

***Topsfield Conservation Commission***  
***Minutes of Meeting September 13, 2017***  
 Topsfield Library Meeting Room

**Present:** Cheryl Jolley, Chair; Dodds Shamroth, Vice Chair; Jim Carroll, Jennifer DiCarlo (arrived at 7:05 pm), Holger Luther, Heidi Gaffney, Administrator and Theresa Coffey, Recording Secretary

**Other Attendees:**

<b>Name</b>	<b>Address</b>	<b>Agenda Item</b>
Greg Hochmuth	Williams & Sparages	15 Evergreen, 32 Central St and Topsfield Fair
Chuck Johnson	C.G. Johnson Engineering, Inc.	107 Ipswich Road
Robert Wiktorowski		107 Ipswich Road
Peter White		32 Central Street
Elaine White		32 Central Street
Richard Anastas	36 Gail Street	Tree Removal
Dick Gandt	31 Timber Lane	

Jolley called the meeting to order at 7:01 p.m. with a quorum present.

**HEARINGS:**

**NoI 307- : 107 Ipswich Road,** (Map 26, Lot 002), Wiktorowski/C.G. Johnson Engineering, Inc., septic system upgrade

Gaffney informed the TCC that a DEP number had not yet been issued. Therefore, the Hearing could be opened but could not be closed.

On behalf of the applicant, Chuck Johnson, CG Johnson Engineering, Inc. submitted proof of abutter notices. Luther read the legal notice aloud.

Johnson presented the proposal to replace an existing cesspool with a septic system for an existing 2 bedroom home. Johnson reviewed the Site Plan, the location of the failed cesspool and the location of the proposed upgrade system which would be 29 feet from the edge of the wetlands. Johnson stated that Bill Manuel flagged the wetlands and everything on the property is within TCC jurisdiction with the exception of a small triangular shaped piece.

(DiCarlo arrived at 7:05 pm.)

The proposed system is a bottomless sand filter system. Johnson provided a detailed explanation of how this system works and showed the sequence of installation using photographs of a system installation done in Ipswich. He described the “treatment train” of the wastewater breakdown process in the septic tank, the water treatment and the dispersal into the

bottomless sand filter. He stated that the wastewater from the house is cleaned approximately 95% by the time it has gone through treatment and dispersed into the bottomless sand filter.

Johnson stated that they received approval and waivers from the Board of Health in July, subject to review by John Coulon, Health Agent. Regarding the existing cesspool, they propose to open the cesspool, pump it out and fill it in with "flowable fill", a sand water slurry mix. Johnson pointed to the locations where straw wattles will be used for sedimentation control.

Johnson requested that the Hearing be continued to September 27, 2017.

Luther reviewed the ownership and use of the property over the years, now an auto repair business owned by the applicant. He stated his concern that it is adjacent to wetlands connected hydraulically to the Mile Brook system, then to the Perkins Row pumping system. The area is in Zone II of the Perkins Row well field and Luther stressed the importance of taking precautions. He discussed a spill at the former Texaco Station on Ipswich Road in 1989 and the progression of fuel to the pumping station and how long it took for remediation efforts to be effective. Luther questioned the preparedness for a similar situation and asked if there was a Spill Kit on site. He also asked about the number of cars stored on the property close to the wetlands. Wiktorowski replied that he does have a Spill Kit on site at all times and described the materials and process that would be used to clean up a spill. He further stated that he makes a best effort to keep the number of stored vehicles to the amount that his permit allows.

Johnson added that the applicant has recently passed a 21E (Hazardous Waste) inspection and will provide the TCC with a copy of the report.

*Luther moved to continue the hearing until such time as the DEP file number is issued which may be as early as the next meeting on September 27, 2017. Carroll seconded. The vote was unanimous in favor.*

**NoI 307- : 15 Evergreen Lane,** (Map 50, Lot 035), Major/Williams & Sparages, LLC, drainage improvements

On behalf of the applicant, Greg Hochmuth, Williams & Sparages, LLC, submitted proof of abutter notice. Luther read the legal notice aloud. Gaffney informed the TCC that a DEP number had not yet been issued.

Hochmuth reviewed the history of the property and the interactions between the applicant and an abutter regarding concerns of water flow from 15 Evergreen Lane to the abutter's property. This property is part of the Hickory Beech development. He described the berm built by the abutter to deter water from flowing onto their property and how this berm has caused "ponding" in the yard of the applicant during rain storms.

Hochmuth stated that he flagged the wetlands noting that the flags are different from when they were done for the subdivision.

Hochmuth explained the proposed solution to make minor grading changes to keep the water within an existing overflow channel of an intermittent stream, which currently overflows and

follows a small portion of an old woods road into the back yard of 15 Evergreen Lane and to install a drain in the low point of the existing yard. Hochmuth provided a detailed description of the proposed drainage with discharge at a level spreader to slow down the flow before reaching the resource area. He will provide further information on how fast the water will discharge. They are not proposing to take down any trees in the Buffer Zone. Disturbance will be minimized with the use of hand tools.

Hochmuth acknowledged that the flow is downhill and that there are abutter concerns. The applicant will submit a letter to the TCC showing that this proposed solution will not cause additional flooding and should alleviate abutter concerns.

Jolley read into the record the letter from Robert Hale of 10 Caitlin Lane. Gaffney will respond to the abutter letter regarding the comment in the letter about the driveway at 3 Beech Place.

*Luther moved to continue the hearing until such time as the DEP file number is issued which may be as early as the next meeting on September 27, 2017. Carroll seconded. The vote was unanimous in favor.*

#### **REQUESTS:**

**CoC 307-0165: 32 Central Street**, (Map 41, Lot 047), White/Williams & Sparages, LLC

On behalf of the applicants, Hochmuth reviewed the original project proposal for the Order of Conditions. Williams & Sparages did an As-Built plan and certified that, in their opinion, the applicant is in compliance. The only deviation was stone under the deck which was likely their intent but not in the original proposal. Gaffney confirmed that she did a site visit and had no concerns.

*Luther moved to issue a Certificate of Compliance for 307-0165, 32 Central Street, as it is in substantial compliance with the Order of Conditions. Carroll seconded. The vote was unanimous in favor.*

#### **OTHER:**

**Topsfield Fairgrounds Parking** – the TCC discussed parking at the Fairgrounds and the satellite location with Hochmuth, Environmental Parking Monitor. They agreed on a schedule for site visits before the Fair opened on September 29, 2017.

**36 Gail Street, Richard Anastas** – Anastas hired an arborist to assess 12 large Pine trees on his property and he reviewed the arborist report with the TCC. Discussion ensued regarding the Tree Policy. The TCC suggested items for Anastas to consider before filing a Notice of Intent.

**Re-Election of Officers** – Jolley stepped down as Chair of the TCC.

- Shamroth nominated Jolley as Chair, so voted.

- Jolley nominated Shamroth as Vice Chair, so voted.

**MEETING MINUTES:**

**August 16, 2017** – *Luther moved to accept the minutes of the meeting held on August 16, 2017 in Open Session. Shamroth seconded. The vote was unanimous in favor.*


The minutes of the meeting held on August 16, 2017 in Executive Session were distributed in hard copy. Commissioners were asked to submit comments to Gaffney.

**ADJOURNMENT:**

*Luther moved to adjourn. Carroll seconded. The vote was unanimous in favor. The meeting was adjourned at 8:40 pm.*

The next meeting will be held September 27, 2017 at 7:00 pm, Library Meeting Room.

Respectfully submitted,

  
Theresa Coffey  
Recording Secretary

*Minutes approved at the TCC meeting on 9/27/2017*

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:**

Notice of Intent: 107 Ipswich Road

- Complete Notice of Intent application with attachments
- Permit Site Plan "Proposed On-Site Wastewater Treatment & Dispersal System Upgrade for 2-Bedroom Single Family Dwelling at 107 Ipswich Road, Topsfield MA". Prepared by C.G. Johnson Engineering, Inc., dated August 30, 2017.
- Photos of Bottom Sand Filter System installation.

Notice of Intent: 15 Evergreen Lane

- Complete Notice of Intent application with attachments
- Plan to Accompany a Notice of Intent in Topsfield MA "Showing Proposed Drainage Improvements" 15 Evergreen Lane. Prepared by Williams & Sparages, dated July 24, 2017.
- Abutter Letter from Roger J. Hale, 10 Caitlin Lane, Topsfield MA, dated September 7, 2017.

Request for Certificate of Compliance 307-0615: 32 Central Street

- Complete Request for Certificate of Compliance application with attachments
- Plan of Land "Showing As Built Conditions" #32 Central Street. Prepared by Williams & Sparages, dated August 28, 2017

Draft Minutes of Meeting held August 16, 2017 and Executive Session held August 16, 2017