



**Salisbury Conservation Commission
Meeting Minutes
August 3, 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), Jane Purinton (JKP), and Walter Moquin (WM)

COMMISSIONER MEMBERS ABSENT: Jennifer Troisi (JT), Jessica Stucker (JS)

ALSO PRESENT: Conservation Agent, Michelle Rowden (MR), Conservation Secretary, Adriane Marchand (AM)

Sheila Albertelli opened the meeting at 7:04 p.m. under the Wetlands Protection Act & Open Meeting Law and informed the public that the meeting is being recorded.

A. REORGANIZATION

WM motions to continue the reorganization of the Conservation Commission until the next meeting on August 17, 2016 to allow for additional commission members to be present.

JKP seconds.

Vote 4-0 unanimous. Motion Passed.

B. MINUTES:

1. July 6, 2016

JKP motions to approve the minutes for July 6, 2016 meeting.

WM seconds.

Vote 4-0 unanimous. Motion Passed.

2. July 20, 2016

JKP motions to continue the minutes for July 20, 2016 to the August 17, 2016 meeting.

DA seconds.

Vote 4-0 unanimous. Motion Passed.

C. PUBLIC HEARINGS at 7:10pm:

1. NOI: 345 North End Blvd Realty Trust, 345 N. End Blvd. (2/3/16)

DA motions to grant a continuance for the Notice of Intent for 345 North End Blvd Realty Trust, 345 N. End Blvd. to August 17, 2016 at 7:10 p.m.

WM seconds.

Vote 4-0 unanimous. Motion Passed.

2. NOI: Plum Island LLC, 121 Bridge Rd. (7/6/16)

JKP motions to grant a continuance for the Notice of Intent for 121 Bridge Road, Plum Island LLC, to August 17, 2016 at 7:10 p.m.

DA seconds.

Vote 4-0 unanimous. Motion Passed.

3. NOI: Mass DCR, Salisbury Beach Access #6 to Beach Center (7/20/16)

Darryl Forgione (**DF**) with the Mass DCR and Josh Wazall (**JW**) with GZA Geo Environmental Inc, present.

DF updates the commission that they have received their DEP file number.

JKP What is the anticipated start time? **DF** Labor Day through October 1st, 2016. The seagrass planting starts October 15th, 2016.

JKP Do you need volunteers? **DF** The University of New Hampshire may. **DA** I would love to contribute.

The Commission agrees that it would be a great experience. **DA** to **MR** Do you have the UNH contract information? **MR** Yes I do.

WM motions to approve the NOI for Mass DCR, Salisbury Beach Access Number 6 to Beach Center with the standard special conditions.

DA seconds.

Vote 4-0 unanimous. Motion Passed.

4. Amended NOI: 233 Beach Rd LLC, 233 Beach Rd (7/20/16)

Steve Paquette (**SP**), 233 Beach Road LLC, addressed the Commission on Phase II of the South Beach Landing project. Briefs on project history and the reasons for the modification. Requests approval to downsize the approved building B to 3 duplexes, for a total of 6 residential units.

JKP Have you considered replacing some of your impervious pavement with pervious pavers? **SP** Yes, we have looked into it. The beach sand tends to clog the pervious pavers and they require 2 foot strata underneath, which we do not have. We are not paving the visitor parking area but keeping it graveled to limit the impervious surface. **DA** There are comments from Joe Serwatka about runoff which is an issue on this site? **SP** Yes, we have gravel drainage structure in place to handle the drainage from the roofs of both buildings. The site is very flat. We are aware of the issue. **JKP** The decks are only 40 feet from the marsh? **SP** They were closer for the original approval but we moved them back.

Board continues to discuss addressing drainage as a condition. **SA** We want to be sure the Planning Board is addressing this issue as it falls more under their domain.

JKP moves to approve the amended NOI for 233 Beach Road, LLC, with the stipulation that standard special conditions are met and that prior to construction the Town Engineer's comments are satisfied pre and/or during construction as necessary. The run-off issue must be solved so as to eliminate any significant puddling on site before the issuance of the Certificate of Occupancy; drainage and grading shall be functioning properly.

DA seconds.

Vote 4-0 unanimous. Motion Passed.

5. NOI: Sterling Ventures Inc., Rear Ferry Rd/123 Bridge Rd (7/20/16)

DA motions to grant a continuance for the Notice of Intent for Sterling Ventures Inc., Rear Ferry Rd/123 Bridge Road to August 17, 2016 at 7:10 p.m.

WM seconds.

Vote 4-0 unanimous. Motion Passed.

6. NOI: Charles Michael Lopiano, 124 & 126 N. End Blvd (8/3/16)

SA The DEP number for this project has not yet been issued; we can discuss but not vote.

Matt Steinel (MS) of Millennium Engineering is present representing the applicant.

MS introduces the commission to the project which includes the demolition/ removal of existing structures and the addition of additional pervious parking, boardwalk, and dune restoration. **SA** The narrative does not include the dune restoration? **MS** It is planned, I will update the narrative before the next meeting. **DA** The MA DCR Dune Nourishment project begins after Labor Day. Would it be possible to have this dune restored before the nourishment project begins? **MS** The timing of orchestrating that would be very tight. It may not be possible but we can try. **JKP** The standard special conditions would apply. **SA** Do you know what the construction schedule would be? **MS** We can provide a construction schedule at the next meeting.

WM motions to grant a continuance for the Notice of Intent for Charles Michael Lopiano, 124 & 126 N. End Blvd. to August 17, 2016 at 7:10 p.m.

DA seconds.

Vote 4-0 unanimous. Motion Passed.

7. NOI: Leo & Anne Lamontagne, 22 Commonwealth Ave. (8/3/16)

Ron Laffely (RL) of Fulcrum Architects representing the applicant.

RL introduces the project which includes removing all existing structures from the property and rebuilding.

WM What is your plan for the septic tank? **RL** The septic tank will be removed from the property with the other structures. We will be connecting the new structure to the sewer. **JKP** Seems that all general conditions are met. **RL** Yes, the only concern I believe you might have would be a paved transition strip between the road and the driveway to keep the gravel out of the road. I still need DPW approval for that. **SA** The hole left behind after the foundation is removed will be filled by compatible compacted sand? **RL** Yes, explains the process planned. **DA** The house has central air-conditioning, where will the units be located? **RL** The units will be mounted under the house 2 feet above grade. **DA** Is that a requirement in the X-Zone. **RL** Yes, as required in the X-zone. **SA** We require all glass and hazardous material are removed from the house prior to the demolition. **RL** Yes, we are aware there is asbestos in the house and it will be removed prior to demolition with any other hazardous materials and glass.

WM motions to approve the NOI for Leo & Anne Lamontagne, 22 Commonwealth Ave, with the standard conditions that all glass and hazardous materials be removed from the structure prior to demolition.

DA seconds.

Vote 4-0 unanimous. Motion Passed.

D. NEW BUSINESS:

1. Request for Certificate of Compliance, 26 Locust St.

MR briefs on the project history including the address change from 28 Locust Street to 26 Locust Street. Conducted a site visit in August and everything seemed to be in compliance with the Order of Conditions.

JKP motions to approve the Certificate of Compliance for 26 Locust Street.

DA seconds.

Vote 4-0 unanimous. Motion Passed.

2. Request for Certificate of Compliance, 170-180 Beach Rd.

MR briefs on project history.

JKP motions to approve the Certificate of Compliance for 170-180 Beach Road, Atlantic Breeze Condominiums, for Phase I, DEP #065-0582 and Phase II, DEP # 065-0819.

SA seconds.

Vote 4-0 unanimous. Motion Passed.

3. Acceptance of Conservation Lands

MR introduces two parcels of land that are to be donated to the Town of Salisbury as Conservation Land. Discussion follows.

WM motions to accept the parcels of land located at Map: 16 Lot: 30 and Map: 28 Lot: 66 for conservation land for the Town of Salisbury.

JKP seconds.

Vote 4-0 unanimous. Motion Passed.

4. Request for Certificate of Compliance, 7 Douglas Avenue

SA removes herself from the commission due to a conflict of interest.

No Quorum. Continued to the next Conservation Commission meeting, August 17, 2016.

E. ENFORCEMENT ORDERS:

1. 44 Lafayette Rd.
2. 100 Elm St.
3. 28 CCC Rd.
4. 126 N. End Blvd
5. 7 Elmwood St
6. 13 Commonwealth Ave
7. 457 N. End Blvd
8. 73 Mudnock Rd.
9. 63 Rabbit Rd.
10. 81 Railroad Ave.
11. 82 Rabbit Road. –

WM motions to ratify the Enforcement Order for 82 Rabbit Road.

JKP seconds.

Vote 4-0 unanimous. Motion Passed.

WM motions to lift the Enforcement Order for 82 Rabbit Road.

JKP seconds.

Vote 4-0 unanimous. Motion Passed.

F. COMMISSIONER COMMENTS:

DA MVPC is hosting a workshop on Wednesday, August 10, 2016 at 9:30a.m. on Main Street in Haverhill, MA. Discussion follows on attendance.

G. ADJOURNMENT:

JKP motions to adjourn the August 3, 2016 Conservation Commission Meeting at 8:16 p.m.
DA seconds.

Vote: 4-0 Unanimous. Motion Passed.