

Topsfield Conservation Commission
Minutes of Wednesday, November 20, 2013
Topsfield Town Library Meeting Room

Present: Commissioners Cheryl Jolley, Jennie Merrill, Jim MacDougall, Jim Carroll, Holger Luther. TCC Administrator Lana Spillman

Absent: None

(two vacancies on the TCC).

In attendance: James Wilkinson, Manuel Lopes, Warren and Scott Morrison, Selectman Gandt.

At 7:01 PM, there being a quorum, Chairman Merrill opened the meeting:

Hearings:

Continuation of NoI 307-0701: 125 Boston Street (Lot 1), (Map 64, Lot 005), The Neve-Morin Group. *Request for Withdrawal without prejudice.*

A written request for withdrawal of the NoI was received from John Morin.

Luther moved to approve the request for withdrawal of the NoI without prejudice. Motion was seconded and approved unanimously.

Amended OoC 307-0703: 34 Gail Street, (Map 40, Lot 028), Morrison and Morrison.

The TCC reviewed an "as-built" plan of the construction inclusive of the amended porch, the raised elevation of the house, and the change in the drainage system. The applicant assured the TCC that the rather sparsely covered slopes will be stabilized for the winter. Luther then moved first to close the hearing; the motion was seconded and approved. Then he moved to issue an OoC pursuant to the amended plan with conditions related to the amended plan. The motion was seconded and approved unanimously.

RDA 2013-18: 26, 26R Coppermine Road, (Map 74, Lots 001, 002), Lopes.

There are two lots at this site; the rear lot is under a recorded Conservation Restriction (CR) held by the Town. This application is for the Determination of Applicability of work relating to a proposed garage addition to and the extension of a paved drive to it. The area under consideration is the lawn of a lot with proposed work to be located in buffer zone of Bordering Vegetated Wetland and outside of the Riverfront Area of Nichols Brook on the site. A large isolated wetland jurisdictional under the Bylaw looks like a vernal pool. No trees need be removed for the project. Brush and landscaping debris dumped on the Conservation property have been removed to the satisfaction of the Administrator. Luther moved to close the hearing. That was seconded and approved unanimously. Luther then moved to issue a Negative Determination subject to the usual conditions relating to sedimentation and erosion control and delineation of the work area, and that cedar posts are installed marking the inner lot bound. The motion was seconded by Jolley and approved unanimously.

Request:

CoC #307-0275, 26 Coppermine Road, (Map 74, Lot 001) Lopes.

The “as-built” plan does not show the common lot bound (CR lot and house lot), nor does it show the required cedar post markers required by the OoC. Luther moved to deny the request for a CoC until such time that the noted deficiencies are corrected. No additional filing fee will be required, however, if the request is refiled on or before the end of June 2014. The motion was seconded by Carroll, all voted to approve the motion.

Other:

OoC’s #307-0507, 120 High Street/Hickory-Beech Subdivision, (Maps 42, 49, 50, 58) --

Discussion with J. Wilkinson, representing Hickory-Beech Homeowners’ Association. The concern is the state of the subdivision drainage system and its operation and maintenance now that Meeting Way, Inc. is no longer an owner/in charge of the public way. TCC would accept a receipt for cleaning of stormceptors as proof of service. Spillman recommended a memo to the TPB relative to periodic cleaning of drain systems and other operation and maintenance as required by the OoC for that subdivision.

Revisions to Wetland Bylaw Regulations re: (1) Stormwater management, (2) Pond management, and (3) Maintenance and repair of culverts and stream crossings.

The final drafts have been distributed to members, and a public hearing on these revisions will be held on Dec. 18th – a regular meeting date of the TCC. The revisions will be posted in Town Hall and on the website, and a notice of the hearing will be published. Adopted revisions will go into effect on Jan. 1, 2014.

Meeting Minutes:

Meetings of October 23, 2013 and November 6, 2013.

Luther made a motion to adopt the minutes as amended by him and others. The motion was seconded and passed unanimously.

Administrator’s Report:

120 High Street/Hickory-Beech Subdivision, (Maps 42, 49, 50, 58),

Discussion of 18 Hickory Lane (Lot #7). Note: TCC has no jurisdiction of the lot except at its northeastern portion – a Buffer Zone and Intermittent Stream at the rear portion of the property. Luther expressed misgivings relative to hydro-Cad stormwater runoff calculations for a 24-hour storm with a fragipan layer on the lot as submitted to the TPB by Beals Assoc. Also, Buffer Zone markers in such a wet ground may be more appropriately placed on metal rods.

120 Hill Street, (Map 68, Lot 048), DiBenedetto.

The TCC can expect an ANRAD for a major subdivision in the near future. The lot is a difficult drumlin-type property in the red zone on the Topsfield Soils Map. Adjoining property at 116 Hill Street also has wetlands, and at least one vernal pool.

Water main breaks and subsequent siltation of resource areas.

Discussion: At a pressure of 60 PSI, water from a main rupture will gush out and carry with it colloidal fines and tills. Is there any way to limit the consequent silt in nearby streams? Luther volunteered to talk with the superintendent of the Water Department about possible mitigations. MacDougall pointed out that siltation is not the real issue facing the waterways, but salt is toxic and saltwater is heavier than freshwater. Luther noted that MassDOT has promised to designate the Mile Brook area and the Putnamville Reservoir area of Boston Street a “low salt” region. The TCC should follow up on that promise.

AMWS Fall Conference:

Dam removal and restoration on agenda.

MACC Fall Conference:

Carroll reported on attending the conference; control of invasive species was the topic. He presented session material.

Essex County Land Conservation Forum (Greenbelt):

Speaker will be Mark Anderson of the Nature Conservancy on “Resilient Conservation areas,” a discussion of land conservation strategies to address climate change, at the Hamilton-Wenham Library.

362 Boston Street Conservation Lot:

MacDougall mowed the grass and shrubs, killed the vines on the large green Ash tree, pulled out the Mirafi cloth fencing and rolled it up for future use. He left the siltation sock at the Boston Street entrance to discourage traffic into the lot. He would like to see a part of the lot become a “forebay area” (stilling pond) for stormwater drainage from Boston Street into Mile Brook. He noted the poor state of the corrugated culvert conveying Mile Brook under Ipswich Road.

Adjournment:

Luther moved to adjourn the meeting. Motion was seconded and approved unanimously

Respectfully submitted,

Holger Luther

Accepted at the TCC meeting on December 18, 2013

Pursuant to the 'Open Meeting Law,' G.L. 39, § 23B, the approval of these minutes by the Commission 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 Commission as to the completeness or accuracy of such statements.