



Salisbury Conservation Commission  
Meeting Minutes  
February 5, 2020  
Colchester Auditorium, Town Hall  
5 Beach Road  
Salisbury, MA 01952  
7:00 P.M.

**COMMISSION MEMBERS PRESENT:** Chairman Sheila Albertelli (**SA**), Emily Round (**EGR**), Jane Purinton (**JKP**), Julie Doughman-Johnson (**JDJ**), Joanne Perreault (**JP**) and Blake Leibert (**BL**).

**COMMISSION MEMBERS ABSENT:**

**ALSO PRESENT:** Director of Planning & Community Development Lisa Pearson (**LP**), Conservation Secretary Adriane Marchand.

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

**A. MINUTES:**

**1. January 15, 2019 –**

**JDJ** motioned to continue the minutes for January 15, 2020.

**EGR** seconded.

**Vote: 6-0, unanimous. Motion Carried.**

**B. PUBLIC HEARINGS at 7:10pm:**

**1. NOI: Town of Salisbury, Bridge Road Waterline Replacement(2/5/20)**

Mark Ottariano (**MO**), Bayside Engineering represented the applicant. Proposing waterline replacement along the Bridge Road corridor from Pleasant Street to March Road. Current system will be abandoned in place. Compost filter tubes and silt sacks will be used for erosion control. **JKP** asked them if they would use silt fence. **MO** said no. **JKP** asked why they are leaving the pipe in place. **MO** stated it is very old and damaged and goes very close to the resource area. **JKP** asked them to provide a frac-out plan for the directional drilling proposed. **SA** asked they also provide dewatering details. **MO** requested the contractor be allowed to decide on the method of dewatering. **LP** suggested the dewatering details could be conditioned to be provided prior to start of construction.

**JKP** motioned to continue the Notice of Intent for Town of Salisbury, Bridge Road Waterline Replacement to February 19, 2020 at 7:10pm

**BL** seconded.

**Vote: 6-0, unanimous. Motion Carried.**

**2. NOI: Richard Shaheen, 201 Atlantic Ave (10/2/19)**

**EGR** motioned to continue the Notice of Intent for Richard Shaheen, 201 Atlantic Ave to February 19, 2020 at 7:10p.m.

**JDJ** seconded.

**Vote: 6-0, unanimous. Motion Carried.**

**3. NOI: Li Family Trust, 139 Elm Street (10/2/19)**

Applicant requested an amendment of the scope for the wetland peer reviewer to meet with the representative's onsite.

**JKP** voted to amend the peer reviewer's scope to include an onsite meeting at the applicant's request between Mary Rimmer and the applicant's representative.

**JDJ** seconded.

**Vote: 6-0, unanimous. Motion Carried.**

**EGR** motioned to continue the Notice of Intent Li Family Trust, 139 Elm Street to February 19, 2020 at 7:10p.m.

**JP** seconded.

**Vote: 6-0, unanimous. Motion Carried.**

**4. NOI: Jessica White, 35 Old County Rd. (11/6/19) –**

**BL** motioned to continue the Notice of Intent for Jessica White, 35 Old County Rd. to March 19, 2020 at 7:10p.m.

**JP** seconded.

**Vote: 6-0, unanimous. Motion Carried.**

**5. AMENDED NOI: 345 North End Boulevard Realty Trust, LLC, 345 North End Blvd.**

Matt Steinel (**MS**) of Millennium Engineering represented the applicant. Mary Rimmer reviewed. **LP** asked about the fill that remained onsite. **MS** confirmed it had most likely been removed already. **SA** asked that the Agent confirm the sieve analysis is correct before the fill is placed. **MS** agreed.

**JDJ** motioned to approve the amended Notice of Intent for 345 North End Boulevard Realty Trust, LLC, 345 North End Blvd with the standard order of conditions and the additional condition the fill to be brought in shall be dune compliant and shall be confirmed by the commissions agent prior to installation.

**JP** seconded.

**Vote: 6-0, unanimous. Motion Carried.**

**6. NOI: Joseph Cutrona, 233 North End Blvd Condominium, 233 North End Blvd. (1/15/20)**

Matt Steinel (**MS**) of Millennium Engineering represented the applicant. **JKP** asked if the applicant could remove the railroad ties demarcating the wetland and add a post and rail fence as a complaint form of demarcation. John Cutrona (**JC**) confirmed he could do so. **JDJ** asked he add a sign on the fence marking the resources area.

**BL** motioned to approve the Notice of Intent for Joseph Cutrona, 233 North End Blvd. Condominium, 233 North End Blvd. with the conditions that the railroad ties currently in place onsite will be removed and a post and rail fence will be installed as permanent demarcation. A sign will be hung on the fence that marks the resource area. The language will be approved by the Commissions Agent prior to installation.

**JP** seconded.

**Vote: 6-0, unanimous. Motion Carried.**

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

Tom Hughes (**TH**) Hughes Environmental Consulting, Chris York (**CY**) of Millennium Engineering, Mike Nee (**MN**) of Gienapp Architects, Dwight Dunk of Epsilon Associates and Richard Neighland represented the application. Wayne Capolupo (**WC**), Brian Mulcahy (**BM**), Steve Paquette (**SP**) of the Big Block Development Group were also present.

Notified additional abutters, reintroduced the project.

**MN** reviewed the project architecture. **TH** updated on the project.

**DD** addressed the conditions of the site. Established the historical conditions of the site. Reviewed the critical characteristics to established the dune has diminished function. Reviewed the performance standards from the wetlands protection act and how this project meets the standards.

**TH** reviewed to response to the CZM letter and had a review from the Building Inspector and how the project meets building code. Discussed grade beams. **SA** asked for clarification on open pilings, no footings where they defined grade beams as similar function as footing. **TH** clarified they are tie beams that do not bear load but increase stability. Grade beams are a common term that can have many meanings. **TH** addressed the plan to take over wash sand to place on their constructed dune or if not needed placed on the primary dune.

**JKP** addressed tie beams and her concerns with the amount of solid surface poured over them.

**TH** explained the seaside smaller structures that will have tie beams above the flood zone. The backside if the building will have solid concrete encapsulating the subgrade structure. **JKP** expressed concern over a large storm moving over the concrete pavement and picking up velocity instead of slowing down the water. **TH** stated removing the structures prevents debris from being picked up and thrown onto the condominiums. **JDJ** asked what would be done with the cars during an extreme storm event. **TH** replied the property manager would be responsible for emergency evacuations plans will be worked out with emergency management and implemented. **SP** addressed the parking contingency plan requested. Compared the management with policy's such as those at Windgate and tidewater. **JDJ** asked how this would affect the CRS rating for the town. **LP** informed them the building would be built in compliance with current regulations and would not have a negative effect on the towns rating. **JP** asked where cars will go in a flood event. **TH** replied they will park on the second deck if possible, **MN** and screening will be for atheistic reasons only and is breakaway so it will not be a horizontal member. **SA** addressed DEP outstanding comments.

Jean Dorsi (**JD**) Ocean Echo Condo asked for the installation method of the pilings and how that could affect their property. Also asked them to address snow storage and trash pickup. **LP** informed them trash pickup would be a Planning Board concern. **JD** also has concern for how flood waters could affect their property.

**TH** replied the pilings would be vibrated into place. A pre- pile driving survey will be conducted on adjacent properties to catalog pre-driving conditions. Requested neighbors contact them to give their information so the contractors can get in touch with them more easily. The engineer has reviewed Snow removal program. Snow removal areas will be minimal. Storage areas are marked but any excess snow would be trucked off site. **TH** address runoff. There is a peer-reviewed plan in place. Currently no stormwater on site. There will be no stormwater leaving the site after the system is installed. **TH** addressed the concern over the concerns of increased likelihood of storm damage for neighboring properties. Stated the buildings create a false sense of security in a mapped flood zone. Once the buildings are removed, the water will not channelize which increase damage. This plan will prevent channelizing so the surge will have less damaging effect. **JDJ** asked if more piles could be added to avoid tie beams. **MN** replied if they were to do that it would create a solid obstruction. Tim Liskauskas, 15 Ocean St., asked the Commission to address concerns of sand movement onto other properties. Also has concern for the lack of snow storage and storm damage

**TH** replied the sand will become part of the soft scape. It is a dynamic system. **TH** stated the snow will largely be trucked off site. The management plan can be required to have engineer sign off. The contractor will do a pre piling driving survey to document any of these cracks and document the damage, which the contractors insurance will cover. **SP** reviewed the project to clarify some points already made including the podium structures that will hide the parking and does not require tie beams.

**LP** requested the applicant provide the stairs detail.

**EGR** motioned to continue the Notice of Intent for Big Block Development Group, 6-28 Ocean Front South, 16-18 Broadway to February 5, 2020 at 7:10p.m. with review to be conducted in the interim.

**JKP** seconded.

**Vote: 6-0, unanimous. Motion Carried.**

**C. NEW BUSINESS:**

**1. Request for Certificate of Compliance, 208 North End Blvd.**

**SA** informed the Commission the Order of Conditions was for the addition of a second story. The Agent has conducted a site visit and found the site to be in compliance.

**JKP** motioned to grant the Certificate of Compliance for 208 North End Blvd.

**JDJ** seconded.

**Vote: 6-0, unanimous. Motion Carried.**

**D. ENFORCEMENT ORDERS:**

**HOLD, PENDING UPDATE:**

1. 438 N. End Blvd.
2. 565 North End Blvd.
3. 30 Main St.
4. 212 N. End Blvd.
5. 83 Atlantic Ave.
6. 211 N. End Blvd.
7. 279 N. End Blvd.
8. 16 Hayes St.
9. 11 Railroad Ave.
10. 61 Bridge Rd.
11. 139 Elm St

**ACTIVE, PENDING COMPLETION:**

12. 86/88 Elm St.
13. 4 Main Street

**COMPLETE, PENDING APPROVAL:**

14. 345 North End Blvd. – Will be ready to lift at next meeting
15. 128 Bridge Rd
16. 9 Bayberry Ln.
17. 82 Lafayette Rd
18. 44 Old County Rd.

**E. COMMISSIONER COMMENTS:**

**JDJ** requested an update on 11 Railroad.

**F. ADJOURNMENT:**

**EGR** motioned to adjourn the February 5, 2020 Conservation Commission Meeting at 9:39 p.m.

**JP** seconded.

**Vote: 6-0, unanimous. Motion Carried.**