

***Topsfield Conservation Commission***  
***Minutes of Wednesday, October 8, 2014***  
Topsfield Library Meeting Room

**Present:** Jennie Merrill, Chair; Cheryl Jolley, Vice Chair; Holger Luther; Jim Carroll; Lana Spillman, Conservation Administrator; and MaryAnn Tuxbury, Minutes Secretary.

**Other Present:** Chuck Johnson, John Duffy, and Selectman Dick Gandt.

*NOTE: These minutes were transcribed from the audio recording and/or the Minutes Secretary's and Administrator's notes.*

**HEARINGS:**

**NoI 307-0719: 13 Pond Street**, (Map 02, Lot 004), Duffy/C. G. Johnson Engineering, Inc. Johnson and Duffy were present. Proof of abutter notification was collected. This is a follow-up application to address unauthorized and proposed activities in the Buffer Zone of BVW and Hoods Pond. Johnson explained the site plan and discussed proposed mitigation and tree plantings with a mix of evergreens. The location of the trees will be discussed with Dave Bond. The old driveway is to be taken out and replaced with brick pavers and also to install a semi-circle drive with brick pavers. Spillman suggested a motion to close the hearing and a motion to issue an Order of Conditions with special conditions as discussed. Luther moved, with a second by Jolley, to close the hearing and issue an Order of Conditions with work as shown on the plan, with a mitigation plan as submitted by Bill Manuell in the NoI, with usual conditions. So Voted Unanimously.

**REQUESTS:**

**CoC 307-0133: Dover Hill Road Subdivision Infrastructure**, (Maps 41 & 42; Lots 93, 94, 95 & 96; 1 & 2, respectively), Surette/The Morin-Cameron Group, Inc. Spillman gave a history of the subdivision. There are two wetlands involved. In association with the sale of this home, Mr. Surette has taken on the responsibility of seeking the CoC, which will close out the file and enable all properties in the subdivision to go through changes in ownership more smoothly. The hold up on the CoC issuance when it was requested was an overgrowth of invasive plants in the primary detention area. Spillman made a site visit and found phragmites present, but in what looks like decreasing abundance. The two adjacent detention areas were found to be functioning as healthy wetlands. Spillman suggested a motion to issue the CoC with the usual continuing conditions. Luther moved, with a second by Carroll to issue a Certificate of Compliance. So Voted Unanimously.

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

This is a renovated cottage next to Mile Brook/ the Audubon Sanctuary. Spillman made a site visit on Tuesday, October 7<sup>th</sup>, and found the property in compliance. Luther moved/second by Carroll to issue a CoC. So Voted Unanimously.

**CoC 307-0452: 14 Arrowhead Road**, (Map 32, Lot 031), Mendonca/The Morin-Cameron Group, Inc.

Scott Cameron and owner David Mendonca were present. Spillman gave a history. This is a new SFH replacing a cottage outside of Buffer Zone, with the entire septic system in Buffer Zone, with some deviations, but substantially in compliance. The Plan does not show the front portion of the lot. Cameron explained the plan and stated that a survey was not taken of the front because it is outside the Buffer Zone. Spillman made a site visit on October 7<sup>th</sup>, and found the area of the septic system with some deviations, but substantially in compliance. The TCC approved plans included, at the request of the TCC (the Stormwater Authority under the WPA Regulations, and, at that time, also the Topsfield Stormwater Authority) two things: Roof runoff is to be directed to a structure to promote groundwater recharge, and there is to be no increase in flow of stormwater (post vs. pre-development) onto Arrowhead Road. From Spillman's site visit she concluded that this last requirement has not been met since there is evidence of increased stormwater flow from the site onto Arrowhead Road. The current homeowner, David Mendonca, added the section of pavement that is most concerning after he purchased the property; he stated that the finish pavement would be added next spring. Luther pointed out that the conditions of the Order had not been contested. Spillman suggested denying the CoC at this time, with consideration within nine months with no additional Bylaw Fee, contingent on the P.E.'s written statement that post-development flow of stormwater onto Arrowhead Road does not exceed pre-development flow. Cameron requested that the TCC extend consideration to the November 19 meeting. Luther moved to grant an extension of consideration to November 19. The motion was seconded and passed unanimously. The item will be on the November 19 agenda.

**RDNI 2014-21: 4 Coppermine Road, (Map 79, Lot 001), Helsel**

The proposal is to install a dog fence in Riverfront Area of Nichols Brook, in association with sale of the property. Luther moved and Carroll seconded to issue a Determination of Negligible Impact with conditions. So Voted Unanimously.

**OTHER:**

**CoC 307-0699: 362 Boston Street, (Map 26, Lot 001), Conservation Land – discussion**

This is the Buttercup Cottage property, now under the management of TCC. Spillman suggested an application for CoC for the October 22, 2014 agenda, to close out the file. TCC will record the CoC, (\$75 fee). Luther moved and Carroll seconded to grant the CoC. So Voted Unanimously.

**Enforcement Order 2014-01: 34 Gail Street, (Map 40, Lot 028), Cook – update**

Spillman is seeking an update.

**Enforcement Order 2014-02: 239 Boston Street, (Map 49, Lot 068), Yiakas c/o 239**

Turnpike LLC/Meridian Associates – update

Spillman made a site visit and observed that restoration activities have taken place and the grass is coming up. She suggested a re-addressing in the spring.

**Violation Notice 2014-04: RoW between Washington Street and Oak Road, (Map 17, Lot 017) National Grid – update**

No Updates were given.

**57 Perkins Row, (Map 58, Lot 025)** – proposed subdivision, the Morin-Cameron Group, Inc. Scott Cameron, P.E., from the Morin-Cameron group discussed a 5-6 lot subdivision for this site. Laura Krause, DeRosa Environmental, reviewed the proposed mitigation near the culvert crossing, which would involve removal of invasives and planting with native species. Spillman discussed some potential challenges related to TCC jurisdiction (not considering zoning concerns) of the proposal with Scott Cameron.

Luther questioned the issue of the 100-ft circles for house lots. Cameron stated that they did them but did not put them on the plan because it cluttered it. Luther stated that they would need an ANRAD so that TCC can see what Resource Areas are out there. He also thinks that there should be a site visit. The Bylaw Regulations state that there is a no disturb Buffer Zone for any lots created since May, 2000.

**Prospective Commissioner, Dodds Shamroth.**

Shamroth was present; she has been a resident of the town for 43 years. She volunteered with the Council on Aging for a while. Luther mentioned that, if appointed, Shamroth would receive training through MACC.

**Fairgrounds:**

Luther talked about a site visit he did today. He went to field 1. Jolley also did a site visit today and saw planking on wet areas. Field 4 was all school buses.

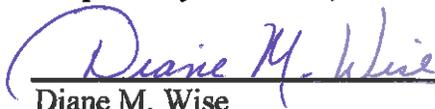
**Monitoring of Conservation Properties, (senior tax work off program)** – Walter Harmer has been submitting summary reports of his walks on Conservation Properties under TCC management.

**ADJOURNMENT:**

There being no further business to come before the Commission, a motion was made and seconded (Luther/Carroll) that the meeting be adjourned. So Voted Unanimously.

The meeting was adjourned at 8:35 PM.

Respectfully submitted,

  
Diane M. Wise

*Minutes approved at the TCC meeting on January 14, 2015*

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.