

***Topsfield Conservation Commission
Minutes of Meeting August 15, 2018***
Topsfield Library Conference Room

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

Absent: James Carroll

Other Attendees:

Name	Address	Agenda Item
Patrick Ronan	11 Cortland Lane, West Newbury	NOI, 413 Boston Street
Patrick Boyle	13 Arlington St., Newburyport	NOI, 413 Boston Street
James Decoulos	185 Alewife Brook, Cambridge	NOI, 413 Boston Street
Dick Gandt	31 Timber Lane, Topsfield	
Christina Langone	57 Candlewood Rd., Topsfield	RDNI, Candlewood Rd
Michael Laham	Morin-Cameron, 66 Elm St., Danvers	NOI, 303 & 333 Perkins Row
Amy Weidensaul	87 Perkins Row, Topsfield	NOI, 303 & 333 Perkins Row
Nora Neale	31 Perkins Row, Topsfield	NOI, 303 & 333 Perkins Row
Grace Neale	31 Perkins Row, Topsfield	NOI, 303 & 333 Perkins Row
Geoff Neale	31 Perkins Row, Topsfield	NOI, 303 & 333 Perkins Row
Joel Hariton	12 Willowdale Road, Topsfield	RDNI, 12 Willowdale
Jim MacDougall	29 Campmeeting Road	
Gale Biermann	71 Perkins Row, Topsfield	
Kim Sherwood		

Jolley called the meeting to order at 7:05 p.m. with a quorum present.

HEARINGS:

Continuation NOI 307-0764: 413 Boston Street (Map 19, Lot 041), Ronan-APC Services LLC/Decoulos & Company LLC - repaving/redevelopment of parking lot

On behalf of the applicant, James Decoulos, Decoulos & Company, LLC, provided an overview of the supplemental material that was submitted to Gaffney on this date that addressed DEP comments related to compliance of stormwater management standards. The DEP has issued a file number for this NOI.

Decoulos reviewed the revisions to the stormwater management plan, stating that significant improvements have been made over what is currently discharging. He described the workings of the proposed water quality swales and infiltration field. He mentioned that he submitted an Operation and Maintenance Plan and narrative discussing compliance with the other stormwater

standards. Calculations demonstrate that they have achieved the 44% minimum of Total Suspended Solids removal and 80% treatment of the system itself.

Decoulos discussed the proposal to clear the dense growth to the south side of the building and maintain an 18 foot buffer as was discussed at the July 23, 2018 TCC site visit. He pointed to the pine tree that was identified during the site visit about 14-16 feet from the building. Patrick Boyle of Hartney Graymont reviewed the landscape plan and the trees that they propose to remove including a 40" oak that has decay and compromised roots and another oak that significantly leans toward the building entrance. Boyle strongly recommended that these trees be removed and will provide a list of possible replacements to Gaffney to meet the requirements of the no-net loss of trees policy.

Decoulos confirmed that they performed a HydroCAD analysis and calculations show that the system is sized for a 50 year storm.

Luther asked if they need to go before the planning board for their stormwater. Mr. Decoulos replied no.

Jolley asked Gaffney to fill the commission in on the comments from Mass DEP. Gaffney read aloud the Mass DEP comments.

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

Luther moved to permit the project as shown in the most recent revised plan dated August 15, 2018 together with the appropriate calculations to go with the plan and all submitted revised documents as of August 15, 2018. And such, the project will be subject to the usual requirements for sedimentation controls and limits of activity, and will include the planting of trees to comply with the no net loss of tree policy and the ongoing requirements of no net loss of tree.

Shamroth seconded. The vote was unanimous in favor.

NOI 307- : 303 & 333 Perkins Row, Lot A (Map 27, Lot 043 & Map 20, Lot 043) Burhani, LLC/The Morin-Cameron Group, Inc. – raze & rebuild single family house

Gaffney informed the TCC that DEP has not issued a file number so the hearing cannot be closed.

Luther read the legal notice and proof of abutter notice was submitted. Submitted abutter notifications are for both NOI's for 303 & 333 Perkins Row.

Luther informed the TCC that he is an abutter, will not participate in the discussion and will recuse himself from any votes.

Representing the applicant, Michael Laham, The Morin-Cameron Group reviewed the proposal to remove an existing single family home within the 100' Buffer Zone and construct a new

house that will be outside of the Buffer Zone. He described the work to be done in the Buffer Zone including extending the driveway, a walkway, landscaping and utilities. Laham stated that the Planning Board has approved the stormwater management plan as part of the definitive subdivision plan. Kim Sherwood, 29 Perkins Row requested clarification on the net reduction in impervious surface on the Buffer Zone. Laham explained the net reduction and clarified that the net reduction is only as it relates to conservation commissions jurisdiction. Laham confirmed that there will be no tree removal in the Buffer Zone.

Discussion ensued regarding the status of the project with the Planning Board. Laham stated the subdivision has been approved by the Planning Board.

Laham requested a continuance to September 12, 2018.

Shamroth moved to continue the hearing for 303 & 333 Perkins Row Lot A until September 12, 2018. DiCarlo seconded. The vote was 3 in favor and 1 recused (Luther.)

NOI 307- : 303 & 333 Perkins Row (Map 27, Lot 043 & Map 20, Lot 043) Burhani, LLC/The Morin-Cameron Group, Inc. – remove pavement, gravel and lawn and replace with meadow

Luther read the legal notice and proof of abutter notice was submitted previously with the above/prior related NOI.

Luther informed the TCC that he is an abutter, will not participate in the discussion and will recuse himself from any votes.

Mike Laham, The Morin-Cameron Group, presented the proposed plan to restore the subject parcel to open meadow in the 200 foot Riverfront Area. An existing driveway, pavement and gravel base material would be removed and converted to an open meadow along with a portion of the current manicured lawn. Laham noted the permanent conservation restriction markers on the plan. Discussion continued on a maintenance plan and Gaffney requested a once a year mowing that would take place in late fall so the ground nesting birds are gone. Gaffney added that clear information about the conservation restriction should be given to prospective homebuyers and requested that an information sign be posted along with the conservation markers. The TCC discussed different scenarios to ensure continuing awareness of responsibility for the maintenance plan and restrictions. Gaffney suggested a maintenance plan including clarification of responsibility for the maintenance be required.

Gale Biermann, 71 Perkins Row stated her concern on the effect of this development on the wildlife and the drinking water.

Kim Sherwood asked for, and received from Gaffney, clarification of the Riverfront Area regulations for the State and for the Town of Topsfield.

Joel Hariton, 12 Willowdale Road, asked for and received clarification of location of Essex County Greenbelt Association land.

Gaffney suggested that since a portion of restoration work is in Zone A, she recommends requiring grades to be verified immediately following restoration work in this area (before seeding) to verify no filling of BLSF.

Laham requested a continuance of the hearing for the proposed restoration work at 303 & 333 Perkins Row to September 12, 2018.

Shamroth moved to continue the hearing for 303 & 333 Perkins Row Lot A until September 12, 2018. DiCarlo seconded. The vote was 3 in favor and 1 recused (Luther.)

ANRAD 307- : 43, 45 & 53 Perkins Row (Map 58, Lots 026, 027 & 028) Chitro/Hancock Associates – request to continue to the September 12, 2018 meeting

Luther read the legal notice. Gaffney informed the TCC that the applicant requested a continuance. Luther read the continuance request aloud.

Luther moved to continue ANRAD application for 43, 45 & 53 Perkins Row. Shamroth seconded. The vote was unanimous in favor.

Kim Sherwood, 29 Perkins Row, requested that TCC applications and documents be posted on-line for the convenience of the public. The TCC agreed to discuss this request at a future time.

REQUESTS:

RDNI 2018-06: 12 Willowdale Road (Map 20, Lot 042) Hariton & Pickering – restore lawn area by filling in sinkholes.

Using a map and photos, Joel Hariton, 12 Willowdale Road, described the location of three sink holes that have appeared on his property within the existing lawn and within the 200' Riverfront Area to Howlett Brook. Hariton described how the holes will be filled in, having to excavate, backfill, and loam and seed. Hariton stated that the Health Inspector has seen the site and confirmed that it is not the septic system.

Luther moved to the issue a Determination of Negligible Impact for the project at 12 Willowdale Road. Shamroth seconded. The vote was unanimous in favor.

RDNI 2018-07: Candlewood Drive (within R.O.W.) Massachusetts Electric Company (MECO) d/b/a National Grid – install two new electric distribution poles

Gaffney provided the background on this project, stating that the original electric distribution poles were removed by National Grid. The BOS has approved the two new poles. Gaffney stated this application is an RDNI because it appears to be exempt from the state WPA.

Luther moved to issue a Determination of Negligible Impact for RDNI 2018-07 for the two poles in the indicated locations. Shamroth seconded. The vote was unanimous in favor.

OTHER: (out of order)**Utility pole location on 57 Candlewood under MA DEP File #307-0638**

Christina Langone, 57 Candlewood Drive, presented her proposal to put one electric pole at the bottom of her driveway and then put in underground utilities up to the house. Langone requested this proposal be deemed an insignificant change under the existing Order of Conditions for 57 Candlewood Road, MA DEP File #307-0638. Jolley read the request letter from Ms. Langone.

The TCC agreed to deem this proposal an insignificant change to the existing Order of Conditions for 57 Candlewood Road.

MEETING MINUTES

Minutes of June 27, 2018 – *Shamroth moved to approve the minutes of the meeting held on June 27, 2018, that are written in the order as taken place at the meeting. DiCarlo seconded. The vote was unanimous in favor.*

Minutes of July 18, 2018: *Luther moved to accept the minutes of the meeting held on July 18, 2018 as amended. Shamroth seconded. The vote was unanimous in favor.*

ADMINISTRATOR'S REPORT:

Intern - Gaffney provided a brief overview of the two projects underway by the intern, Victoria Sutcliffe, including an informational listing of native plants to help choose better landscape plants and mapping of Bylaw Riverfront Areas that will be loaded onto GIS when finalized. Gaffney asked that the TCC review and comment on the draft documents.

Move back to Town Hall - Gaffney provided an update on the move.

OTHER:

Amended EO #2 2016-01: 25 John's Lane – Gaffney informed the TCC that she received the plan this morning and will distribute it electronically for review.

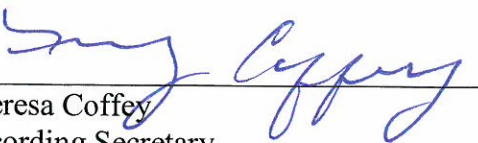
Topsfield General Wetlands Bylaw proposed fee revisions – Gaffney reported that this is moving forward.

ADJOURNMENT:

Luther moved to adjourn. Shamroth seconded. The vote was unanimous in favor. The meeting was adjourned at 9:15 pm.

The next meeting will be held September 12, 2018 at 7:00 pm, Topsfield Library Meeting Room.

Respectfully submitted,


Theresa Coffey
Recording Secretary

Minutes approved at the TCC meeting on 9/12/18

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:

Continuation NOI 307-0764: 413 Boston Street (Map 19, Lot 041), Ronan-APC Services LLC/Decoulos & Company LLC

“Proposed Conditions Plan, 413 Boston Street, Topsfield, Massachusetts”, sheet No. C2, Prepared by Decoulos & Company, LLC, 185 Alewife Brook Parkway, Cambridge, MA 02138; dated: July 5, 2018 with final revision date of 8/15/18, signed and stamped by James, J. Decoulos, P.E., Civil No. 35069.

“Proposed Conditions Plan, 413 Boston Street, Topsfield, Massachusetts”, sheet No. C3 & C4, Prepared by Decoulos & Company, LLC, 185 Alewife Brook Parkway, Cambridge, MA 02138; dated: July 5, 2018 with final revision date of 8/9/18.

“Existing Conditions Plan, 413 Boston Street, Topsfield, Massachusetts”, sheet No. C1, Prepared by Decoulos & Company, LLC, 185 Alewife Brook Parkway, Cambridge, MA 02138; dated: July 5, 2018 with final revision date of 8/9/18.

Letter from Decoulos & Company, LLC, dated Wednesday, August 15, 2018, addressed to Cheryl Jolley, Chairwoman, 5 pages total and detailing stormwater compliance (stormwater narrative) and includes the Operation and Maintenance Plan.

Mass DEP Checklist for Stormwater Report, signed by James J. Decoulos, P.E. on 8/8/18, stamped received on August 9, 2018.

Stormwater modeling, titled: “Routing Diagram for 413 Boston Street Topsfield MA EX”, Prepared by Decoulos & Company, LLC, Printed 8/9/2018, stamped received August 9, 2018.

Total Suspended Solids (TSS) pretreatment and treatment calculation sheets (1 sheet each), prepared by James J. Decoulos, dated: 15-Aug-18, stamped received August 15, 2018.

Letter regarding "413 Boston Street Tree Removal" from Patrick J. Boyle, ISA; MCA #2450 Arborist, Arborist Representative with Hartney Greymont, dated August 15, 2018, stamped received August 15, 2018.

NOI 307- : 303 & 333 Perkins Row, Lot A (Map 27, Lot 043 & Map 20, Lot 043) Burhani, LLC/The Morin-Cameron Group, Inc.

Notice of Intent – complete application with attachments received 8/1/2018.

Plan to Accompany Notice of Intent in Topsfield MA, 333 & 303 Perkins Row (Lot A) by Morin-Cameron Group, Inc. dated August 1, 2018.

NOI 307- : 303 & 333 Perkins Row (Map 27, Lot 043 & Map 20, Lot 043) Burhani, LLC/The Morin-Cameron Group, Inc.

Notice of Intent – complete application and attachments received 8/1/2018.

Plan to Accompany Notice of Intent in Topsfield MA, 333 & 303 Perkins Row by Morin-Cameron Group, Inc. dated August 1, 2018.

ANRAD 307- : 43, 45 & 53 Perkins Row (Map 58, Lots 026, 027 & 028) Chitro/Hancock Associates

Abbreviated Notice of Resource Area Delineation – complete application with attachments received 8/1/2018.

Plan to Accommodate an Abbreviated Notice of Resource Area Delineation for #43, 45 and 53 Perkins Row, Topsfield MA by Hancock Associates, dated July 31, 2018.

RDNI 2018-06: 12 Willowdale Road (Map 20, Lot 042) Hariton & Pickering

Request for Determination of Negligible Impact – complete application with attachments received 8/7/2018.

RDNI 2018-07: Candlewood Drive (within R.O.W.) Massachusetts Electric Company (MECO) d/b/a National Grid

Request for Determination of Negligible Impact – complete application with attachments received 8/11/2018.

Utility pole location on 57 Candlewood under MA DEP File #307-0638

Email from Christina Langone dated August 1, 2018 re: 57 Candlewood Topsfield MA
DEP #307-0638

Draft Meeting Minutes of June 27, 2018 and July 18, 2018

Draft projects done by the summer intern, Victoria Sutcliffe.