

May 21, 2014
Colchester Auditorium, Town Hall
5 Beach Road
Salisbury, MA 01952
7:00 P.M.

COMMISSIONER MEMBERS PRESENT: Chairperson Sheila Albertelli (SA), Matt Carignan (MC), Andria Nemoda (AN) and Sally Laffley

COMMISSIONER MEMBERS ABSENT: Joanne Perreault

ALSO PRESENT: Michelle Rowden, Conservation Agent and Lori Robertson, Secretary

S. Albertelli opened the meeting at 8:00 pm under the Wetlands Protection Act & Open Meeting Law and informed the public that the meeting is being recorded.

MINUTES:
May 7, 2014

MC motions to continue the minutes from 5/7/14 to 6/4/14. **JP** seconded the motion. All members present voted in favor. **Motion Passed.**

NEW BUSINESS:

Proposed Police Station Plan: Lisa Pearson (LP), Planning Director addressed the board. After many meetings we decided to locate the new police station at 175 Beach Road (near water tank). The water tank will need to remain on the site. We hired Mary Rimmer to flag the site for us. Mary found a vernal pool on the site next door. We will be coming back to you for a Notice of Intent. We need to go before the Zoning Board for a special permit for the police station. Also, due to the site constraints. We need a height variance. We need a pitched roof.

Ms. Janet S of HGKT Architects addressed the board. (chain of events for a police department) We have come with many schemes and when we overlay the site we come up with site constraints. We also have many spaces. Also, sharing with the Water Department we will need spaces for them. There is also a proposed EOC training space in front of the building. There is a good deal of parking, 60-65 spaces.

Tom Perry (TP) with Pare Corporation addressed the board. The constraints on this site include the water tank, pump house, two storage buildings and the office building. We do have the water utilities that need to remain next to that driveway. Don Levesque DPW Director established a 20' no touch zone around the tank. The site peaks near the community garden. The access road to the water tower cannot be touched. Obviously the two concerns are the wetland areas to the west and east. (went over the details of public and police parking). In the rear is additional cruiser parking. The Fire Department indicated they would want full circulation around the building. We are 25' back from the wetland line. The site is at elevation 9. **SA** asked if there are 35-40 parking spaces for police business and potentially 10 out front for public building. With what the Police operate now, it doesn't seem as large. **JS** stated we are building this building for a longer period of time. We are looking at 14 employee vehicles, 20 cruisers 11 future employees and 15 visitors. **MR** asked about the EOC? **LP** stated that is currently the thought.

AN asked if this was the only site looked at? **LP** stated we have looked at multiply sites. We looked at town owned property. After a process of year we determined this is the best site. We shifted the whole building over from the vernal pool. There is a need for the third floor. **AN** asked what would happened if this didn't pass, would you look for a new site? **LP** stated yes. **AN** stated it looks like you have a lot of impentaments. **LP** stated every site does. **AN** asked about the property currently occupied by the police at the beach. **LP** stated we are not sure at this point. The site has to be completely torn down. **SL** asked if the parking was could go under the building. **JS** stated the police need to have many of the departments on the 1st floor just for arrests. **MC** asked if the building will be on slab? **LP** stated yes. **MC** asked what the square footage of the lot, police station and building area? **TP** stated 6 acres. Building is approximately 9,450 sf-1st floor and the buildable area is still trying to be determined. **LP** stated we did have to look at if we put the community garden site. It would be out of the wetland and the difference becomes access to it, etc. **SA** asked if you would have to cut mature trees to make this happen? **LP** stated yes. **MC** asked if there was sewer and water. **LP** stated yes. **MC** asked how much land would be useable if you took out the community garden. **LP** stated that site has other site issues. The building is much further from Beach Road. **SA** asked this design represents what is possible if you had the variance for the

third floor? **LP** stated yes. **AN** asked are you going to share the letter from Mary Rimmer. **LP** stated she did the flagging. **AN** asked what about the report. **MR** stated this is preliminary meeting once you get a NOI you will get one. **AN** stated I have concerns about the vernal pool. **LP** stated this is not a certified vernal pool. This is not on our property. **AN** stated I have concerns that she will find another vernal pool. I am not against a new police station but I do have significant concerns with the impediments with this parcel of land. **LP** stated that is not the vote we are looking for here tonight. **AN** stated I understand that but to say I support it and have more work go forward. **LP** stated you are looking at a town meeting vote. In the fall, they will determine this is the site we would move forward with.

No abutters present.

MC motioned to issue a letter in favor of a variance to add a third floor to the proposed police station at 175 Beach Road. **SA** seconded the motion. All members present voted in favor with the exception of **AN** who opposed it. **Motion Passed.**

PUBLIC HEARINGS at 9:00 p.m.

NOI: Town of Salisbury, 29 Elm Street: Lisa Pearson (LP), Planning Director addressed the board. We have worked on this parcel over the last nine years. We received the vote from Town meeting on Monday to borrow money from MVPC to do the site cleanup. Ryan Niles (RN) of TRC Engineers addressed the board. You can see pieces of shoe leather sticking out from the soil.

Jamie Walker (JW) of TRC Engineers addressed the board. I prepared the NOI. It is entirely in the buffer zone. They will be installing stake haybales and silt fencing to protect the wetland. The soil stockpile area will also be surrounded by staked haybales as well. The abutters to the rear are donating land to the town. **MC** asked what the plan for the future is for this site. **LP** stated we are working with YWCA and LD Russo to put affordable housing on the site. Because of the cost of this site multifamily housing is needed. You couldn't pay it back with a single family home. **SL** asked I presume the remedial alternative would go to the most desirable? **LP** stated we are not cleaning to single family use. We are cleaning up to the standards of mix-use. The difference is with mixed use you can put in deed restrictions. **MC** asked what type of containments you found. **RN** stated antimony, arsenic, barium, cadmium, chromium, lead, nickel and zinc and polycyclic aromatic, hydrocarbons including benz, pyrene, dibenzo and anthracene, and

AN stated I have concerns about not cleaning up to the level of a single family home. **RN** stated I understand your concerns. Single family we cannot put any use restrictions for the future use of the property. According to EPA that everything needs to be cleaned up to S1 standards. (Discussion on risks of containments) the advantage of multifamily residential...here is where you can plant a garden, etc. These restrictions such as no school, daycare or single family house will be built will be recorded to the deed.

AN questioned the ground water results. What is the depth of where you hit the groundwater? **RN** stated essentially groundwater is the wetland. We drilled those wells. Then we sampled it through low flow protocol. **LP** stated there is no contamination in the ground water. **AN** stated I just find that perplexing. What is the protocol if you do find hazardous waste? **RN** stated we will do the sampling. The LSP will be in charge of sorting the material. It is handled as hazardous waste. **SL** asked normally vegetation would be re-established. Will it just be lawn? Are we looking for progress report? The surface area will be replaces equal to what you take out, correct? **RN** stated we don't want the slope to be quite as severe as it is now.

No abutters present.

SL motioned to approve the NOI with the condition that the commission receives regular reports from the LSP. The erosion control will be done with salt hay. **SA** seconded the motion. All members present voted in favor with the exception of **AN** who abstained. **Motion Passed.**

NOI: Jay Davis, 12 Wyman Greely Street **MC** motioned to continue to the June 4, 2014 meeting at 7:10 pm. **SA** seconded the motion. All members present voted in favor. **Motion Passed.**

NOI: Marybeth Bonheur, Bartlett Street, Matt Steinnel (MS) of Millennium Engineering addressed the board on behalf of the applicant. There is a horse barn on the site which will be removed from the site along with the main house. Debris will be removed and picked up and the construction of a single family house. We dug several test pits which determined there was high groundwater and highly elevated system. The perk rate was good. The owner would like to keep the driveway and a garage. We did look at the sewer in the area. It would be more expensive. The vast majority has been pushed back from the wetland. The dwelling will be a four bedroom single family. **MC** asked if fill will be brought in. **MS** stated yes. **AN** asked how are you planning to remove the building? **MS** stated the trees are young saplings. They will

have to clear some of those. The barn has no foundation. They will clean the debris and collapse the building and put in dumpster and haul it away. **MC** asked about the Koi pond and would you fill it in? **MS** stated yes and no at this point they are not touching the koi pond. **MR** asked if the debris would be cleaned up? **MS** stated yes.

MC motioned to approve the NOI with the following conditions. 1. The whole site cleaned up including the wetlands beyond the silt fence line. **SL** seconded the motion. All members present voted in favor. **Motion Passed.**

ANRAD: Myrna Davis, 77 Rabbit Road: No quorum for this item. No vote.

OLD BUSINESS:

ENFORCEMENT ORDERS:

20 Dock Lane-no action
Salisbury Woods-no action
2 Broadway-no action
16 Hayes Street-no action
4 Fanaras Drive-no action
178 North End Blvd.-no action
44 Lafayette Road-no action

COMMISSIONERS COMMENT:

AN stated discussed her negative vote on the Police Station

ADJOURNMENT:

SA motioned to adjourn at 10:10 p.m. **SL** seconded the motion. All members present voted in favor. **Motion Passed.**