APPROVED

Topsfield Conservation Commission

Minutes of Wednesday, May 22, 2013

Topsfield Library Meeting Room

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

Absent: Mark Erickson

The meeting was called to order at 7:13 PM with a quorum present.

HEARINGS:

NOI: #307-0701, Lot 1, 125 Boston Street, (Map 64, Lot 005), 77 Salem Road, LLC/The Neve-Morin Group, Inc.
Present: John Morin, The Neve-Morin Group
A written request was received to continue the hearing for NOI: #307-0701, Lot 1, 125 Boston Street to June 26.

Luther made a motion to continue the hearing for NOI: #307-0701, Lot 1, 125 Boston Street to June 26, 2013. The motion was seconded by Carroll and passed unanimously.

REQUEST:

CoC: 307-0475, 147 Ipswich Road, (Map 26, Lot 031), Ross
Spillman visited the site on May 15 and found the property in compliance with the activities included in the OoC including the grading and restoration projects. There are several unauthorized activities within the Buffer Zone on the property including an above-ground pool, fencing, tree house, and water garden. The owners will file an after the fact RDA and submit it for the meeting on June 12. Spillman recommended the TCC issue a Certificate of Compliance for the work completed under the existing OoC.

Luther made a motion to issue a CoC for the work completed under OoC 307-0475 for the property at 147 Ipswich Road. Jolley seconded the motion and it passed unanimously.

RDNI: #2013-05, 19R Pheasant Lane, (Map 11, Lot 002), Conservation Land, Proposed Eagle Scout Project, Crowley
Present: Liam Crowley
Liam Crowley presented ideas to the TCC for his Eagle Scout Project. The proposed project consists of clearing land near Willowdale State Forest to create a trail to the forest in the 19R Pheasant Lane Conservation Area. Project plans include signage and a wooden bridge over the stream. He explained how minimal trees will be cleared to make the path. He contacted abutters for permission to use an access easement for the project and they consented. He brought in project booklets for the TCC to read and photographs of the area where work will be done. Crowley welcomed input from the TCC for ideas and suggestions. The TCC said it is acceptable to hang signage on trees rather than installing posts, and offered suggestions for environmentally safe materials to use. Planks for the bridge will be supported on 4x4's so water can flow underneath. The walkway will be approximately twenty feet long. Fundraising support from the community

was discussed. The TCC recommended Crowley look for additional ideas, including fundraising and sign design, from within his troop. The TCC welcomed his project ideas and appreciated his willingness to improve access to the Pheasant Lane Conservation Area.

Luther made a motion to issue a Determination of Negligible Impact and allow the proposed Eagle Scout Project at 19R Pheasant Lane as presented to the TCC, and determine that this project has no material impact on the Resource Areas. The motion was seconded by Carroll and passed unanimously.

There was further discussion on how the materials used should not include chemicals hazardous to the environment. Luther amended the motion adding that the project should not include materials/wood processed with CCA (arsenic), and must be compatible with the environment. The amended motion was seconded by MacDougall and passed unanimously.

RDNI: #2013-07, 195 High Street, (Map 58, Lot 001), Topsfield Highway Department & Ipswich River Watershed Assoc., stabilization of Route 97 canoe launch embankment
MacDougall explained the ongoing erosion and situation at the 195 High Street canoe launch embankment, off Route 97 at the Ipswich River. The embankment is located near the Rail Trail Crossing and used frequently for launching canoes. In addition to environmental concerns, this erosion affects the edge of the paved road. The Watershed Association acquired five thousand dollars to restore the area and will hire a private contractor to complete the work. The Topsfield Highway Department will provide materials. MacDougall prepared a plan of the proposed project, including a map of the existing topography, and presented it to the TCC. The 1919 map monuments will be used as a guide for keeping the work within the layout. Larger stones will be installed to help stop siltation into the Ipswich River. The contractor will be hired by the Watershed Association under the supervision of the Town with a TCC permit. There will not be any work in BVW, however there will be work in Floodplain and Buffer Zone/Riverfront area. This is considered a restoration project as it will restore and protect the eroding embankment.

Luther made a motion to issue a Determination of Negative Impact for RDNI #2013-07 and approve the project for the stabilization of the Route 97 canoe launch embankment at 195 High Street, as described in the plan prepared by Jim MacDougall, dated May 22, 2013. The motion was seconded by Jolley and passed unanimously. MacDougall abstained from voting.

OTHER:

120 High Street/Hickory Beach Subdivision, (Maps 42, 49, 50, & 58) – stormwater management and drainage, review of recently submitted revised plans for 3 lots, and updates
Present: Larry Beals, Beals Associates; Greg St. Louis, Beals Associates; Gary Patch, Hickory Lane multiple lot owner/developer; Bill Richards, interested citizen

11 Hickory Lane, Lot 13

A revised plan for 11 Hickory Lane, Lot 13, was received from Beals Associates for the to-be-issued DoA. The TCC vote for issuance of the Negative DoA was contingent on receipt of a revised plan. Beals explained how the revised plan overlaid Luther's plan showing Bylaw Buffer Zone and that the revisions include an additional silt fence and consideration of the discharge from the retention basin. Luther agreed with Beals that the size of the drainage areas explains the frequent flow from the larger outlet pipe and clarified that the real stream path is not the one from the detention pond but the other one (from the larger pipe closer to the development activities); they eventually join at the cart path. The TCC asked that the additional siltation fencing and a pre-

activity meeting be conditions of the DoA and acknowledged the plan submitted at this meeting, with the new revision date of 05-09-13, as the revised plan needed for the DoA issuance.

18 Hickory Lane, Lot 7

An updated erosion/sedimentation control plan was submitted to the TPB and Highway Dept. St. Louis explained details of the revised plan. There has not been a TPB review of stormwater management yet. Luther explained that he has been on the property many times and the lot is a very soggy lot, particularly on the eastern end. He speculates that underneath the vegetation and top layer of soils is a layer of fragipan that holds the water up and lets it sheet flow into the cul de sac. He is worried that if construction starts without consideration of all the water during heavy rain events, there would be problems with water flowing from the lot. Activity under the DoA consisted of construction of a berm and swale in a Buffer Zone Resource Area. There was concern about water runoff flowing onto adjacent lot 8 at 20 Hickory Lane. St. Louis explained that the problem at lot 8 was recently fixed; there is a recently established swale. Gandt explained how some concerns will be covered by TPB stormwater permits. There was discussion on the best way to protect neighboring lots. St. Louis explained that there would be French drains and foundation drains on the lot, with water flowing from there into the existing stormwater swale. Beals stated that you ordinarily don't get peak flows with groundwater due to a storm event. Spillman commented that significant water flows into the swale that starts at the north corner of the subdivision/from offsite and goes through Lots 5, 6, and7, through the constructed swale, into the larger intermittent stream on Lots 7, 8, and 9, and then drains into the Wetlands. She observed that there is significant water seepage and is not convinced that the constructed swale will accommodate all the stormwater from a major precipitation event. St. Louis explained that the raised mounded septic system is set back enough from the constructed swale. Spillman would like a final plan before signing off and would like to schedule a site visit with the TCC. Beals agreed to send two full-size plans to the TCC, in addition to bringing a plan on the site walk.

19 Hickory Lane, Lot 10 and 17 Hickory Lane, Lot 11

Beals explained how the Amended ORAD was finalized in 2012. Additional Wetland and Buffer Zone areas were identified. On the newly revised plan, the footprints of the homes are moved forward to lessen the impact. Additionally, some grading has been pulled back to reduce the size of the septic system. The finished grade will be approximately two to three feet along the rear side of Lot 10. Luther suggested that a wall along the Buffer Zone boundary would deter encroachment. It was discussed that such a wall would demarcate the Buffer Zone boundary. There was discussion about a modest extension of the rear yard area of another lot that has taken place under a NoI. It was noted that a corner of the house on lot 10, extension of the drainage structure, and grading is shown in the Buffer Zone. Construction options were discussed. Spillman explained how a construction option is to keep all activities outside the Buffer Zone Area and any option involving activity in the Buffer Zone would require a waiver and submitted revised plan with a NoI. There were concerns about construction activity migrating into Resource Areas, especially after a large rainstorm. St. Louis explained that some stockpiling, including tree stumps, brush, etc. from previous activities on lot 11 are to be removed prior to any construction on that lot. If a plan is submitted with all activities shown outside of Buffer Zone, then no further TCC review is needed for the individual lots. If activities are proposed in Buffer Zone, then a waiver must be granted and a NoI must be filed. Luther expressed concern that the steep grades, especially on lot 11, would be an invitation for future activities in the Buffer Zone. MacDougall observed that with "red zone" soils such as in this subdivision, prevention of sedimentation with development activities requires great diligence. Luther would like to see cross-sectional topo views of the lots to get an impression of the steepness of the slopes. Spillman commented that a

NoI for two properties at the same time is problematic; two separate NoIs with two lots on the same plan is not. Spillman noted that it is time for the annual stormwater inspection of the subdivision. St. Louis and Beals responded that someone from Beals Associates would make the subdivision inspection the next week. Spillman added that the Homeowners Association is to be formed soon.

OTHER:

OoC 307-0684, IRWS/MA Audubon Sanctuary Management Plan – update by Carol Decker, Sanctuary Director

Present: Carol Decker, Ipswich River Wildlife Sanctuary

Carol Decker presented an update on activities under the OoC for the Ipswich River Wildlife Sanctuary. The canoe work was completed in the summertime. Invasive species were identified and will be treated. The project to repair the eroding path was completed with the installation of cedar steps. The steps are well constructed and allow water to penetrate through the gravel. The boardwalk damaged from flooding in 2006 was repaired. A newer project is reinforcement of the tower overlooking the meadows. A structural engineer will come in and look at the tower. The tower will be closed until the engineer evaluates the situation. Decker asked if it would be acceptable to place another pole next to the existing pole for structural support, depending on the advice of the engineer. The TCC discussed the options and agreed a new pole would be acceptable if needed.

REQUEST:

RDNI: #2013-06, 40 Asbury Street/Bradley Palmer State Park, (Map 21, Lot 040), proposed memorial benches along trails.

Spillman visited the site to view the memorial bench installed in Buffer Zone/Riverfront Area. A request was received for an additional bench in BZ area. She observed an extensive area of clearing of native trees and shrubs by the river alongside the boardwalk known as the handicap trail. There was discussion of sending a letter to the DCR. MacDougall suggested working jointly with the Ipswich Conservation Commission to create an ecological management plan. Spillman will contact the DCR and explain the environmental advantage of a management plan for the property.

Luther made a motion to issue a Negative Determination of Applicability for the placement of the benches as proposed at 40 Asbury Street/Bradley Palmer State Park. The motion was seconded by MacDougall and passed unanimously.

Amended EO, 270 Boston Street, (Map 41, Lot 087) – update

A Masco senior intern is organizing and scanning documents detailing the history of the property for the DEP. Nearly every document from the TCC indicates that mowing must stop to remain in compliance. Continued mowing harms the Resource Areas.

Revisions to Topsfield Wetlands Bylaw Regulations – discussion

Merrill continues to review and revise the Bylaw Regulation and requirement changes as Luther reviews and submits them.

ADMINISTRATOR'S REPORT:

Updates – current projects

OoC 307-0583, Ferncroft Country Club, Off Coppermine Road, pond restoration project.

There was discussion on when a CoC can be issued for OoC 307-0583. The condition is that the plants must be in place and in good condition for a year, which would be in the fall of 2013.

OoC 307-0693, 14 Grove Street, (Map 40, Lot 013)
Spillman approved a restoration planting plan for the property. The Japanese Knotweed will be harvested and brought to the Franklin Park Zoo for the giraffes to enjoy. The remaining invasive plants will be removed from the property.

Summer Internship
Two interviews are scheduled for summer internships, including a recent college environmental studies graduate.

Strawberry Festival
The Strawberry Festival will be the second Saturday in June. The TCC will have an informational table set up.

National Heritage Update
The vernal pool identified between Ridgeview and Perkins Row is now officially certified by National Heritage.

ADJOURNMENT:
A motion was made by Luther at 9:31 PM to adjourn the meeting. The motion was seconded by Jolley and passed unanimously.

Respectfully submitted,

Debbie Rogers

Debbie Rogers
Minutes Secretary

Accepted at the TCC meeting on June 12, 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.