

Topsfield Conservation Commission
Minutes of Meeting November 8, 2017
 Proctor School Library

Present: Cheryl Jolley, Chair; Dodds Shamroth, Vice Chair; Jennifer DiCarlo, Holger Luther, Heidi Gaffney, Administrator and Theresa Coffey, Recording Secretary

Absent: Jim Carroll

Other Attendees:

Name	Address	Agenda Item
Greg Hochmuth	Williams & Sparages	15 Evergreen Lane
Michael Cosco	21 Valley Road	21 Valley Road
Rachel Schneider	IRWA	Salem Road Kiosk

Jolley called the meeting to order at 7:00 p.m. with a quorum present.

HEARINGS:

Continuation NoI 307-0754: 15 Evergreen Lane, (Map 50, Lot 035), Major/Williams & Sparages, LLC.

Greg Hochmuth of Williams & Sparages presented, representing the applicant. Hochmuth discussed the concerns raised by Roger Hale, an abutter to the property. Hochmuth reached out to Hale directly and has been in contact and met with him. Hochmuth summarized his discussions and a site walk with Hale. Hale has since communicated to the TCC, by attending a previous meeting and by letter, that he was satisfied that there would be no negative effect on his property.

Discussion continued on the subject of access to the area of work. Hochmuth showed on the plan how the different areas would be accessed. Gaffney stated her preference for hand work to which Hochmuth replied that machinery will be necessary and the equipment used would likely be a rubber track excavator. No trees would need to be removed and any materials temporarily stockpiled would be laid back over the pipe. Methods to be used to minimize impact will be included in the Order of Conditions.

The timing of the work was reviewed with Luther suggesting waiting until spring growing season to stabilize soil. In the meantime, runoff could be mitigated with the use of sandbags in the appropriate areas. A pre-activity meeting will be held with the Conservation Administrator.

Luther moved to the close the hearing for NoI 307-0754, 15 Evergreen Lane. Shamroth seconded. The vote was unanimous in favor.

Luther moved to permit the project for Notice of Intent 307-0754 and to proceed in accordance with the plan title "Plan to Accompany Notice of Intent showing Proposed Drainage Improvements, 15

Evergreen Lane, Topsfield MA", dated July 24, 2017 with the additional conditions that the work should be done as much as possible by hand, augmented by small mechanized equipment, and moreover that the mechanized work should be scheduled such as the Administrator has input relative to its use. Shamroth seconded. The vote was unanimous in favor.

Continuation NoI 307-0759: 21 Valley Road, (Map 65, Lot 44), Cosco, installation of an in ground pool, patio, garage and parking area

The applicant, Michael Cosco, presented the revised plan with additional details, measurements and dimensions as requested by the TCC at the October 25, 2017 meeting. The patio area will be filled with sand instead of stone dust to allow for drainage.

Gaffney stated the measurements on the updated plan should be adequate for comparison with an as-built plan as everything was dimensioned so it would be reasonable to evaluate. Gaffney noted that the majority of the wetland is uphill from the work, which is a mitigating factor.

The applicant was instructed to use a filter cartridge with no backwashing, and that pool water is to be discharged outside the 100 foot Buffer Zone. Erosion controls will be included in the Order of Conditions.

Luther moved to the close the hearing for NoI 307-0759, 21 Valley Road. Shamroth seconded. The vote was 3 in favor, 1 recused (DiCarlo).

Luther moved to permit the project as shown on the revised plan received November 6, 2017 and that the limit of work be delineated and erosion controls shall be placed in the areas that are relative to the wetlands and the driveway to avoid spillover of sedimentation into the street. Shamroth seconded. The vote was 3 in favor, 1 recused (DiCarlo).

NoI 307-0758: 87 & 239 Perkins Row, (Map 51, Lot 021), MA Audubon Society, Inc., removal of Mill House and garage

Gaffney informed the TCC that the Natural Heritage letter was received and that it states that the project appears to be exempt from MESA review. Gaffney reviewed how the removal of the buildings will be undertaken. The Mill House will be done by hand with staging on the backside and screening to catch debris. Access to the site was discussed as heavy equipment will be needed. The plan for the work is described in detail in the project description. Gaffney commented on the importance that access to the site doesn't disturb any other wetlands and that the culvert be protected from damage. She added that if there are further impacts encountered as a result of access that MA Audubon will need to come back to the TCC for review and approval.

Luther moved to the close the hearing for NoI 307-0758, 87 & 239 Perkins Row. Shamroth seconded. The vote was 3 in favor, 1 recused (DiCarlo).

Luther moved to permit the project for NoI 307-0758, 87 & 239 Perkins Row as described, providing that a thorough review be made of equipment access to ensure that no damage shall be created to the Wetlands, Buffer Zones and hydraulic infrastructure. Shamroth seconded.

The vote was 3 in favor, 1 recused (DiCarlo).

REQUESTS:

RDNI 2017-11: Salem Road ROW, Schneider, installation of an informational kiosk

Rachel Schneider, representing the Ipswich River Watershed Association presented the plan to erect an informational kiosk within the right of way of Salem Street, along the Ipswich River. The kiosk is for the benefit of canoers and users of the trail. Schneider stated that Dave Bond has given his approval. Gaffney commented that the location is on a slope toward the river and that erosion control measures (silt socks) should be used while digging and setting the posts.

Luther moved to issue a Determination of Negligible Impact provided that the final installation is approved by the Conservation Administrator. Shamroth seconded. The vote was unanimous in favor.

OTHER:

2018 Meeting Dates – *Luther moved to approve the 2018 meeting dates and filing deadlines for the Topsfield Conservation Commission. Shamroth seconded. The vote was unanimous in favor.*

ADMINISTRATOR'S REPORT:


Gaffney briefed the TCC on a request to remove trees and trim trees at 129 Main Street. She visited the site and the trees are compromised. The TCC agreed on a TCCAP application rather than an RDA given the danger posed to the property and recent weather events.

ADJOURNMENT:

Luther moved to adjourn. Shamroth seconded. The vote was unanimous in favor. The meeting was adjourned at 7:56 pm.

The next meeting will be held November 29, 2017 at 7:00 pm, Topsfield Library Meeting Room.

Respectfully submitted,


Theresa Coffey
Recording Secretary

Minutes approved at the TCC meeting on 11/29/2017

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:

NoI 307-0754: 15 Evergreen Lane

- Complete NoI application with attachments
- Site Plan titled: *"Plan to Accompany Notice of Intent showing Proposed Drainage Improvements, 15 Evergreen Lane, Topsfield MA"*, dated July 24, 2017, prepared by Williams & Sparages

NoI 307-0758: 87 & 239 Perkins Row, MA Audubon Society

- Complete NoI application with attachments and photographs
- "Existing Conditions Plan in Topsfield, MA, property of Mass Audubon", Prepared by Donohoe Survey, Inc., 363 Boston St., Topsfield, MA, (no stamp or signature), Dated August 17, 2017, with a revision date of 10/16/17.

NoI 307-0759: 21 Valley Road, Cosco

- Complete NoI application with attachments
- Sketch modification drawn to scale of an as-built plan titled "Subsurface Sewage Disposal System Asbuilt", original plan Prepared by Hancock Engineering Associates, revised plan with sketch modification stamped received Nov 06, 2017.

RDNI 2017-11: Salem Road ROW, IRWA / Schneider

- Complete RDNI application with attachments

Proposed 2018 Meeting Dates and Filing Deadlines for the TCC