



**Salisbury Conservation Commission
Meeting Minutes
January 4, 2017
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**), Jessica Stucker (**JS**) and Alison Novello (**AN**).

COMMISSIONER MEMBERS ABSENT: Walter Moquin (**WM**), Jennifer Troisi (**JT**).

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

Sheila Albertelli opened the meeting at 7:10 p.m. under the Wetlands Protection Act & Open Meeting Law and informed the public that the meeting is being recorded.

A. MINUTES:

1. December 21, 2016

DA motioned to approve the minutes for December 21, 2016.

AN seconded.

Vote: 3-0, JS, SA Abstained. Motion Carried.

B. PUBLIC HEARINGS at 7:10pm:

1. NOI: Mark Wojcicki, 170 Bridge Road (11/2/16)

JKP motioned to continue the Notice of Intent for Mark Wojcicki, 170 Bridge Road to the January 18, 2017 meeting at 7:10pm.

DA seconded.

Vote: 5-0, unanimous. Motion Carried.

2. NOI: Plum Island LLC, 109-113 Bridge Rd (1/4/17)

Bill Decie (**BD**) (wetland scientist) and Chris York of Millennium Engineering represented the applicant. Introduced the existing conditions on the plans that included wetlands that were delineated in the spring of 2016 for an adjacent filing to the south. Underwent review by Mary Rimmer at the time and was accepted by the Commission. Now proposing to renovate the existing over 6,000 square foot structure, formerly the Gallagher's Furniture store. Will be removing the porch and installing garage doors at the front and rear of the building to create a vehicle maintenance facility. Briefly described the plan for the site including asphalt area, gravel area and the drainage system proposed. All drainage will be collected onsite. The only resource area affected is Land Subject to Coastal Storm Flowage.

JKP asked where runoff is coming from. **BD** explained the hydrology of the site, some of the water is also coming from Bridge Road and will be going into the proposed drainage basin. **JKP** asked how much pavement is on site. **CY** explained the front half of the site is currently paved and pavement will be added further back on the site and the employee parking area on the northerly side of the site will be paved as well. **AN** asked if the existing pavement will be removed before it is repaved. **CY** confirmed it will be removed. **JKP** asked if the gravel area will be cleaned up and graded before gravel is put down. **CY** confirmed and added that there is a cross section on the plans. **JKP** asked if the constructed wetland is abutting a natural wetland. **BD** confirmed

the wetlands are abutting, so the constructed wetland will function well. **JKP** asked for more information on the detention basin in the front of the parking area abutting Bridge Road. **CY** explained the basin is planned to catch the runoff that would run into Bridge Road. There will be two (2) 6 inch pipes that drain the water into the swale which will lead to the constructed wetland.

DA referenced page 3, part 2, of the narrative provided in regards to the concrete wash down pad and the trench drainage. **BD** further explained the function of the drainage. **DA** asked about the construction of a storm water treatment area referenced in this part of the narrative. **BD** apologized, that is a misuse of language. It is going to tie into existing sewer. Further discussion is held on the drainage and the process the wash pad water will undergo. **SA** asked about decontamination of the trucks. **BD** explained they will mostly be washing salt and sand off of them. **CY** further elaborated that there is a gas trap proposed to process gas and oil out of the water. **JKP** asked if the Town Engineer had approved the plan. **CY** confirmed he had.

Discussion followed on the wetland on the far northeast side of the property, which was not reviewed by Rimmer Environmental. **JKP** asked if it should be reviewed. **CY** pointed out they are not proposing to do any work anywhere near the wetland in question.

JKP asked if there could be a pedestrian access way through this property to the open space located behind this property that is owned by the town and state. **CY** denied the request based on the liability it would pose to the company

DA asked if there is any approval required from the DPW and the Sewer Department for the drainage that is planned to tie into Town Sewer. **CY** replied DPW and Sewer Department received the plans during the Site Plan Review completed through the Planning Board. They may need a permit to tie in when they are ready to proceed.

DA expressed concern about contamination on the vehicles being washed into the sewer system and possibly into the wetland if a future accident was to occur. The Conservation Agent stated the Site Plan Review through the Planning Board and the Town Engineer have reviewed the system and found no issue. **DA** asked how the insides of the trucks are cleaned. **CY** did not know. Further discussion on the possibility of contamination followed. **MR** confirmed she is comfortable with the Planning Board's approval but does have concerns about the possibility of off-site materials being stored here. **CY** responded they will not be storing offsite materials at this site. **MR** replied if they store construction equipment there is a possibility they could hold contaminants, such as oil and gasoline, which would require containment of some sort. **CY** replied that anything that could contaminate the area would be stored inside. Discussion followed on vehicle storage. **SA** added that the area to be used to store construction equipment and the requirement to include containment fencing can be made a condition.

JKP asked **MR** is she was comfortable with the approval. **MR** responded that she is not comfortable approving a wetland line that had not been reviewed. **BD** explained that the wetland area in question is not on the property and that it is following a creek bed, so it is a pretty cut and dry delineation. **CY** added that it's a minimum of 150 feet from any work they are proposing to do. **BD** asked to have them not approve that line they are not comfortable with but to approve everything else. **CY** asked for a conditional approval. **MR** advised against approving a line they have not seen. Discussion on how to proceed followed.

JKP motioned to continue the Notice of Intent for Plum Island LLC, 109-113 Bridge Rd to January 18th, 2017 at 7:10 p.m. to allow Mary Rimmer to review the wetland line.

DA seconded

Vote: 5-0, unanimous. Motion Carried.

DA requested a site visit. **CY** agreed.

C. NEW BUSINESS:

1. Request for Certificate of Compliance, 90 & 94 Forest Rd.

Michael Wolpert (MW) of H&M Industries was present. Briefed on the project history. Clarified that he is only owner of one lot, 94 Ferry Road. Asked how to proceed, as this Order of Conditions was for both 90 and 94 Forest Road. MR replied they could do a partial release for 94 Forest Road. MR added that she needed to do a site visit. MW agreed.

JKP motioned to continue the Certificate of Compliance for 94 Forest Road to the January 18, 2017 meeting of the Conservation Commission at 7:10 p.m. to allow time for a site visit.

JS seconded.

Vote: 5-0 Unanimous. Motion Carried.

2. Request for Certificate of Compliance, 47 Commonwealth Ave.

JKP motioned to continue the Request for Certificate of Compliance, 47 Commonwealth Ave to the January 18, 2017 meeting of the Conservation Commission at 7:10 p.m. to allow time for a site visit.

DA seconded.

Vote: 5-0 Unanimous. Motion Carried.

D. ENFORCEMENT ORDERS:

1. 100 Elm St.
2. 28 CCC Rd. - DA reminded MR about proceeding with the follow-up discussed at the last meeting. MR confirmed.
3. 126 N. End Blvd
4. 13 Commonwealth Ave
5. 73 Mudnock Rd.
6. 81 Railroad Ave.
7. 105 Rabbit Rd.
8. 438 N. End Blvd

E. COMMISSIONER COMMENTS:

F. ADJOURNMENT:

JKP motioned to adjourn the January 4, 2017 Conservation Commission Meeting at 8:13 p.m.

AN seconded.

Vote: 5-0 Unanimous. Motion Carried.