

***Topsfield Conservation Commission***  
**Meeting of Wednesday, February 22, 2012**  
**Topsfield Library Meeting Room**

**Present:** Commissioners George Hall (Chair), Holger Luther (Vice-Chair), Jim Carroll, Jim MacDougall, Cheryl Jolley, Jennie Merrill; Administrator Lana Spillman; Minutes Secretary Debbie Rogers.

**Absent:** Commissioner Mark Erickson.

**Also in attendance:** Greg Hochmuth, Hancock Associates; Jim O'Brien, Topsfield Fairgrounds; Kate Connolly, Bruce Potter; Selectman Dick Gandt.

The meeting was called to order at 7:05 PM with a quorum present.

**HEARINGS:**

**Continuation NoI 307-0678: 207 & 233 Boston Street (Topsfield Fairgrounds) and 37 River Road (South Main Street frontage)**, (Map 57, Lots 4-1,4-2, & 7; Map 48, Lot 13; & Map 49, Lot 82), Essex Agricultural Society and Aftandilian/The Neve-Morin Group  
There was discussion about a review of the Resource Areas and their boundaries, and the environmental impact of parking in these areas. Hochmuth explained how concerns were addressed in the revised narrative and new items were incorporated into the plan to better identify problem areas and simplify procedure. The protocol is similar with revisions based on the history of the Fairgrounds and how it affects the five fields. Revisions include accessing the parking areas at least a week prior to the Fair and cording off unsuitable areas; and the addition of soil tests for each field to estimate where ground water is located and identify saturated areas that would be unsuitable for parking. The narrative proposed a new position of Environmental Parking Monitor be created to observe and report situations that may need attention. A phone tree would be set up so the TCC can be contacted in emergencies. Clean washed gravel would be stockpiled and ready to use. Other items discussed were campground relocation plans; the restoration and maintenance of disturbed soil; how to address rapid fluctuations in groundwater areas that fill quickly; and how to minimize disturbance as much as possible to protect wetlands and wildlife. Luther pointed out that quantitative criteria are needed and suggested that monitoring wells be dug at several location to determine groundwater elevations that could eventually be correlated to suitability for parking at those locations. TCC discussed that starting criteria (e.g. depth to groundwater) could be adopted. The Parking Monitor should keep a log of water levels and submit those logs to TCC; over time a correlation between water elevations and suitability for parking could be established. Volumes of materials used for restoration must be limited to what is necessary and must not change grades of the fields; no manure or animal beddings are to be used. It was determined that enough information had been presented to make

findings, and it was agreed more time would be allowed for the TCC to deliberate. At 7:28 PM a motion was made to close the hearing by Luther, seconded by Jolley, and passed unanimously. Spillman will prepare a draft for the TCC. Since the next TCC meeting day would be 21 days from the close of the hearing, the Fairgrounds agreed to extend the time for issuance of the Order (written consent to be obtained). At 8:05 PM a motion was made by Luther to delay the vote to issue until March 14, seconded by Merrill, and passed unanimously.

**RDA 2012-01: 30 Wildes Road – New Meadows Golf Course, (Map 8, Lot 5), Iovanella/Eastern Land Survey**

Abutters had not been notified. At the request of the applicant, Luther moved to continue the hearing opening until March 14<sup>th</sup>. The motion was seconded and passed unanimously.

**REQUESTS:**

**CoC 307-0660: 17 North Street, (Map18, Lot 61), Radochia /The Neve-Moring Group**  
The project was a house addition and related activities in Buffer Zone and Riverfront Area. Spillman recommend a motion to issue of a Certificate of Compliance. Luther moved to issue a CoC for 17 North Street, MacDougall seconded the motion. The motion passed unanimously.

**CoC 307-0655: 171 Haverhill Road, (Map 2, Lot 8), Williamson**

The project was a house addition and related activities in Buffer Zone of BVW and Hoods Pond. Spillman made a site visit and recommend a motion to issue of a Certificate of Compliance. A motion was made to issue a CoC for 171 Haverhill Road, seconded, and passed unanimously.

**OTHER:**

**EPA AO and TCC Amended Enforcement Order, Cross Street-Meredith Farm, (Map 62, Lot2), Nash**

There is a request for signoff on completion of the restoration construction phase and an as-built plan was brought to the TCC office. A letter from the EPA is expected soon, and action on a motion will be taken upon receipt of the EPA letter. Luther made a motion that the TCC is cognizant of the fact that the construction has been completed significantly in accordance with the plan; it is the owner's obligation to make sure that the site is stable until it is completely re-vegetated, and if erosion occurs, the owner will need to take action to restore the affected areas. The motion was seconded, and passed unanimously,

**Mullin Rule**

There was discussion about the Mullin Rule, accepted at the Topsfield Town Meeting in 2007, and to certify to the Town Clerk the TCC has reviewed the materials.

**ADMINISTRATOR'S REPORT:**

**TCC FY2013 Budget Update**

Luther will contact the Finance Committee liaison, Paul Dierze, for an update as the Finance Committee Budget and Warrant Review is March 5.

**OoC 307-0583 Ferncroft Country Club Pond Dredging Project**

Spillman presented an update with pictures of the golf course and provided information on how the project is affecting the area. There was an effort to save and document the fish and some were rescued. Species of fish and shellfish were identified, photographed, and counted. A soil driveway was created, numerous pipes placed for dewatering, water-laden sediments went directly into trucks, and at least 3 to 5 feet of accumulated sediment was removed from the large pond bottom. A report was received late this afternoon stating the dredging of the largest pond was completed.

**43 Washington Street/6 Arrowhead Road**

There were concerns about water in the wetland and a created pond. Trees are falling. The owners of the pond at 43 Washington Street have been contacted but have not responded yet. Spillman visited the site from Arrowhead Road in January and saw surface water in most of the wetland, and did not find evidence of an obstruction at the created pond outlet.

**FEMA Maps**

The latest FEMA FIRM maps have arrived at Town Hall. Some flood zones are inaccurate causing homeowners to unnecessarily pay for flood insurance. The burden of proof is on homeowners and changes are not approved by FEMA until one day after the town accepts the latest version with a vote by the Selectman.

**Soil Map Revisions**

MacDougall finished soil maps today and will correlate with Luther's tables to improve the referencing of information.

**ADJOURNMENT:**

At 8:54 p.m. a motion by Luther to adjourn the meeting was seconded, and passed with a unanimous vote.

Respectfully submitted,

*Debbie Rogers*

Debbie Rogers

Minutes Secretary

*Accepted at the TCC meeting on March 14, 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.