

HAMILTON CONSERVATION COMMISSION  
MINUTES OF MEETING  
March 13, 2019  
Memorial Room, Hamilton Town Hall

Members Present: Bob Cronin, Virginia Cookson, Richard Luongo (Chairman), and George Tarr.

Coordinator: Jim Hankin

This meeting was called to order at 7:00 pm with a quorum established.

Jim Hankin said Commissioners' packets contained the agenda.

**Request for Determination. Highland St. Ipswich River. Water Main Rehab Project. Tige Bond representing the Town of Ipswich.**

Teri Demers, an engineer for the Ipswich Water Department, described the Highland St. (Hamilton) and Mill Road (Ipswich) project as a water main replacement for a pipe built in the 1950's. The water main was constructed under the Ipswich River. In 2017 the water main broke and was repaired but couldn't hold pressure. The previous fall, the water main was evaluated and found to be suitable for pipe repair. Excavation is planned in the paved and shoulder area of the road in each Town. According to Ms. Demers the Ipswich Conservation Commission had issued a negative determination. All work would be in the public way.

Ms. Demers said the Ipswich Conservation Commission would receive photos and updates (every couple of weeks) and Hamilton could be included in the distribution. Ms. Demers said the plan's open access note was referring to a test pit that allowed for the location of the pipe, which would not be backfilled right away. A metal plate will be used over the pit to allow time to ensure the plan worked.

Jim Hankin noted that the project was exempted from filing a Notice of Intent as repair and maintenance of a utility.

Motion made by Virginia Cookson to issue a negative determination for the water main repair and rehabilitation project.

Seconded George Tarr.

Vote: Unanimous in favor.

**Minutes**

Made motion by Virginia Cookson to approve the minutes for February 13, 2019.

Seconded by George Tarr.

Vote: Unanimous in favor.

### **Discussion items**

Sketch Plan and Memorandum of Understanding on mowing and vegetation management beneath the canopy of beech trees at Patton Ridge to be voted on and signed by the Patton Ridge Board on March 8. Commission to execute same documents.

Jim Hankin announced that the Patton Ridge Condominium Association voted to accept and sign the Memorandum of Understanding document. Mr. Hankin then distributed the approved plan. Mr. Hankin said he had spoken with Tim Olson who would be able to obtain the mulch/chips for the work under beech trees. The posts would be installed at a later date.

Motion made by George Tarr to authorize the Chairman to execute the Memorandum of Understanding for land uses at Patton Ridge Condominium Association's property and the Conservation Commission's municipal open space parcel.

Seconded by Virginia Cookson.

Vote: Unanimous in favor.

Update on the status of the 9.1 acres at Patton Homestead and adding to it a portion of adjacent Town Homestead property.

George Tarr referred to a 6.6 acre parcel of Town land adjacent to the Patton Homestead which could be added to the 9.1 acres of Open Space. Mr. Tarr hoped the properties could be managed together under a Memorandum of Understanding similar to the recent review and agreement with Patton Ridge. Mr. Tarr reported that Patton Homestead Inc. did not have authority over the 6.6 acres property and would be unable to sign a Memorandum of Understanding. Mr. Tarr said the Homestead only contained the house and about one acre of land next to it. The Town itself has the authority over the remainder of the parcel with the exception of the 9.1 acres of Open Space.

Carin Kale, who is knowledgeable on Patton Homestead Inc. issues, provided Mr. Tarr with documents, gift details, and history. Ms. Kale was reportedly concerned the Town could sell the property. Jim Hankin did not believe the current administration had an interest in selling the land and that the 9.1 Open Space acres is likely safe in any case as selling it would violate the Special Permit for the development. Mr. Tarr added that if more land was granted to the Commission, it would not be under that restriction.

George Tarr said the Town had considered commercial use for the canoe launch area, which did not make sense. Virginia Cookson stated that the responsibility for Military History Day at the Homestead land was being transferred from the Wenham Museum to the American Legion Post 194. Ms. Cookson referred to the damage to the property at the previous Military Day when the tank drove around the beech tree. Ms. Cookson hoped the damage would be repaired.

Jim Hankin thought the Town Manager might be interested in a Commission created looped trail in the 6.6 acres and on Open Space land near wetlands and with trails signage.

Any formal conveyance would require a survey and attorneys.

Mr. Tarr said he had heard the Patton Homestead could be disbanded with a Board managing the property. Mr. Hankin said a Director for the Homestead had been hired. Discussion ensued that the town had been told that the Homestead would not cost the Town anything but it is now costing money. Mr. Tarr said Carin Kale told him the taxes from Patton Ridge were enough to pay for everything and 20% was supposed to go to special fund.

George Tarr was hopeful that more land could be acquired in the future and that a list of what the Commission wanted should be created, such as not driving a tank over a culvert. Virginia Cookson said she was not positive the Commission had purview over that area but that the tank might have been in the 200' riverfront resource. This discussion item would be on the next meeting and thereafter until the item was in approved by the Commission to present to the Town Manager as a start.

#### Coordinator's Report

Jim Hankin said he and Mike DeRosa thought the MACC conference was successful despite the weather. Mr. Hankin and Mr. DeRosa had presented a workshop on knotweed and non-chemical plant removal. Weaver Pond aquatic vegetation removal had been used as an example for hydro-raking. Japanese Knotweed removal along public ways with CPA funding as well as town-wide management systems were presented by Mr. Hankin and Mr. DeRosa at the conference.

Jim Hankin said the Town Hall rehabilitation and upgrade proposal would be discussed at Town Meeting. Virginia Cookson noted the CPA funding for rehabilitation would be separated.

Mr. Hankin said the Medical Marijuana facility could be reviewed by the Commission in the near future to determine if the new facility met the agricultural exemption that existed prior to the conveyance of the property. Activity was 90% outside the buffer zone. Mr. Hankin indicated that the applicant could also apply for a Request for Determination instead of the exemption review.

#### Adjournment

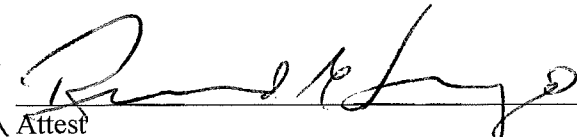
Motion to adjourn made by Bob Cronin.

Seconded by Virginia Cookson.

Vote: Unanimous to adjourn at 7:40 pm.

Prepared by:

Marcie Ricker

X   
Attest

4/10/19  
Date

