

Topsfield Planning Board

December 16, 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: Selectmen Martha Morrison and Dick Gandt; William D'Entremont, Kim Philpot, Janet Kmetz, Frank Iovanella, Michael McCarron, Wayne Hunt, James MacDowell, Bruce Boyrassa, Heidi Fox, Fredric Young, Steve Duncan, Randy Sabino, and other interested residents.

14 Perkins Row ANR: At 7:30PM, the Board conducted a review of the ANR plan for 14 Perkins Row that changed the lot line between existing lots 1 and 2 both owned by the applicants Dana and Sandra Sanger. William D'Entremont of Civil Environment Consultants LLC represented the owner-applicant.

Upon review of the ANR Checklist and finding all in order, Member Gregor Smith made the motion to endorse as "Approval Not Required" a Plan entitled "Plan of Land for Sanger Residence, Dated November 26, 2008, Prepared by Civil Environment Consultants LLC, Owned by the Dana and Sandra Sanger, Showing the division of land on 14 Perkins Row, Assessors Map 58, Parcel 17 in the Town of Topsfield, Essex County, Massachusetts into two lots shown on said plan as Lots 1A and 2A; seconded by Clerk Janice Ablon; so voted 5-0.

Scenic Road Permit/ South Main Street Walking Path: At 7:45Pm, Chairman Winship called to order the public hearing to consider the Special Permit application of the Topsfield Main Street Foundation Inc., for the removal of trees and the restoration of the stone wall along South Main Street, a designated scenic road, from Route 1 to Maple Street as part of the Walking Path project.

Kim Philpot, a member of the Main Street Foundation, made the presentation to the Board relative to the creation of a stone dust walking path along South Main from Maple Street to Route 1. The stonewall will be restored in the tradition of a New England stonewall. Brush, poison ivy and dead trees will also be removed as part of the project. The project will address public safety concerns by creating a walking path along a road whose path is currently frequented by many walkers on a daily basis.

Member Gregor Smith made the motion to approve a Scenic Road Special Permit for the South Main Street Walking Path Project as proposed by the Main Street Foundation Inc.; seconded by Member Ian deBuy Wenniger; so voted 4-0. Clerk Janice Ablon abstained since she is a member of the Foundation.

The Meadows Public Hearing

At 8:00PM, Chairman Winship called to order the public hearing to consider the applications of New Meadows Enterprises LLC for premises of approximately 52.2 acres located at 16 & 30 Wildes Road, Topsfield, MA requesting an Elderly Housing Special Permit pursuant to Article III, Section 3.16 of the Topsfield Zoning By-Law, requesting Site Plan Review pursuant to Article IX, Section 9.01 *et seq* of the Topsfield Zoning By-Law, requesting a Scenic Road Special Permit pursuant to Chapter LV, the Topsfield Scenic Road By-Law, and requesting a Stormwater & Erosion Control Permit pursuant to the Topsfield Stormwater Management and Erosion Control By-Law, all to allow the creation of 24 units of multiple-family residences for the elderly at the premises and related appurtenances. Clerk Janice Ablon read the notice for the record.

Attorney Michael McCarron representing developer Frank Iovanella made the opening presentation to the Board followed by the project's staff. He introduced Mr. Iovanella, Wayne Hunt, the Architect, James MacDowell, the Project Engineer and Bruce Boyrassa, the Landscape Designer.

The overview presentation covered the following:

- Required permits, see above, and also including an application to the Conservation Commission for an Order of Conditions
- Portion of two buildings in buffer zone; line has been established with impact to north and south areas
- 10 acre parcel for development with the remainder to be preserved for open space as golf course under a restrictive covenant
- Development has no impact on golf course
- Buildings located between the First and Second fairways
- Floor plans were reviewed, same as previously presented at preliminary meetings
- Grading changes due to shared driveway, septic system and improvements to parking area for golf course
- Retaining wall in back of building #4, and between buildings
- Septic System: 2 minute soils, 3 to 3 ½ feet to water table, build-up lawn area over septic; each building will have 2 (1,500) gallon tanks all leading to a 6,000 gallon dosing chamber
- Water service to both driveways; new hydrants at each driveway and 8" main brought up drive to service each unit
- New parking lots to be constructed for golf course; pushed back from street approximately 40 feet with screening by scrubs and trees; top of boulder retaining wall to be same grade as street with parking below so not visible at street level; golf parking lot reduced by 10,000 sq. feet of hot top, lined spaces, berms with plantings.
- Storm drainage: Paved areas drain from catch basins to a large underground storage tank system which discharges by infiltration near the practice green. Other

- drainage is through rain gardens, catch basins, infiltration storage vaults and a retention pond.
- Roof run-off to be handled by a series of “rain gardens” to handle first ½ inch of run-off
 - Utilities: both electric and gas are underground
 - Lighting: traditional pole mounted carriage type lamps
 - Two signs only
 - Landscape will consist of native trees (red & sugar maples), perennials, ornamental grasses and shrubs.
 - Entrances will have fieldstone pillars, three blue spruce trees each with perennials

Chairman Winship noted that it was important to screen along the road for abutters across the street from the golf course parking area and development project.

Resident Heidi Fox queried as to the amount of building area that the development covered within the 10-acre site. Project Engineer James MacDowell responded that the project occupied 11.5% of the site.

The Board queried as to the development’s timeline schedule. Attorney McCarron responded that the roadway was scheduled for installation in the Fall of 2009; marketing for Winter 2009 – 2010, construction phase Spring – Fall of 2010 or pushed to 2011 based on market factors.

Member Ian deBuy Wenniger noted the Board would need the list of waivers relative to the construction of the roadway.

Attorney McCarron noted that restrictive covenant agreements would be granted by deed between the new entity New Meadows Development LLC and the golf course New Meadows Enterprises LLC for fairways and access.

The Board members noted that a traffic study was not part of the filing. Attorney McCarron stated that typically an elderly housing project generates 125 to 150 trips per day from the site and would not impact Wildes Road. Member Ian deBuy Wenniger noted his concern relative to the Route 1 intersection for exiting from Wildes Road.

Chairman Winship then requested a vote of the Board on New Meadows Enterprises LLC request to continue the public hearing to February 3, 2009; so voted 5-0.

Topsfield Business Park Unit 22A: The Board at this time reviewed the letter to Inspector of Buildings Glenn Clohecy by Attorney James Kroesser concerning the proposed use of the unit for warehouse and distribution. Mr. Clohecy referred the matter to the Planning Board per the 1984 special permit. It was the consensus of the Board that said uses were not permitted uses in the Business Park and further that the Board had no authority to approve said uses.

The meeting was adjourned at 10:50 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator