

Topsfield Conservation Commission
Minutes of Wednesday, March 27, 2013
Topsfield Library Meeting Room

Present: Commissioners Mark Erickson (Chair), Jennie Merrill (Vice-Chair), Holger Luther, Jim MacDougall, Cheryl Jolley, and Jim Carroll; Administrator Lana Spillman; Minutes Secretary Debbie Rogers; Selectman Liaison Dick Gandt.

The meeting was called to order at 7:10 PM with a quorum present.

HEARINGS:

NoI: #307- 0699: 362 Boston Street, (Map 26, Lot 001) Lawrence/Ashley Corp
Present: Jay Lawrence

A Public Hearing was held to consider the NoI request to remove structures in Buffer Zone and/or Riverfront area on the property at 362 Boston Street. MacDougall recused himself from the hearing. Proof of abutter notification was received by the TCC. Lawrence explained how the donor would like to clear the property of existing structures including the house, barn, shed, and tree house; and donate the property to the Town of Topsfield. The slab will be broken to allow for drainage. There is a cesspool according to the plan, which would be filled in. Spillman explained it is not necessary to install wetland flags.

A motion was made by Luther to close the hearing. Jolley seconded the motion and it passed unanimously.

Luther made a motion to issue an Order of Conditions to permit the demolition project as shown on the Site Plan for 362 Boston Street prepared by Meridian Associates for Timothy R. Collins Trust, dated March 5, 2013. In the event the property is conveyed to the Town of Topsfield, the Town will be responsible for filing the CoC. The OoC will be subject to the usual conditions. Carroll seconded the motion and it passed unanimously.

NoI: #307- 0700: 116 Perkins Row, (Map 51, Lot 011) Pawlowski/C.G. Johnson Engineering, Inc.

Present: Chuck Johnson, P.E.

A Public Hearing was held to consider the request for construction in Buffer Zone Resource Area to replace a failed septic system with an upgraded system located within 100 feet of Bordering Vegetated Wetlands. Merrill recused herself from the hearing. Johnson explained how the property was purchased in 2010, and in 2012 the new owners experienced problems with the septic system. The existing system is now failed. He presented an overview of the property and explained how he chose the recommended system after careful consideration of three options. The proposed on-site wastewater treatment and dispersal system upgrade includes a smaller leaching field, a 2000 gallon septic tank, a Biofilter Treatment Unit, and a 6' x 27' Bottomless Sand Filter. Construction access will be to the right of the garage. After the project is completed, the area used for access will be converted to an extra parking spot. An existing tree and non-native shrub will be removed. A plan for proposed replacement native plantings will be provided to the TCC for approval before planting.

Carroll made a motion to close the hearing. Luther seconded the motion and it passed unanimously.

Luther made a motion, considering failure of the septic system, to waive the required wetland delineation period for review starting April 15 and issue an Order of Conditions to replace the failed septic system in accordance with the plan titled "Permit Site Plan for 116 Perkins Row" prepared for Paul Pawlowski, Janet Pawlowski, and Robert Matthews by C.G. Johnson Engineering, Inc., dated March 12, 2013, subject to the usual conditions. The motion was seconded by Jolley and passed unanimously.

REQUESTS:

RDNI: #2013-02: 34 Gail Street, (Map 40, Lot 027), Morrison

There was discussion on proposed activity for soil testing in Riverfront Area, outside of Buffer Zone. A sketch was submitted indicating the location of the proposed activity. The site is sloped down towards Cleaveland Brook.

Luther made a motion to issue a DNI with the usual conditions for the proposed soil testing. The motion was seconded by Merrill and passed unanimously.

MEETING MINUTES:

A motion was made by Luther to accept the meeting minutes from **March 13, 2013** as amended. The motion was seconded by Jolley and passed unanimously.

OTHER:

362 Boston Street, (Map 26, Lot 001), Agreement for donation of the property – TCC vote
Gandt explained the process for accepting the donation of the property and the anticipated project timeline. There was discussion on the environmental value of the donation as open space land to the Town of Topsfield.

Merrill made a motion to accept the agreement for the donation of the property located at 362 Boston Street. The motion was seconded by Luther and passed unanimously.

REQUEST:

RDNI: #2013-03: 224A & 230 Boston Street, (Map 49, Lots 043 & 045), National Grid/AECOM Environment – minor modifications to OoC 307-0695 plan

Present: Tom Keough, AECOM Environmental

Keough explained how there were some changes in the configuration of the temporary substation. The equipment is moving further away from the resource area. Originally eight poles were proposed for the project, and this has been modified to only three temporary poles. The proposed additional activity should not disturb any additional soils.

Luther made a motion to issue a DNI for the proposed structures in the fenced area. Jolley seconded the motion and it passed unanimously.

120 High Street/Hickory Beach Subdivision, (Maps 42, 49, 50, & 58) – stormwater management and drainage, update

There was discussion on the drainage channel on lots 5, 6 and 7, and how this appears to be a stormwater control issue. It was noted that seepage of the hillside at lot 7 and onto lot 8 continues.

11 Hickory Lane/Lot 13, (Map 50, Lot 026) – discussion

There was discussion on this lot and the two areas of streams. A site visit will be planned when it is raining to assess the situation.

Strawberry Festival June 8, 2013 – TCC participation

There was discussion on the upcoming Strawberry Festival and topic ideas for presentation. The TCC table will provide information on conservation properties in Topsfield.

Merrill made a motion to pay the \$12.00 table fee for the TCC to have the space for a presentation at the Strawberry Festival. MacDougall seconded and the motion passed unanimously.

TCC Soil Testing Policy – proposed amendment to include testing in Riverfront Area (only). Spillman explained how she would like a clause added to the current TCC Soil Testing Policy. The current policy addresses proposed testing that is in Buffer Zone, or in Buffer Zone and Riverfront Area, but not proposed testing in Riverfront Area only. Currently, a RDNI must be filed for proposed testing in Riverfront Area Only.

Luther made a motion to amend the TCC Soil Testing Policy to include the Riverfront Area and the Buffer Zone, effective April 1, 2013. Jolley seconded the motion and it passed unanimously.

Revisions to Topsfield Wetlands Bylaw Regulations – discussion

Use of Cornell rainfall data

Merrill is working on revisions and clarifications of the Bylaw Regulations. Luther will provide sources for references to be researched. There was discussion on the use of Cornell rainfall data as it is considerably more accurate and has proven reliable in calculations for rain and flood areas.

MacDougall explained how this data has been very accurate and beneficial in applications such as bridge design,

ADMINISTRATOR'S REPORT:

Updates – Current Projects

Greenscapes Organic Lawn Care, April 8, Topsfield Library, 7-8:15 p.m.

There was discussion on the upcoming Greenscapes Organic Lawn Care presentation. The TCC sent out information flyers for the event.

PIE Rivers Conference, April 11, 2013

The conference will be held on April 11th from 8:30 AM to 1:00 PM at the Fairgrounds. Topics include culverts, stormwater regulations, the water supply, and adapting regulations to consider climate change.

14 Grove Street

The request for an amendment was submitted today and will be on the agenda for the next meeting.

Permitting Software – Update

The permit tracking software is estimated to be on the computers in approximately one month. The TCC will continue to use current spreadsheets and will exchange information through the permit tracking software that will help other departments. MacDougall will help merge spreadsheet data to make it easier to find specific information from multiple resources.

Vernal Pool Certification

Spillman submitted documentation for certification of a vernal pool that observed last spring and used Oliver as a resource. The electronic submission for certification process worked well.

Administrator on Vacation

Spillman will be on vacation the weeks of April 8th and April 15th. Jolley and Luther have volunteered to fill in for office and field duties during her absence.

ADJOURNMENT:

A motion was made by Luther at 9:00 PM to adjourn the meeting. It was seconded by Jolley and passed unanimously.

Respectfully submitted,

Debbie Rogers
Minutes Secretary

Accepted at the TCC meeting on May 8, 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.