

Topsfield Conservation Commission

Minutes of Wednesday, March 8, 2017

Topsfield Library Meeting Room

Present: Chery Jolley, Chair; Dodds Shamroth, Vice Chair; Jim Carroll; Holger Luther; Heidi Gaffney, Administrator and Theresa Coffey, Recording Secretary

Absent: Jennifer DiCarlo

Other Attendees:

Name	Project
Nicolette Larson	470 Boston Street
David Larson	470 Boston Street
J. T. Sarkis	470 Boston Street
Ryan Bianchetto	470 Boston Street
Melissa McSweeney	Shed at Klock Park
Matt McGaunn	Shed at Klock Park
Scott McGaunn	Shed at Klock Park
Lee Stone	23 Mansion Drive
Jenni Lewis	23 Mansion Drive

OPEN MEETING:

The meeting was called to order with a quorum present at 7:07 p.m. Cheryl Jolley, Chair, announced that the meeting was being audio recorded.

Jolley welcomed Ms. Heidi Gaffney, the new Topsfield Conservation Administrator, replacing Lana Spillman.

HEARINGS:

Continuation NOI 307-0745: 470 Boston Street (Map 03, Lot 003), Sarkis Development Co./Allen & Major Associates, Inc.

Ryan Bianchetto, Allen & Major Associates, Inc. addressed the TCC on behalf of the applicant. Luther outlined items due for follow up from the last meeting including direction of water flow from the outlet of the stormwater detention basin, possible paving of the emergency access road, and the de-icing / road salt issue. Jolley added the issue of culling dead trees and shrubs in the Wetlands Resource Area and a site visit administrator Gaffney attended with Patrick Seekamp.

Bianchetto reviewed the documents submitted in advance of the meeting including a full plan set, response letter to the Beals and Thomas Peer Review, response letter to Horsley Witten Group and an updated drainage report.

- Clearing of Shrubs and Trees - Bianchetto discussed the clearing of shrubs and trees at the entrance of the main road and Patrick Seekamp's visit to the site on March 2, 2017. He referred to Seekamp's letter of guidance dated March 6, 2017. Sarkis stated the letter was written with specific language that could be used in the Order of Conditions.

Widening the Existing Main Road – Bianchetto discussed the Planning Board's request to widen a portion of the road, beginning at the entrance, for better emergency vehicle access. Bianchetto stated that the applicant is requesting a waiver for the emergency access road and working on possible options, i.e., sprinklers in all buildings. Luther stated that he does not have any issue with the existing proposal of a gravel road, understanding that as the road approaches Boston Street, pavement would be needed. Bianchetto replied that they will propose this road as gravel and proceed with the waiver request.

Lights and Signage: Information in the plan set included the type of lights and where they will be placed. Sarkis described the two fixtures proposed at the entrance as stone pillars. Both will have lights but only one will have a sign. He pointed out that the pillars will be in the bank and not in the wetlands area.

Drainage: Bianchetto described on the plan the original direction of the drainage outlet pipe and stated that they did acknowledge some flow could make it to the neighbor's property. They have agreed that the pipe should be moved and directed toward the wetlands. He stated that this new configuration was possibly controversial for the TCC because the pipe is within 100 feet of the wetlands resource area. Luther stated that he has reviewed the plans and is convinced that the neighbors could see some water in some storm events. He acknowledged that the Buffer Zone would have to be disturbed with the installation of the drainage outlet pipe, but felt it would be only a temporary disturbance. If no trees are cut down, it would be considered a temporary disturbance and a waiver would not be needed. He stated that if trees must be cut, a condition would be added to the Order of Condition that any tree cut will have to have a new planting so there is no net loss of trees. Luther expressed his concern about the size of the pipe being large enough for wildlife to enter and possibly be trapped in the pipe. Bianchetto assured the TCC that some sort of screen would be fashioned for the pipe.

De-icing – Discussion was held on different products that could be used for de-icing, what is safe for the environment and the cost. Bianchetto stated they will minimize de-icing and Jolley added that since the HOA would be responsible for snow and ice removal, there will need to be very clear rules for the use of salt. Jolley asked about snow storage plans and Sarkis replied that there are several storage spots shown on the plan.

Nicolette Larson stated her concern about the snow melt and sodium chloride. The storm management plan shows snow piles between the driveways and snow storage areas. She asked if there was concern for water flowing through the pipe into the wetlands as the snow melted and the pit filled up with water. Bianchetto stated that this was not a concern because from a law perspective, snow from the roadways melts into the wetlands, there are no regulations against that. Luther added that with the new drainage outlet solution, the melting will go into the ground water and not flow over land.

Shamroth asked for confirmation that the dog waste signs are still in the plan, Bianchetto confirmed that they are.

David Larson thanked everyone for their efforts to bring this to a good resolution.

Sarkis stated he would like to keep the hearing open until the Planning Board review is complete. They are waiting for comments from Beals and Thomas and if received in time for March 22, 2017, will request to be on that agenda.

Luther moved to continue the hearing for NOI 307-0745: 470 Boston Street to March 22, 2017 or another date thereafter. Carroll seconded. The vote was unanimous in favor.

RDA 2017-01: 42 Washington Street (Map 32, Lot 133), Maloney – Gaffney explained that the abutters were not properly notified so the Hearing cannot be opened.

REQUESTS:

CoC 307-0732: 19 Brook Road (Map 39, Lot 012), Miller

Gaffney confirmed that she conducted a site visit and found the site stabilized, the conservation posts in place, and no violations evident. She confirmed also that the as-built plan was submitted.

Luther moved to issue a Certificate of Compliance for 307-0732. Carroll seconded. The vote was unanimous in favor.

RDNI 2017-01: Klock Park South (Map 18, Lot 060), Eagle Scout Project (McGaunn) / McSweeney

Matt McGaunn presented his proposal for his Eagle Scout project, to build a shed at Klock Park which would be used to store sports equipment. TCC approval is needed as the location is in the Riverfront Area. McGaunn showed two possible locations for the shed, and described the structure, stating that it will sit on pressure treated wood, no sonotubes or footers will be used. Luther stated that there should be a pre-activity meeting on site so everyone is agreeable with the location. He added that it is customary for Eagle Scout projects to be presented to the Board of Selectmen.

Luther moved to issue a Determination of Negligible Impact for the project at Klock Park South provided that communication with the Conservation Administrator is maintained on the whereabouts and conditions of the project. Carroll seconded. The vote was unanimous in favor.

RDNI 2017-02: 23 Mansion Drive (Map 18, Lot 031), Lewis and Stone

Lee Stone and Jenni Lewis discussed their proposal to erect a fence in their backyard which is outside the Buffer Zone but in the Riverfront Area. The proposed fence is a 4 foot high black chain link fence, with the posts into the ground approximately 3 feet. They will not remove any trees.

Luther moved to issue a Determination of Negligible Impact for the project at 23 Mansion Drive. Carroll seconded. The vote was unanimous in favor.

RDNI 2017-03 141 Washington Street (Map 39, Lot 034), Moriarty

The TCC discussed the history of this filing beginning with Mr. DiChiara's (15 Lockwood Lane) appearance at the October 26, 2016 TCC meeting. Gaffney provided a copy of the Assessors map and pictures of the tree in question. The TCC agreed that it is not the responsibility of the TCC to make a decision on whether or not to remove the tree and how the removal should be done. Luther stated that he will contact Moriarty to let him know he needs to provide more information with the filing if he wants to pursue the issue.

Ch. 44 §53G Account, 307-0726: 9 and 21 Towne Lane

Luther moved to release the amount that is held in the LeClair peer review account of \$651.97 which includes principal and any accrued interest to date. Carroll seconded. The vote was 3 in favor and 1 abstain (Shamroth).

OTHER:

Warrant Article for the Hickory Beech Subdivision – The TCC discussed the issue of the warrant article for the Hickory Beech subdivision considering there are still outstanding Certificates of Compliance. Gaffney stated that Lana Spillman has a list of items to be completed to close out the remaining CoCs. Luther agreed to review the list with Spillman for follow up with the Hickory Beech HOA.

Grow Spring! Expo March 18 2017 – Jolley stated that the TCC is signed up for a table and the focus will be "Greenscapes". The group discussed coverage for the day.

Miscellaneous Items:

- Luther has a draft of the tree cutting policy and ice rink policy and questioned if discussion on the policy needed to be posted or put on the website, as it is not a regulation, only a policy.
- Shamroth discussed her recent visit to Hoods Pond and described the work that has been done.
- Luther pointed out an incorrect filing deadline date for the November 2017 meeting.
- Luther requested an agenda item be added to March 22, 2017 regarding TCC endorsement of the Donibristle Farm acquisition at the ATM.

MEETING MINUTES:

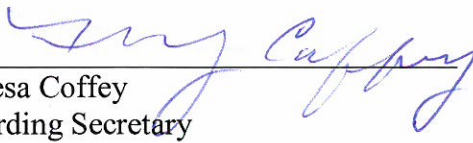
The TCC agreed to delay the review of minutes of the meeting held February 8, 2017 until March 22, 2017.

ADJOURNMENT:

Shamroth moved to adjourn. Luther seconded. The vote was unanimous in favor.

The meeting was adjourned at 8:52 p.m.

Respectfully submitted,


Theresa Coffey
Recording Secretary

Minutes approved at the TCC meeting on 4/26/17 (insert date).

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.

Documents used at or for the meeting:

NOI 307-0745: 470 Boston Street

Seekamp Environmental Consulting, Inc. letter to TCC dated March 6, 2017

Full Site Plans 470 Boston Street revised through February 27, 2017

Drainage Report for 470 Boston Street, revised through February 27, 2017

Allen & Major Associate's Response Letter to Beals and Thomas Peer Review dated
February 27, 2017

Allen & Major's Response to Horsley Witten Group Review Letter dated February 27,
2017

CoC 307-0732: 19 Brook Road (Map 39, Lot 012), Miller
As-built Plan

RDNI 2017-01: Klock Park South (Map 18, Lot 060), Eagle Scout Project (McGaunn) /
McSweeney
Site Aerial View Photo

RDNI 2017-02: 23 Mansion Drive (Map 18, Lot 031), Lewis and Stone
Sketch of Proposed Fence and Map