

***Topsfield Conservation Commission***  
***Minutes of Wednesday, March 22, 2017***  
Topsfield Library Meeting Room

**Present:** Chery Jolley, Chair; Dodds Shamroth, Vice Chair; Jim Carroll (arrived at 7:04 pm); Jennifer DiCarlo; Holger Luther; Heidi Gaffney, Administrator and Theresa Coffey, Recording Secretary

**Other Attendees:**

<b>Name</b>	<b>Project</b>
Greg Krom	Water Treatment Plant
Charles Caron	Caron Environmental / Water Treatment Plant
Brian Montejunas	Wright-Pierce / Water Treatment Plant
Jim Cray	Wright-Pierce / Water Treatment Plant
Bob Moriarty	141 Washington Street
Stephanie Maloney	42 Washington Street
Dick Gandt	
Chris LaPointe	Essex County Greenbelt / Donibristle

**OPEN MEETING:**

The meeting was called to order with a quorum present at 7:02 p.m. Cheryl Jolley, Chair, announced that the meeting was being audio recorded.

**HEARINGS:**

**Continuation NoI 307-0745: 470 Boston Street** (Map 07, Lot 003), Sarkis Development Co., / Allen & Major Associates, Inc.

The applicant requested a continuance for NoI 307-0745 to April 12, 2017.

*Luther moved continue the Hearing on NoI 30-0745 until April 12, 2017. Carroll seconded. The vote was unanimous in favor.*

**NoI-307-0750: Topsfield Water Department**, Caron/Caron Environmental, Greg Krom, water treatment plan and water main improvements.

Luther read aloud the legal notice and confirmed that proof of abutter notice has been submitted

Krom, Topsfield Water Superintendent, reviewed the scope of the project which includes the construction of a water treatment plant at the Topsfield DPW site, 279 Boston Street, installation of raw water mains and potable water mains, and improvements to the Boston Street water tank.

James Cray and Brian Montejunas of Wright-Pierce presented the plans for the new water treatment plant. Details of the work to be done in the Buffer Zone were detailed as well as the systems to manage water runoff and a booster station that will be installed along the entrance driveway, outside the Buffer Zone. During construction there will be some activity in the Buffer Zone mainly for site access; this area will be replanted.

Discussion continued to the two water mains that will be installed cross-country, side by side, with the routes followed on the plan. Pipes will be installed by horizontal directional drilling (HDD) to minimize environmental impact on resource areas. Depth of drilling was reviewed, with 8 to 10 feet below and at least 5 feet from the bottom of the streams. HDD is preferable to the alternative of installing by open trenches which would result in a greater impact on the environment.

Stated for the record, HDD was chosen to minimize environmental impact.

Spoils will be removed from the site by the contractor. In response to a question about blowouts and replacement, Krom described the strength of the joints and the pipes and the options to repair compromised pipes. Sections will be pressure tested and there are flow meters that will alert to problems. In the event a pipe did need to be replaced, there are many options to rehabilitate the pipe and there is no expectation of the need to dig out pipes.

For the record, the rationale for not installing the water mains along the road was explained. Pipes would have to be installed down Route 1 and the project cost would increase greatly considering permitting with Mass DOT, time constraints and traffic management issues. In addition, Mass DOT would not allow the pipes within 75 feet of Howlett Street/Route 1 bridge which would result in routing the pipes through wetlands to get back up onto Route 1.

The two projects (water treatment plan and water main installation) could run at the same time, and is expected to take a year and a half.

Luther requested a detailed description of the alternatives. This item is included in the MEPA review and will be provided to the TCC. The need for an ANRAD was discussed. Gaffney stated that the TCC has the consideration to waive the ANRAD requirement in view of the overwhelming interest to the public.

Outstanding issues were summarized:

- MEPA review including the section that reviews alternatives
- Request for the ANRAD waiver under the auspices of the project being in the best interest of the public
- Gaffney to do a site walk of Skeffington property

*Luther moved to continue the hearing for NoI-307-0750 to April 12, 2017. Carroll seconded. The vote was unanimous in favor.*

**RDA 2017-01: 42 Washington Street, (Map 32, Lot 133), Maloney**

Gaffney confirmed receipt of proof of abutter notice.

Maloney acknowledged that two trees were cut down on the advice of a contractor working on her property. The trees were dead and were approximately 80 feet from the wetlands. TCC informed applicant that this could possibly have been considered an emergency and permission would have been given to cut them down. In addition, any activity on property in the Buffer Zone should be reviewed by the TCC.

The implementation of an after-hours emergency protocol was suggested, Gaffney stated she will contact tree companies directly to provide her contact information for this purpose.

*Luther moved to the close the hearing for RDA 2017-01. Carroll seconded. The vote was unanimous in favor.*

*Luther moved to issue a Negative Determination of Applicability under the Act and Bylaw. Carroll seconded. The vote was unanimous in favor.*

**REQUESTS:**

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

Moriarty summarized the history of this request. He is concerned that a tree from a neighboring property that has fallen into a pond/stream on his property will continue to sink and catch leaves and brush, potentially causing overflow into his leaching field. Moriarty described how removal would be done and stated that he has spoken to the neighbor, DiChiara, and confirmed his agreement to remove the tree. Removal would have to be done through DiChiara's property. Luther stressed that the bottom of the pond should not be disturbed during the removal of the tree. Moriarty responded that he will wait until May when it dries out.

Discussion ensued on the subject of the TCC approving an application for someone to remove a tree on a neighboring property. It was agreed that a letter of authorization from DiChiara would be required.

*Luther moved to issue a Determination of Negligible Impact contingent upon receipt of a joint statement of intent by DiChiara and Moriarty, and that before the project is started a pre-activity meeting is held with the Administrator. Carroll seconded. The vote was unanimous in favor.*

**OTHER:**

**Donibristle Farm** – Chris LaPointe of Essex County Greenbelt discussed the Citizen's Petition on the Special Town Meeting warrant for the purpose of funding the purchase and conservation rights of Donibristle Farm. LaPointe reviewed the proposed ownership structure, assuming they amass funding. Essex County Greenbelt and a coalition of citizens are fundraising with a goal of \$400,000, the citizen's petition at STM seeks \$500,000. Application could be made for a state

land grant for \$400,000. LaPointe described the parking, trails and public access to the property. He summarized outreach efforts including town boards, Spring Expo, events at Pierce Farm, and through social media as well as an informational session before STM.

No action was required by the TCC.

**Meeting Minutes**

*Luther moved to approve the minutes of meeting held February 8, 2017 as amended. Carroll seconded. The vote was unanimous in favor.*

**Tree Removal Policy** – Gaffney reported that Luther submitted the Tree Removal Policy. She has reviewed and will distribute edits to the TCC. Gaffney will also review the Ice Rink Policy.

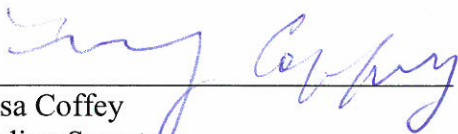
**Administrator's Report** - Gaffney reported on the Spring Expo, a temporary tent at the Paddle-a-thon and letter received from a Georgetown resident that has 150 sheep looking for grazing areas.

**ADJOURNMENT:**

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

The meeting was adjourned at 9:14 pm.

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-307-0750: Topsfield Water Department

Project Narrative & NoI Application dated March 7, 2017 with attachments

Topsfield Water Treatment Plant Contract #1 drawings C-1 to C-12, dated March 7, 2017, Wright-Pierce

Topsfield Water Treatment Plan Water Main Improvements Contract #3 drawing C-1 to C-10,

dated March 8, 2017, Wright-Pierce

Stormwater Management Plan, Boston Street/DPW Property, Proposed Water Treatment Plant Building, dated December 2016, Wright-Pierce

RDA 2017-01: 42 Washington Street

RDNI 2017-03: 141 Washington Street

Donibristle Farm aerial photos

Draft Minutes of February 8, 2017