



# TOWN OF TOPSFIELD

## Conservation Commission

8 West Common Street, Topsfield, Massachusetts 01983

### MEMO

TO: Topsfield Planning Board

FROM: Heidi Gaffney, Conservation Administrator

COPY TO: TCC File

DATE: November 29, 2023

RE: 20R & 25 John's Lane (f.k.a. 42R Boston Street) – Stormwater Application

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Below please find general comments regarding the Stormwater and Erosion Control Special Permit Application submitted to the Planning Board and dated November 7, 2023

- Wetland Resource Areas on the property have not been confirmed and only certain areas related to ongoing Enforcement Orders have been reviewed.
- Construction activities are proposed within ~6' of the depicted 100' Buffer Zone, however the line shown on the plan has not been reviewed or confirmed.
- The approved driveway for the existing house at 25 John's Lane runs through the location of the proposed dwelling shown on submitted plans (see site plans for the existing house by Ja-By Engineering dated 4/17/1995). The area labeled "existing gravel drive" on sheet 3 shown running along the northeast of the property is unpermitted activity comprising of ~23,000 s.f. of impervious area, portions of which are the subject of Enforcement action by the TCC for violations of the Wetlands Protection Act and Topsfield General Wetlands Bylaw (EO 2016-01). It is unclear if that activity resulted in violations or actions related to any other Bylaws.
- The narrative submitted with the application incorrectly states "there are no on site wetland resource areas or associated 100' buffer zones".
- The O & M Plan references a plan for 21 John's Lane:  
"Sanitary Disposal System Design Plan in Topsfield, Massachusetts, 21 John's Lane (Assessor's Map 76, Lot 3)", prepared by The Morin-Cameron Group, Inc. dated November 6, 2023.