

Approved: March 2, 2016
Distributed: March 8, 2016

IPSWICH CONSERVATION COMMISSION
Meeting Minutes
February 17, 2016

Pursuant to a written notice posted by the Town Clerk and delivered to all Conservation Commission members, a meeting was held Wednesday, February 17, 2016 at 7:00 p.m. in Room A of the Ipswich Town Hall. Members present were Acting Chairman Sissy ffollott, Acting Vice-Chair David Standley, Commissioners Brian O'Neill, Catherine Carney-Feldman, William McDavitt and Michele Hunton. Also present was Agent Alicia Geilen and Recording Secretary Cathy Miaskiewicz. Absent with prior notice was Jennifer Hughes.

DEFINITION INDEX:

BVW - Bordering Vegetative Wetland

COC – Certificate of Compliance

CR – Conservation Restriction

DEP - Department of Environmental Protection

EO – Enforcement Order

ICC – Ipswich Conservation Commission

IRWA – Ipswich River Watershed Association

LSCSF – Land Subject to Coastal Storm Flowage

NOI – Notice of Intent

NDZ – No-Disturbance Zone

O & M Plan – Operations and Maintenance Plan: An O&M plan is an indication that a facility is in continued compliance with applicable regulations and permit conditions

OOB – Order of Conditions

ORAD – Order of Resource Area Delineation

RDA – Request for Determination of Applicability (*below is a list of possible outcomes for RDAs*)

Negative #2 Determination (NDA)– This is an approval for work in in resource areas

Negative #3 Determination (NDA)– This is an approval for work in in buffer zones

Negative #5 Determination (NDA) – This is approval for work that meets the requirements of an exception under the WPA

Negative #6 Determination– This is an approval for work under the Ipswich Wetland Protection Bylaw

Positive Determination – This is a denial requiring an NOI to be filed should the applicant wish to pursue

RPA - Riverfront Protection Act

SWM – Storm Water Management

WPA – Massachusetts Wetlands Protection Act (310 CMR 10.00 *et seq.*)

Citizen's Queries: None

Ongoing Matters Being Continued to FUTURE Sessions:

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MATTER: 36-1277: J & K Realty Trust for work at 195, 197 & 199 High Street shown on Tax Map: 21 Lots: 7A, None & 93 for a NOTICE OF INTENT to construct an apartment building addition in jurisdictional areas. <i>Applicant requests continuance to 3/2/16.</i>
DISCUSSION: There was no one present for this matter. Applicant requested a continuance to March 2, 2016.
RECOMMENDATION OF AGENT: <i>To continue to March 2, 2016.</i>
MOTION: <ul style="list-style-type: none"> ◆ A motion was made by Acting Vice-Chair Standley to continue to March 2, 2016. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: <ul style="list-style-type: none"> ❖ <i>None</i>
DOCUMENT LIST: <i>Continuation Request.</i>

MATTER: 36-1274: Ipswich Junction LLC for work at 114 & 116 County Road shown on Tax Map: 54A Lot: 8 for a NOTICE OF INTENT for site improvements including the construction of two (2) new buildings and the installation of a new stormwater management system in jurisdictional areas. <i>Applicant requests continuance to 3/2/16.</i>
DISCUSSION: There was no one present for this matter. Applicant requested a continuance to March 2, 2016.
RECOMMENDATION OF AGENT: <i>To continue to March 2, 2016.</i>
MOTION: <ul style="list-style-type: none"> ◆ A motion was made by Acting Vice-Chair Standley to continue to March 2, 2016. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: <ul style="list-style-type: none"> ❖ <i>None</i>
DOCUMENT LIST: <i>Continuation Request.</i>

Requests for Certificates of Compliance:

MATTER: 36-1238: 95 Turnpike Road, 95 Turnpike Road LLC. <i>New.</i>
DISCUSSION: Present was Mike DeRosa of DeRosa Environmental Inc. Agent Geilen gave a review of the matter. Mr. DeRosa stated that everything was in place and doing well but that they would need one more season to get two full growing seasons. Mr. DeRosa asked if they could continue to October 19, 2016 to review the monitoring report.
RECOMMENDATION OF AGENT: <i>To continue to October 19, 2016 for receipt of planting report.</i>
MOTION: <ul style="list-style-type: none"> ◆ A motion was made by Vice-Chair Standley to continue to October 19, 2016 for receipt of planting report. The motion was seconded by Commissioner Hunton and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: <ul style="list-style-type: none"> ❖ <i>None</i>

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DOCUMENT LIST:

COC request, As-built plan entitled "Record Conditions Plan of Land" dated 11/5/15, prepared by Meridian Associates, Inc. and letter of substantial compliance dated 2/3/16 also prepared by Meridian Associates, Inc.

MATTER: 36-1228: 1 Country Club Way, Ipswich Country Club. *New.*

DISCUSSION: There was no one present for this matter. Agent Geilen gave a review of the matter. Agent Geilen stated that Charlie Ware from Meridian Associates had asked if they could continue to March 16, 2016 for planting report and NDZ sign research.

RECOMMENDATION OF AGENT:

To continue to March 16, 2016 for receipt of planting report and NDZ sign research.

MOTION:

◆ **A motion was made by Acting Vice-Chair Standley to continue to March 16, 2016. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None*

DOCUMENT LIST:

COC request, As-built plan entitled "Record Conditions Plan of Land" dated 12/18/15, prepared by Meridian Associates, Inc. and letter of substantial compliance dated 2/9/16, also prepared by Meridian Associates, Inc.

MATTER: 36-1111: 39-43 South Main Street, Observer Realty Trust. *New.*

DISCUSSION: Present was John Dick, Senior Wetland Scientist at Hancock Associates. Mr. Dick stated there was no need for an as-built because it will be the same footprint to replace the building. He stated that the foundation was starting to disintegrate and showed a photo from 2010 that showed the foundation. He stated the applicant would like to request a waiver of the as-built requirement.

RECOMMENDATION OF AGENT:

To issue a full and final COC.

MOTION:

◆ **A motion was made by Acting Vice-Chair Standley to approve the request to waive the as-built requirement and to issue a full and final COC. The motion was seconded by Commissioner Hunton and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None*

DOCUMENT LIST:

COC request, Photos of post-construction and letter of substantial compliance dated 2/5/16, and prepared by Hancock Associates.

Requests for Determination of Applicability:

MATTER: Newland Development Associates, LLC for work at **143-145 High Street** shown on **Tax Map 30A, Lot 26A, 27 & 42** for a **REQUEST FOR DETERMINATION OF APPLICABILITY** for soils testing in jurisdictional areas. *Applicant requests continuance to 3/17/16.*

DISCUSSION: There was no one present for this matter. The applicant had requested continuance to March 17, 2016.

RECOMMENDATION OF AGENT:

To continue to March 17, 2016.

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MOTION:

◆ A motion was made by Acting Vice-Chair Standley to continue to March 17, 2016. The motion was seconded by Commissioner Hunton and passed unanimously.

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None*

DOCUMENT LIST:

Continuation Request.

◆ A motion was made by Acting Vice-Chair Standley to table the matter below. The motion was seconded by Commissioner O'Neill and passed unanimously.

◆ A motion was made by Acting Vice-Chair Standley to un-table the matter. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.

This matter was taken out of order:

MATTER: Cole Desmond for work at 15 Ward Street shown on Tax Map 42C, Lot 85A for a **REQUEST FOR DETERMINATION OF APPLICABILITY** for an after-the-fact filing to determine if the work done was on land currently designated for agricultural use and therefore exempt from the Wetlands Protection Act regulations.

DISCUSSION: Present was applicant Cole Desmond and Attorney Francis DiLuna. Also present was Paul Desmond. Cole Desmond stated they would be filing their RDA under the WPA only and not under the Ipswich Wetlands Protection Bylaw. Agent Geilen stated she met with the applicant and Jay Stanbury of the Ipswich Agricultural Commission. The Commission thought work had been done on a portion of the land that was not determined to be for agricultural use. Cole Desmond requested that the EO be lifted because he stated nothing had been done and that there were no new structures. He stated that the greenhouse was resting on the ground with no foundation and could easily be moved because it was not permanent. Agent Geilen presented a PowerPoint presentation titled "Request for Determination of Applicability to Determine Land in Current Agricultural Use." [Discussion: property lines/how animals are moved through the right of way/crop rotation within 5 years.] Attorney DiLuna stated that the 5 years could be extended, but was typically 5 years. Agent Geilen asked for him to forward that case to the Commission. Acting Vice-Chair Standley was concerned that there was no recollection of anyone coming before ICC for agricultural use on this piece of land since 1998. He wanted to know how the land could be considered "in agricultural use" if it was never brought before the Commission. Agent Geilen stated that Cole Desmond would need to show that the prior owner was using it for agricultural use before they took the property over. She stated that they would need a time-line of events. Agent Geilen recommended that the Commission lift the EO and allow Cole Desmond to do the research required above. Desmond stated that currently there were no animals there. Agent Geilen mentioned that the wetland line had not yet been determined. Acting Vice-Chair Standley recommended that they revise the EO to remain only on the land in question. Mr. Jay Stanbury of the Ipswich Agricultural Commission spoke in representation of the Agricultural Commission in support of Cole Desmond. He stated that they are trying to help him navigate the process. He thanked Agent Geilen for her presentation. Agent Geilen stated that if anyone would like a copy of the PowerPoint that they could contact her my email. Attorney DiLuna commented on the regulations for fertilizer and recommended that the ICC check with the Department of Agriculture for new regulations. Commissioner Hunton stated that she would research this. Commissioner Carney-Feldman stated that there is a high chance for fertilizers to go into the wetland and recommended Cole Desmond try to use seed without fertilizer. Cole Desmond asked if the greenhouse needed to be moved. Agent Geilen stated that it did not have to come out at this time. Cole asked if he could put grass seed down. ICC stated that he could but to use native seed.

RECOMMENDATION OF AGENT:

None

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MOTION:

◆ A motion was made by Vice-Chair Standley to continue the RDA under WPA until May 4, 2016 so the applicant can contact the previous owner. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.

◆ A motion was made by Vice-Chair Standley to continue to amend the January 16, 2016 EO to be cease and desist only in the portion of the southern parcel within ICC jurisdiction (behind DPW). The motion was seconded by Commissioner McDavitt and passed unanimously.

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *Commissioner Hunton to research fertilizer regulations*

DOCUMENT LIST:

Mandatory pre-filing checklist, WPA Form 1 Request for Determination of Applicability Form, Legal Ad, Locus Map, Aerial Photo dated 9/27/14, via Google Earth and Powerpoint presentation prepared by Alicia Geilen, Agent.

New Notices of Intent, Minor Modifications and Formal Amendments:

◆ A motion was made by Acting Vice-Chair Standley to table the matter below. The motion was seconded by Commissioner Hunton and passed unanimously. Mr. Graham arrived just after tabling the matter.

◆ A motion was made by Acting Vice-Chair Standley to un-table the matter. The motion was seconded by Commissioner Hunton and passed unanimously.

MATTER: 36-1280: The 10 Market Street Trust for work at **10 Market Street** shown on **Tax Map: 42A Lot: 178** for a **NOTICE OF INTENT to build an addition to a house, elevator and stairs** in jurisdictional areas.

DISCUSSION: Present was Larry Graham of H.L. Graham Associates. Mr. Graham gave a review of the matter. He stated that the resource area was the Ipswich River. [Discussion: bank of river/buffer zone between 2 buildings/replace pavement and put on an addition with elevator and stairway with handicap ramp/proposed plan to renovate building into an apartment/drainage plan shown/infiltration chamber/discharge overflow/improvement to what is there now.] [Discussion: Flood levels/Agent Geilen needs the square footage of work in the LSCSF area and this needs to be referenced in the OOC/Mother's Day Storm.] Acting Vice-Chair Standley stated that if the Sylvania dam is removed, flow and peak may impact Riverwalk bridge. This could result in higher levels. Mr. Graham stated that it should not impact this project because they are only adding stairs. Acting Vice-Chair Standley stated that this is the first time ICC was dealing with these particular catch basins going directly into the river. [Discussion: existing catch basins.] Mr. Graham gave a history of the property between 10 Market Street and 12 Market Street. He stated that when the property was one in 1985, ICC permitted 18" sump pump with two cast iron pipes for 12 Market Street in file #36-917. Cast iron pipe discharges into river about a foot above mean high water. Acting Vice-Chair Standley stated the catch basins should be modified. Acting Chairman ffolliott questioned flood storage. Commissioner McDavitt questioned if there would be any benefit using permeable pavement. Mr. Graham stated that no testing had been done on the soil. [Discussion: run-off and overflow amounts/suitable materials under filtration bottom.] Mr. Graham stated that the suggestion was admirable but that it would be quite a burden to replace the sump pumps and would involve the 12 Market Street property owner. Acting Vice-Chair Standley revised his suggestion to include installation of grease traps, hooded discharges and annual cleaning catch basins. [Discussion: investigate involvement of 12 Market/concerns with ownership/perpetual condition to bear on any future owner/do some research and continue.]

RECOMMENDATION OF AGENT:

To continue to March 2, 2016 for DEP file # and research of 12 Market Street.

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<p>MOTION:</p> <p>◆ A motion was made by Acting Vice-Chair Standley to continue to March 2, 2016. The motion was seconded by Commissioner McDavitt and passed unanimously.</p>
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS:</p> <p>❖ Agent Geilen needs the square footage of work in the LSCSF area and this needs to be referenced in the OOC. Agent Geilen will research the OOC for 12 Market Street for catch basin maintenance. Larry will do a revised plan with a note.</p>
<p>DOCUMENT LIST:</p> <p>Packet prepared by Graham Associates, Inc. dated 1/27/16, including Mandatory Pre-filing Checklist, WPA Form 3 Notice of Intent Application, NOI Wetland Fee Transmittal Form, Ipswich Wetlands Protection By-law Filing Fee Calculation Worksheet, Plan entitled "Permit Plan" dated 1/27/16, and prepared by Graham Associates, Inc., Legal Ad and Locus Map, Notification of Abutters, Abutters List, Affidavit of Service, Checklist for Stormwater Report.</p>

Ongoing Notices of Intent, Minor Modifications and Formal Amendments:

<p>MATTER: 36-1279: James Cornacchio for work at 1 Eagle Hill Road shown on Tax Map: 15C Lot: 063 for a NOTICE OF INTENT to construct a garage & connector addition to existing dwelling and expansion of driveway to garage in jurisdictional areas. <i>Continued from 2/3/16.</i></p>
<p>DISCUSSION: Present was Larry Graham of H.L. Graham Associates. Mr. Graham gave a review of the matter. The old OOC was recorded and the COC was issued and recorded. The plans had been revised to include Latin names of plants. The Saltmarsh line was adjusted and they pulled some stakes. Notes 7 & 8 for LSCSF were added and Riverfront lines were added. [Discussion: riverfront lines/new square footage submitted/pervious and impervious areas discussed/LSCSF figures given/all disturbed areas were broken down and amounts given to Agent Geilen.] Commissioner McDavitt stated that erosion controls were not to be removed until stabilized.</p>
<p>RECOMMENDATION OF AGENT:</p> <p><i>To close the public hearing and issue a Positive OOC with Special Conditions.</i></p>
<p>MOTION:</p> <p>◆ A motion was made by Acting Vice-Chair Standley to close the public hearing and issue a positive OOC with Special Conditions as stated by the Agent. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.</p>
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS:</p> <p>❖ <i>None</i></p>
<p>DOCUMENT LIST:</p> <p>Revised plan entitled, "Permit Plan" dated 2/17/16, prepared by Graham Associates, Inc.</p>

Enforcement Matters:

<p>MATTER: Enforcement Update: 15 Ward Street, Desmond. Enforcement matter: cutting vegetation and erection of structures.</p>
<p>DISCUSSION: Please see 15 Ward Street RDA above.</p>
<p>RECOMMENDATION OF AGENT:</p> <p><i>None</i></p>
<p>MOTION:</p> <p>◆ See motion under 15 Ward Street RDA above</p>
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS:</p> <p>❖ <i>None</i></p>
<p>DOCUMENT LIST:</p>

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None

MATTER: Enforcement Update: 82 Labor in Vain Road, Sullivan for unauthorized razing and rebuilding of an accessory structure.

DISCUSSION: Present was Attorney Richard (Chip) Nysten, Mike DeRosa of DeRosa Environmental Inc., and Steve Gillis, project manager. Acting Vice-Chair Standley stated that, even though he has served with Chip Nysten on other projects it would not affect his judgement on this matter. Atty. Nysten gave an overview of the matter. He stated that they understood that even though there was a building permit for the boat house they still needed to come before the Commission. Currently there exists a framed but not finished building and a cease and desist order. Atty. Nysten asked if “razing” equaled “rehabilitation”. He stated that the building was razed to meet the codes for new conditions with increased weather and wind. Acting Vice-Chair Standley stated that what had been done was not what the Commission thought they were approving. Atty. Nysten stated that it may not have been what was intended, but they stayed within the footprint of the building. He did not think it would impact the resource area by adding a second floor and would like to understand the impact of having the second floor. Agent Geilen stated that when people only add a floor and do not touch the first floor, then the ICC does not need to be informed, but a “raze and rebuild” does impact ICC. She also stated that ICC was not prepared to hear this matter on this date and would like a continuance since they only just received the paperwork and legally have 7 days to look at it. [Discussion: OOC was rehabilitating not just adding a second floor/original plan discussion/concern with indication of use/need to be consistent.] Agent Geilen stated that she had spoken with Chairman Hughes about it being an “intensification of use” and its potential impacts. Mr. DeRosa stated that there was no plumbing in the building and was being used for storage with only some electricity, no dwelling. He stated that adding a second story did not impact resources. Acting Vice-Chair Standley stated that the second story was not an issue. He said that the “raze and rebuild” in the NB and NDZ in lieu of what the Commission thought was there was the issue. He stated that the applicant should have come back to the ICC. It wasn’t just adding the 2nd floor; they tore it down and rebuilt it. Atty. Nysten stated that the language was clear for rehabilitation on first order. [Discussion: meeting codes/information was not given to ICC/they should have come back for a formal amendment/rehabilitation meant to replace roof, shingles, etc.] Atty. Nysten stated that since the issue was procedural not structural and because no equipment needs to go out on the property, they wanted to know if ICC could release the cease and desist and then they could re-file the necessary documents to continue with building. Acting Chairman ffollott wanted time to look at material. Acting Vice-Chair Standley recommended they continue to the next meeting. Commissioner McDavitt stated he would be willing to let them put on the roof, then amend with an after-the-fact filing. Atty. Nysten stated they would be willing to make the release of the cease and desist contingent on filing of new order.

RECOMMENDATION OF AGENT:

MOTION:

- ◆ **A motion was made by Acting Vice-Chair Standley to continue to March 2, 2016. The motion was seconded by Commissioner O’Neill with no vote was taken.**
- ◆ **A motion was made by Commissioner McDavitt to amend the motion to: lift the cease and desist order contingent upon materials received to be reviewed and filing an after-the-fact formal amendment for the “raze and rebuild”. The motion was seconded by Commissioner Hunton and passed with a 4 to 2 vote.**
- ◆ **A motion was made by Acting Vice-Chair Standley to lift the cease and desist portion of the EO as stated and to continue to March 2, 2016. The motion was seconded by Commissioner Hunton and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None*

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DOCUMENT LIST:

*Amended Plan entitled "Notice of Intent, 82 Labor In Vain Road" dated 9/10/13, and prepared by Meridian Associates, Inc.,
 Approved Plan entitled, " Notice of Intent, 82 Labor In Vain Road" dated 1/30/14, and prepared by Meridian Associates, Inc.,
 Letter dated 2/16/16 prepared by Lynch, DeSimone, and Nysten, LLP Re: Enforcement Order, 82 Labor In Vain Road (36-1210)
 including and memo dated 2/3/16, prepared by Bill Decie, Field Inspector and "Plot Plan of Land" dated 2/11/16 and prepared
 by Meridian Associates, Inc.*

Other Business:

MATTER: Beth O'Connor, Open Space Administrator. Nichols Field outreach video for Commission approval.

DISCUSSION: Present was Beth O'Connor, Open Space Administrator for the town. Ms. O'Connor presented the idea of using videos for public access properties to be shown on the Ipswich ICAM station. Ms. O'Connor showed a video that had been made for this purpose. Acting Vice-Chair Standley stated that they should explain the mowing, why it's done. Commissioner Carney-Feldman suggested that during dead time on video, show the names of the plants growing in the field. Talk about butterflies and why land was set aside. Name the things that benefit the act. Talk over the scenery and explain it. Ms. O'Connor understood that there was value in reaching a broader audience, but stated it was also about the virtual experience of just hearing sounds of birds and wind, etc. Commissioner Carney-Feldman suggested that they keep that but balance it with explanation and make it as interesting as possible. Agent Geilen stated that it would be helpful to say something about picking up dog waste and disposing of waste or showing someone doing this in the video to encourage this practice. Ms. O'Connor stated that the idea was to pique interest, not state everything a person needs to know, but get them interested to go there. Commissioner Carney-Feldman stated that ICAM could help with editing or doing voice-overs. Ms. O'Connor stated that at the end of the video there were graphics about where Nichols Field is located, the number of acres, when it became protected, and a mention of ICC having custody and control. Acting Vice-Chair Standley stated that it was a well-meaning amateur effort that does not really explain the field, and that it was hard to hear what they were saying. Commissioner Carney-Feldman stated that for a first endeavor, it was a good beginning, but not ready for use. Commissioner McDavitt thanked Ms. O'Connor and her daughter Tess for her efforts in making the film. Acting Vice-Chair Standley said to please continue the effort because the objective was well worth while.

RECOMMENDATION OF AGENT:**MOTION:**

◆ N/A

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ None

DOCUMENT LIST:

None

Tabled Matters and Discussion Items:

Interim Reports of Special Project Subcommittees - None

Approval of Minutes: 1/6/16, 1/20/16

◆ A motion was made by Acting Vice-Chair Standley to approve the minutes with edits from January 6, 2016 and January 20, 2016. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.

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Proposed Revisions to Wetlands Protection By-Law Regulations – *vote required.*

MATTER: Proposed Revisions to Wetlands Protection By-Law Regulations
<p>DISCUSSION: Acting Chairman ffolliott opened the public hearing for the proposed amendments to the Wetlands Protection Bylaws. Acting Chairman ffolliott read the legal announcement from the newspaper for this public hearing. Agent Geilen stated a subcommittee had been meeting regarding these changes and that this was the latest version that the subcommittee had come up with. Refer to handout “Wetlands Protection By-Law Rules and Regulations DRAFT revisions - February 9, 2016.” Acting Vice-Chair Standley presented his recommendations starting on page 5: Item IV/C/10, 11 and 17. He stated the draft as it stands puts no limits on the installation of underground utilities, underground sewer lines or pavement repair. He read the first three paragraphs of his handout. (Ipswich Conservation Commission Regulations Amendments – Statement of David Standley, February 17, 2016) Agent Geilen stated that the DPW/utilities want the small project to be verbatim from 310 CMR 10.02 (2) (b) (2) (e). Acting Vice-Chair Standley read from a memo regarding fairness of public vs. private. The WPA excludes repair maintenance upkeep of both underground utilities and underground sewer lines that are providing services to the public. Agent Geilen read this portion of the WPA about existing exemption for maintain/repair/replace but not enlarge or change. Acting Vice-Chair Standley read his redline edits and noted that the past practice of the Commission was to find that an increase of more than 10% of the capacity of the conduit to be replaced required a new Notice of Intent. Agent Geilen asked if the increase in pipe diameter could be used for small projects. Acting Vice-Chair Standley stated that there needed to be a 10% increase in pipe size. Acting Vice-Chair Standley added: “the area of the project within Commission jurisdiction shall not exceed 5,000 sq. ft.” Commissioner Hunton stated that she thought these were good additions.</p>
<p>RECOMMENDATION OF AGENT: <i>None</i></p>
<p>MOTION:</p> <ul style="list-style-type: none"> ◆ A motion was made by Acting Vice-Chair Standley to accept the edited sections as presented. The motion was seconded by Commissioner Hunton and passed unanimously. ◆ A motion was made by Acting Vice-Chair Standley to approve the proposed Wetland Protection Regulations as amended at this public hearing. The motion was seconded by Commissioner Hunton and passed unanimously. <p style="text-align:center"><i>Acting Vice-Chair Standley withdrew his motion above and made a new motion below. Commissioner Hunton assented to the withdrawal.</i></p> <ul style="list-style-type: none"> ◆ A motion was made by Acting Vice-Chair Standley to approve the proposed Wetland Protection Bylaw Rules and Regulation changes as amended at this public hearing subject to be effective on midnight of the date that the revisions to the Ipswich Bylaws are approved by the Attorney General (originally approved by voters on October 27, 2015). The motion was seconded by Commissioner Hunton and passed unanimously.
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS: ❖ <i>None</i></p>
<p>DOCUMENT LIST: <i>Draft Proposed Revisions to Wetlands Protection By-Law Regulations</i></p>

Document Signage: (No Vote Required)

Adjournment:

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◆ A motion was made by Acting Vice-Chair Standley to adjourn at 10:16 p.m. The motion was seconded by Commissioner McDavitt and passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Cathy Miaskiewicz".

Cathy Miaskiewicz
Recording Secretary

These minutes are the summary of a taped meeting and of secretarial notes. As such, the Ipswich Conservation Commission reserves the right to supplement these minutes with tapes and vice versa, to reflect the proceedings. The Ipswich Conservation Commission does not guarantee the quality of the tapes, nor does it exclusively rely upon them.