

***Topsfield Conservation Commission***  
***Minutes of Wednesday, April 8, 2015***  
Topsfield Library Meeting Room

**Present:** Cheryl Jolley, Chairperson; Dodds Shamroth, Vice Chairperson; Holger Luther, James Carroll, Jennifer DiCarlo, and Dee Wise, Minutes Secretary

**Absent:** Lana Spillman, Administrator

**Other Attendees:** Tom Hughes, Greg Hochmuth, James O'Brien

The meeting was called to Order at 7:06 p.m.

**TREE PLANNING COMMITTEE WORKSHOP:** "So you want to Plant a Tree ...  
MaryAnn has not been able to connect with Paul Harding, who organized this workshop.

**REQUESTS:**

**Partial CoCs 307-0083: 3 Pheasant Lane, (Map 06, Lot 025) – Hughes/Magnifico.**

Current owner of 3 Pheasant Lane, Tom Hughes, was present.

This is a request for partial release from subdivision infrastructure, separate Act and Bylaw OoCs, for 3 Pheasant Lane. There are no wetlands or other TCC-jurisdictional areas on this property. There are no TCC issues on this property.

Luther moved to issue a partial CoCs (separate Act and Bylaw CoCs) for 3 Pheasant Lane; Carroll seconded. So Voted Unanimously.

**Partial CoCs 307—0084: (Map 06, Lot 002) – Hughes/Magnifico.**

This is a request for partial release from the subdivision fire pond, separate Act and Bylaw OoCs, for 3 Pheasant Lane. There are no wetlands or other TCC-jurisdictional areas on this property. There are no TCC issues on this property.

Luther moved to issue a partial CoCs (separate Act and Bylaw CoCs) for 3 Pheasant Lane; Carroll seconded. So Voted Unanimously.

**Partial Release from Amended Enforcement Order, 307-0083, 0084, 0108: 3 Pheasant Lane, (Map 06-Lot 025)-Hughes/Magnifico.**

This is a request for a partial release from the subdivision Amended Enforcement Order, for 3 Pheasant Lane. There are no wetlands on this particular property and there are no TCC issues on this property.

Luther moved to issue a partial release from the Amended Enforcement Order; Carroll seconded. So Voted Unanimously.

DiCarlo suggested to Mr. Hughes that he make sure to cross reference these CoCs at the Registry of Deeds.

**OTHER:**

Signature authorization letter for Town Accountant's Office. (This letter had to be updated to include the new Commission members). All Members signed.

**97 and 111 Boston Street, (Map 69, Lots 15 and 14, respectively) – proposed uses and filing, discussion with Essex Agricultural Society.**

Mr. O'Brien and Mr. Hochmuth were in attendance. Hochmuth has flagged the Wetlands Resource Areas on the site. They discussed the proposed usage of the property, including continued use for farming and for parking during the Fair. They stated that the request they are making before the Planning Board is for permission to park cars on the upper lot during the 10-day Topsfield Fair event each year. Mr. O'Brien explained that they will be planting hay in the agricultural fields, and will keep the property intact, still using it primarily for agriculture. They added that they will put 61A protection on the property and update the farm plan. This will allow all tax credits to continue. Mr. Hochmuth stated that they will be seeking to put in an emergency exit onto Route 1. Hochmuth explained that they will not try to claim an agricultural exemption for anything before the TCC. O'Brien added that the deal will go through unless it does not pass the zoning warrant at this spring's Annual Town Meeting. This discussion was to let the TCC know what is going on so that everyone is on the same page.

**Meeting Minutes**

Luther suggested that the approval of the March 11, 2015 minutes wait until after Lana returns and reviews them.

**Administrator's Report**

- Jolley reported on her site visit with Spillman of the extensive upgrade of the septic system going in at 21 Pemberton Road.
- TCC discussed proposed activities at 67 Perkins Row and the filings needed.

**ADJOURNMENT:**

Luther moved to adjourn the meeting; Carroll Seconded. So Voted Unanimously

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Diane Wise,  
Recording Secretary

*Minutes approved at the TCC meeting on May 13, 2015*

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.