

## **Topsfield Planning Board**

November 5, 2013

Chairman Morrison called the meeting to order at 8:00 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:** Selectman Dick Gandt; John Morin, Larry Beals, Gregory St. Louis, Gary Patch, Sean Randall, George Annis, Lucille Annis, Richard Kosian, Mark Harrington, Andrew De Bernardo.

**50 North Street:** At 8:00PM, Chairman Morrison opened the public hearing to consider the application of Steffany and Brian Williams by the Neve-Morin Group, Inc. for 50 North Street pursuant to the Topsfield General By-laws, Chapter 51, Storm Water Management And Erosion Control for a stormwater management permit for the redevelopment of the property with the demolition of the existing structure and the construction of a new single family dwelling, septic system and driveway.

Project Engineer John Morin, the applicant's representative, appeared before the Board to discuss the proposed site re-development plan for 50 North Street. Mr. Morin noted that the site has well drained soil with a water table 8 feet below the surface. This project would reduce the impervious area for the site by approximately 2,400 square feet.

Upon review of the documentation and plans, Clerk Steven Hall made the motion to endorse a Storm Water Management And Erosion Control Plan entitled "Sanitary Disposal System Design for 50 North Street, Topsfield, MA"; Dated: October 4, 2013; Prepared by: The Neve-Morin Group Inc.; Prepared for: Steffany and Brian Williams; Owned by: Steffany and Brian Williams; showing the stormwater and erosion control engineering design for managing the stormwater run-off and subject to the following conditions:

1. The approval of the septic system by the Topsfield Board of Health as shown on said plan "Sanitary Disposal System Design 50 North Street, Topsfield, Massachusetts", dated October 4, 2013.
2. Inspection of any proposed interceptor drains, trenches or devices during construction by Highway Superintendent/Stormwater Coordinator David Bond.
3. Confirmation from the Building Inspector that the proposed house location (including overhangs) complies with zoning setback requirements.
4. The Applicant is required to follow the requirements of the Operation and Maintenance Plan.

Seconded by Ian De Buy Wenniger; so voted 5-0.

**18 Hickory Lane (Lot 7):** At 8:15PM, Chairman Morrison opened the public hearing to consider the application of Patch Development LLC for 18 Hickory Lane (Lot 7) pursuant to the Topsfield General By-laws, Chapter 51, Storm Water Management And Erosion Control for a stormwater management permit for the construction of a single family dwelling, septic system and driveway for each lot.

Project Engineer Gregory St. Louis reviewed the project plan with the Board addressing the issues raised in the Beals and Thomas Peer Review Report for Lot 7 Hickory Beech Subdivision, Topsfield Massachusetts dated October 31, 2013. The Board was concerned that the constructed berms and swales as well as the proposed swales would work as designed to capture and channel the stormwater on the site. Specifically, the Board addressed the northerly swale at the back / top of the property which channels water from Lot 6 through Lots 7 and 8 to empty into a wetland resource area; the berm around the septic system and the two proposed swales along the side lot lines of Lots 6 and 8. Chairman Morrison noted that the lot would require stabilization for winter construction.

Peer Review Engineer Richard Kosian then addressed the Board regarding the peer review report and the various items listed. He also noted that a plan should be developed to address winter construction at the site.

After an extensive discussion with both engineers, it was the consensus of the Board that additional information was required in order to determine whether the proposed swales could handle the water flow for the site. The Board requested the following information: (1) verify existing calculations for the lot to confirm that the existing top swale and the two proposed swales are adequate to handle the water flow; (2) check grading from Lot 6 (including rear swale) onto Lot 7 such that the water flow can be captured in Lot 7; (3) no "optional" notations relative to construction specification for proposed swales and /or devices (4); plan to handle the maintenance of swale and check dams in the resource areas (buffer zones); (5) the RDA for existing swale at rear of Lot 7 that empties into a resource area be reviewed by Beals and Thomas for possible amendment to include Planning Board for notification of change in ownership.

At this time, Mr. Andrew De Bernardo, the owner of Lot 6 aired his concerns that the stormwater flow from Lot 7 in the area of the septic system would back flow into his lot. He also informed the Board that there exists a very high water table on his lot along the side property line with Lot 7 in the area near the proposed septic system. He further noted that there is a tremendous amount of water flowing during storms in the swale behind his lot and that the stone wall is crumbling. Larry Beals stated that he would walk that area to make a determination as to what may be causing this problem.

Member Jeanine Cunniff made the motion to continue the public hearing on Lot 7 to the December 3, 2013 meeting; seconded by Member Joseph Geller; so voted 5-0.

**206 Perkins Row:** At 9:32PM, Chairman Morrison opened the public hearing to consider in accordance with M.G.L.c.40, § 15C the Special Permit application of Mark Harrington to extend a stonewall opening from 4 feet to 10 feet and repair the remainder of the stone wall with the removed stone at 206 Perkins Row, a designated scenic road.

Mr. Mark Harrington reviewed the plan with the Board to widen the opening in order to back his boat trailer onto the property without going over the leach field. He plans to grass the area, no trees involved, and use the remaining stone for repairs to the existing stone wall.

Upon review of the application and documentation, the board made the appropriate finding to grant a special permit. Clerk Steven Hall made the motion to approve the application to widen the opening from 4 feet to 10 feet, seed lawn and repair the stone wall; seconded by Member Jeanine Cunniff; so voted 5-0.

**Hickory Beech Pavement Update:** At this time, Larry Beals updated the Board concerning the status of the final paving project at Hickory Beech. The grass strip has been done correctly and is in place. The Lot 4 swale within the grading easement has been installed and the plunge pool at the entrance is scheduled to be cleaned. The structures in the roadways have been dug-out and raised and some have been patched. The two (2) cul-de-sacs have been milled and paved. However, some structures were again paved over. This situation will be rectified. The assumption is that the roadway infrastructure system will be ready for street acceptance for the May annual town meeting. He and the developer are aware that a sub-division “AS-BUILT” plan is required and needs to be submitted to the Board for final approval.

**15 Evergreen Re: Manhole:** Mr. Sean Randall expressed his concerns to the Board that a manhole cover that had been paved over when the base coat was installed is in the middle of his driveway although within the right-of-way. This was not known to him when he purchased the home from the builder and was only discovered when contacted by Meeting Way Corporation that it would be raised for the final coat.

Chairman Morrison informed Mr. Randall that the roadway infrastructure is private property owned by Meeting Way Corporation and that he would need to contact Meeting Way who would then make a presentation to the Board for the infrastructure change.

Mr. Beals noted that the manhole is in the right-of-way and that three (3) drain lines and an out-take pipe intersects at that location and it would be very costly to move the structures and that moving the driveway is also not a viable option.

**Meeting Schedule:** The Board reviewed the proposed meeting schedule for January thru June of 2014.

The meeting was adjourned at 10:46 PM.

Respectfully submitted,

Roberta M. Knight  
Community Development Coordinator