

**Joint Meeting of Zoning Board of Appeals And Topsfield Planning Board**  
March 24, 2009

Zoning Board of Appeals Chairman Robert Moriarty called the meeting to order at 8:40 PM. Board members present were Bob Moriarty, Kristin Palace, Lisa Stern-Taylor and Scott Dow. Planning Board members present were Janice Ablon and Gregor Smith. Roberta Knight, Community Development Coordinator was also present.

**Visitors:** Selectmen Martha Morrison and Dick Gandt

**Review Zoning Amendments:** Selectman Martha Morrison as the Planning Board liaison initiated the review of "Draft 10 2009 Warrant Articles". The objective of the joint meeting was to obtain further input from the ZBA members relative to the proposed zoning amendments and specifically restaurant parking. Although there was a discussion concerning commercial kennels in the Table of Uses, no revisions were made to the zoning amendment.

The discussion centered on the determination of parking for the various restaurant use categories. The ZBA members concurred with the parking requirements for the Full Service Restaurant category. The ZBA members were in agreement with the Planning Board members that parking requirements should become less restrictive in the Business Village where parking is more readily accessible. At the same time, since the majority of lots within the other commercial districts are located on Route 1, sufficient parking must be provided within the respective lot areas. As such, the ZBA agreed that parking requirements should become more restrictive in these districts.

After a thorough discussion, it was the consensus of all members that for the Limited Service Restaurant and Snack and Non-Alcoholic Beverage Restaurant categories that square feet of gross floor area would determine the number of required spaces for the three commercial districts with less restrictive requirements for the Village District.

For specific details, please review attached "Draft 10 2009 Warrant Articles" that was discussed and revised during the March 24, 2009 Joint meeting. Said revisions now described in attached document entitled "Draft 11 2009 Warrant Articles".

The meeting was adjourned at 9:54 PM.

Respectfully submitted,

Roberta M. Knight  
Community Development Coordinator