

**Salisbury Conservation Commission
Meeting Minutes
January 3, 2024
Colchester Auditorium, Town Hall
5 Beach Road
Salisbury, MA 01952
Hybrid Meeting
7:00 P.M.**

COMMISSION MEMBERS PRESENT IN PERSON: Chairman Jeffrey Ward (**JW**), Michael Lucas (**ML**), Christine Maxim (**CM**), Mark Warcewicz (**MW**), Michael Colburn (**MC**).

COMMISSION MEMBERS PRESENT REMOTELY: Julie Doughman-Johnson (**JDJ**), Christopher Leahy (**CL**).

COMMISSION MEMBERS ABSENT:

ALSO PRESENT: Conservation Agent, Adriane Marchand (**AM**), Administrative Assistant, Alison Weaver (**AW**).

Chairman Jeffrey Ward (**JW**) opened the meeting at 7:09 PM under the Wetlands Protection Act & Open Meeting Law and informed the public that the meeting was being recorded and being held both remotely and in person.

A. MINUTES:

1. December 20, 2023

MC motioned to approve the minutes for January 3, 2024.

CM seconded.

Roll Call Vote: **MW**-yes, **ML**-yes, **CM**-yes, **MC**-yes, **CL**-yes, **JDJ**-yes, **JW**-yes.

7-0-0. Motion Carried.

B. PUBLIC HEARINGS at 7:10pm:

1. NOI: Steve Paquette, 6 Forest Road, LLC, 6, 10 & 18 Forest Rd. (1/19/22)

MC motioned to continue the Notice of Intent for Steve Paquette, 6 Forest Road, LLC, 6, 10 & 18 Forest Road to the January 17, 2024 meeting at 7:00 PM.

CM seconded.

Roll Call Vote: **MW**-yes, **ML**-yes, **CM**-yes, **MC**-yes, **CL**-yes, **JDJ**-yes, **JW**-yes.

7-0-0. Motion Carried.

2. NOI: Erin Ferrell-Talbot, 35 Atlantic Ave. (11/1/23)

MC motioned to continue the Notice of Intent for Erin Ferrell-Talbot, 35 Atlantic Ave. to the January 17, 2024 meeting at 7:00 PM.

CM seconded.

Roll Call Vote: **MW**-yes, **ML**-yes, **CM**-yes, **MC**-yes, **CL**-yes, **JDJ**-yes, **JW**-yes.

7-0-0. Motion Carried.

3. NOI: 77 & 79 North End Blvd Lots 1,2,3

CL motioned for the Notice of Intent to be opened to discussion for all 3 Lots.

Roll Call Vote: MW-yes, ML-yes, CM-yes, MC-yes, CL-yes, JDJ-yes, JW-yes.

7-0-0. Motion Carried.

Matt Steinel (**MS**) from Millennium Engineering is representing the applicant and explains the plans to build 3 single family homes. He introduces the project and then shows the commission the current conditions. **JW** asks about delineation markings in the pictures. **MS** explains on the plans the delineation. **JW** wants more clarification between the delineation in the pictures and the ones on the map. **MC** would like Commissioners to do a site visit. **MS** states that Lot 1 is very close to the wetlands but not into it. **JDJ** is not comfortable with the 2-house lot becoming 3. **JW** asks if the project will have to be brought to zoning for the changes to the lot. **MS** explains how the project goes through zoning. **CL** is not comfortable with how this project was presented and would like to see it presented as a whole. **MC** speaks on the Stormwater Bylaw. **MS** will have to look in detail at the in-effect Bylaw and come back before the Commission. Bob Birmingham from 73 North End Blvd states he is curious about the fence between the properties and whose fence it is. He asks about the decks in the back, where the houses don't go to the wetlands, would that be crushed stone there or different plantings? He also asks if these houses are two stories? **MS** talks about the fence being on there property, then explains after taking down the existing fence, they would put up a 50 percent open fence. Steve Lemmo of 81 North End Blvd., speaks on a rise in the water table, he is concerned with the grade and the placement of the stone under the structure. **CL** asks if the grading is sloping to the back. **MS** confirms that the site currently slopes to the back. Message in the chat, 82 North End Blvd. wants to make sure the water issues are addressed. **JW** agrees that there are pretty substantial water issues. Pamela Goodwin of 78 Cable Ave asks for clarification about parking underneath the structures. **MS** discusses the parking underneath the structure in more detail. **PG** asks how flooding effects the parking. **JDJ** clarifies that the Commission has purview over only the surface of the parking area.

MC motioned to continue the Notice of Intent for 77 & 79 North End Blvd Lots 1,2 & 3 to the February 7, 2023 meeting at 7:00 PM and in the interim a site visit.

CM seconded.

Roll Call Vote: MW-yes, ML-yes, CM-yes, MC-yes, CL-yes, JDJ-yes, JW-yes.

7-0-0. Motion Carried.

C. NEW BUSINESS:

1. Request to Release Bond, 16 Cable Avenue.

MC motioned to release the Bond for 16 Cable Avenue.

CM seconded.

Roll Call Vote: MW-yes, ML-yes, CM-yes, MC-yes, CL-yes, JDJ-yes, JW-yes.

7-0-0. Motion Carried.

D. OLD BUSINESS:

1. Conveyance of Open Space Parcel off Winterberry Circle.

Attorney Lisa Mead (**LM**) of Mead, Tolerman & Costa, LLC is representing the applicant and speaks about the last meeting presenting the Open Space. They discussed the work still needing to be done. The letter from the Director suggests to not accept the Open Space because of the incomplete work done on the Rail Trail. Last Wednesday the trail had been completed. Areas that were dirt have been stabilized and seeded. **JW** is concerned about the stability of the site. The likely hood that the seeding is going to

take is pretty low. Some of the photos of the stairs looks like unsettled stability on the stairs. **LM** agrees and explains every intention to make sure the seed takes. **JW** explains that normally when closed out the Commission requests an as built and would like one for the cross built. **LM** states the as built is under way. **MW** asks how many acres are in this Open Space. **LM** states the area is 9.32 Acres that connect to the Partridge Brook Park fields. **LM** states that Director Lisa Pearson approved the design of the stairs and cross built. **JW** explains the deeding to the Conservation Commission as Open Space, the alternative would be to have it deeded as municipal use. **JW** confirms that Open Space reserves it to be used for recreational purposes. **JDJ** comments that she would like it stabilized before saying yes. **LM** would like it on the record that the Commissioners have the intent to accept it once stabilized. Commissioners express the intent for Open Space. **LM** suggests Joe Serwatka and **AM** approve this in the spring. As soon as the thaw happens in March to finish up the fencing and anticipates coming back before the Commissioners in April or May for acceptance.

E. ENFORCEMENT ORDERS:

HOLD, PENDING UPDATE:

1. 20 Cable Ave

AM states they are working on a solution with a plan for the next meeting.

2. 103 Lafayette Rd.
3. 35 Liberty Street
4. 546 North End Blvd.
5. 249 North End Blvd.
6. 2A, 12th St. W.
7. 14 Old County Rd.
8. 100 Main St
9. 10th St. W.
10. 36 Pike St.
11. 2 Baker Rd.
12. 565 North End Blvd.
13. 30 Main St.
14. 211 North End Blvd.
15. 16 Hayes St.
16. 11 Railroad Ave.
17. 95 Railroad Ave.

18. **ACTIVE, PENDING COMPLETION:**

19. 27 12th St. W.
20. 10 Ferry Lots Lane
21. 253 No End Blvd.

22. **COMPLETE, PENDING APPROVAL:**

23. 29 Lafayette Rd.
24. 6 Sycamore Ln.
25. 16 Commonwealth Ave.
26. 139 Elm St.
27. 4 Main St.

F. AGENT & COMMISSIONER COMMENTS:

G. ADJOURNMENT:

JDJ motioned to adjourn the January 3, 2024 Salisbury Conservation Commission meeting at 9:00 PM.

CM seconded.

Roll Call Vote: MW-yes, ML-yes, CM-yes, MC-yes, CL-yes, JDJ-yes, JW-yes.

7-0-0. Motion Carried.