

Topsfield Conservation Commission
Meeting of Wednesday, April 11, 2012
Topsfield Library Meeting Room

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

Absent: George Hall and Jennie Merrill,

The meeting began at 7:08 PM.

HEARINGS:

NoI 307-0685: 52 Parsonage Lane, (Map 24, Lot 38), Daly

Present: Matt Daly

A public hearing was held to consider a NoI for tree and brush removal to make a play area on the property. Prior to purchase, Spillman visited the site with the homeowners to help determine if an area located within Buffer Zone might be cleared out. Daly stated that the goal is to clear the area and plant grass. They would like to go back to where the existing stone wall is located, and remove trees and invasive species such as bittersweet and poison ivy. The stone wall would stay as is. The project would include bringing in fertilizer, seed for grass, and loam (4-5 truckloads estimated at 20 cubic yards per truckload). There are approximately 30 trees in the area; some have limited foliage and/or are dead from bittersweet pulling on the trees. Daly stated they would like to take down approximately 20 trees, and leave approximately 10 trees along the boundaries. MacDougall determined the property was located outside the floodplain area using the updated FEMA FIRM maps. Erickson made a motion to close the hearing and Jolley seconded. The motion passed unanimously.

Erickson made a motion to issue an OoC subject to standard conditions, including that any use of herbicides and pesticides must be in compliance with regulations. Jolley seconded the motion, and the motion passed unanimously.

NoI 307-0687: 17 to 26 Bare Hill Road & 112 Main Street to 1 Ipswich (Public Right of Way), Topsfield Water Department (TWD)/Stantec Consulting Services

Present: Dave Harwood of Stantec Consulting Services and Greg Krom of the TWD

A hearing was held to consider the NoI to repair water mains located in areas of Buffer Zones to wetlands. Harwood stated that all work will be in roadways within Buffer Zones, and sedimentation control will be in place on both sides of the road where wetland areas are located. Spillman drove by the areas and noted some wetlands were missed and are not shown on the submitted plan, at 96 through 108 Main Street on the western side of Main

Street. The TWD will extend the erosion control measures to include the entire Buffer Zone area.

The TCC is waiting for a revised plan and would like to continue the hearing until April 25th. The TWD and Stantec requested a continuance of the hearing in order to prepare the revised plan.

Carroll made a motion to continue the hearing until April 25th and it was seconded by Jolley, and passed with a unanimous vote.

REQUESTS:

Extension ORAD 307-0480: 120 High Street/Hickory Beech Subdivision, (Map 49, Lot 56), Hickory Beach Realty Trust/Beals Associates

Present: Larry Beals and Joseph Falzone

There was discussion of where the current wetlands boundaries are and how to move forward with acceptable lot plans accordingly. Luther, MacDougall, Carroll, and Spillman met in the field with Beals and O'Connell of Beals Associates to observe conditions. The focus was on identifying current wetland boundaries as they have shifted. Septic systems are designed to be at the front of the lots, away from the Buffer Zones. It was acknowledged that there are clearly wetlands that need to be identified on the buildable lot maps, and modifications need to be considered. New flags were hung where the TCC observed changes to boundaries of wetlands. The revised lot plans will identify the new boundaries, the offsets, and how they relate to the site plan. Beals will leave some new plans for the TCC to review.

CoC 307-0518: 130 Ipswich Road, (Map 26, Lot 17), Pimental

There is an outstanding Order needing a CoC. Although none of the drainage work was ever done, Spillman visited the site and observed a natural swale has re-created and is sufficient for a CoC. The pipe in the stream was removed under a TCCAP. There was discussion of whether the stone at the end of a pipe under the driveway for velocity reduction should be removed. It was determined that since it is flat where the stone was located, the stone can stay to filter the water.

Erickson moved to issue a CoC with a finding that even though the original work was not completed, the area was sufficiently restored; and the pipe and drainage system are to be maintained. MacDougall seconded. The motion passed unanimously.

MEETING MINUTES:

A motion was made by Jolley to accept the minutes from **March 28, 2012** as amended, and was seconded by Carroll. The motion passed with a unanimous vote.

ADMINISTRATOR'S REPORT:

TCCAP 2012-03: 26 Bare Hill Road

There will be tree removal in a Buffer Zone near an Intermittent Stream and BVW that are located very close to the proposed Water Department work. The TCC will be notified when the work is to be done.

Vernal Pool Investigations - with intern Becca Phillips

Spillman explained that she and Phillips visited 8 Ridgeview Road and documented a vernal pool. There was enough activity, including spotted salamander egg masses, to certify it as a vernal pool. Phillips is working on a presentation for the next meeting. There was discussion on the advantages of submitting vernal pool certifications electronically, which NHESP is making a possibility very soon and is something the TCC plans to pursue.

Soils Maps, New Development, etc. – update

Luther and MacDougall are changing some soil definitions to better identify areas, especially those with slow perk rates. The new plan is very accurate and can identify specific areas. Luther said there will be new regulations relative to the Stormwater Management Bylaw. The maps are in the final stages of completion.

Request for waiver from entire Bylaw filing fee

There was a request from Beals Associates to waive the entire Bylaw fee for 78 Alderbrook Drive. There was discussion of the administrative work involved in the submission and consideration of a NoI. Even if a lot is determined to not be buildable, there are costs to consider, including documentation and site visits. Luther stated it may be possible to refund a portion of the fee subject to a denial, however, payment in full needs to be included with the application to move forward. This lot will be on the agenda at the next meeting on April 25th.

Permitting Software Benefits

Occasionally there is a lapse in communication regarding the numerous regulations and specific permit requirements among departments. The new permitting software will clarify permit requirements before checkoff and help ensure work is completed as required by regulations. Software benefits include improved coordination of information among departments and an enhanced process of permit application, verification, and completion.

Enforcement Order to Fisheries and Wildlife regarding the canoe landing area next to Route 97

MacDougall said the canoe landing continues to shift, and that an engineer from Mass Wildlife visited the site and has assessed that it is too unsafe to be a canoe landing area. MacDougall feels a retaining wall and a wood rail will help improve the used area. He is preparing a design to help stabilize the area and minimize the environmental impact on the

site. Additionally, he has submitted a grant application to fund the proposed bank restoration and access project so the bank can be stabilized to limit erosion.

ADJOURNMENT:

Carroll made a motion at 8:27 PM to adjourn the meeting. The motion was seconded and passed unanimously.

Respectfully submitted,

Debbie Rogers

Debbie Rogers
Minutes Secretary

Accepted at the TCC meeting on April 25, 2012

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.