APPROVED

Topsfield Conservation Commission

Minutes of Meeting January 10, 2018

Topsfield Library Conference Room

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

Other Attendees:

Name	Address	Agenda Item
Greg Hochmuth	Williams & Sparages	26 Coppermine Road
Dick Gandt	31 Timber Lane	

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

HEARINGS:

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

Greg Hochmuth, William & Sparages, outlined the changes to the plan in response to the feedback received from the TCC at the December 13, 2017 meeting. Regarding the isolated wetland area, Hochmuth stated that the applicant will go forward with the assumption that this area is a vernal pool and will be treated as such. Luther recommended that, with the applicant's permission, the TCC continue with a definitive decision on the vernal pool in the spring. Hochmuth indicated that the applicants are agreeable to allowing the vernal pool to be investigated.

Changes presented included:
- a reduction in the size of the patio
- the retaining wall removed with the area to be graded for a planting area
- an additional area for planting between the project and the vernal pool
- the addition of an infiltration trench
- a plant species list

Referring to the diagram on the plan, Hochmuth explained how the infiltration trench is constructed. He also discussed the design of the sitting wall explaining that it will have spaces, called scuppers, for water infiltration.

16 native shrubs will be used for planting areas, however, no trees will be planted given it is a pool area. The Conservation Restriction line has also been added to the plan.

[Carroll arrived at 7:06 pm.]

The application will be filed with the Board of Health for the proposed septic system changes.

Hochmuth requested a continuation for this hearing to February 28, 2018 to allow time to submit the appropriate application with the Board of Health.

Luther moved to continue the hearing for NoI 307-0761: 26 Coppermine Road to February 28, 2018. Carroll seconded. The vote was unanimous in favor.

OTHER:

- Luther informed the TCC that [Martha] would like to put the Hickory Beech conveyance on the town meeting warrant. Luther summarized the events that took place related to this subject last year and recommended that Gaffney refer to a memo prepared by the previous Conservation Administrator as well as review the plans that are on file with the Planning Board. Gaffney will follow up as recommended.

- Luther informed the TCC of a possible application for development on Perkins Row. After a brief debate, the TCC agreed to not continue discussion on this matter until an application is filed.

ADJOURNMENT:

Luther moved to adjourn. Carroll seconded. The vote was unanimous in favor. The meeting was adjourned at 7:20 pm.

The next meeting will be held January 24, 2018 at 7:00 pm, Topsfield Library Meeting Room.

Respectfully submitted,

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 307-0761: 26 Coppermine Road

- Complete NoI application with attachments
- Cover letter from Williams Sparages, dated December 19, 2017
- Revised Plan titled "Plan of Land in Topsfield, MA Showing Proposed Lot Improvements #26 Coppermine Road", prepared by Williams & Sparages, dated November 28, 2017 and revised: December 19, 2017