

Topsfield Conservation Commission
Minutes of Meeting September 26th, 2018
 Topsfield Library Conference Room

Present: Cheryl Jolley - Chair, Dodds Shamroth – Vice Chair, James Carroll, Jennifer DiCarlo, Holger Luther, Heidi Gaffney – Administrator

Absent: Theresa Coffey, Recording Secretary

Other Attendees:

Name:	Affiliation/Address:	Agenda Item:
Michael Laham	Morin-Cameron Grp. (Burhani LLC)	NoI 307-0766
Kyle Lally	Hancock Assoc. (Chitro Trust)	ANRAD 307-0767
Donna Blackwell	124 Rowley Bridge Rd	
Amy Weidensaul	87 Perkins Row (Audubon Sanct.)	
Kim Sherwood	29 Perkins Row	
Geoff Neale	31 Perkins Row	
Dick Gandt	31 Timber Lane	

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

HEARINGS:

Continuation of NOI: 307-0766: 303-333 Perkins Row., (Map 27, Lot 043; Map 20, Lot 043), Morin-Cameron/Burhani LLC; *Note – Luther recused himself as an abutter.*

Laham discusses the changes to the site plan and O & M Plan both revised 9/19/2018. He discusses the changes to the O & M Plan including the 1 page “meadow maintenance exhibit” plan that has been added. There were questions relative to how potential owners will be made aware of the OoC, individual ownership responsibility versus home ownership associations, issues of succession, and issues relative to non-compliance. The discussion then focused on on-going conditions to be included in the OoC.

Shamroth moved to close the hearing, seconded by Carroll, vote was 4 in favor with 1 recused (Luther).

Shamroth made a motion to issue an Order of Conditions according to the Plans and O & M Plan dated 9/19/2018 with all conditions as discussed and buyers notified of the plan.

Discussion ensued regarding it being difficult to enforce a condition to notify buyers. Shamroth re-states her motion, making a motion to issue an Order of Conditions under the Act and Bylaw, according to the Plans and O & M Plan dated 9/19/2018 with usual and special conditions as discussed including a condition that the Certificate of Compliance reference the addresses of the affected properties to the extent they are available at the time a Certificate of Compliance is issued, vote was 4 in favor with 1 recused (Luther).

Continuation ANRAD 307-0767: 43, 45 & 53 Perkins Row (Map 58, Lots 026, 027 & 028)
Chitro/Hancock Associates

Kyle Lally of Hancock Associates discusses the interim revised plan. He discusses the changes that have been made to date acknowledging that the interim plan does not show all of the revisions since the surveyors have not been able to get back out to the site yet. He discusses the identification of a culvert that goes under Perkins Row. Kim Sherwood of 29 Perkins Row asks questions about delineations and hydric soils. Geoff Neal of 31 Perkins Row states that he believes the wetland area at the bottom corner of the plan could possibly be a vernal pool (indicating the wetland at the southern corner of 43 Perkins Row). Discussion continues briefly and Lally requests a continuance.

Luther moved to continue the hearing to October 10, 2018, Shamroth seconded, vote was unanimous.

Requests:

CoC 307-0688: 78 Alderbrook Drive (Map 58, Lot 023), Montana Development.

Gaffney updated the commission stating that the current owner, Mr. Caturano has submitted his after-the-fact TCCAP application for the patio. Gaffney then reviewed the findings from her research through the file on this property stating that the project received a variance from the ZBA as well as a Stormwater Management Special Permit from the Planning Board, both of which incorporate the stormwater items as shown on the approved plans. The commission discusses that they cannot entertain any request to modify the stormwater infiltration area because the request would first need to go before the ZBA and Planning Board.

No action by the Commission was required at this time, item is tabled.

Meeting Minutes:

There were no minutes available for review and approval.

Administrator's Report:

Gaffney reported that the transition from the leased quarters at 461 Boston St. to the renovated town hall is demanding most of her attention.

Other:

Signatures have been authorized

General Wetlands fees revisions are pending a review of other town fees.

Signatures; have been executed

No other business before the Commission

ADJOURNMENT:

Luther moved to adjourn. Carroll seconded. The vote was unanimous in favor. The meeting was adjourned at 8:13 pm.

Respectfully submitted,



Holger Luther
Member TCC

Minutes approved at the TCC meeting on 11/14/2018

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

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 307-0766: 303 & 333 Perkins Row

- Complete NOI Application and Attachments
- "Plan to Accompany Notice of Intent in Topsfield MA, 333 & 303 Perkins Row" by The Morin-Cameron Group, Inc., Sheet 1 of 2- Existing Riverfront Area Plan and Sheet 2 of 2-Riverfront Area Restoration Plan, dated August 1, 2018
- "Plan to Accompany Notice of Intent in Topsfield MA, 333 & 303 Perkins Row" by The Morin-Cameron Group, Inc., Sheet 2 of 2-Riverfront Area Restoration Plan, revised September 19, 2018
- Operation and Maintenance Plan for the Meadow Restoration Area at 303 & 333 Perkins Road, Topsfield MA issued September 19, 2018

Continuation ANRAD 307-0767: 43, 45 & 53 Perkins Row

- Complete ANRAD Application and Attachments
- "Plan to Accommodate an Abbreviated Notice of Resource Area Delineation for 43, 45 and 53 Perkins Row", by Hancock Associates dated 7/31/18, revision date of 9/18/18

CoC 307-0688: 78 Alderbrook Drive

- Copies of the ZBA variance and Planning Board Stormwater Management Special Permit.
- #78 Alderbrook Drive Plant Monitoring Report DEP File #307-0699 by Hayes Engineering, Inc. dated October 16, 2017 (*report incorrectly lists the file number as 209-0699*)
- Order of Conditions #307-0688, 78 Alderbrook Drive, Topsfield, Date of Issuance 11/19/2012
- Request for Certificate of Compliance Application for file #307-0688, 78 Alderbrook Drive dated August 13, 2018
- Photo of each the patio area and the driveway area planting bed
- "As Built Plan, #78 Alderbrook Drive, Topsfield MA" by Hayes Engineering, Inc., dated 11/12/15 and "Stormwater System Plan As Built, #78 Alderbrook Drive, Topsfield MA" by Hayes Engineering, Inc., dated 11/12/15
- Request for Certificate of Compliance, #78 Alderbrook Drive, Topsfield, letter by Hayes Engineering, Inc., dated August 7, 2018
- #78 Alderbrook Drive Plant Monitoring Report #2 DEP File #307-0699 by Hayes Engineering, Inc. dated August 7, 2018 (*report incorrectly lists the file number as 209-0699*)