



Salisbury Conservation Commission
March 16, 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), Jennifer Troisi (JT), Jessica Stucker (JS), and Jane Purinton (JKP)

COMMISSIONER MEMBERS ABSENT: Joanne Perreault (JP)

ALSO PRESENT: Conservation Agent, Michelle Rowden (MR)

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

MINUTES:

February 17th, 2016

DA motions to accept the minutes of February 17th, 2016.

JT seconds vote on motion 4-0. **Motion Passed.**

March 2nd, 2016

JKP motions to accept the minutes of March 2nd, 2016.

JS seconds vote on motion 4-1. **Motion Passed.**

PUBLIC HEARINGS at 7:15 pm:

1. NOI: 345 North End Blvd Realty Trust:

SA states that the applicant has requested a continuance until April 6th, 2016

JKP motions to continue the **NOI: 345 North End Blvd Realty Trust** to the April 6th, 2016 Meeting at 7:10pm.

DA seconds vote on motion 5-0 Unanimous. **Motion Passed.**

2. NOI: Robert Salemi & Ryan Denver, 5 Commonwealth Avenue:

Ronald Laffely (**RL**) of Fulcrum Architects addressed the commission on behalf of the applicant. RL mentions his efforts to accommodate the commission's concerns in the previous meeting such as:

1. Preventing foot traffic to the beach on site
2. Removal of trash can storage
3. Changing of the privacy wall or arbor
4. Increase in Pilings from 30-39

JKP asked for clarification on the privacy wall between the two homes. **RL** stated that the wall will be at elevation 19 and below that will be an arbor. This will consist of either wire or lattice type fencing with large squares that can have plants grown on it.

JKP mentioned that she was comfortable with the modifications made.

JKP motions to approve the **NOI: Robert Salemi & Ryan Denver, 5 Commonwealth Avenue** with the stipulation that all horizontal and structural members are 2ft above base flood elevation and this construction is based on the newly revised plan of March 16, 2016.

JT seconds vote on motion 5-0 Unanimous. **Motion Passed.**

3. NOI: Mass DCR, State Reservation Road:

SA stated that the applicant requested a continuance until April 6th, 2016

DA motions to continue **NOI: Mass DCR, State Reservation Road to the next meeting** on April 6th, 2016 @7:10pm

JS Seconds vote on motion 4-0 Unanimous. **Motion Passed.**

4. NOI: Gary Jaffarian, 8 Poor Farm Road:

Bill Decie (**BD**) addressed the commission on behalf of the applicant. The applicant wishes to remove the existing building, the asphalt of the driveway, and the septic tank to construct a new structure.

JKP asked if any blasting would occur. **BD** mentioned that blasting is not anticipated for the current plans. **JKP** asked for clarification on attaching foundation to rock ledge. **BD** states that eroded surface of the ledge would be scraped off and if necessary drills will be used to make holes for the foundation. **JKP** asked if there were any planting areas. **BD** states that there are but they are not on the plans. **JKP** and **SA** both mention they want them on the plans. **BD** mentioned the process by which they would grade the riverside area and then start putting in plants leading up to the back of the house. There is no new lawn proposed. The east and west side of the house would get the DEP prescribed mix for the septic tank and where the asphalt was removed. **SA** mentioned the use of fill and asked where it was coming from. The excavated material from the new location for the garage would be used as fill as it would most likely be gravel.

SA asked where the tree line was and how much clearing would be needed for the project. **BD** states that the clearing would be around the proposed new driveway and off the top of his head roughly 12 trees may need to be removed. There will also need to be some removed trees for the septic tank. **SA** asked if **BD** got a response from Natural Heritage which he responded no, and then mentioned there were no comments from the DEP.

JKP asked about the trailer on patio blocks along the river bank. **BD** states that it's the brother's camper that is used during the warmer seasons while he visits to use the dock. **SA** mentions that that the commission wishes to make a site visit, however the

agent saw it and there was no permit for the camper. **BD** stated that it went in after the permitted dock around 2009-10. **MR** asked if the patio was permitted with the dock. **BD** mentioned that he didn't think so.

Steve Danekas lives on 5 Poor Farm Road came to the stand to express he had no opposition to the plan and was just curious and wanted more information on what was happening.

DA asked how far the proposed new septic was from a vegetative wetland area if there was or was not a concern. **BD** stated there were no concerns that it was all upland.

SA asked about the potential of widening the right of way road that is shared with an abutter. **BD** states that it is a right of way that is completely on his property. He mentions that it went to arbitration and was settled as part of that process.

SA mentioned that due to all the resource areas such as: river front, coastal bank, wetland, BVW, etc. she would recommend a peer review for the delineation as well as impacts. She would also recommend that nothing be decided until a letter is received from natural heritage with their responses, as well as a site visit from the commission.

BD states that he is fine with everything but requests two things. That this is accelerated so they can be in by winter, and that the checking of the whole wetland line and wasting all that time. This is because the line is restricted and there is nothing she nor he himself can do to it. **SA** said that due to there being 5 different resource areas the double checking is necessary.

JKP motions to continue the **NOI: Gary Jaffarian, 8 Poor Farm Road** to April 6th, 2016 @ 7:10pm. In interim the commission will have a peer review by Mary Rimmer to evaluate the delineation and impacts. Mary will determine if she would meet with **BD** in regard to wetland delineation. The commission will also wait to hear from Natural Heritage. The planting areas, and tree line will be put on the plans.
DA seconds vote on motion 5-0 Unanimous. **Motion Passed.**

Enforcement Orders:

2 Broadway-No action
44 Lafayette Road-no action
100 Elm Street-no action
106 Elm Street-no action
28 CCC Road- no action
20 Forest Road-no action
126 N. End Blvd.-no action
7 Elmwood Street-no action
95R Lafayette Road-no action
457 North End Blvd.no action
73 Mudnock Road- no action
73 Mudnock Road-Town of Salisbury DPW: no action
63 Rabbit Road: no action

Commission Comments:

1. **JKP** mentioned looking forward to Saturday

Adjournment:

JKP motions to adjourn at 8:14pm.

DA seconds vote on motion 5-0 Unanimous. **Motion Passed.**