

Topsfield Conservation Commission

Minutes of Wednesday, June 12, 2013

Topsfield Library Meeting Room

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

Absent: None

Others Present: Martha Morrison, Topsfield Planning Board

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

HEARINGS:

NoI #307-0706: 251 Perkins Row, (Map 35, Lot 005), Coolidge/Engineering Land Services, LLC

Present: Bob Grasso, P.E., Engineering Land Services, and Kenny from Premier Builders
A Public Hearing was held to consider the request to consider NoI 307-0706 to upgrade and renovate the existing building near BZ and BVW located at 251 Perkins Row. Proof of abutter notification was brought to the meeting. The NoI is for an existing seasonal dwelling they would like to replace with a slightly larger footprint. They would raze the 3-season cottage used primarily for cross-country skiing and replace it with a home in Buffer Zone of BVW. Proposed activities would be outside of Riverfront Area as determined at the site. The upgrades include a replacement septic system to meet current Title 5 requirements, including a 1500 gallon holding tank with a stone and pipe leach area approximately 15' x 30'. The property is located on 22 acres. This is part of the Averill Mill site that goes back to the 1690s. The house is serviced by an existing private well located outside the leaching area of the proposed new system. There is a gravel driveway. Approximately four trees will be coming down for the project. Sonotubes and a silt sock will be used. The old building will be removed with small equipment. No endangered species will be affected by the project. Spillman visited the site, reviewed wetland lines, and discussed the Bylaw area. She has no concerns about the project

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

Luther made a motion to issue an Order of Conditions for 251 Perkins Row as shown on the Sanitary Disposal System Upgrade Plan designed by Engineering Land Services LLC, for Lawrence Coolidge, as revised on May 29, 2012, with the usual conditions in accordance with sedimentation control. Merrill seconded the motion and it passed unanimously.

RDA #2013-06: 103 Wenham Road, (Map 71, Lot 035), Silveri

Present: Stephen Silveri, Property Owner 103 Wenham Road

A Public Hearing was scheduled to the RDA for a project to re-grade, add soil, and hydro seed to create and extend the lawn in the Riverfront Area for property located at 103 Wenham Road. The hearing was postponed to the next meeting to allow for proper abutter notification.

RDA #2013-07: 147 Ipswich Road, (Map 26, Lot 031), Ross

Present: Kathleen and Michael Ross, Property Owners, 147 Ipswich Road

A Public Hearing was held to consider RDA 2013-07, after the fact, for a fence, water garden, above ground pool, and tree house in BZ and Riverfront Area at 147 Ipswich Road. Proof of abutter notification was received. Michael Ross brought pictures to the meeting and explained how he moved the fence closer to the house in the yard to replace an old picket fence, the pool is an inflatable above ground pool, the water garden holds 100 gallons, and the tree fort is attached to one tree supported by three posts on cinder blocks. He explained how they did not realize these issues required TCC notification and indicated they are willing to work with the TCC. There was discussion on the environmental benefits of the natural compost the Ross's are creating for their garden and how it is better for use in Wetland areas than commercial fertilizer. The Wetlands on their property contain Mile Brook. The TCC appreciated their sincere efforts to work with the Commission and their willingness to help protect the environment.

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

Luther made a motion to issue a Negative Determination of Applicability for this project as it exists with the usual conditions. The motion was seconded by Merrill and passed unanimously.

RDA #2013-08: 32 Prospect Street, (Map 40, Lot 094), LeClair

The applicant/owner was not present, so TCC delayed the hearing to the next meeting on June 26, 2013.

REQUESTS:

CoC # 307-0691: 14 Honor Place, (Map 12, Lot 034), Doane

Spillman made a site visit and recommended a CoC be issued for the completed work.

Luther made a motion to issue a Certificate of Compliance for the work completed at 14 Honor Place under OoC 307-0691. Merrill seconded the motion and it passed unanimously.

RDNI: 2013-08: 86 Salem Road, (Map 64, Lot 016), Clineff/Hall/Mulholland

Spillman explained how they would like to have goats on the property, which also would help control invasive plants. The proposal is to implement a USDA Farm Plan including fencing and a water pipe up from the well house to create a grazing area for goats. There is a wet area at the bottom of another field that will not be used for goat grazing. Spillman visited the site and does not have any concerns about the proposed project.

Luther made a motion to issue a Determination of Negligible Impact for the proposed project. The motion was seconded by Merrill and passed unanimously.

RDNI: 2013-09: 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, a Wetland Scientist for AECOM, explained how there are four proposed minor adjustments to the original National Grid plan. Instead of using the existing pole and riser, both will be replaced. AT&T and Verizon have been contacted. A subsurface cable will come into

the substation. The new pole will not be any closer to the Rail Trail than the existing pole. A pole-setting machine will install the new pole. The soil already on site will be used as backfill and any extra soil will be removed from the site.

Luther made a motion to issue a Determination of Negligible Impact for the work as described on the plan entitled NoI Topsfield Substation, number 26, Sedimentation and Erosion Control Plan, revision 4. The motion was seconded by Merrill and passed unanimously.

OTHER:

Tree Committee

Present: Reggie Lockwood

Erickson made a motion to reappoint Reggie Lockwood and Paul Harder for a period of one year. The motion was seconded by Luther and passed unanimously.

There was further discussion on potential Tree Committee projects. Lockwood explained how the committee has been considering projects, including a survey of trees. A grant offered to the committee a few years ago is no longer available and the committee would need to reapply for the funds. The downtown area will likely be the first project. The committee is interested in Topsfield becoming a Tree City. Gandt suggested the Tree Committee take a look at the new conservation lot at 362 Boston Street donated to the TCC. Spillman will send a letter to Parks and Cemetery to inquire about maintenance of the site. Lockwood will create a list of priorities to be considered.

11 Hickory Lane, a.k.a. Lot 13, (Map 13, Lot 056), Enforcement Order 06/07/13– ratification & discussion

Present: Dan Symes, Symes Associates, Site Manager; Jeff Rhuda, Symes Associates

Luther made a motion to ratify the EO. The motion was seconded by Carroll and it passed unanimously.

Spillman explained how she was on a site visit and noticed a number of violations that needed to be addressed. There was an excavator onsite and it appeared work was in progress by the excavator operator (alone) without the required pre-activity meeting. She inspected the area of the stream and requested stabilization measures be installed on the bare soil slopes. A Conservation Post is in disrepair. The onsite plans were from 2007 and had not been stamped by the BoH and there were questions about working without an approved plan. A written construction schedule and contact information had not been submitted. The Determination of Applicability was not onsite and conditions were not being followed. The silt fence was not installed properly. There was some sediment in the BZ and in the Intermittent Stream, although the latter silt deposits did not appear to be originating from this lot.

The silt fence was repaired and hay and mats are now in place. A site visit was scheduled for June 13, 2013 at 1:00 PM with Spillman, Luther, and other Commission members to observe current conditions since measures have been taken.

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

Present: Mike Walsh, 10 Hickory Lane, President, Homeowner Association; Lu and George Annis, Homeowners, 20 Hickory Lane (Lot 8); Bill Richard, interested citizen (Lot 10).

Luther made a site visit and observed sedimentation and catch basins are full of sand. There is a section on Lot 5 with water going over the sidewalk and into the street. Luther recommends a swale be added to the area to prevent the water from flowing into the street. On Evergreen Lane, water from an unknown source has washed away the mulch. Spillman explained how the homeowners association formed on June 1st. Mike Walsh, president of the homeowners association, explained how they are concerned about these issues and would like the problems resolved. The road is currently a private road and they would like to move forward for it to become a public road. George Annis explained how he has invested in repairs on the adjacent property to avoid icing on his driveway. Water runs from lots 5 and 6 through 7 onto 8. Sediment is coming through and stormwater control is an important issue. The TPB is asking for a review on all the remaining lots to take into consideration the soils and ongoing issues. The water on lot 7 is a concern as the water will shed more quickly unless it is fixed in a proper manner. The drains in the underground system need to be cleaned and heavy rain needs to be taken into consideration. TCC briefly reviewed the most recently submitted plan for 19 Hickory Lane (Lot 10) and 17 Hickory Lane (Lot 11) dated June 1, 2013, commenting that the bold lines shown on the plan need to be explained, that hay bales should not be used, and that at Conservation post should be required on the BZ boundary of 19 Hickory Lane, where the house corner is shown 1.43 feet from the BZ. As a general comment, applicants need to make certain that all boards and the TCC have and are reviewing the same (revision date) plans. The TCC is willing to help the homeowners association meet the requirements needed to issue a CoC. Martha Morrison explained how the TPB would like to work with the TCC to share information and pool knowledge. The homeowners association will contact the TCC, BoH, and the TPB and request copies of any plans submitted for review, for the association's separate review. Spillman will work with the homeowners association, offering suggestions on how to address current issues and prevent future problems.

Merrill to be Reappointed

Jennie Merrill is up for reappointment to the TCC as her term expires at the end of June 2013.

The TCC is grateful for her willingness to serve on the Conservation Commission and requests her reappointment.

Revisions to Topsfield Wetlands Bylaw Regulations

Merrill and Luther continue to work on revisions to the Regulations. Merrill is reviewing a current revision submitted by Luther.

Authorization of TCC signatures for Accounting Office

The TCC voted to authorize signatures of the Commissioners and signed the document.

MEETING MINUTES:

A motion was made by Luther to accept the meeting minutes from **May 22, 2013** as amended. The motion was seconded by Merrill and passed unanimously.

ADJOURNMENT:

A motion was made by Luther at 9:34 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.