



**Salisbury Conservation Commission
Meeting Minutes
July 1, 2020
Colchester Auditorium, Town Hall
5 Beach Road
Salisbury, MA 01952
Virtual Meeting
7:00 P.M.**

COMMISSION MEMBERS PRESENT: Chairman Sheila Albertelli (**SA**), Jane Purinton (**JKP**), Julie Doughman-Johnson (**JDJ**), and Blake Leibert (**BL**)

COMMISSION MEMBERS ABSENT: Emily Round (**EGR**), Joanne Perreault (**JP**)

ALSO PRESENT: Conservation Agent, Adriane Marchand (**AM**).

Chairman Sheila Albertelli opened the meeting at 7:11 pm under the Wetlands Protection Act & Open Meeting Law and informed the public that the meeting was being recorded and being held remotely.

A. MINUTES:

- 1. May 20, 2020**
- 2. June 3, 2020**

BL motioned to approve the minutes for May 20, 2020.

JDJ seconded

Vote: 4-0, unanimous. Motion Carried.

JKP motioned to continue the minutes for June 3, 2020

JDJ seconded

Vote: 4-0, unanimous. Motion Carried.

B. PUBLIC HEARINGS at 7:10pm:

- 1. NOI: Li Family Trust, 139 Elm St. (10/2/19)**

SA stated that the applicant requested a continuance. .

JDJ motioned to continue the Notice of Intent for Li Family Trust, 139 Elm Street to July 15, 2020 at 7:10pm

BL seconded.

Vote: 4-0, unanimous. Motion Carried.

- 2. NOI: Rodger Perlstein, 12 Wyman Greeley's Realty Trust, LLC, 12 Wyman Greeley St. (3/18/20)**

BL motioned to continue the Notice of Intent for Rodger Perlstein, 12 Wyman Greeley's Realty Trust, LLC, 12 Wyman Greeley Street to July 15, 2020 at 7:10 pm.

JKP seconded

Vote: 4-0. Unanimous. Motion Carried.

3. NOI: Wayne Capolupo, Portions of Driftway, Broadway, Shea, and Central Ave. (7/1/20)

Matt Steinel of Millennium Engineering (**MS**) was present with John Kingsley (**JK**) and Wayne Capolupo. The project is to install utilities on a portion of Broadway and a portion of either Shea or Central. Elevated concrete utility platform on piles surrounded by bollards will be installed. **MS** reviewed the proposed path of the conduits, and explained that the work will be timed with the Complete Streets project, and that because of the sandy soil, dewatering likely won't be necessary, but protection will be in place. **JDJ** noted that the proposed utility cabinets are close to the beach and questioned why that was. **MS** replied that it was the best location to get power to the buildings and be out of the way. **SA** advised that near the GroundSwell Café a conduit was exposed during a storm and electricity had to be turned off to the area while repairs were made. **JK** stated that the location was discussed with the Town and National Grid, and explained that secondary power can't be transmitted as far as primary power. **JKP** asked whether the existing poles will be removed, **JK** replied they would. **JKP** asked how deep the trenches for the conduit would be. **MS** replied about 4 – 5 feet deep. **JK** added that the primary power would be encased in concrete and there would be additional spacing. **JKP** confirmed that the conduit would be PVC and that the utility pads would be elevated four feet. **JK** confirmed. **JKP** questioned what would be under the utility boxes. **JK** replied that there would be bollards for protection with screening at the top such as natural vegetation. Fencing that is 50% open will be installed around, and it will be designed to match the area as much as possible, but access will still be needed for National Grid. **SA** advised them that the fence would need to be noted on the plan. **JKP** suggested a site visit.

JKP motioned to continue the Notice of Intent for Wayne Capolupo, Portions of Driftway, Broadway, Shea, and Central Ave. to July 15, 2020 at 7:10 pm to allow for a site visit and updates.

JDJ seconded

Vote: 4-0. Unanimous. Motion Carried.

4. NOI: Bryan Turnage, 17 Cushing Street (7/1/20)

Matt Steinel of Millennium Engineering (**MS**) was present. He noted that there was no DEP # issued yet. He described the property as a single family residence in a residential neighborhood. Mark West of Weston & Sampson delineated the property. **MS** stated that the backyard is lawn and they propose to install a 16 x 32 foot inground pool off the existing patio, with underground utilities for electric to the pool, and to the rear for a storage container. Two oak trees will be removed and replaced with two willow trees. **JDJ** asked why they are removing the trees as they look like they are far from the proposed utility line. The applicant, Bryan Turnage (**BT**) replied that the surface roots are dry and some higher limbs have died. **SA** questioned how close the trees to be removed were to the wetland line. **MS** replied about 20 -25 feet from the buffer. **SA** stated the Commission should take a look to see what kind of condition the trees are in because they are close to the wetland line. **JKP** stated that the willow tree was a good choice, but they will be planted right on the wetland line and questioned whether as the trees mature, will they affect the wetness of the wetland. **MS** replied that they will have an impact, and that they hope to mitigate some seasonal flooding with the willow trees. **JKP** asked whether there might be a negative impact. **SA** stated that might come out at a site visit, and they may need peer review. She also advised that they should add silt fence at the bottom of the slope to protect the wetland.

JDJ motioned to continue the Notice of Intent for Bryan Turnage, 17 Cushing Street, to July 15, 2020 at 7:10 pm to allow for a site visit.

JKP seconded

Vote: 4-0. Unanimous. Motion Carried.

5. NOI: Town of Salisbury, Driftway at Central Road and Pedestrian Improvements (7/1/20)

Jake Carmody (**JC**) and Peter Ellison (**PE**) of TEC Engineering were present. **JC** explained that this is part of the Mass DOT Complete Streets Program grant. They reviewed the existing conditions and stated that there is currently little pedestrian delineation. They will be adding new granite curbing and concrete sidewalks, and will improve the crosswalks. Bike racks will be added, which will also serve as a deterrent from parking on the sand. They reviewed the landscaping, stating some impervious surfaces would be removed, and a modified rain garden would be installed. **SA** questioned whether the rain garden would be a safer location for the utility cabinet discussed earlier in the evening. **JC** replied that it had been discussed, but the electricity can't be moved that far. **SA** advised that in its proposed location, the utility cabinet will get hit by water and asked how safe it was from the elements. John Kingsley (**JK**) confirmed it is designed for outside exposure and is sealed. **JKP** questioned a section of the narrative that stated impervious surface would be added and asked whether it should say pervious. **JC** confirmed it should be pervious and that it would be fixed. **JKP** noted some other typographical errors in the application that should be fixed. **JC** continued to describe head-in parking areas, motorcycle parking areas, and loading zones that will be created. He reviewed plantings that will be utilized, such as a mixture of switch grass, beach grass, bayberry, and rugosa rose, and showed the Commission some examples of river stone rain gardens. **JKP** asked whether trees would be planted. **JC** stated they aren't against it, but they're trying to balance the cost and the DPW would have to find the funding. **BL** stated he thought it looked fantastic and asked where the town was coming up with the remainder of the funding. **JC** replied it was coming from Chapter 90 funding.

JDJ motioned to continue the Notice of Intent for Town of Salisbury, Driftway at Central Road and Pedestrian Improvements to July 15, 2020 at 7:10 pm to allow for a site visit.

JKP seconded

Vote: 4-0. Unanimous. Motion Carried.

C. NEW BUSINESS

1. Request for Partial Certificate of Compliance, 345 North End Blvd.

Matt Steinel (**MS**) of Millennium Engineering reviewed the differences between the as-built and what was approved, which included changes in the driveway and deck and the addition of stairs at the front. He noted that they can't certify the utilities as he was not present at the time of installation. **SA** noted that signage and some shrubs were not installed. **MS** agreed and stated that work on the second lot needed to be completed. **JKP** asked why they aren't waiting until the project is in full compliance. **MS** explained that initially it was one common lot, so there is only one order, but the owners want assurance it's in compliance. **SA** advised that they could only issue compliance with regards to the structure and driveway. **JDJ** advised that the owner will need to remember to water the bushes.

JDJ motioned to issue the partial Certificate of Compliance for 345 North End Blvd for the structure and driveway only on Lot 1.

JKP seconded

Vote: 4-0. Unanimous. Motion Carried.

2. Request for Extension, 61 Elm Street

Patrick Seekamp (**PS**) of Seekamp Environmental Consulting it was extended for one year in April 2019 for the previous owner, but the new owner hasn't been able to do the work and is now requesting a 3 year extension.

JDJ noted that the Order of Conditions is from 2006. **PS** stated it was extended automatically due to the Permit Extension Act and other extension requests. **SA** stated any changes need to be approved by the Commission and that the Agent needs to be made aware before work commences. **PS** stated he had suggested to the new owner a pre-construction meeting with the Agent to go over the approved plans

JKP motioned to grant the extension for 61 Elm Street

SA seconded.

Vote: 4-0, unanimous. Motion Carried.

D. OLD BUSINESS:

1. Request for Certificate of Compliance, 585 North End. Blvd.

AM stated that there is still work to be done at one more unit, which will be done this weekend.

BL motioned to continue the Request for Certificate of Compliance for 585 North End Boulevard to July 15, 2020.

JP seconded

Vote: 5-0, unanimous. Motion Carried.

E. ENFORCEMENT ORDERS:

1. 5 Kendell Lane

Tom Hughes (**TH**) of Hughes Environmental reviewed the restoration plan, noting that the original intent of the work was to keep the water moving. The wetlands at the western and eastern ends will be restored by cutting back the pipe, which will make it easier to access for maintenance. They will create a 73 square foot and a 39 square foot wetland, which will also act as small rain gardens. They will also loam and seed the gravel area. A total of 10 highbush blueberry bushes will be planted in the two wetland areas. **SA** asked whether the brick present would interfere with the water quality and **TH** replied it wouldn't. **JKP** asked whether the pitch was ok, and **TH** replied it was. **SA** noted it looked like the they were on track to meet their goals. **TH** agreed that the work should be done quickly.

JKP motioned to approve the restoration plan for 5 Kendell Lane contingent upon receiving hard copies of the plan ASAP and there may be minor changes once received.

JDJ seconded

Vote: 4-0, unanimous. Motion Carried.

HOLD, PENDING UPDATE:

1. 5 Kendell Lane
2. 15 Learned Ln.
3. 438 N. End Blvd.
4. 565 North End Blvd.
5. 30 Main St.

6. 212 N. End Blvd.
7. 83 Atlantic Ave.
8. 211 N. End Blvd.
9. 279 N. End Blvd.
10. 16 Hayes St.
11. 11 Railroad Ave.
12. 61 Bridge Rd.
13. 139 Elm St

ACTIVE, PENDING COMPLETION:

14. 86/88 Elm St.
15. 4 Main Street
16. 37 Atlantic Ave.

COMPLETE, PENDING APPROVAL:

17. 9 Bayberry Ln.
18. 82 Lafayette Rd
19. 44 Old County Rd.
20. 128 Bridge Rd

F. COMMISSIONER COMMENTS:

None

G. ADJOURNMENT:

JDJ motioned to adjourn the July 1, 2020 Conservation Commission Meeting at 9:30 p.m.

JKP seconded.

Vote: 4-0, unanimous. Motion Carried.