



**Salisbury Conservation Commission
Meeting Minutes
February 21st, 2018
Colchester Auditorium, Town Hall
5 Beach Road
Salisbury, MA 01952
7:00 P.M.**

COMMISSIONER MEMBERS PRESENT: Chairman Sheila Albertelli (**SA**), Jane Purinton (**JKP**), Jessica Stucker (**JS**), Alison Novello (**AN**), and Joanne Perreault (**JP**).

COMMISSIONER MEMBERS ABSENT: Jennifer Troisi (**JT**) and Emily Round (**EGR**).

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

Chairman Sheila Albertelli opened the meeting at 7:09 p.m. under the Wetlands Protection Act & Open Meeting Law and informed the public that the meeting was being recorded.

A. Reorganization

Commission agreed to table the reorganization of the Conservation Commission to February 21st, 2018 at 7:10pm to allow all members to be present.

B. MINUTES:

1. January 17, 2018-

AN motioned to approve the minutes for January 17th, 2018.

JP seconded.

Vote: 4-0, JKP abstained. Motion Carried.

B. PUBLIC HEARINGS at 7:10pm:

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

Paul Alunni (**PA**) represented the applicant. Stated they have addressed concerns from the Town Engineer, Joe Serwaka, and the DPW Director, Lisa DeMeo.

JKP referenced Serwaka's comments regarding the existing easement as it related to the water quality swale.

Brian Knowles responded they will be recording the easement.

JKP asked if the basins had been appropriately modified. **PA** confirmed they had. **JKP** asked about the runoff that was being directed to Elm Street in the prior plan. **PA** clarified that was an error that had been corrected.

AN motioned to approve the Notice of Intent for Chris DeLuca, 100 Elm St with the standard special conditions to include the presentation as discussed.

JP seconded.

Vote: 4-0, JKP abstained. Motion Carried.

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

JKP motioned to continue the Notice of Intent for 32 Railroad Ave, Land Court Lot 480, to March 7th, 2018 at 7:10p.m.

JP seconded

Vote: 5-0, unanimous. Motion Carried.

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

JP motioned to continue the Notice of Intent for 32 Railroad Ave, Land Court Lot 480, to March 7th, 2018 at 7:10p.m.

AN seconded

Vote: 5-0, unanimous. Motion Carried.

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

AN motioned to continue the Notice of Intent for Big Block Development Group, 6-28 Ocean Front South, 16-18 Broadway to March 7th, 2018 at 7:10p.m.

JP seconded.

Vote: 5-0, unanimous. Motion Carried.

5. RDA: Carol Holland, 77 Cable Ave. (1/3/18)

Charlie Johnson (**CJ**), of Johnson Building Construction represent the applicant. Proposed to put 300 sq. ft. of pavers in the front of the property, all grading will be done by hand.

AN asked if they would be bringing in any stone. **CJ** replied they will not.

JP motioned to issue a negative determination on the Request for Determination of Applicability for Carol Holland, 77 Cable Ave., with the condition that the vendor specifications for the blocks to be used will be provided to the Conservation Agent for approval.

JKP seconded.

Vote: 5-0, unanimous. Motion Carried.

6. RDA: Najat & Stephen Arsenault, 496 No. End Blvd (2/21/18)

Tom Hughes of Hughes Environmental represented the applicant. Proposed a deck extension using sonotubes and native beach compatible landscaping.

JKP asked how many sonotubes were required. **TH** replied one on each corner with possibly one or two more.

JKP asked what equipment would be needed. **TH** replied it would be small scale equipment, offered to provide that information to the agent in addition to the specs for the driveway material.

MR asked the extent of the work on the driveway. **TH** answered within the existing area.

JKP motioned to issue a negative determination on the Request for Determination of Applicability for Najat & Stephen Arsenault for 496 No. End Blvd. with the condition that the driveway material will approved by the Conservation Agent and plantings will also be approved by the Conservation Agent and the area of the driveway will remain within the existing area, 25 by 30 feet.

AN seconded.

Vote: 5-0, unanimous. Motion Carried.

7. NOI: Kimberly Realty Trust, 138 Elm Street (2/21/18)

Scott Cameron (**SC**) of Morin Cameron Group represented the applicant. Introduced the commercial site that they are proposing to develop into an office building and a medical building with associated parking. Will be preserving a mature field oak on the property. Mike Seakamp did the wetland delineation. The current delineation matched a prior delineation. There is a defined slope leading to the wetland and an intermittent

steam on the property. Will install silt and construction fencing around oak tree and top of the slope, as close as 18 feet to the wetland line. Site is sandy with a high point in the middle of the site. The closest paved surface to the wetland is 25 feet. A portion of the parking and dumpster is in buffer zone. Proposing to use Cape Cod berm for the curb. Due to a high water table will be utilizing grass filter strips draining into shallow infiltration basins. System repeats in three (3) areas. This project will happen in two (2) phases. A temporary infiltration basin will be created as part of phase one (1) to handle drainage until phase two (2) begins. They have received Planning Board approval. Three (3) light posts not shown on plan were added by Planning Board. Showed their location on the plan and asked they be allowed. There will be an island around the tree will not encroach closer to the tree than the drip edge from the foliage.

JKP motioned to approve the Notice of Intent for Kimberly Realty Trust, 138 Elm Street to with the standard special conditions and the condition that there will be an installation of the three light poles as required by the Planning Board.

JS seconded.

Vote: 5-0, unanimous. Motion Carried.

8. NOI: Mary & Thomas Lee, 11 Eleventh Street W (2/21/17)

Matt Steinel (**MS**) of Millennium Engineering represented the applicant. Introduced the plan for the removal of the current structure and the construction of a new single family home in the same footprint as the old, raised, with gravel parking underneath.

Commission questioned fences on the property.

MS replied to Commissioner's question that the existing house has a full foundation that will come out and the fill in the narrative will be to fill the area with a dune consistent material to just below grade, gravel will be put on top to grade for the parking area. An abutter had contacted Conservation Department to express concerns about the project. Abutter also contacted **MS** and he had answered her questions personally.

JKP asked if the fence on their property could have slats removed to be made legal. **MS** replied the PVC fence though on their property is under the ownership of neighbors and not theirs to change.

JKP motioned to continue the Notice of Intent for Mary and Thomas Lee, 11 Eleventh Street W to March 7th, 2018 at 7:10pm to allow time to receive their DEP Number.

JP seconded.

Vote: 5-0, unanimous. Motion Carried.

C. OLD BUSINESS:

1. Request for Certificate of Compliance, 62 Cable Ave.

JP motioned grant the Partial Certificate of Compliance for 62 Cable Ave.

AN seconded.

Vote: 5-0, unanimous. Motion Carried.

D. OLD BUSINESS:

1. Request for Certificate of Compliance, 54 Beach Rd.

MS stated the drainage issue is ongoing and will provide an update at the next meeting.

AN motioned to continue the request for Certificate of Compliance for 54 Beach Rd to March 7th, 2018 at 7:10 pm

JS seconded.

Vote: 5-0, unanimous. Motion Carried.

2. Request for Certificate of Compliance, 11 Railroad.

David Manning (**DM**) represented the applicant. Present to request reconsideration on a non-compliant fence. Commission recommended removing every third slat to make the fence 50 percent open. Proposed to remove 2 bottom slats leaving 12 inches at bottom. 36 inches of open space instead of 24. While maintaining the security and privacy they would like to keep. **JS** stated the Order of Conditions states the fence needs to be 50 percent open continuously and it is not in compliance with that order.

JS motioned to continue the request for Certificate of Compliance for 54 Beach Rd to April 4th, 2018 at 7:10 p.m.

JP seconded.

Vote: 5-0, unanimous. Motion Carried.

E. ENFORCEMENT ORDERS:

- 1. 100 Elm St.**
- 2. 28 CCC Rd.**
- 3. 13 Commonwealth Ave**
- 4. 81 Railroad Ave.**
- 5. 438 N. End Blvd**
- 6. Pearson's Pit Access Rd**
- 7. 128 Bridge Rd.**
- 8. 26 Sweet Apple Tree Ln.**
- 9. 91 Bridge Rd.**
- 10. 400 No. End Blvd**
- 11. 2 Linda Ln.**
- 12. 565 N. End Blvd**

MR reported the person(s) who dumped garbage on the access road to Pearson's Pitt served jail time. So don't dump in the wetland and thank you to the environment police for a job well done.

F. COMMISSIONER COMMENTS:

JKP stated she has driven by the Family's restaurant project and thinks it looks very good.

G. ADJOURNMENT:

AN motioned to adjourn the February 21st, 2018 Conservation Commission Meeting at 8:47p.m.

JP seconded.

Vote: 5 -0, unanimous. Motion Carried.