



**Salisbury Conservation Commission  
Meeting Minutes  
September 20, 2017  
Colchester Auditorium, Town Hall  
5 Beach Road  
Salisbury, MA 01952  
7:00 P.M.**

**COMMISSIONER MEMBERS PRESENT:** Chairman Sheila Albertelli (SA), Jessica Stucker (JS), Alison Novello(AN) Emily Round (EGR) Joanne Perreault (JP).

**COMMISSIONER MEMBERS ABSENT:** Jennifer Troisi (JT) and Jane Purinton (JKP).

**ALSO PRESENT:** Conservation Agent, Michelle Rowden (MR) and Conservation Secretary Adriane Marchand.

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

- A. MINUTES:**  
**1. August 2, 2017**  
**2. September 6, 2017**

AN motioned to continue the minutes for August 2, 2017 and September 6, 2017 to October 4<sup>th</sup>, 2017.  
EGR seconded.

**Vote: 5-0, unanimous. Motion Carried.**

**B. PUBLIC HEARINGS at 7:10pm:**

**1. NOI: Chris DeLuca, 100 Elm St. (3/15/17)**

Brian Knowles (BK) updated the Commission on the progress the applicant has made. Will be submitting to the Zoning Board next week.

AN motioned to continue the Notice of Intent for Chris DeLuca at 100 Elm St to October 4, 2017 at 7:10p.m.  
JS seconded.

**Vote: 4-0, ER abstained. Motion Carried.**

**2. RDA: Eliel DeOliveira, 128 Bridge Rd. (4/5/17)**

Patrick Seakamp (PS) of Seekamp Environmental was present representing the applicant. Updated the Commission on the progress made. The soil encroaching on wetland was removed and the buffer area has begun to revegetate. Cautioned the Commission that the *Phragmites* will likely retake the area. Hopeful that the Cattails will be able to compete. Will return next year to update the Commission and have the Enforcement Order lifted. Unsure about if they would like to proceed with the RDA but would like to keep open to discuss with applicant.

JP motioned to continue the Resource Determination of Applicability for Eliel Deoliveira at 128 Bridge Rd to October 4<sup>th</sup>, 2017 at 7:10p.m.

AN seconded.

**Vote: 5-0, unanimous. Motion Carried.**

**3. NOI: James Zorbas, 32 Railroad Ave (LC Lot 480) (6/7/17)**

**JP** motioned to continue the Notice of Intent for 32 Railroad Ave, Land Court Lot 480, to October 4th, 2017 at 7:10p.m.

**JS** seconded

**Vote: 5-0, unanimous. Motion Carried.**

**4. NOI: James Zorbas, 32 Railroad Ave (LC Lots 478A, 479) (6/7/17)**

**AN** motioned to continue the Notice of Intent for 32 Railroad Ave, Land Court Lot 478A and 479, to October 4th, 2017 at 7:10p.m.

**JP** seconded.

**Vote: 5-0, unanimous. Motion Carried.**

**5. RDA: Mark and Stacy Warcewicz, 31 Bayberry Ln. (7/19/17)**

Mark Warcewicz (**MW**) was present. Provided the Commission the 61A form that they filed which recognizes the property as a farm.

**EGR** asked if there is no alternative crossing they could use. **MW** stated they are pursuing the crossing so they will not have to drive through the wetland. **AN** asked if there are any other changes to the path other than the crossing; 18 feet was referenced in the narrative. **MW** stated there are not any other changes and the road will be 12 feet, 18 was incorrect.

**JS** motioned to issue a negative determination on the Request for Determination of Applicability for Mark and Stacy Warcewicz, 31 Bayberry Lane under #5 with the conditions that the work done is strictly maintenance and improvement that is used for agricultural purposes only. Plan will need to be submitted for the maintenance of the culvert. The roadway with will be specified as 12 feet.

**AN** seconded.

**Vote: 4-0, JP abstained. Motion Carried.**

**6. NOI: Thomas Patenaude, 71, 73, 75 N. End Blvd (8/16/17)**

Dennis Grechey (**DG**) of Andover Consultants represented the project. Updated the Commission on the revised plan.

**AN** expressed concern about unit B3's proximity to the wetland. It's about 6.3 feet from the wetland. **DG** replied the structures will be raised. **EGR** added the change in ground material that close to the wetland is concerning.

**SA** asked what the emergency plan for escape would be in the case of extreme flooding. **DG** responded with the two (2) means of egress.

**TP** provided an architectural view.

The Commission agreed that the triplex closest to the salt marsh would not be passed. Requested it be moved 25 feet from the salt marsh, if it is present at all. **SA** also cautioned about the emergency access.

**TP** proposed to use the 20 foot footprint opposed to the 24 foot footprint. It would draw the footprint 12 feet further from the wetland. **SA** replied that they could not commit that at this time. The Commission would also like to hear back from Joe Serwatka on the storm water review.

**JS** motioned to continue the Notice of Intent for Thomas Patenaude, 71, 73, 75 N. End Blvd, to October 4th, 2017 at 7:10p.m. for Serwatka review and unit B reconfiguration.

**JP** seconded.

**Vote: 5-0, unanimous. Motion Carried.**

**11. NOI: Tim Anderson, 91 Bridge Rd. (9/6/17)**

AN recused herself from the Commission.

Matt Steinel (MS) of Millennium Engineering was present to represent the applicant. Submitted the storm water report to DEP and the Commission.

Tim Anderson (TA) stated the parking material is 90 percent recycled crushed gravel. SA asked if it has any brick or pavement mixed in. MS assured the Commission it is a clean mix. A section of the planned parking area was removed and will be planted as a grass strip. SA requested time for a follow-up site visit.

JS motioned to continue the Notice of Intent for Tim Anderson, 91 Bridge Rd., to October 4th, 2017 at 7:10p.m. to allow time for a site visit.

JP seconded.

**Vote: 4-0, unanimous. Motion Carried.**

**C. OLD BUSINESS:**

**1. Request for Certificate of Compliance, 44 Railroad Ave.**

JS motioned to continue the Request for Certificate of Compliance for 44 Railroad Ave to October 4th, 2017 at 7:10p.m.

JP seconded.

**Vote: 5-0, unanimous. Motion Carried.**

**3. Request for Certificate of Compliance, 2 Denrael Dr.**

AN motioned to continue the Request for Certificate of Compliance for 2 Denrael Drive to October 4th, 2017 at 7:10p.m.

JS seconded.

**Vote: 5-0, unanimous. Motion Carried.**

**3. Request for Certificate of Compliance, 11-19 Fanaras Dr.**

JS motioned to continue the Request for Certificate of Compliance for 11-19 Fanaras Drive to October 4th, 2017 at 7:10p.m.

JP seconded.

**Vote: 5-0, unanimous. Motion Carried.**

**D. ENFORCEMENT ORDERS:**

**13. 14 Jon St. – MS** represented the client. Surveyed the site with Bill Deecee who did the delineation. Submitted a revised plan to the Commission for where the wall is on the property. The plan shows the extension of the wall, the addition of shrubbery, privacy fence, and fill/grading up to the wall.

JS motioned to accept the return to compliance plan as presented for 14 Jon St. with the note that the plan is for the retaining wall and privacy fence.

AN seconded.

**Vote: 5-0, unanimous. Motion Carried.**

1. 100 Elm St.
2. 28 CCC Rd.
3. 13 Commonwealth Ave – MR informed the Commission they estimate completion is 3 weeks.
4. 81 Railroad Ave.
5. 105 Rabbit Rd. - MR advised the vegetation is now growing great. AN asked if two growing seasons is required. MR confirmed.
6. 438 N. End Blvd
7. Pearson's Pit Access Rd
8. 128 Bridge Rd.
9. 26 Sweet Apple Tree Ln.
10. 91 Bridge Rd.
11. 400 No. End Blvd
12. 2 Linda Ln.
14. 565 N. End Blvd- MR will be meeting soon to discuss the fence.

**E. COMMISSIONER COMMENTS:**

MR welcomed Joanne P back to the Commission.

**F. ADJOURNMENT:**

JS motioned to adjourn the September 20, 2017 Conservation Commission Meeting at 8:51p.m.

AN seconded.

**Vote: 5-0, unanimous. Motion Carried.**