approve the signing of the Certificate of Action by the Chair with the revised date for the mylar of July 2, 2008, and Board members to sign mylar in office; seconded by Clerk Janice Ablon; so voted 5-0.

Updates: Ms. Knight informed the Board that Alan Berry would like to attend the August 5th meeting to give the Board a status update on 12 Boston Street. He is presently completing his filings with the Conservation Commission and plans to file for the special permit for the elderly housing project in September. Mr. Knight also noted that the Zoning Board has received an application for two principal buildings at 46 South Main Street. This application is on the agenda for the ZBA's July 22nd meeting.

The meeting was adjourned at 9:40 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator