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IPSWICH CONSERVATION COMMISSION
Meeting Minutes
August 1, 2018

Pursuant to a written notice posted by the Town Clerk and delivered to all Conservation Commission members, a meeting was held Wednesday, August 1, 2018 at 7:00 p.m. in Room A of the Ipswich Town Hall. Members present were Chairman Jennifer Hughes, Vice Chair Mary ffollott, Commissioners Brian O'Neill, Catherine Carney-Feldman, William Paulitz, and Raymond Putnam. Also present were Agent Alicia Geilen and Recording Secretary Amy Scicchitani. Absent with prior notice was Commissioner James Stone.

DEFINITION INDEX:

BOH – Board of Health
BVW - Bordering Vegetative Wetland
COC – Certificate of Compliance
CR – Conservation Restriction
CZM - Coastal Zone Management
DCR - Department of Conservation and Recreation
DEP - Department of Environmental Protection
DPW- Department of Public Works
EC – Emergency Certificate
EO – Enforcement Order
ICC – Ipswich Conservation Commission
LIAU – Land in Agricultural Use
LSCSF – Land Subject to Coastal Storm Flowage
LSP – Licensed Site Professional
NOI – Notice of Intent
NBZ – No-Build Zone
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
OOC – Order of Conditions
ORAD – Order of Resource Area Delineation
COC – Certificate of Compliance
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
SPP – Small Projects Permit
TEC – Temporary Erosion Controls
WPA – Massachusetts Wetlands Protection Act (310 CMR 10.00 *et seq.*)

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ZBA – Zoning Board of Appeals

Matters Being Continued to FUTURE Sessions at the Applicant’s Request:

MATTER: 36:943: 82 Topsfield Road, Habitech. <i>COC Request</i>
DISCUSSION: There was no one present for this matter.
RECOMMENDATION OF AGENT: <i>Continue to August 15, 2018.</i>
MOTION: <ul style="list-style-type: none"> ◆ A motion was made by Vice Chair ffollott to continue to August 15, 2018. The motion was seconded by Commissioner O’Neill and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: <ul style="list-style-type: none"> ❖ <i>None.</i>
DOCUMENT LIST: <i>Continuance request.</i>

MATTER: 36-1372: Richard Gore for work at 140 Jeffreys Neck Rd. shown on Tax Map: 15C Lot: 63A for a NOTICE OF INTENT for stabilization of existing eroded slope and removal of placed stone and concrete to restore coastal beach in jurisdictional areas.
DISCUSSION: There was no one present for this matter.
RECOMMENDATION OF AGENT: <i>Continue to August 15, 2018.</i>
MOTION: <ul style="list-style-type: none"> ◆ A motion was made by Vice Chair ffollott to continue to August 15, 2018. The motion was seconded by Commissioner O’Neill and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: <ul style="list-style-type: none"> ❖ <i>None.</i>
DOCUMENT LIST: <i>Continuance request.</i>

MATTER: 36-1362: Kieran McAllen, 30 Town Farm Rd. LLC for work at, 30 and 34 Town Farm Rd. and 17 Locust Rd. NOTICE OF INTENT to construct a 32-unit, over 55, affordable housing (40B) residential development in jurisdictional areas.
DISCUSSION: There was no one present for this matter.
RECOMMENDATION OF AGENT: <i>Continue to August 15, 2018</i>
MOTION: <ul style="list-style-type: none"> ◆ A motion was made by Vice Chair ffollott to continue to August 15, 2018. The motion was seconded by Commissioner O’Neill and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: <ul style="list-style-type: none"> ❖ <i>None.</i>

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DOCUMENT LIST: *Continuance request.*

Courtesy Positions for Town Projects:

MATTER: 36-1364: Town of Ipswich for work at **24 Candlewood Rd.** a portion of the former **Pony Express** property. **NOTICE OF INTENT** for conversion of the existing polo field to athletic fields and the construction of a parking lot with associated storm water management and resource area improvements in jurisdictional areas. *Continued from July 18, 2018.*

DISCUSSION: Present was Beth O'Connor, representing Town of Ipswich, Mike DeRosa of DeRosa Environmental Consulting, and Larry Graham, H. L. Graham Associates. Beth gave an overview of the revised plan dated June 27, 2018, which offer a condensed layout, improved stormwater design, increased parking and bus drop-off location relocated, and reduced impacts to the NBZ. Mr. Graham presented the details of the plan changes, which addressed the fact that SWM infiltration trenches did not have enough storage capacity. Soil tests were done, which supported a SWM basin. [Discussion: dog waste receptacles, locations.] Two SWM basins near the parking area are shallow, and can be mowed. Overflow provisions are included. Drainage design will be graded from west to east, to catch basins. Irrigation plans have not changed. Planning Board reviewed had no further concerns. [Discussion: snow removal; Town anticipates maintaining 16 spaces in the winter, plowing snow into eight spaces; no snow pushed into SWM areas.] [Discussion: porta potty; trash removal.] Mr. Graham noted that 11 trees to be removed, and 11 will be planted. Chairman Hughes asked for list of native trees to be removed/replanted. Chairman Hughes noted that the SWM O & M Plan was too basic, and should include maintenance a check list. Mr. Graham stated that the SWM peer reviewer, Cammett Engineering, had not completed their second review of the SWM system. Chairman Hughes recommended that the matter be continued to the next meeting, so that the Commission could have the final Cammett report.

RECOMMENDATION OF AGENT:

Orders drafted. Continue to 8/15/2018

MOTION:

◆ **A motion was made by Commissioner Carney-Feldman to approve waiver of NBZ + NDZ. The motion was seconded by Commissioner Paulitz and passed unanimously.**

A motion was made by Commissioner Carney-Feldman to continue to August 15, 2018, and motion was seconded by Commissioner Paulitz and passed unanimously.

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

DOCUMENT LIST:

Storm water review peer review; final storm water report; Plan set final revision; response to 2nd storm water management; storm water management report revision.

MATTER: 36-611: Town of Ipswich for **South Main and Union St. Riverwalk.** Request for a Certificate of Compliance. *Continued from July 18, 2018.*

DISCUSSION: There was no one present for this matter.

RECOMMENDATION OF AGENT:

Continue to September 5, 2018.

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MOTION:

◆ **A motion was made by Commissioner Carney-Feldman to continue to September 5, 2018. The motion was seconded by Commissioner Paulitz and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

DOCUMENT LIST:

No new documents submitted.

MATTER: 36-1377: Town of Ipswich for work at **0 & 4 Union St, 40 Market St.** shown on **Tax Map: 42A Lot: 185, 185A, 184** for a **NOTICE OF INTENT** for extension of existing river walk with addition of improved storm water management and non-native invasive plant management in jurisdictional areas. *Continued from July 18, 2018.*

DISCUSSION: Present was Glenn Gibbs, Director of Planning and Development, and Ellie Baker of Horsely Witten Group. Mr. Gibbs submitted at the meeting a new set of draft plans, which significantly changed the pocket park layout. Agent Geilen noted that a DEP file number had been received (#36-1377). Ms. Baker discussed changes made regarding keeping new trees away from sewer line, and noted that the sewer line location on the plan was extended. [Discussion: tree removal recommendations from DPW; non-native invasive trees vs. native trees; trees on Coastal Bank vs. trees in pocket park area; trees overhanging the headwall.] [Discussion: SWM system; connection to existing stormwater outfall; 18 inch PVC pipe of underdrain system.] Ms. Baker apologized for several typos on the plans, which will be corrected. Commissioner Hughes stated that some native trees flagged for removal are healthy. Ms. Baker proposed removing tree #20. Ms. Baker discussed the draft revised plans and asked for ICC comments. She noted that changes included shifting the seating wall from to the south; reconfiguration of the walkways from EBSCO parking lot, relocating two benches; all of which would reduce the total amount paved surface. Commissioner Carney-Feldman noted that she was concerned about watering and long term responsibility of maintenance of plantings. Chairman Hughes asked about the location of educational signage, and questioned if benches should be shifted. Chairman Hughes also noted that plans should be complete prior to approaching the Conservation Committee. She reiterated that there should be no encroachment of structures on Coastal Bank. She proposed a second site visit with Mr. Gibbs and the DPW arborist to discuss which trees were to be removed and the justification for their removal.

RECOMMENDATION OF AGENT:

Continue to August 15, 2018.

MOTION:

◆ **A motion was made by Commissioner Carney-Feldman to continue to August 15, 2018. The motion was seconded by Commissioner Paulitz and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

DOCUMENT LIST:

Revised Plans prepared by Horsley Whitten dated July 2018, Cover letter dated July 26, 2018, Email from EBSCO dated July 16, 2018, Riverwalk photos, tree inventory.

MATTER: 36-_____ : Town of Ipswich for work at **272 High Street** shown on **Tax Map: 20D Lot: 008** for a **NOTICE OF INTENT** to repair **Dow Brook Reservoir Dam** due to leaking in jurisdictional areas. *New.*

DISCUSSION: Present were Dennis Bell of Haley and Aldrich, and Vicki Halmen, Director of Water and Wastewater. Ms. Halmen presented, noting that the Dow Brook Dam was deemed unsafe per the Massachusetts Office of Dam Safety (ODS) due to leakage. She stressed that they needed to repair the dam soon, and was looking forward to making corrective efforts. Ms. Halmen discussed the details of the work which would include driving steel sheet piling on the water side of the dam, and installing fill to make the current steep slope meet current

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standards of a 3: 1 slope, and removing all woody vegetation within 20' of the dam structure, as required by the dam safety regulations. She noted that the Water Department is keeping water level low, as directed by the ODS. Bringing dam into compliance would mean filling 219 square feet wetlands to achieve the mandatory 3 : 1 slope. Chairman Hughes asked if this figure included cutting vegetation in BVS. Ms. Halmen said that she would check Agent Geilen said she would send out a Doodle poll for a site visit.

RECOMMENDATION OF AGENT: *Continue to August 15, 2018*

MOTION:

◆ **A motion was made by Commissioner William Paulitz to continue to August 15, 2018. The motion was seconded by Vice Chair ffolliott and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

DOCUMENT LIST:

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 "Dow Brook Reservation" dated July 9, 2018, prepared by Haley Aldrich, Legal Ad, Locus Map, Notification of Abutters, Abutters List and Affidavit of Service.

MATTER: Town of Ipswich for work at **4 Main Street** shown on **Tax Map: 42A Lot: 135A** for a **REQUEST FOR DETERMINATION OF APPLICABILITY** to conduct geotechnical exploratory boring in jurisdictional areas. *New.*

DISCUSSION: Present were Vicki Halmen, Director of Water and Wastewater, and Dennis Bell of Tighe & Bond. Ms. Halmen presented, stating that the sewer pipe is stable due to erosion, which is of great concern. She noted that currently the sewer pipe supports the river bank, which is not the design condition (it's supposed to be buried), and that trees are going on top of it, which also threatens the pipe if the trees fall over. Ms. Halmen went on to say that the sewer siphon pipe which crossed the river from south to north has been exposed by erosion, when it was also supposed to be buried. She stated that they are proposing an evaluation of exterior and interior of the pipes, which will require bypassing the siphon. She noted that the bypass pipe will be protected and supervised at all times it is in use. On a separate matter, while Ms. Halmen had the floor she asked to discuss work needed to remove beaver dams on Bull Brook, which are keeping water from reaching the reservoir. She said that she expects to request an Emergency Certificate (EC) for the work. Chairman Hughes stated that an EC is not required per water supply regulations. Commissioner Carney-Feldman stated that they look at non-lethal options, and put Beaver Deceivers® in place. Ms. Halmen stated that Beaver Deceivers® would not work in the narrow stream bed of Bull Brook; the beavers would just make a new dam a few feet away. Ms. Halmen reminded the Commission that this beaver activity impacts a public water supply, and action was needed so that the town's water requirements could be met. Chairman Hughes returned to the RDA, and asked about erosion control. Ms. Halmen stated that this will be done as needed. Ms. Halmen then addressed the need to remove several dead trees that threaten the sewer line and/or siphon, noting that all tree roots would remain in place. Chairman Hughes agreed that any immediate threats to the sewer line should be addressed as part of this RDA, and that Agent Geilen could do a site visit to confirm which trees could be removed.

RECOMMENDATION OF AGENT:

Issue a NDA 2 and 3, with special conditions for pre and post work inspection.

MOTION:

◆ **A motion was made by Commissioner Paulitz for an NDA 2 and 3. The motion was seconded by Vice Chair ffolliott and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

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DOCUMENT LIST:

Mandatory Pre-filing Checklist, WPA Form 1 Request for Determination of Applicability Form, Ipswich Wetlands Protection By-law Filing Fee Calculation Worksheet, Legal Ad, Locus Map, Plan entitled "Sewer Interceptor and Siphon Evaluation" dated July 2018, prepared by Tighe and Bond.

Request for Certificates of Compliance:

MATTER: 36-594: 72 Clark Rd. Quinn. Request for COC. *Continued from June 20, 2018.*

DISCUSSION: Present was Patrick Quinn, 72 Clark Road. Mr. Quinn requested a COC. He noted that the granite NDZ posts and signs had been installed, bayberry bushes planted, and the driveway expansion area cut and filled w/stone. Agent Geilen stated that she had done a site visit and agreed that all required items are now complete.

RECOMMENDATION OF AGENT:

Issue a full and final COC.

MOTION:

◆ **A motion was made by Commissioner Carney-Feldman to issue a full and final COC. The motion was seconded by Commissioner O'Neill and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

DOCUMENT LIST:

As Built plan prepared by Donohue Survey dated September 22, 2016. Permit Plan.

MATTER: 36-1258: 66 Town Farm Road. Steenhaut. Request for COC. *New.*

DISCUSSION: No one was present for the matter. Agent Geilen noted that Field Inspector Decie had inspected property, and saw no issues.

RECOMMENDATION OF AGENT:

Issue a full and final COC.

MOTION:

◆ **A motion was made by Commissioner Carney-Feldman to issue a full and final COC. The motion was seconded by Vice Chair ffolliott and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

DOCUMENT LIST:

WPA Form 8A-Request for Certificate of Compliance, Ipswich Wetlands Protection By-law Filing Fee Calculation Worksheet.

MATTER: 36-1326: 301 Argilla Road, Trustees of Reservations. Request for COC. *Continued from June 20, 2018.*

DISCUSSION: Present was Larry Graham, representing the Trustees for gatehouse project at Cranes Beach. Mr. Graham noted that this was continued from June 20, 2018 meeting, because additional work was needed under this OOC. However since that time, he said not changes will be needed, and requested a full and final COC.

RECOMMENDATION OF AGENT:

Issue a full and final COC.

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<p>MOTION:</p> <p>◆ A motion was made by Commissioner O’Neill to issue a full and final COC. The motion was seconded by Commissioner Paulitz and passed unanimously.</p>
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS:</p> <p>❖ <i>None.</i></p>
<p>DOCUMENT LIST:</p> <p><i>No new documents submitted.</i></p>

<p>MATTER: 36:1350: 218 Argilla Road, Erickson. Request for COC. <i>New</i></p>
<p>DISCUSSION: Present was Larry Graham. Mr. Graham gave a review of the matter, including the original OOC for septic repair, the after the fact OOC for unauthorized work, and the Enforcement Order for removal of an unpermitted shed and associated restoration work. He stated that all work was complete, and asked that two full and final COCs be issued and that the EO be lifted. Agent Geilen agreed that everything is complete for both orders and the EO. Mr. Graham asked that the COC for 36-1350 be issued to current owner Jason Lundy, and that the COC for 36-625 be issued to the former owner Richard Erickson; with both original coming to H.L. Graham Associates for recording.</p>
<p>RECOMMENDATION OF AGENT:</p> <p><i>Issue a full and final COC for 36:1350 and lift the EO.</i></p>
<p>MOTION:</p> <p>◆ A motion was made by Commission Paulitz to lift the EO. The motion was seconded by Commission Carney-Feldman and passed unanimously.</p> <p>◆ A motion was made by Vice Chair ffolliott to issue a full and final COC. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.</p>
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS:</p> <p>❖ <i>Agent Geilen to issue Return to Compliance letter.</i></p>
<p>DOCUMENT LIST:</p> <p><i>WPA Form 8A-Request for Certificate of Compliance, Ipswich Wetlands Protection By-law Filing Fee Calculation Worksheet, As-Built plan dated July 11, 2018, prepared by Graham Associates, Letter of Substantial Compliance dated July 11, 2018 prepared by Graham Associates. Permit Plan dated September 6, 2017.</i></p>

<p>MATTER: 36:625: 218 Argilla Road, Erickson. Request for COC. <i>Continued from July 18, 2018</i></p>
<p>DISCUSSION: Present was Larry Graham. This matter was discussed with 36-1350 above.</p>
<p>RECOMMENDATION OF AGENT:</p> <p><i>Issue a full and final COC.</i></p>
<p>MOTION:</p> <p>◆ A motion was made by Commission Paulitz to issue a full and final COC. The motion was seconded by Commission Carney-Feldman and passed unanimously.</p>
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS:</p> <p>❖ <i>None.</i></p>

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DOCUMENT LIST: *WPA Form 8A-Request for Certificate of Compliance, Ipswich Wetlands Protection By-law Filing Fee Calculation Worksheet, As-Built plan dated July 11, 2018, prepared by Graham Associates, Letter of Substantial Compliance dated July 11, 2018 prepared by Graham Associates. Permit Plan dated September 6, 2017.*

MATTER: 36:1319: 10 Capeview. Tzortzis. Request for COC. *New*

DISCUSSION: No one was present for the matter. Agent Geilen presented the matter, noting that no work done under this septic system upgrade approval. She stated that a new OOC (036-1367) for raze and rebuild with septic repair was approved which subsumed this OOC.

RECOMMENDATION OF AGENT:
Issue a COC for an invalid OOC.

MOTION:

◆ **A motion was made by Commissioner Paulitz to issue a COC for an invalid OOC. The motion was seconded by Commissioner Carney-Feldman, and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

DOCUMENT LIST:

WPA Form 8A-Request for Certificate of Compliance, Ipswich Wetlands Protection By-law Filing Fee Calculation Worksheet,, Letter of Substantial Compliance dated July 16, 2018, prepared by Morin Cameron Group.

MATTER: 36:90: 184-188 High St. Loom and Shuttle. Request for COC. *Continued from July 18, 2018*

DISCUSSION: Present was Bill Manuell, of Wetlands and Land Management, Inc. Mr. Manuell presented and reviewed the permitting history of the property. He stated that this OOC, which was never recorded, was for a storage building. He said that the as-built showed the project was constructed as approved, except that the building was 2 feet longer than approved. However he noted that the expansion over what was previously a parking lot, so there was no increase in impervious surface. Agent Geilen stated that she had drafted a new OOC and a full and final COC which could be recorded at the same time (OOO first, then COC, with OOC recording information).

RECOMMENDATION OF AGENT:
Re-sign an OOC for recording and issue a full and final COC.

MOTION:

◆ **Motion was made by Commissioner Carney-Feldman to issue a full and final COC. The motion was seconded by Commissioner Paulitz and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

DOCUMENT LIST:

As Built plan prepared by Meridian dated July 13, 2018.

MATTER: 36:111: 180 High Street, Bolles. Request for COC. *Continued from July 18, 2018*

DISCUSSION: Present was Bill Manuell of Wetlands and Land Management, Inc. Mr. Manuell presented and discussed this project, which was for creation of gravel parking area. Mr. Manuell corrected the Agent's Report which stated that the work was not done. He stated that the work had been done, but it now subsumed by an OOC

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<p>issued in 2000 (36-673). Agent Geilen stated that the Commission could either re-issue the OOC for recording, and then issue a COC; or vote to archive without further action (no further action needed). She recommend the latter. The Commission agreed. Mr. Manuell stated that there was one more OOC to deal with, 36-673, which didn't go exactly to plan. He said the owner's mitigation planting was not successful, and it appears the required SWM system was not installed. Mr. Manuell stated he needs guidance on how to move forward with this expired Order. [Discussion: storm water management and mitigation planting, work under a "friendly" EO.] Mr. Manuell stated that he will submit COC request for 36-673.</p>
<p>RECOMMENDATION OF AGENT: <i>Archive without further action.</i></p>
<p>MOTION: <ul style="list-style-type: none"> ◆ Motion was made by Vice Chair ffolliott to archive without further action. The motion was seconded by Commissioner O'Neill and passed unanimously. </p>
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS: <ul style="list-style-type: none"> ❖ <i>Applicant to file for a COC for DEP File# 36-673.</i> ❖ <i>Agent to issue EO for stormwater management and mitigation planting.</i> </p>
<p>DOCUMENT LIST: <i>As Built plan prepared by Meridian dated July 13, 2018.</i></p>

Small Project Permits

<p>MATTER: 11 South Village Green - Josephson. Request Small Project Permit to extend existing deck in jurisdictional areas. <i>New</i></p>
<p>DISCUSSION: Present was Eric Josephson, of Josephson Corporation. Mr. Josephson presented, stating that a large tree had fallen on an existing deck. He noted that this SPP was to rebuild and extend deck. Agent Geilen stated that Field Inspector Decie did a site visit and agrees that the deck is about 70 feet from wetlands, and outside the subzones.</p>
<p>RECOMMENDATION OF AGENT: <i>Approve a Small Project Permit with requirements for pre and post-construction inspections.</i></p>
<p>MOTION: <ul style="list-style-type: none"> ◆ A motion was made by Commissioner Brian O'Neill to approve the SPP with conditions as recommended. The motion was seconded by Commissioner Carney-Feldman, and passed unanimously. </p>
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS: <ul style="list-style-type: none"> ❖ <i>None.</i> </p>
<p>DOCUMENT LIST: <i>Mandatory Pre-filing Checklist, Small Project Permit Form, Ipswich Wetlands Protection By-law Filing Fee Calculation Worksheet, Locus Map, Plan.</i></p>

<p>MATTER: 52 Turkey Shore Road, O'Neill. Request Small Project Permit to repave and resurface existing asphalt driveway. <i>New</i></p>
<p>DISCUSSION: Present was Melanie O'Neill, homeowner, who stated that she would like to remove tree and remove catch basin which does not work. She will also re-build a berm at the top of the driveway to keep stormwater out, and repave her driveway within the limits of the existing driveway. Ms. O'Neill will also construct a rain garden with native plants and augmented soil at the end of the driveway to better manage runoff.</p>
<p>RECOMMENDATION OF AGENT: <i>Approve a Small Project Permit with requirements for erosion control, hand excavation and pre and post work</i></p>

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<i>inspections.</i>
MOTION: ♦ A motion was made by Commissioner Carney-Feldman to approve the SPP with conditions as recommended. The motion was seconded by Commissioner Paulitz and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: ❖ <i>None.</i>
DOCUMENT LIST: <i>Mandatory Pre-filing Checklist, Small Project Permit Form, Ipswich Wetlands Protection By-law Filing Fee Calculation Worksheet, Locus Map, Plan.</i>

Abbreviated Notice of Resource Area Delineation:

MATTER: 36-1376: Marshview Farm LLC , for work at 81 Fox Creek Rd. shown on Tax Map: 44, Lot: 9A for an ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION to confirm the boundary of the wetland resource areas. <i>Continued from July 18, 2018.</i>
DISCUSSION: No one was present for the matter. Agent Geilen presented the matter, noting that this was continued for the DEP file number (received).
RECOMMENDATION OF AGENT: <i>Issue an Order Of Area Resource Delineation for an accurate delineation of BVW (A-series only).</i>
MOTION: ♦ A motion was made by Commissioner Carney-Feldman to issue an Order Of Area Resource Delineation for an accurate delineation of BVW (A-series only). The motion was seconded by Vice Chair ffolllott and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: ❖ <i>None.</i>
DOCUMENT LIST: <i>No new documents submitted.</i>

Ongoing Notices of Intent, Minor Modifications and Formal Amendments:

MATTER: 36-1353: Robert Warren for work at 3 Merganser Rd. NOTICE OF INTENT to tear down and rebuild new residential home and upgrade septic in jurisdictional areas. <i>Continued from July 18, 2018. Abutters re-notified.</i>
DISCUSSION: Present was Bill Manuell of Wetlands and Land Management, Inc., Rob Warren, homeowner, and April Ferraro of Meridian Associates. Mr. Manuell presented, reminding the Commission that the NOI was filed last October, but had been continued for revised plans that moved the new house farther from the top of Coastal Bank. Mr. Manuell stated that the design team has new house footprint and SWM design. He noted that all work is out of the subzones, except for 5 square feet of deck that extends over NDZ. Mr. Manuell said that abutters had been re-notified. Ms. Ferraro presented changes to the SWM design, and noted that a revised stormwater report was included with the re-submittal. Mr. Manuell stated that a waiver to work in NBZ is needed for a small portion of the SWM system. Chairman Hughes noted that the shed on coastal bank cannot be rebuilt, should it be damaged/degraded. Agent Geilen asked the Commission if they wanted to require an 8 to 10 foot zone of natural vegetation along the top of Coastal Bank. Mr. Manuell stated that the owner had been required to establish just such a planting area under a previous OOC. Chairman Hughes sated that it did not look like there was a 10' deep area of natural vegetation. Mr. Manuell state that his client would not object to ensuring that there is a 10' deep are

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<p>Chairman Hughes stated that two granite posts are needed to mark the NDZ/zone of natural vegetation, and all plants added must be native. [Discussion: septic system.]</p>
<p>RECOMMENDATION OF AGENT: <i>Approve the waiver requests, close the hearing, and issue a positive OOC with Special Conditions as amended to include a 10' zone of natural vegetation.</i></p>
<p>MOTION:</p> <p align="center">◆ A motion was made by Commissioner Carney-Feldman to approve the waivers, close the hearing and issue a positive OOC with Special Conditions as amended. The motion was seconded by Commissioner Brian O'Neill and passed with one abstention. Commissioner Paulitz abstained, as he had recused himself from the earlier hearings.</p>
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS:</p> <p align="center"><i>Agent to revise the Special Conditions to include a 10' zone of natural vegetation prior to issuing.</i></p>
<p>DOCUMENT LIST: <i>Storm Water Report; Plans prepared by Meridian entitled "Record Conditions" dated June 12, 2018; Revised Septic Plan dated June 14, 2017; site photos.</i></p>

New Notices of Intent, Minor Modifications, Formal Amendments, and Extensions:

<p>MATTER: 36-___ : Bank Gloucester, for work at 143 High St. shown on Tax Map: 30A Lot 27 and 42 NOTICE OF INTENT for demolition and construction of 2700 sf commercial building for use as a bank in jurisdictional areas. <i>New.</i></p>
<p>DISCUSSION: Present was Dave Jordan and Rhianna Sommers, representatives for the applicant. Agent Geilen noted that there was no DEP File number issued yet. Ms. Sommers presented, stating that Bank Gloucester wishes to redevelop the existing single family house and farm property. Ms. Sommers noted that only a portion of the work is proposed within 100 foot BZ, and no work was proposed in the subzones. She stated that currently there is a one story house, garage, two sheds, and agricultural activities. She said that the project for a 2700 sq. foot bank complies with Wetland Protection Act. Ms. Sommers reminded the Commission that an ORAD was issued in January 2016 approving the wetland line. She said that there would be a post and rail fence along the 50 foot NDZ. Chairman Hughes stated that she was concerned about Phragmites taking over the NDZ. Mr. Jordan presented the SWM design, which includes catch basins and two separate drain lines to stormwater storage units, which will drain into the Town's storm sewer system on High Street, and across into Ipswich Crossing Plaza. Chairman Hughes asked about infiltration. Mr. Jordan stated that there will be no infiltration system as the groundwater level is too high. Commissioner Paulitz asked about any increase in volume to the Town's SWM system. Mr. Jordan said there would be an increase in volume. Commissioner Paulitz asked if the DPW had been asked for comments. Mr. Jordan said no. Agent Geilen was directed to send the plans to DPW for comment. Mr. Jordan noted that the plans had been submitted to the Planning Board and scheduled for the August 16, 2018 meeting. [Discussion: amount of impervious surface, below 20% threshold.] Commissioner Hughes recommended that there be a site visit. Agent Geilen noted that the Stormwater report had been sent out for peer review at Cammett Engineering.</p>
<p>RECOMMENDATION OF AGENT: <i>Continue September 5, 2018.</i></p>
<p>MOTION:</p> <p align="center">◆ A motion was made by Vice Chair ffolliott to continue to September 5, 2018. The motion was seconded by Commission Carney-Feldman and passed unanimously.</p>
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS:</p> <p align="center">❖ <i>Agent Geilen was directed to send the plans to DPW for comment.</i></p>

IPSWICH CONSERVATION COMMISSION

Meeting Minutes

August 1, 2018

DOCUMENT LIST:

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 dated July 10, 2018, prepared by MHF Consultants, Legal Ad, Locus Map, Notification of Abutters, Abutters List and Affidavit of Service.

MATTER: 36-_____ : Cameron, for work at **64 Town Farm Rd** shown on **Tax Map: 21 Lot: 090** for a **NOTICE OF INTENT** to raze and rebuild an existing barn in jurisdictional areas. *New.*

DISCUSSION: Present was Mike DeRosa of DeRosa Environmental, and Laurie Cameron, owner. Mr. DeRosa presented this project to replace a recently-demolished barn on a concrete slab. Chairman Hughes noted that no erosion control was proposed. Mr. DeRosa said that this would be added to the plan. [Discussion: Bordering Vegetated Wetlands; wetland line needs to be reviewed.] Mr. DeRosa stated that the gavel by the barn had been there since 1980s. Agent Geilen noted that she could find no evidence of a Conservation Commission permit for the house or barn, and the barn has been demolished, and the concrete pad repaired without a permit. Chairman Hughes asked if there was a building permit for the barn. If so the barn, which was located in the NDZ could stay in that location, but if not, it should be relocated out of the NBZ. Agent Geilen noted that older RDAs got shredded, and that addresses have changed on Town Farm Road since the house was built. She said that she will do more research. Mr. DeRosa will research the building permits. Chairman Hughes noted she was concerned with expansion of gravel area, and would like the NDZ re-established.

RECOMMENDATION OF AGENT:

Continue to August 15, 2018 for a site visit.

MOTION:

◆ **A motion was made by Commissioner Paulitz to continue to August 15, 2018. The motion was seconded by Vice Chairwoman ffolliott and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

- ❖ *Mike DeRosa to research building permits.*
- ❖ *Agent Geilen to research Conservation permits.*

DOCUMENT LIST:

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 dated July 18, 2018, prepared by Graham Associates, Legal Ad, Locus Map, Notification of Abutters, Abutters List and Affidavit of Service.

Enforcement Matters:

MATTER: 36-697: 85/91 Turnpike Road. Request to lift Enforcement Order. *Continued from June 20, 2018*

DISCUSSION: None one was present for the matter. Agent Geilen asked the Commission to continue to August 15, 2018.

RECOMMENDATION OF AGENT:

Continue to August 15, 2018

MOTION:

◆ **A motion was made by Commissioner Carney-Feldman to continue to August 15, 2018. The motion was seconded by Commissioner Paulitz and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

- ❖ *None.*

IPSWICH CONSERVATION COMMISSION

Meeting Minutes

August 1, 2018

DOCUMENT LIST:

No new documents submitted.

MATTER: 46 River Road, Cronin. *Continued from June 20, 2018*

DISCUSSION: Present was Joe and Phyllis Cronin, owners. They requested that the Commission lift the EO. Mr. Cronin stated that he tried to follow process to repair existing wall in 2016. He said that he had gotten approval from the Commission in July 2016, work had begun in May 2017, and was finished in June 2017, at which time it was approved by Field Inspector Decie. He said that in August of 2017, his wife had stopped by Town Hall to confirm they were all set, and was told they were. Mr. Cronin stated that they had received five approvals of the work. He said that they spent thousands of dollars to build the natural stone wall (done by hand). He said the wall is now destroyed by a storm, and now they are told they are in violation. Chairman Hughes said stone is different from what was approved, and the width is bigger. Agent Geilen said the NDA was for repair, not replacement, and not for the natural stone wall. She said Field Inspector Decie's notes for the pre-con meeting specified no stone on the dune side of the wall, but his post-construction inspection, where the unauthorized stone work was in place, said all work was ok. Agent Geilen stated that Field Inspector Decie had apparently erroneously approved the stone work. She noted that the dune grass vegetation is now covered with sand by the March 2018 storms, as is most of the stone wall. She asked if the stone wall removal might do more harm than good, and if the dune could be re-planted as mitigation. Chairman Hughes asked Agent Geilen to reach out to CZM and see which is worse: removing the stone wall or leaving it in place. Agent Geilen noted that the EO will need to be revised.

RECOMMENDATION OF AGENT:

Continue to August 15, 2018.

MOTION:

- ◆ **A motion was made by Commissioner Catherine Carney-Feldman to continue to August 15, 2018. The motion was seconded by Vice Chair ffollott and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

- ❖ *None.*

DOCUMENT LIST:

Site photos dated April 18, 2018; site photos dated July 20, 2015; Request for Determination; email dated June 19, 2018, EO form WPA9; owners response letter.

MATTER: 36-1197: 30 Mitchell Road/1 Brady Lane. D + M Realty Trust. *Continued from June 20, 2018*

DISCUSSION: Present was Larry Graham, of H.L. Graham Associates. Mr. Graham presented the matter, acknowledging the significant disturbance from boats, trailers, and motors. He stated that the SWM pond was built, but not yet surveyed. He said that he has been retaining to prepare the s-built plan and file for a COC.

RECOMMENDATION OF AGENT:

Continue to September 5, 2018.

MOTION:

- ◆ **A motion was made by Vice Chair ffollott to continue to 9/5/2018. The motion was seconded by Commissioner O'Neill and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

- ❖ *None.*

DOCUMENT LIST:

EO form WPA9; aerial photos; approved plan dated May 30, 2013 prepared by Graham Associates; EO letter dated June 6, 2015; site photos.

IPSWICH CONSERVATION COMMISSION

Meeting Minutes

August 1, 2018

MATTER: 36-1249: 32 North Ridge Road, Bonsignore. <i>Continued from June 20, 2018</i>
DISCUSSION: No one was present for the matter. Agent Geilen noted that she was still waiting for a new NOI to finish the project, but that no work had begun, so this did not need to be continued.
RECOMMENDATION OF AGENT: <i>None.</i>
MOTION: ♦ None
ACTION ITEMS / SPECIAL INSTRUCTIONS: ❖ <i>None.</i>
DOCUMENT LIST: <i>Enforcement Order dated June 25, 2018.</i>

Other Business:

None.

Tabled Matters and Discussion Items:

None.

Approval of Minutes: *6/20/2018 and 7/18/2018*

 ♦ A motion was made by Commissioner Carney-Feldman to approve both sets of minutes as drafted/amended. The motion was seconded by Vice Chair ffollott and passed unanimously.

Document Signage: (No Vote Required)

- None.

Adjournment:

 ♦ A motion was made by Commissioner Paulitz to adjourn the meeting at 10:30 p.m. The motion was seconded by Commissioner Putnam and passed unanimously.

Respectfully submitted,



Amy Scicchitani
Recording Secretary

These minutes are the summary of a taped or video-recorded 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 or video-recording, nor does it exclusively rely upon them.