

Approved: 10-19-2022

Distributed: 11-3-2022

IPSWICH CONSERVATION COMMISSION

Meeting Minutes

October 5, 2022

Pursuant to a written notice posted by the Town Clerk and delivered to all Conservation Commission members, a meeting was held Wednesday, October 5, 2022, at 7:00 p.m. via ZOOM. Members present were Chair Jennifer Hughes, Vice-Chair William Paulitz (late arrival – 9:30 pm with previous notice), Commissioners Sissy ffolliott, Catherine Carney-Feldman, Raymond Putnam, and James Stone. Also present were Agent Jenna Pirrotta and Recording Secretary Odile Breton.

DEFINITION INDEX:

ACEC – Area of Critical Environmental Concern

ANRAD - Abbreviated Notice of Resource Area Delineation (WPA Form 4A)

BOH – Board of Health

BVW - Bordering Vegetated Wetland

Bylaw – Ipswich Wetlands Protection Bylaw (Ch. 224)

COC – Certificate of Compliance (Request for COC = WPA Form 8A; COC = WPA Form 8B)

CR – Conservation Restriction

CZM – MA Office of Coastal Zone Management

DCR - Department of Conservation and Recreation

DEP – MA Department of Environmental Protection

DPW- Ipswich Department of Public Works

EC – Emergency Certificate

EO – Enforcement Order (WPA Form 9)

ICC – Ipswich Conservation Commission

LIAU – Land in Agricultural Use

LSCSF – Land Subject to Coastal Storm Flowage

LSP – Licensed Site Professional

NOI – Notice of Intent (WPA Form 3)

NBZ – No-Build Zone, per Ipswich Wetlands Protection Bylaw

NDZ – No-Disturbance Zone, per Ipswich Wetlands Protection Bylaw

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 (WPA Form 5)

ORAD – Order of Resource Area Delineation (WPA Form 4B)

RDA – Request for Determination of Applicability (WPA Form 1) (*below is a list of possible outcomes for RDAs; all issued on WPA Form 2*)

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

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

ZBA – Zoning Board of Appeals

IPSWICH CONSERVATION COMMISSION

Meeting Minutes

October 5, 2022

Citizen's Queries:

MATTER: Citizen's Query for 28 Bay Crest Road by Gary Church
DISCUSSION: Present was Gary Church. He had a question for renovating a home that he may have to demo but will salvage the foundation. He submitted an RDA and is following up if that is the proper process. The project is outside the 100ft. Coastal Bank and within Riverfront. Hughes noted that altering any ground would be subject to Stormwater Management regulations. The project needs proper erosion controls, stabilization & construction sequence. ffolliott said the ICC needs more information on the plan.
ACTION ITEMS / SPECIAL INSTRUCTIONS: ❖ <i>None.</i>

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

MATTER: 36-1473: 14 North Ridge Road. COC
DISCUSSION: The matter is being continued without discussion.
MOTION: ♦ A motion was made by Commissioner Jim Stone to continue to October 19, 2022. The motion was seconded by Commissioner ffolliott and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: ❖ <i>None.</i>

MATTER: 46 North Ridge Road. EO
DISCUSSION: The matter is being continued without discussion.
MOTION: ♦ A motion was made by Commissioner Jim Stone to continue to October 19, 2022. The motion was seconded by Commissioner ffolliott and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: ❖ <i>None.</i>

MATTER: 36-1477: 214 High Street. 214 High St. LLC (DeRosa/Graham). NOI for implementation of an ecological restoration plan, removal of an existing single-family home and construction of multi-family dwelling. <i>Cont. from 9/21/2022</i>
DISCUSSION: The matter is being continued without discussion.
MOTION: ♦ A motion was made by Commissioner Jim Stone to continue to October 19, 2022. The motion was seconded by Commissioner ffolliott and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: ❖ <i>None.</i>

MATTER: 36-1506: 17 Bay Road. Holden (John Dick). NOI for addition to existing single-family home. <i>Cont. from 9/7/2022</i>
DISCUSSION: Pirrotta noted a request from the applicant during the meeting to continue without discussion. The matter is continued without discussion.

IPSWICH CONSERVATION COMMISSION

Meeting Minutes

October 5, 2022

MOTION:

- ◆ **A motion was made by Commissioner Carney-Feldman to continue to October 19, 2022. The motion was seconded by Commissioner Jim Stone and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

- ❖ *None.*

Courtesy Position for TOWN Projects

MATTER: 36-1517: 4 Fellows Road. TOI Department of Public Works. NOI to work with Beaver Deceivers International to install beaver deceiver at inlet to Fellows Road culvert. *Cont. from 9/21/2022*

DISCUSSION: Pirrotta noted that additional information requested was received. The information included a narrative. Hughes said the condition for work in the subzones can be deleted since there is no work proposed in the subzones. Hughes also requested adding a condition to limit the size/area of the breaching of the dam to prevent downstream flooding. No further ICC comments and no public comment.

MOTION:

- ◆ **A motion was made by Commissioner ffolliott to close the public hearing. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.**
- ◆ **A motion was made by Commissioner Putnam to issue the OOC as drafted and amended. The motion was seconded by Commissioner Jim Stone and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

- ❖ *None.*

Documents: NOI application dated 9-7-2022; beave deceiver narrative; landowner permission letter dated 9-19-2022

STORMWATER MANAGEMENT Applications

MATTER: 125 Topsfield Road. Bishop/Bergeron (Graham). Stormwater Management Plan for construction of a single-family house associated with appurtenances. *New*

DISCUSSION: Present was Larry Graham (H.L. Graham & Associates). Graham noted that Paulitz reviewed the plan and did not have comments. Graham noted that two waivers are requested. Standard conditions were drafted. Hughes noted that a provision for a Certificate of Compliance is needed as well as monitoring to comply with MS4.. Hughes requested voting on the conditions at the next meeting in order to add conditions that reference Stormwater Management Regulations. No public comment noted.

MOTION:

- ◆ **A motion was made by Commissioner ffolliott to grant waivers to Section 8D5 and Section 8D16 as requested. The motion was seconded by Commissioner Putnam and passed unanimously.**
- ◆ **A motion was made by Commissioner carney-Feldman to close the public hearing. The motion was seconded by Commissioner Putnam and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

- ❖ *Pirrotta to update conditions as requested and reference waivers in the permit.*

Documents: Stormwater application and plan prepared by HL Graham dated 9-7-22; supplemental information email from HL Graham dated 9-23-22

SMALL PROJECTS Permits:

MATTER: 8 Capeview Road. Butcher (CJ Johnson). SPP soil tests. *New*

DISCUSSION: Present was Chuck Johnson (CJ Johnson Engineering). The site plan was displayed. The original project received an OOC, but the project was never constructed. An NOI will be filed for the new project. Johnson

IPSWICH CONSERVATION COMMISSION

Meeting Minutes

October 5, 2022

pointed out the location of wetland flags on the plan. The permit request is for deep soil tests. The original leaching system was approved in 2005 with approximately 1200 sq. ft. of disturbance. The new leaching system would be Bottomless Sand Filter with approximately 240 sq. ft. of disturbance. No public comment noted.

MOTION:

◆ **A motion was made by Commissioner Carney-Feldman to issue SPP with Conditions for 8 Cape View Road. The motion was seconded by Commissioner Jim Stone and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

Documents: SPP application prepared by CG Johnson dated 9-13-22; proposed soil test sketch dated 9-21-22; BOH application dated 9-23-22

Ongoing Notices of Intent, Minor Modifications and Formal Amendments:

MATTER: 36-1507: 40 North Ridge Road. Radcliffe-Walsh (DeRosa). NOI to raze and rebuild existing single-family home. *Cont. from 9/7/2022*

DISCUSSION: Present were Mike DeRosa (DeRosa Environmental) and John Morin (Morin Cameron Group). DeRosa noted changes to the plan since last meeting with ICC. The stairs on the Coastal Bank were removed from the plan. An 8’x8’ patio outside the NBZ was added. Added support posts to the plan. Two downspouts added on either side of the porch for water to go into drip edge. Mitigation includes converting lawn to wild plantings acting as a vegetated buffer. DeRosa reviewed the plantings for mitigation plan.

Hughes suggested issuing an EO for removal of -unpermitted items on the Coastal Bank as they are dangerous and could be potentially destructive to CB. Hughes said the plan needs clarification on existing stairs and concrete walkway to be removed. Hughes advised adding a condition if the foundation is not salvageable that the OOC would be null and void. Hughes questioned the number of supports. Morin said there are less supports. Hughes said new work in the NBZ requires a waiver even with a reduction in NBZ. Hughes suggested issuing the EO for the restoration plan on the Coastal Bank be completed prior to start of construction of the dwelling/home. No public comment.

MOTION:

◆ **A motion was made by Commissioner Putnam to approve the request of waivers for work in the NDZ and NBZ with restoration plan. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.**

◆ **A motion was made by Commissioner Carney-Feldman to continue to October 19, 2022. The motion was seconded by Commissioner ffolliott and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

Documents: Supplemental letter from DeRosa dated 9-28-22

MATTER: 36-1511: 26-40 Market Street. Cutter (DeRosa). NOI to raze and rebuild an accessory structure. *Cont. from 9/7/2022*

DISCUSSION: Present was Mike DeRosa (DeRosa). The site plan was displayed and DeRosa reviewed updates to the plan. Two trees will be removed. The 20 ft. Right-of-Way was identified. Parking areas are included on the plan (parking for accessory structure and parking for Market Street businesses). Approximate location of utilities was added to the plan. DeRosa noted the alternative analysis documents no other practical alternative for the project. Hughes said the plan needs to address storm damage prevention and flood control. Hughes said the building is being upgraded to include running water which is a change in use. She is concerned with utilities on the first floor and said the State Flood Plain Coordinator has said that first floors cannot contain utilities if below the flood elevation and not dry proofed. DeRosa said the building is to be used for storing equipment and materials. It is not a habitable structure. Hughes reiterated that the applicant has requested being connected to Town sewer.

DeRosa reviewed four alternatives and the issues with each alternative. He identified the location of the sewer line

IPSWICH CONSERVATION COMMISSION

Meeting Minutes

October 5, 2022

connection. Hughes note the existing structure does not have parking and asked why two parking spaces are needed for the new structure. DeRosa said for loading and unloading equipment and materials. The River Protection Act requires improvement. There is no improvement proposed. A photograph from May 2006 of the area flooded was displayed. No public comment noted.

MOTION:

◆ **A motion was made by Commissioner ffolliott to continue to October 19, 2022. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

Documents: Supplemental letter from DeRosa dated 9-28-22

MATTER: 36-1515: 26 Turkey Shore Road. Cummings. NOI for landscaping, patio and deck board replacement. *Cont. from 9/21/2022*

DISCUSSION: Present was Josh Cummings (owner/applicant). The revised plan was submitted. No comments on the revised plan. A waiver is requested for work in the NDZ. There is no need for a waiver for the NBZ since no new work is proposed in NBZ. The findings need to reference the EO and the perpetual conditions need to be revised. Before the COC is issued, the EO will be addressed. No public comment noted.

MOTION:

◆ **A motion was made by Commissioner Carney-Feldman to approve the request of waiver for work in the NDZ. The motion was seconded by Commissioner Putnam and passed unanimously.**

◆ **A motion was made by Commissioner Putnam to approve the request of waiver for engineered plans. The motion was seconded by Commissioner ffolliott and passed unanimously.**

◆ **A motion was made by Commissioner Jim Stone to close the public hearing. The motion was seconded by Commissioner ffolliott and passed unanimously.**

◆ **A motion was made by Commissioner Carney-Feldman to issue a positive OOC as drafted/amended. The motion was seconded by Commissioner Jim Stone and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

Documents: Revised plan received date 9-16-22

MATTER: 36-1513: 39 Bay Road, Little Neck Condo Assoc. NOI to intercept drainage from Hilltop Road and Bay Road to minimize erosion at 31 Bay Road. *Cont. from 9/21/2022*

DISCUSSION: Present was Jacqui Trainer (Allen & Major). Trainer noted the delineation of the Coastal Bank was submitted as requested. Hughes said waivers are needed because the work is in the NBZ and NDZ. No public comments noted. ICC reviewed OOC. Hughes said the O & M plan needs to be referenced in the document. A condition for annual reports to be submitted for proof of maintenance also need to be added.

MOTION:

◆ **A motion was made by Commissioner Putnam to approve the request of waivers for work NBZ and NDZ. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.**

◆ **A motion was made by Commissioner ffolliott to close the public hearing. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.**

◆ **A motion was made by Commissioner Putnam to issue a positive OOC as drafted/amended. The motion was seconded by Commissioner Jim Stone and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

IPSWICH CONSERVATION COMMISSION

Meeting Minutes

October 5, 2022

Documents: Revised plan prepared by Allen and Major dated 9-28-22

MATTER: 36-1514: 41 River Road. Scannell (Graham). NOI replace/extend stone stairway, extend to new roof deck with stairway, repair retaining wall, replace paved area, install subsurface propane tank. *Cont. from 9/7/2022*

DISCUSSION: Present was Gerry McDonald (H.L. Graham and Associates). The project is to build a roof deck and improve existing walkway. Hughes asked how the work meets performance standards for the Coastal Bank. McDonald said all the proposed work is above the 100-year flood elevation. The entire site is Coastal Bank. Hughes said how the project meets performance standards must be in writing. Putnam is concerned about stability of the site particularly in the back. Removing vegetation from the Coastal Bank to add a structure will not meet performance standards. Extra structure would add weight and destabilize the area. ICC needs analysis on how the project impacts the Coastal Bank. ffolliott had concerns about the buried propane tank location.

MOTION:

◆ **A motion was made by Commissioner ffolliott to continue to October 19, 2022. The motion was seconded by Commissioner Putnam and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

Documents: Site photos 10-3-22

Requests for Certificates of Compliance:

MATTER: 36-1489: 18 Lakemans Lane. Sullivan (Graham). COC. *New*

DISCUSSION: Present was Gerry McDonald (H.L. Graham and Associates). The project is to repair the septic system. McDonald reviewed change in tanks orientation. The tanks are placed at a 90-degree angle from the proposed plan. McDonald noted the vegetation is stabilized. Erosion controls will remain to be used for another project on site. Pirrotta visited the site last week. She recommends issuing the COC. No public comment.

MOTION:

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

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

MATTER: 36-1405: 56 Fellows Rd. Knowlton (Cornerstone Land). COC. *New*

DISCUSSION: Pirrotta noted Bill Decie (Conservation Field Inspector) visited the site yesterday. Engineer letter describes substantial compliance with approved plan.

MOTION:

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

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None*

Documents: COC application prepared by HL Graham dated 8-29-22; Revised plan prepared by HL Graham dated 4-4-22; site photos dated 9-29-22

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

MATTER: 36-1520: 3 Manor House Lane, Turner Hill Golf Club (Graham). NOI to drill an irrigation production well. *New*

IPSWICH CONSERVATION COMMISSION

Meeting Minutes

October 5, 2022

DISCUSSION: Present was Larry Graham (H.L. Graham and Associates). Graham reviewed the project plan for an irrigation well. He noted work is out of the wetland subzones but is within 100 ft. of flagged wetland. Hughes asked if the activity is allowed under the CR. Graham said yes. Graham noted one tree will be removed and he will check the condition of the tree. He will also check the CR to make sure tree removal is allowed. Graham noted the site is subject to limitations on water withdrawals by the State and the golf course is below limitations. Carney-Feldman is concerned about drilling for another well to water lawn. No public comments noted.

MOTION:

◆ **A motion was made by Commissioner ffolliott to continue to October 19, 2022. The motion was seconded by Commissioner Jim Stone and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

Documents: NOI application and plan prepared by HL Graham dated 9-21-22

MATTER: 36-1519: 148A Country Club Way, Ipswich Country Club (DeRosa). NOI for installation of aerators and herbicide application at 4th hole pond. *New*

DISCUSSION: Present was Mike DeRosa (DeRosa Environmental). DeRosa explained the issue with duckweed in the pond. The NOI is for aquatic vegetation management. The project proposes to clear the pond of the nuisance Native vegetation. Hughes said if duckweed is causing an oxidation problem, it should be documented prior to the authorization of any chemical use. ICC needs a baseline assessment for water quality before the use of any chemical treatment is considered/approved. Putnam said ICC needs to understand the density of the duckweed. Hughes noted the project will need a waiver to install a pump.

MOTION:

◆ **A motion was made by Commissioner Carney-Feldman to continue to October 19, 2022. The motion was seconded by Commissioner ffolliott and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

Documents: NOI application prepared by DeRosa dated 9-21-22

MATTER: 36-1518: 4 Little Neck Road. Lenhart (Seekamp Environmental). NOI for two small additions to existing home and patio and walkway re-configuration. *New*

DISCUSSION: Present was Patrick Seekamp (Seekamp Environmental). Seekamp described the project for two small additions. He noted the house is within the 100ft. buffer zone and all proposed work is outside the 25ft. NDZ and 40ft. NBZ. Seekamp reviewed the site plan. The rear addition is on a foundation (partially new foundation) and is approximately 220 sq. ft. of area. The second addition is off the rear of the garage and is approximately 209 sq. ft. and is proposed to be put up on pilings for a 4-season addition). A portion of an existing concrete patio will be removed and there will be a new concrete patio under the 4-season addition. No new foundation is proposed for the 4-season addition.

Hughes noted Land s Subject to Coastal Storm Flowage needs to be identified on the plan. Hughes suggested a stone drip edge 12' or greater. Construction access needs to be identified for the project. No public comment noted.

MOTION:

◆ **A motion was made by Commissioner ffolliott to continue to November 2, 2022. The motion was seconded by Vice-Chair Paulitz and passed unanimously.**

ACTION ITEMS / SPECIAL INSTRUCTIONS:

❖ *None.*

Documents: NOI application dated 8-23-22; Proposed site plan dated 7-7-22; site photos dated 9-27-22

IPSWICH CONSERVATION COMMISSION

Meeting Minutes

October 5, 2022

<p>MATTER: 36-1362: 30 and 34 Town Farm Road. Town Farm Rd LLC (LEC). FA for plan modifications including adding basements and retaining wall, and some conversion of patios to decks. <i>New</i></p>
<p>DISCUSSION: Present was Attorney Richard Kallman. Chair Hughes recused herself and Vice Chair Paulitz handled this matter. The site plan was displayed, and Attorney Kallman reviewed the requested changes. Units 2, 3, 8, 9, and 10 request full basements. A concrete retaining wall is proposed behind units 17 and 19. Units 5 through 20 request elevated decks in lieu of patios. Grade changes are needed on the back of the units and staircases are needed for the decks. The decks are proposed to be the same size as the original approved patios. Putnam noted the deck staircases creates a larger footprint than the original patio and cannot advance into jurisdictional areas.</p> <p>Pirrotta to visit the site and review the retaining wall location that has been already constructed. Additional questions to be forwarded to LEC for responses. No public comment noted.</p>
<p>MOTION:</p> <p style="text-align: center;">♦ A motion was made by Commissioner Ffolliott to continue to October 19, 2022. The motion was seconded by Commissioner Carney-Feldman and passed with 6 votes. Hughes recused. .</p>
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS:</p> <p style="text-align: center;">❖ <i>None.</i></p> <p><i>Documents: FA application prepared by LEC dated 9-21-22; Proposed site plan dated 9-20-22</i></p>

Enforcement Matters:

<p>MATTER: 55 Town Farm Road. Enforcement. <i>Cont. from 8/18/2022</i></p>
<p>DISCUSSION: Present were Mary Rimmer (Rimmer Environmental) and Shendel Bakal (owner). Commissioner Putnam is recused from the matter. The property is in Chapter 61A since 2016. Rimmer visited the site and provided findings to the Conservation Department. The wetland resource area is delineated, and the property is actively being farmed. Rimmer noted the clearing that occurred did not result in soil disturbance and there was no clearing in the wetland. The activity appears to fall under agricultural exemptions. Pirrotta also visited the site and did not note any major areas of clearing. Rimmer presented an aerial view of the site. She pointed out the delineation line and the areas of clearing. Rimmer said the owner is preparing a farm plan with assistance from NRCS that will be shared with ICC when it is completed.</p>
<p>MOTION:</p> <p style="text-align: center;">♦ A motion was made by Commissioner Carney-Feldman to issue a letter that the EO is resolved. The motion was seconded by Vice-Chair Paulitz and passed with 6 votes (Putnam recused).</p>
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS:</p> <p style="text-align: center;">❖ <i>None.</i></p>

<p>MATTER: 81 Old Right Road. Unpermitted tree removal. <i>Cont. from 9/7/2022</i></p>
<p>DISCUSSION: Pirrotta contacted the owner. ICC requested plan for plantings. Owner already planted two dog-wood trees and plantings. Photographs were provided. Hughes suggested to check how the trees and plants survived in spring 2023.</p>
<p>MOTION:</p> <p style="text-align: center;">♦ A motion was made by Commissioner Carney-Feldman to continue to June 7, 2023. The motion was seconded by Vice-Chair Paulitz and passed unanimously.</p>
<p>ACTION ITEMS / SPECIAL INSTRUCTIONS:</p> <p style="text-align: center;">❖ <i>None.</i></p> <p><i>Documents: Site photos dated 9-15-22</i></p>

IPSWICH CONSERVATION COMMISSION

Meeting Minutes

October 5, 2022

MATTER: 85 Old Right Road. Unpermitted clearing. <i>Cont. from 9/21/2022</i>
DISCUSSION: Pirrotta noted the owner submitted a planting plan which includes 5 clethra. Owner requested planting in spring 2023 due to the drought.
MOTION: <ul style="list-style-type: none"> ◆ A motion was made by Commissioner ffolliott to continue to June 7, 2023. The motion was seconded by Vice-Chair Paulitz and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: <ul style="list-style-type: none"> ❖ <i>None.</i> <i>Documents: Email from owner dated 9-26-22; site photos date 9-15-22; proposed planting plan</i>
MATTER: 20 Peatfield Street. Enforcement. <i>Cont. from 9/21/2022</i>
DISCUSSION: Present was Karen Zabelski, 20 Peatfield Street. Mud was dug out for canoe access, and this has been done for years. Hughes said the activity is not allowed. Hughes suggested better maintenance at the Town landing.
MOTION: <ul style="list-style-type: none"> ◆ A motion was made by Vice-Chair Paulitz to issue a letter that the EO is resolved. The motion was seconded by Commissioner ffolliott and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: <ul style="list-style-type: none"> ❖ <i>None.</i> <i>Documents: EO sent 9-13-22; owner response letter dated 9-19-22</i>
MATTER: 7 Old Essex Road. Enforcement unpermitted patio & shed. <i>Cont. from 8/17/2022</i>
DISCUSSION: Present was Attorney Lauren Weeks (representing owner/seller). Attorney Weeks contacted the buyer's attorney but has not received a response/decision on options to address issues. A continuance was requested.
MOTION: <ul style="list-style-type: none"> ◆ A motion was made by Commissioner Carney-Feldman to continue to November 2, 2022. The motion was seconded by Vice-Chair Paulitz and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: <ul style="list-style-type: none"> ❖ <i>None.</i> <i>Documents: EO sent 8-18-22</i>
Other Business:
MATTER: 36-1516: 50 Mill Road. Greene (Wetlands and Land Management). NOI to construct and repair a septic system. OOC.
DISCUSSION: The public hearing was closed on September 21, 2022. ICC reviewed draft OOC. Condition #32 edits relate to not confirming wetland flags given the location of the septic system. The septic system is outside the 100 ft. buffer.
MOTION: <ul style="list-style-type: none"> ◆ A motion was made by Commissioner Putnam to issue OOC as drafted and amended. The motion was seconded by Commissioner ffolliott and passed unanimously.
ACTION ITEMS / SPECIAL INSTRUCTIONS: <ul style="list-style-type: none"> ❖ <i>None.</i>

IPSWICH CONSERVATION COMMISSION

Meeting Minutes

October 5, 2022

MATTER: Electronic Signatures
DISCUSSION: Pirrotta noted wet signatures are used but can be replaced with electronic signatures for permits. Pirrotta noted that wet signatures must be used for registered land.
MOTION: <p style="text-align: center;">♦ A motion was made by Commissioner ffolliott to recognize and accept the provisions of M.G.L, chapter 110G (Uniform Electronic Act) regarding electronic signatures and that, we the members of the ICC, will henceforth execute documents either with electronic signatures or with wet ink signatures and that both will carry the same legal weight and effect. The motion was seconded by Commissioner Carney-Feldman and passed unanimously.</p>
ACTION ITEMS / SPECIAL INSTRUCTIONS: <p style="text-align: center;">❖ <i>None.</i></p>

MATTER: Zoning Amendment proposed by Planning Board (Article 9)
DISCUSSION: Hughes explained the Planning Board change from requiring 100% of the upland and not need to be contiguous. Requiring 100% may have the same impact. Hughes noted requiring 100% and contiguous could be a significant hurdle. Paulitz said the preference is to include “contiguous” with 70% of the needed upland.
ACTION ITEMS / SPECIAL INSTRUCTIONS: <i>None.</i>

Approval of Minutes: September 21, 2022. Paulitz abstained.

♦ A motion was made by Commissioner Carney-Feldman to approve the minutes as drafted/amended. The motion was seconded by Commissioner Jim Stone and passed with 6 votes.

Adjournment:

♦ A motion was made by Commissioner Jack Stone to adjourn at 10:58 p.m. The motion was seconded by Vice-Chair Paulitz and passed unanimously.

Respectfully submitted,

Odile Breton
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.