

Topsfield Conservation Commission
Minutes of Wednesday, May 8, 2013
Topsfield Library Meeting Room

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

Absent: Jennie Merrill

The meeting was called to order at 7:07 PM with a quorum present.

HEARINGS:

RDA #2013-05: 59 Willowdale Road, (Map 14, Lot 012), Fine

Present: Ben and Julie Fine

A Public Hearing was held to consider the RDA for the proposed installation of a 12' x 16' shed in Buffer Zone of BVW at 59 Willowdale Road. The shed will be a temporary structure located partly on fill and situated on a base of crushed stone. The lot has a replaced septic system. There has been extensive dumping in wetlands from the previous owners. This includes a television which the TCC requested be removed to help protect the environment. Spillman visited the site and suggested an area to locate the shed. The Fines are willing to clean the area and agreed with the proposed location of the shed.

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

Luther made a motion to issue a DoA for the proposed shed at 59 Willowdale Road as shown on the drawing submitted by the Fines dated April 22, 2013, with the conditions as discussed and applied under the Act and Bylaw. Carroll seconded the motion and it passed unanimously.

NOI #307-0705: 107 Wenham Road, (Map 71, Lot 036), Kollias/The Neve-Morin Group, Inc.

Present: John Morin, Neve-Morin Group; Jay Kollias, Property Owner

A Public Hearing was held to consider the NoI for the addition of fill to a yard in Riverfront Area on property located at 107 Wenham Road. Proof of abutter notification was received. Morin explained that a rain garden was initially proposed for runoff, but the slope is not working as planned. Mr. Kollias would like to eliminate the rain garden and create a more usable backyard for his family. Morin explained how a new underground drainage system would better collect the water. The proposed work will be in the Riverfront Area and will meet the stormwater regulations. Clean fill will be brought in and soil added to create the proposed lawn in the Riverfront Area, which should improve infiltration. The proposed plan included hay bales backed with fabric for erosion control. There was discussion on avoiding the use of hay bales to help prevent the spread of invasive species, and the TCC asked that hay bales not be used. Spillman has visited the site and observed a significant flow coming from a swale on the neighboring property. Mr. Morin determined this would not affect the proposed area as shown on the plan.

Luther made a motion to close the hearing. The motion was seconded by Jolley and passed unanimously.

Luther made a motion to issue an Order of Conditions and allow the work proposed in the plan entitled Site Development Plan, Drawing No. S-3118, designed for Jay Kollias, 107 Wenham Road, dated April 22, 2013, with the usual conditions and the special conditions of erosion controls. This includes using a silt fence or sock rather than hay bales. The plans were modified and signed. The motion was seconded by MacDougall and passed unanimously.

NOI #307-0701: Lot 1, 125 Boston Street, (Map 64, Lot 005), 77 Salem Road, LLC/The Neve-Morin Group, Inc.

Present: John Morin, Neve-Morin Group

Morin submitted a written request for a continuance of the hearing to the next meeting as he in the process of reengineering the site plans.

Luther made a motion to continue the hearing for NOI 307-0701, Lot 1, 125 Boston Street, (Map 64, Lot 005) until May 22, 2013. Carroll seconded and the motion passed unanimously.

REQUEST:

RDNI 2013-05, 103 Wenham Road, (Map 71, Lot 035), Silveri

Spillman explained how the request is to install a metal fence partly in Riverfront Area. She visited the site and has no concerns about the proposed project.

Luther made a motion to issue a DNI with the usual conditions under the Bylaw for 103 Wenham Road. Jolley seconded the motion and it passed unanimously.

MEETING MINUTES:

A motion was made by Luther to accept the minutes from the meeting of **March 27, 2013** as amended, and the meeting of **April 24, 2013** as amended. The motion was seconded by Carroll and passed unanimously.

OTHER:

362 Boston Street, (Map 26, Lot 001) – update and vote concerning acceptance of deed

An additional silt fence was placed near the Intermittent Stream and the site was stabilized with hay mulch. The Town will be responsible for any additional grass seed and other stabilization that may be necessary. MacDougall offered to harvest seed for the site in two or three weeks. The deed transfer is planned for Friday, May 10, 2013.

Luther made a motion to accept the deed from Timothy R. Collins Trust, and accept the deed to the property as Conservation Land. Carroll seconded the motion and it passed unanimously. Commissioners signed the document.

120 High Street/11 Hickory Lane, Lot 13/Hickory Beach Subdivision, (Maps 42, 49, 50, & 58) – stormwater management and drainage, review of recently submitted revised plans, and updates

There was a review of the revised plans, and discussion of important stormwater management and drainage issues. Spillman will send a letter to Beals explaining how the TCC compared maps and has concerns about the outfall, and identification of the Buffer Zone and Intermittent Stream locations. There was discussion on the water source and if it is an intermittent stream. The recently revised plan submitted three days ago cannot be accepted, as an accurate map is needed to identify BZ area. The TCC would like copies of proposed construction plans, including wetlands, delineation, and related conservation issues. The TCC office has received several calls regarding the five lots recently sold. Spillman will send a letter to the purchaser of these lots and request a copy of project plans including septic system, wetlands, setbacks, Buffer Zone, and limits of construction. Each change must be evaluated and approved, and could potentially be very costly. Higher levels of TCC review may be necessary. Stormwater regulations will impact home locations and septic system design. Any construction and proposed changes must be in accordance with the Wetlands Protection Act and the General Wetlands Bylaw.

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

Spillman, Luther, and Mike DeRosa visited the site on April 25th. MacDougall recused himself from the discussion. The environment of the vernal pool has suffered significantly from the impact of extensive mowing, including up to ten feet into the water. TCC asked Spillman to consult with legal counsel and write a letter to the DEP. The TCC will submit current information, in addition to a record of past visits documenting a thriving vernal pool.

ADMINISTRATOR'S REPORT:

Updates – current projects

Perkins Row beaver dam – update

Spillman summarized Greg Krom's explanation of how the Perkins Row beaver dam is still too high. Mass Audubon will be contacted regarding the activity and the proposed installation of an additional pipe. Gandt explained how the objective is to keep the water above the beaver dam not more than 6" higher in elevation. The water flow during rain indicates there are not enough pipes in place and they are not located low enough to work efficiently.

National Grid Substation

They had a pre-activity meeting and anticipate the project activity will increase soon. Geller received approval for the Town to sign an agreement with National Grid, as they accepted the DNI for the proposed work.

Signature Motors

The wood chip pile has been removed from the site.

Eagle Scout project – 19R Pheasant Lane

An Eagle Scout is interested in improving the area at 19R Pheasant Lane Conservation Land. He plans to file a DNI for the proposed project. The project includes creating a path and setting planks over an intermittent stream area to make a crossing that will not disturb the wetlands. A release agreement will need to be signed by the Eagle Scout, his parents if he is a minor, and others who plan to participate in this project.

Summer Intern

There has been interest expressed in potential projects including trail guides, trail signs, maintenance, and boundary marking. The intern would work approximately 10 hours each week.

ADJOURNMENT:

A motion was made by Luther at 8:48 PM to adjourn the meeting. The motion was seconded by Carroll and passed unanimously.

Respectfully submitted,

Debbie Rogers

Debbie Rogers
Minutes Secretary

Accepted at the TCC meeting on June 26, 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.