



**Salisbury Conservation Commission**  
**April 6, 2016**  
**Colchester Auditorium, Town Hall**  
**5 Beach Road**  
**Salisbury, MA 01952**  
**7:00 P.M.**

**COMMISSIONER MEMBERS PRESENT:** Chairman Sheila Albertelli (**SA**), David Arel (**DA**), Walter Moquin (**WM**), Jessica Stucker (**JS**), and Jane Purinton (**JKP**)

**COMMISSIONER MEMBERS ABSENT:** Joanne Perreault (**JP**), Jennifer Troisi (**JT**)

**ALSO PRESENT:** Conservation Agent, Michelle Rowden (**MR**)

- S. Albertelli opened the meeting at 7:06 pm under the Wetlands Protection Act & Open Meeting Law and informed the public that the meeting is being recorded.

**MINUTES:**

**March 16<sup>th</sup> 2016**

**JKP** motions to accept the minutes of February 17th, 2016.

**DA** seconds vote on motion 4-0. **Motion Passed.**

**PUBLIC HEARINGS at 7:15 pm:**

**1. NOI: 345 North End Blvd Realty Trust:**

**SA** states that the applicant has requested a continuance until April 6<sup>th</sup>, 2016

**JKP** motions to continue the **NOI: 345 North End Blvd Realty Trust** to the April 20<sup>th</sup>, 2016 Meeting at 7:10pm.

**SA** seconds vote on motion 5-0 Unanimous. **Motion Passed.**

**2. NOI: Mass DCR, State Reservation Road:**

Daryl Forgione (**DF**) regional engineer, and Kevin McHugh (**KM**) of Coneco Engineering and Scientists presented their plans to improve the entryway of the State Reservation as well as the dumping station in the campground. For the Dump Station they are proposing 4 newer dump stations including 9000 ft<sup>2</sup> of additional pavement that will prevent draining sewage on the ground. Also, drainage water will be prevented from entering the sewage storage.

**SA** asked how much of the pavement added would be porous pavement. **KM** stated that originally it was to be the porous pavement but then they changed it to normal

pavement due to the porous pavement most likely getting clogged up by sand very quickly.

**KM** then mentions that the second part of the NOI was making some changes to the entrance to the state park. These would include: raising stormwater drains that discharge into the marsh, possibly widening the roads to allow vehicles with prepaid tickets to enter the park while those waiting to purchase tickets are lined up, as well as the addition of small constructs that would give DCR employees shade while directing traffic.

**SA** mentioned that this should be continued until both sides can contact the DEP with their comments. That without hearing back from DEP anything that is decided could be superseded.

**JKP** motions to continue **NOI: Mass DCR, State Reservation Road** to the next meeting on April 20, 2016 at 7:10pm.

**DA** seconds vote on motion 5-0 Unanimous. Motion Passed.

### **3. NOI: Gary Jaffarian, 8 Poor Farm Road:**

Bill Decie (**BD**) addressed the commission on behalf of the applicant. **BD** reviewed all the issues that were addressed since the last meeting including the addition of the planting area on the plans, coastal bank, and the site visits with Mary Rimmer and the Commission.

**SA** asked about the platform that the trailer was on the site. **BD** stated that Millennium was supposed to put it on the plan.

**JKP** motions to accept the **NOI: Gary Jaffarian, 8 Poor Farm Road** with the conditions that 1. The nuisance vegetation above the Top of Coastal Bank be removed and replaced with native vegetation, 2. The screen house will be removed.

**WM** seconds.

**JKP** amends the motion to include the date of April 5<sup>th</sup>, 2016 in reference to the revised plans and there will be no fueling or storage of fuel in the RA zone (riverfront)

**DA** seconds vote on motion 5-0 Unanimous. **Motion passed.**

### **4. NOI: Jeff Ingalls, 18 Brooks Road:**

Jeff Ingalls (**JI**) Proposes to build a new home in the buffer zone to a BVW.

**SA** mentions that everything looked good but some neighbors raised questions on the wetland line. She suggests having Mary make a site visit and report back to the commission.

**JKP** motions to continue the **NOI: Jeff Ingalls, 18 Brooks Road** to April 20, 2016 @ 7:10pm.

**DA** seconds vote on motion 5-0 Unanimous. **Motion Passed.**

**5. Abbreviated Notice of Resource Area Delineation (ANRAD): Roland Couillard (RC) 167 Beach Rd**

Patrick Seekamp (PS) explains delineation of bordering vegetated wetland. **SA** Questions from the commission? Any abutters? Yes. Would you like to come up? No just wants if know if lot lines will be changing? **MR** it is registered land, lot lines won't be changing. **DA** are we your first step in this process? **RC** Yes, the first step is to get the wetland boundaries approved and then we would move on to other boards if needed and come back with an NOI. **SA** further questions? Discussion on motion follows.

**DA** motions approval of resource area delineation presented in the ANRAD to issue an order of resource area delineation and keeping with the consultant's recommendation (Mary Rimmer) that we take into consideration the whole lot is in the 100 year flood zone (lands subject to coastal storm flowage) and wetlands north of old county road (to be determined at a later date during the permitting of the lots affected) may include additional buffer zone

**JKP** seconds.

**SA** discussion? Should we not also mention "A series" wetland line be labeled a bordering vegetated wetland (bvww).

**DA** Yes, I agree to amend the motion.

Vote: 5-0 Unanimous. **Motion Passed.**

**c. NEW BUSINESS:**

**1. Request for Significance of Change, 62 Cable Ave.**

Tom Hughes (**TH**) from Hughes environmental consulting. I'm here on behalf of Ben Lagare who is here to purchase a property from my other client Ira Furlong. I'm here with Mr. Furlong's permission. We're seeking a minor change that reduces the buildings foot print a little and increased the driveways footprint a little bit. We're still increasing the vegetation on site. The reason for the change is we're not taking credit for vegetation under the deck as it is a now smaller deck recessed into the structure. Only other change is we are 7ft (changed from 9') clear from grade so we can fit a 3<sup>rd</sup> floor. The only other thing I'd add is that if the purchase and sale were to fall through we would be able to default back to the original plans.

**SA** Question from the commission?

**JKP** Clarification on 7 ft. change? **RC** We had 9 feet from the grade to the bottom of the structure for the parking underneath, which was a conservative number. We can still do it at 7 feet we just have to be more conservative but we still have plenty of clearance above the flood plain and above the dune.

**DA** is this a single family? **TH** no, this is a three unit. What was permitted before was a two unit.

**DA** So parking? **RC** They're 3 parking spots under and 3 in front.

**SA** originally it was approved as a two unit but you have the head room for a 3<sup>rd</sup> unit. So does this change storm water regulations? **TH** no, nothing has changed. **SA** Any Abutters. No.

Further questions from the commission. No.

**JKP** motions that the proposal for 62 Cable Ave. is an insignificant change.

**JS** seconds.

Vote: 5-0 Unanimous. **Motion Passed.**

**SA** Michelle do you have any updates for enforcement orders. **MR** No I do not. **SA** Any Questions from the commission on outstanding enforcement orders? No.

**Enforcement Orders:**

**2 Broadway-No action**

**44 Lafayette Road-no action**

**100 Elm Street-no action**

**106 Elm Street-no action**

**28 CCC Road- no action**

**20 Forest Road-no action**

**126 N. End Blvd.-no action**

**7 Elmwood Street-no action**

**95R Lafayette Road-no action**

**457 North End Blvd.no action**

**73 Mudnock Road- no action**

**73 Mudnock Road-Town of Salisbury DPW: no action**

**63 Rabbit Road: no action**

**Commission Comments:**

1. **MR** and **DA** attended training in Gloucester on Coastal Zone Management, Construction, and Flood Zones. Brought back lots of information which is available at Salisbury Town Hall in front of the Town Clerk's office and available online through a few links on the conservation commissions flood information page (<http://www.salisburyma.gov/conservation-commission/pages/flood-information>) and the flood maps page (<http://www.salisburyma.gov/conservation-commission/pages/flood-insurance-rate-map-information>).
2. **MR** I want officially welcome our newest commissioner Walt Moquin from Vermont St. Giving us 7 members and a full board! Welcome!

**Adjournment:**

**DA** motions to adjourn at 8:29p.m.

**JKP** seconds

Vote: 5-0 Unanimous. **Motion Passed.**