

Topsfield Planning Board
September 23, 2014

Chairman Morrison called the meeting to order at 7:22 PM at the Town Library. Board members present were Martha Morrison, Jeanine Cunniff, Joseph Geller, Ian De Buy Wenniger and Steven Hall. Roberta Knight, Community Development Coordinator was also present.

Visitors: Richard Kosian, Frank Iovanella, Peter Ogren

124 Hill Street: At 7:30PM, Chairman Morrison opened the discussion to review the engineering peer review recommendations of Beals & Thomas Inc. as well as the revised Stormwater Plan developed by Hayes Engineering that addressed the engineering stormwater recommendations for the lot.

Richard Kosian of Beals & Thomas reviewed the revisions made by Hayes Engineering, Inc. and referred to the revised plan titled "Topographic Plan in Topsfield, MA" dated August 29, 2014 and revised September 18, 2014 which illustrates three (3) trench drains which had been previously discussed with the project engineer. It is the opinion of Beals and Thomas, Inc. that the construction of these drains and detention basin grading modifications would reasonably mitigate the possibility of upstream runoff from 124 Hill Street from by-passing the Hill Street culvert in a manner that is superior to the approved design. Refer to Peer Review Letters dated September 12, 2014 and September 19, 2014 for specific details.

Chairman Morrison noted that the Board was impressed with the resulting plan and implementation; that the Applicant has done what the Board had requested and has also done a very good job.

Member Ian De Buy Wenniger noted he had concerns about the original basin calculations. Project Engineer Peter Ogren responded that there were no flaws in the original calculations.

Member Ian De Buy Wenniger made the motion to grant the modifications as discussed and shown on the revised plan titled "Topographic Plan in Topsfield, MA," dated August 29, 2014 and revised September 18, 2014, as prepared by Hayes Engineering, Inc.; subject to the following conditions:

1. The approved trenches shall be inspected once per year, and cleaned if sediment and debris are present.
2. Operations and Maintenance Plan procedures submitted as part of the original application must be followed.

3. Present and future owners of property are subject to the requirements of the Stormwater and Erosion Control Rules and Regulations of the Town of Topsfield and specifically must recognize their responsibilities pursuant to Section 7.0 Post-Development Stormwater Management Criteria, 10.0 Inspection And Maintenance; 11.0 Enforcement (including without limitation under subsection (B) 1. (b) thereof).

Seconded by Clerk Steven Hall; so voted 5-0.

The meeting was adjourned at 7:56 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator