

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

Present: Cheryl Jolley, Chair; Dodds Shamroth, Vice Chair; Jim Carroll, Jennifer DiCarlo (arrived at 7:06 pm), Holger Luther, Heidi Gaffney, Administrator and Theresa Coffey, Recording Secretary

Other Attendees:

Name	Address	Agenda Item
Alan Blanchard	17 Thompson Lane	17 Thompson Lane
Greg Hochmuth	Williams & Sparages	26 Coppermine Road
Dick Gandt		

Jolley called the meeting to order at 7:04 p.m. with a quorum present.

HEARINGS:

Continuation NoI 307-0760: 150 Washington Street, (Map 39, Lot 070), Roloff/Exit Realty Beatrice Associates/Merrimack Engineering Services – septic system replacement

Gaffney reminded the TCC that the specifics of this project were discussed at the meeting held November 29, 2017 but the hearing was not closed because the DEP number had not yet been issued. The only items out of the norm were the removal of debris that was spilling into the wetlands and the filling of the septic components to be abandoned. Both of these items will be included in the Order of Conditions.

Luther moved to close the hearing. Carroll seconded. The vote was unanimous in favor.

DiCarlo arrived at 7:06 pm.

Luther moved to grant the permit for NoI 307-0760, 150 Washington Street with the provisions that all debris and refuse on the property be removed and that the existing septic system such as it is, be filled with the appropriate sand and gravel filling according the plan and title 5 requirements. Carroll seconded. The vote was unanimous in favor.

NoI 307-0761: 26 Coppermine Road, (Map 74, Lot 001 & 002), Lopes/Williams & Sparages – pool, septic, addition, pump chamber, and landscape improvements

Luther read the legal notice aloud and proof of abutter notification was submitted. The DEP number was issued with no comment from the DEP.

On behalf of the applicant, Greg Hochmuth, Williams and Sparages presented an overview of the proposal to install an in-ground swimming pool, a patio, a septic tank and pump chamber, an

addition for a bathroom and landscaping improvements. Hochmuth reviewed the wetlands area and identified a possible vernal pool in the Buffer Zone. The plan is to keep all work in the existing lawn or landscaped areas. He reviewed the issues faced with each of the alternative locations for the pool and septic system.

Gaffney reviewed her comments, stating she felt the patio to be very large. It slopes toward the wetland and they are proposing a 2-3' high boulder wall. There is a conservation restriction deed that isn't shown in the plan but will be added. She also mentioned a post in the conservation restriction area that needs to be replaced.

Hochmuth stated that he shared Gaffney's concerns with the landscape contractor and is proposing pavers and an infiltration trench around the perimeter of the patio so sheet flow during a storm event will go into the trench. This detail will be added to the plan.

Hochmuth described the proposed addition for a bathroom intended for the use of people at the pool. He stated that this bathroom would not increase the size of the septic system. A cartridge style filter with no backwashing is proposed. An existing landscaping bed will be moved and native species are being proposed for the new planting area.

Discussion ensued on the importance of recognizing the vernal pool. The only time to determine whether it is, in fact, a vernal pool is in March or April. This timing will sync with the construction schedule. A vernal pool is entitled to 100 foot protection and further restrictions may be placed (pervious pavers, no stone dust used, etc.) and Luther added that the use of organic fertilizers may also be conditioned.

Hochmuth will review the hardscape to investigate scaling it back and will further review plantings.

Hochmuth requested a continuance.

Luther moved to continue the hearing until January 10, 2018. Carroll seconded. The vote was unanimous in favor.

REQUESTS:

Continuation CoC 307-0747: 28 Prospect Street, (Map 40, Lot 093), Weigand/The Morin-Cameron Group, Inc.

Gaffney requested that this item be tabled as the applicant will let her know when the posts have been installed. Gaffney will include this item on the agenda at that time.

Extension Request OoC 307-0638: 57 Candlewood Drive/109R Perkins Row, (Map 43, Lot 007), Green Acres Realty, Inc./Hayes Engineering, Inc. – under the Topsfield General Wetlands Bylaw (Ch. 62) only

Gaffney stated that applicant has already received an extension from the State and recommends granting the requested 3 year extension to the Bylaw Order of Conditions.

Luther moved to extend the Order of Conditions to the next extension period of February 2021. Carroll seconded. The vote was unanimous in favor.

RDNI 2017-12: 17 Thompson Lane, (Map 17, Lot 022), Blanchard – tree removal

The applicant provided an overview of the nine trees that he would like to have removed. Gaffney stated that she met with the applicant and Iron Tree and agreed that there was no saving any of the nine trees damaged by bittersweet. Removal will be done by crane. Discussion was held on the different species of trees to plant in this wet area and the need to remove the bittersweet. Gaffney requested that the applicant be in touch with her before they start planting in the spring.

Luther moved to grant the permit for the removal of nine trees as presented, subject to the appropriate method of removal and the eradication as much as possible of bittersweet, and that replanting be done in accordance with discussions with the administrator. Carroll seconded. The vote was unanimous in favor.

OTHER:

FY2018 Proposed Budget – Gaffney requested signatures on the General Fund budget. She will make a budget presentation to the BOS next week.

MEETING MINUTES:

Luther moved to accept the minutes of the meeting held on November 29, 2017 as written. Carroll seconded. The vote was unanimous in favor.

ADMINISTRATOR'S REPORT:

Gaffney updated the TCC on the status of the Administrative Assistant position as well as the changes to the Open Meeting Law and Conflict of Interest, explaining where signatures were required and certifications needed by the Town Clerk.

ADJOURNMENT:

Luther moved to adjourn. Carroll seconded. The vote was unanimous in favor. The meeting was adjourned at 8:06 pm.

The next meeting will be held January 10, 2018 at 7:00 pm, Topsfield Library Meeting Room.

Respectfully submitted,

APPROVED


Theresa Coffey
Recording Secretary

Minutes approved at the TCC meeting on 2/14/2018

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 307-0760: 150 Washington Street, Roloff/Exit Realty Beatrice Associates

- Complete NoI application with attachments
- Plan titled "Upgrade Plan of Subsurface Sewage Disposal System, 150 Washington Street, Topsfield MA", prepared by Merrimack Engineering Services, dated, 7-14-17

NoI 307-0761: 26 Coppermine Road

- Complete NoI application with attachments
- Plan titled "Plan of Land in Topsfield, MA Showing Proposed Lot Improvements #26 Coppermine Road", prepared by Williams & Sparages, dated November 28, 2017

Extension Request OoC 307-0638: 57 Candlewood Drive/109R Perkins Row, dated November 27, 2017

RDNI 2017-12: 17 Thompson Lane

- Complete RDNI application with attachments
- Letter from Iron Tree, dated December 7, 2017

Draft Minutes of Meetings held on November 29, 2017