

***Topsfield Conservation Commission
Minutes of Meeting February 12, 2020***
Selectmen's Meeting Room – Topsfield Town Hall

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

Other Attendees:

Name	Address	Agenda Item
John Morin	The Morin-Cameron Group	280 Rowley Bridge Road
John Ingalls	11 Prospect Street	11 Prospect Street
Bill Manuell	Wetlands & Land Management, Inc.	11 Prospect Street

Cheryl Jolley, Chairperson, called the meeting to order at 7:00 p.m. with a quorum present. She announced that the meeting was being audio recorded.

HEARINGS

Continuation ANRAD 307-0776: 5 East Common Street (Map 33, Lot 36), Congregational Church/Beals Associates – verification of Wetlands Resource Area boundaries.

No action needed. The continuance request was submitted at the January 22, 2020 meeting.

Continuation NoI (Bylaw only) TCC 2019-01: 371 Boston Street (Map 26, Lot 014), Sabino/The Morin-Cameron Group, Inc. – re-construction of an existing building, construction of an addition, paved parking areas and driveways, utilities, stormwater management structures & grading.

Representing the applicant, John Morin, The Morin-Cameron Group, Inc., reviewed the status of the project and the meetings held with the Zoning Board of Appeals and the Planning Board. Morin discussed potential drainage alternatives to minimize work in the Buffer Zone.

Luther moved to continue the hearing for TCC 2019-01: 371 Boston Street to February 26, 2020 at the request of the applicant. Shamroth seconded and vote was unanimous in favor.

Continuation NoI 307-0784: 280 Rowley Bridge Road, Lot 8 (Map 83, Portion of Lot 002), 280 Rowley Bridge, LLC/The Morin-Cameron Group, Inc. – construction of single family dwelling and associated appurtenances and stormwater management.

Representing the applicant, John Morin, The Morin-Cameron Group, Inc., reviewed discussions at the last TCC hearing at which time the TCC asked for alternatives to minimize work in Buffer Zone. Morin described alternatives that were considered and presented a new plan of a redesigned house and driveway. In the new design, the driveway is further from the wetland and house is closer to the lot line and further from the wetland. All work is greater than 50' from the wetland.

Morin discussed the drainage design and confirmed that Dave Bond has reviewed and approved the revised drainage design. He discussed the grading that would be needed and the necessary work on the stone wall to provide access to the driveway. No trees will be removed for access to the driveway. A Scenic Road permit application has been filed with the Planning Board for the new location of the driveway which will require removing a portion of the stone wall.

Betts commented on the erosion control in the back of the house at the bottom of hill and recommended that the filter sock be moved closer to the house to identify the limit of work to prevent unauthorized work in the Buffer Zone. This filter sock could be conditioned and submitted in a revised plan.

The placement of the wetlands markers was discussed. Morin requested that the markers be placed along the existing edge of lawn/tree line at the rear of the lot which is a natural boundary, rather than placing the markers in the middle of the lawn.

The roof runoff was discussed and Morin described how the water would be collected and piped and tied in to the infiltration system. Morin submitted a revised plan showing the inspection port for the roof infiltrator to grade and confirmed that this is the only change on the revised plan dated February 11, 2020.

Gaffney reviewed the waiver requirements under R:10-4e.2.(b.) for lots created prior to May 2000 and confirmed that the revised plan appears to comply with requirements for the waiver.

Luther moved to grant the waiver pursuant to R:10-4e.2.(b.) for the construction of a house on a pre-existing lot. Shamroth seconded and the vote was unanimous in favor.

Luther moved to close the hearing for NoI 307-0784: 280 Rowley Bridge Road. Shamroth seconded and the vote was unanimous in favor.

Luther made a motion, which was discussed and amended, to grant the proposal as shown in the revised plan dated February 11, 2020 with a further provision that erosion control will be revised as discussed and a codicil that the only change on the revised plan submitted at the meeting dated 2/11/2020 submitted is on page 3 showing the inspection port to grade. Shamroth seconded and the vote was unanimous in favor.

Continuation NoI 307-0786: 115 South Main Street (Map 49, Lot 001), Estate of John Ellsworth/Thomas Mannetta Inc., -installation of subsurface sewage disposal system to replace existing failed system.

Gaffney provided an overview of the discussion on this matter at the January 22, 2020 meeting. The DEP number had not been issued at that time so the hearing was not closed.

Luther made a motion to close the hearing for NoI 307-0786 115 South Main Street. Shamroth seconded and the vote was unanimous in favor.

Luther made a motion to approve the proposed replacement of the septic system at 115 South Main Street as shown on the plan dated 11/5/19, subject to the usual and normal special conditions. Shamroth seconded and the vote was unanimous in favor.

Continuation NoI 307-0783: Hill Street Culvert, Topsfield Highway Department – re-opened hearing for the request to replace a culvert within an intermittent stream in the roadway.

Luther moved to continue the hearing for NoI 307-0783: Hill Street Culvert to March 25, 2020 at the request of the applicant. Shamroth seconded and the vote was unanimous in favor.

At 8:10 pm, DiCarlo moved to briefly adjourn the meeting. Shamroth seconded and the vote was unanimous in favor.

The meeting reconvened at 8:19 pm.

NoI 307-0787: 11 Prospect Street (Map 40, Lot 008), Ingalls/Wetlands & Land Management, Inc. – after-the-fact driveway installation.

Luther read the legal notice and proof of abutter notice was submitted.

Bill Manuell of Wetlands & Land Management, Inc. and the applicant, John Ingalls, discussed the driveway extension that was installed within 100 feet to Bylaw Riverfront of Cleveland Brook without the proper permits. An enforcement order was issued requiring the applicant to submit an after-the-fact Notice of Intent for the driveway extension. Manuell reviewed the characteristics of the property pointing to Cleveland Brook along the east side of the lot. The resource area is Bank as there is no BVW along the brook, just vertical banks. The site is stable with grass up to edge of pavement.

Manuell requested that TCC allow the runoff to the flat grass area. It is within the 100 foot Riverfront and Buffer Zone. Proposed mitigation includes:

- 1) Removal of approximately 490 s.f. of Japanese knot weed

- 2) Installation of fruit trees as a buffer strip along the bank ~ 300 sf. Gaffney recommended shrubs in addition to the trees.
- 3) Removal or control of Bittersweet

The applicant proposed to remove four damaged and diseased trees. The stumps would be left in place and new trees planted. There are four trees that are tall and damaged, diseased.

The TCC discussed the timing of the tree removal and that the removal of the four trees is not to harm other nearby trees. The TCC also discussed two years of monitoring for the replacement plants.

Luther moved to close the Hearing for NoI 307-0787: 11 Prospect Street. Shamroth seconded and the vote was unanimous in favor.

Luther moved to approved the project as described for those portions that have not been done already and all of it is subject to the usual standards and conditions, and as discussed. Shamroth seconded and the vote was unanimous in favor.

MEETING MINUTES

No action.

ADMINISTRATOR'S REPORT

- MACC Annual Conference - February 29, 2020 – Commissioners interested in attending should contact Gaffney.
- Grow Spring! Expo – April 4, 2020 – Giveaway/outreach ideas were discussed for the Conservation Commission display.

OTHER:

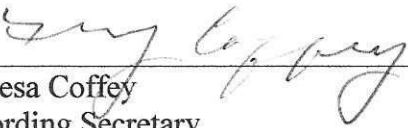
- Discussion: request from representative regarding independent peer review process – tabled until a contract is in place.
- MA DOT I-95 Pavement Preservation project – notification of an exempt project was received from MA DOT for a payment overlay.
- Board of Health bylaw revision comments – Discussion was held on the proposed Bylaw revisions. Luther suggested that the executive summary from the 2005 TCC recommendations be submitted to the BOH.

ADJOURNMENT

At 8:46 pm, Luther moved to adjourn. Shamroth seconded and the vote was unanimous in favor.

The next meeting will be held on February 26, 2020 at 7:00 pm, in the Town Hall, Selectmen's Conference Room.

Respectfully submitted,


Theresa Coffey
Recording Secretary

Minutes approved at the TCC meeting on 3/25/2020

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:

ANRAD 307-0776: 5 East Common Street (Map 33, Lot 36), Congregational Church/Beals Associates

- Request to Continue Hearing dated January 2, 2020

NoI TCC 307-0784: 280 Rowley Bridge Road – Lot 8

- Cover Letter and Sanitary Disposal System Design Plan, 280 Rowley Bridge Road, prepared by The Morin-Cameron Group, Inc. Revised February 11, 2020, Sheets 1, 2 and 3

NoI (Bylaw Only) TCC 2019-01: 371 Boston Street (Map 26, Lot 014), Sabino

- Notice of Intent Application with required attachments, dated October 23, 2019
- Stormwater Management Report 371 Boston Street, Topsfield MA, dated October 23, 2019, prepared by The Morin-Cameron Group, Inc.
- Plan titled “Site Plan of Land, 371 Boston Street, Topsfield MA”, dated October 23, 2019, prepared by The Morin-Cameron Group, Inc. sheets 1 – 6
- Schematic Renderings November 18, 2019
- Planning Board, Application for Special Permit and Site Plan Review dated November 20, 2019
- Stormwater and Erosion Control Permit Application to Planning Board dated November 20, 2019
- Zoning Board of Appeals Application for Special Permit and Site Plan Review dated November 19, 2019
- 12 Site Photos

NoI 307-0786: 115 South Main Street (Map 49, Lot 001)

- Complete Notice of Intent Application with attachments, dated January 7, 2020
- Sanitary Disposal System Plan for 115 South Main Street prepared by Thomas Mannetta, Inc. dated November 5, 2019
- (8) Photos of the site

NoI 307-0787: 11 Prospect Street (Map 40, Lot 008)

- Existing Site Plan, 11 Prospect Street, Topsfield MA, prepared by LeBlanc Survey Associates, Inc., dated December 16, 2019
- Complete Notice of Intent Application with narrative and all attachments
- (2) Photos

NoI 307-0783 Reopen Hearing: Topsfield Highway Department

- Mass. Department of Environmental Protection Comment Letter dated January 3, 2020

MassDOT – e-mail notification dated January 27, 2020 of I-95 Pavement Preservation Project

Board of Health Draft Amendments to R:1-2 Supplemental Regulations to 310 CMR 15.00