



**Salisbury Conservation Commission
Meeting Minutes
January 2, 2019
Colchester Auditorium, Town Hall
5 Beach Road
Salisbury, MA 01952
7:00 P.M.**

COMMISSIONER MEMBERS PRESENT: Chairman Sheila Albertelli (SA), Vice Chair Jessica Stucker (JS) Emily Round (EGR), Jane Purinton (JKP) and Joanne Perreault (JP).

COMMISSIONER MEMBERS ABSENT: Julie Doughman-Johnson (JDJ).

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

Chairman Sheila Albertelli opened the meeting at 7:08 pm under the Wetlands Protection Act & Open Meeting Law and informed the public that the meeting was being recorded.

**A. MINUTES:
1. December 19, 2018**

JKP motioned to continue the minutes for December 19, 2018 to January 16, 2018.

JP seconded.

Vote: 5-0, unanimous. Motion Carried.

B. PUBLIC HEARINGS at 7:10pm:

1. NOI: Big Block Development Group, 6-28 Ocean Front South, 16-18 Broadway (11/1/17)

JP asked if the public hearing could be continued to a meeting they would attend instead of continuing each meeting.

Tom Hughes (**TH**) of Hughes Environmental Consulting addressed the Commission with their intent. Plan to come forward shortly but do not have a timetable. Will re-notify the hearing when they are ready to proceed but until that time, would request to continue to the next meeting.

EGR motioned to continue the Notice of Intent for Big Block Development Group, 6-28 Ocean Front South, and 16-18 Broadway to January 16, 2019 at 7:10pm.

JP seconded.

Vote: 5-0, unanimous. Motion Carried.

2. NOI: Zap Development, LLC, 28 Rabbit Rd., Rear Lots (10/17/18)

Tom Hughes (**TH**) of Hughes Environmental Consulting represented the applicant. The wetland line has undergone a peer review and has been adjusted as a result. Deleted nine (9) flags and added two (2) others. Proposing to fill five hundred (500) feet of a “finger like” wetland to allow access to another area of wetland on the property and replicate one to one and a half ratio (1:1.5) in a different location.

EGR motioned to continue the Notice of Intent for Zap Development, LLC, 28 Rabbit Rd., Rear Lots, to January 16, 2019 at 7:10pm.

JS seconded.

Vote: 5-0, unanimous. Motion Carried.

3. NOI: Robert Calvi, 44 Old County Rd (12/19/18)

Tom Hughes (TH) of Hughes Environmental Consulting represented the applicant (also present).

TH submitted updated plans that include a building extension of twelve (12) feet with extended native planting buffers to compensate for the change.

EGR asked if there were any stormwater management practices that could be used to mitigate for the proposed filling. TH stated there is not very much room in the area for a swale and it would not have much function.

SA asked if there would be *phragmites* control. TH stated the whole area is overrun with it. It would not be worth removing unless they were going to remove it from the whole area. The *phragmites* that threatens the native plantings is in the upland, which is the very edge of its tolerance range. Once the native vegetation is established, it will be able to hold the *phragmites* back. EGR asked if they would be treating bittersweet outside of the erosion control. TH stated they could come up with a treatment plan.

JKP asked what the distance is from the closest point of the structure to the wetland. TH replied seventeen point eight (17.8) feet.

JKP motioned to approve the Notice of Intent for Robert Calvi, 44 Old County Rd., with the standard special conditions and the condition that the new plantings will be maintained for two (2) growing seasons with no invasive species in the native plating area. The bittersweet and other invasive species will be removed from the southwest side of the property. Plans on managing the invasive species on the property will be submitted to the Commission including the methods to be used.

JP seconded.

Vote: 4 favor -1 opposed. Motion Carried.

4. NOI: Northeast Properties & Investments, LLC, 187 Atlantic Ave. (1/2/19)

JS motioned to continue the Notice of Intent for Northeast Properties & Investments, LLC, 187 Atlantic Ave. to January 16, 2019 at 7:10pm with a site visit in the interim.

JKP seconded.

Vote: 5-0, unanimous. Motion Carried.

C. NEW BUSINESS:

1. Request for Certificate of Compliance, 187 Atlantic Ave.

Matt Steinel (MS) of Millennium Engineering represented the applicant. The deck that the Order of Conditions allowed was built but has since been destroyed. Have not replaced the deck, just built steps to access the house. Would like to close out the order to make way for the new NOI.

JKP motioned to issue the Certificate of Compliance for 187 Atlantic Ave.

JS seconded.

Vote: 5-0, unanimous. Motion Carried.

2. Request for Certificate of Compliance, 25 Commonwealth Ave.

Matt Steinel (MS) of Millennium Engineering represented the applicant. The deck as built is slightly smaller in width than approved. Dune grass plantings are planted and the area is slightly larger than approved. Decking is a through flow material as suggested by the Commission and the pallets that were on the sand have been removed.

JKP asked if the grass under the deck would survive. MS stated they do not anticipate any issues with survival rate. It is getting a lot of light by the height and the decking material.

EGR motioned to issue the Partial Certificate of Compliance for the deck construction at 25 Commonwealth Ave. The Commission will wait two (2) growing seasons to confirm the dune grass is established.

JKP seconded.

Vote: 4 in favor- 1 opposed. Motion Carried.

D. ENFORCEMENT ORDERS:

1. 81 Railroad Ave.
2. 438 N. End Blvd.
3. 565 North End Blvd.
4. 128 Bridge Rd.
5. 26 Sweet Apple Tree Ln.
6. 91 Bridge Rd.
7. 2 Linda Ln.
8. 157 Bridge Rd.
9. 30 Main St.
10. 86/88 Elm St.
11. 11 17th St. W
12. 212 N. End Blvd.
13. 83 Atlantic Ave.
14. 9 Bayberry Ln.
15. 6 True Rd.
16. 211 N. End Blvd.
17. 279 N. End Blvd.
18. 146 Central Ave.

F. COMMISSIONER COMMENTS:

EGR asked why the Salisbury Wetland Bylaw was repealed. **SA** addressed the history of Salisbury's Wetland bylaw. Commission agreed they would like to look into improving the repealed bylaw to better protect Salisbury's wetland resources.

G. ADJOURNMENT:

JKP motioned to adjourn the January 2, 2019 Conservation Commission Meeting at 7:56 pm

JP seconded.

Vote: 5-0, unanimous. Motion Carried.