



**Salisbury Conservation Commission  
Meeting Minutes  
September 1, 2021  
Colchester Auditorium, Town Hall  
5 Beach Road  
Salisbury, MA 01952  
Virtual Meeting  
7:00 P.M.**

**COMMISSION MEMBERS PRESENT:** Chairwoman Sheila Albertelli (SA), Blake Leibert (BL), Jane Purinton (JKP), Michael Colburn (MC), Julie Doughman-Johnson (JDJ), Daniel Richard (DR)

**COMMISSION MEMBERS ABSENT:**

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

Chairwoman 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 and being held remotely.

**A. MINUTES:**

**1. April 21, 2021**

JDJ Motioned to approve the minutes dated April 21, 2021  
MC Seconded

**Roll Call Vote: SA – Yes; JDJ – Yes; JKP - Yes; MC – Yes; BL – Yes  
Vote: 5-0-0. Unanimous. Motion carried**

- 2. May 5, 2021**
- 3. May 19, 2021**
- 4. June 2, 2021**
- 5. July 7, 2021**
- 6. August 4, 2021**
- 7. August 18, 2021**

JDJ motioned to continue the minutes dated May 5, 2021; May 19, 2021; June 2, 2021; July 7, 2021; August 4, 2021; and August 18, 2021 until September 15, 2021.  
MC seconded

**Roll Call Vote: SA – Yes; JDJ – Yes; JKP - Yes; MC – Yes; BL – Yes;  
Vote: 5-0-0. Unanimous. Motion carried**

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

**1. NOI: Town of Salisbury, Resilient Ring's Island Road Improvement Project (6/2/21)**

SA stated the applicant had requested to withdraw their application. She informed the Commission that the project is working through state agency permitting and will return to the Conservation Commission when the plans are finalized.

**JKP** motioned to accept the request to withdraw the Notice of Intent for Town of Salisbury, Resilient Ring's Island Road Improvement Project without prejudice.  
**MC** seconded

**Roll Call Vote:** SA – Yes; JDJ – Yes; JKP - Yes; MC – Yes; BL – Yes;  
**Vote: 5-0-0. Unanimous. Motion carried**

**2. NOI: Patrick DiMartino, 14 Lewis Ave (7/21/21)**

**AM** stated the applicant had requested a continuance to September 15, 2021.

**JDJ** motioned to continue the Notice of Intent for Patrick DiMartino, 14 Lewis Ave. to September 15, 2021.  
**JKP** seconded

**Roll Call Vote:** SA – Yes; JDJ – Yes; JKP - Yes; MC – Yes; BL – Yes;  
**Vote: 5-0-0. Unanimous. Motion carried**

**3. NOI: Tom Patenaude, 207 Beach Road, lots 249-258 (8/4/21)**

**SA** stated the applicant has requested a continuance to September 15, 2021.

**JKP** motioned to continue the Notice of Intent for Tom Patenaude, 207 Beach Road, lots 249-258. to September 15, 2021 at 7:10 pm  
**JDJ** seconded

**Roll Call Vote:** SA – Yes; JDJ – Yes; JKP - Yes; MC – Yes; BL – Yes;  
**Vote: 5-0-0. Unanimous. Motion carried**

**4. NOI: Tom Patenaude, 207 Beach Road, lot 259 (8/4/21)**

**SA** stated the applicant has requested a continuance to September 15, 2021.

**JKP** motioned to continue the Notice of Intent for Tom Patenaude, 207 Beach Road, lot 259. to September 15, 2021.  
**JDJ** seconded

**Roll Call Vote:** SA – Yes; JDJ – Yes; JKP - Yes; MC – Yes; BL – Yes;  
**Vote: 5-0-0. Unanimous. Motion carried**

**5. NOI: Tom Patenaude, 207 Beach Road, lot 260 (8/4/21)**

**SA** stated the applicant has requested a continuance to September 15, 2021.

**JKP** motioned to continue the Notice of Intent for Tom Patenaude, 207 Beach Road, lot 260. to September 15, 2021.  
**JDJ** seconded

**Roll Call Vote:** SA – Yes; JDJ – Yes; JKP - Yes; MC – Yes; BL – Yes;

**Vote: 5-0-0. Unanimous. Motion carried**

**6. NOI: Wayne Capolupo, 13 Beach Road, LLC, 13 North End Blvd. (8/4/21)**

SA stated the applicant had requested to continue. JDJ commented that the applicant needs to do something about the pump. SA replied that the agent will confirm tomorrow that it's out. Matt Steinel of Millennium Engineering (MS) confirmed it is disconnected, and that the wires laying across the ground are not connected. SA stated she wants to make sure there are no live wires lying around. MS replied he can meet the Agent there to make sure, and do whatever they need to.

BL motioned to continue the Notice of Intent for Wayne Capolupo, 13 Beach Road, LLC, 13 North End Blvd. to September 15, 2021.

MC seconded

**Roll Call Vote:** SA – Yes; JDJ – Yes; JKP - Yes; MC – Yes; BL – Yes; DR - Yes

**Vote: 6-0-0. Unanimous. Motion carried**

**7. NOI: Jacqueline Guilmette, 121 Central Ave (9/1/21)**

Matt Steinel of Millennium Engineering (MS) reviewed the project. SA informed the Commission that there is no DEP # yet. MS reviewed the existing and proposed conditions. The lot is currently covered in pervious pavers and is used as overflow parking, and they are now proposing to construct a new home. The lot had a home previously, which was demolished years ago. They are proposing a new 2-family home on piles, with parking underneath, and utilities off Central and sewer off North End Blvd. Silt sacks will be installed in the catch basins. SA asked if the existing pavers will be damaged, and if repairs were planned. MS replied that some pavers will be removed by hand for pile installation, and then recut to be placed around the piles. SA advised that if they do get damaged and repairs or replacement is needed, the Commission will need spec sheets to be sure they are the same type of paver or better. JDJ asked if the cross beams located between the piles are allowed. MS replied he believed they are. SA stated she needed to look into whether they would be considered cross bracings. Abutter Josephine Napolitano (JN) of 132 Central Ave. stated that parking on the street is an issue, why does the entrance to the property have to be on Central? MS replied that the property has access off Central as is. JN advised that people park on Central Ave., blocking the access, and people using the lot go in and out on North End Blvd. She asked if the stairs can be changed to allow access from North End Blvd. DR remarked that the issue of stairs and parking shouldn't be a Conservation Commission issue. Abutter Debbi Gange of 132 Central (DG) noted that Central has a lot of issues and asked whether the street will be torn up for the utility connection. MS replied they would do the work before any planned paving is done. DG stated she was concerned about what the road would look like after. She also asked about construction times. MS replied that there is typically time of day restrictions for construction. JKP suggested a site visit. JN asked why they are connecting to the water main on Central and sewer on North End Blvd, and whether the connections can all be on one street. MS replied that the type of sewer on North End Blvd. is better, and there will be less disruption. JN replied that there are many people using the water on Central, and she is worried about water disruptions. She suggested it would be better to connect to the water main on North End Blvd. MS replied he believes the proposed plan is the least impactful to the community, but ultimately, they will hook up where they're told to by the DPW Director. He added that no interruption would occur during hook up. JN replied she is more worried about the impact of increased usage.

JKP motioned to continue the Notice of Intent for Jacqueline Guilmette, 121 Central Ave. to September 15, 2021 until 7:10 PM, and in the interim there will be a site visit.

JDJ seconded

**Roll Call Vote:** SA – Yes; JDJ – Yes; JKP - Yes; MC – Yes; BL – Yes; DR - Yes

**Vote: 6-0-0. Unanimous. Motion carried**

**8. RDA: Paul & Suzanne Creegan, 481 North End Blvd (9/1/21)**

Matt Steinel of Millennium Engineering (**MS**) reviewed the existing and proposed conditions. Currently there is a single-family home. They propose to remove the existing brick patio and construct an open-air deck off the existing porch, within the footprint of the brick patio. **JKP** requested a site visit, and noted that no specs on the materials for the deck were provided. **MS** replied they would be using standard decking material. **JKP** asked whether they will remove the hot top? The homeowner, Sue Creegan, replied they could remove the hot top that will be under the new deck and stairs. **JKP** questioned the use of the GIS data for saltmarsh delineation. **MS** replied that because of the site's distance from the salt marsh, and the presence of vegetation acting as a buffer, they didn't feel that erosion affecting the marsh would be an issue, so went with the GIS data to save on costs. **SA** advised that GIS data isn't always accurate and she'd be more comfortable with having it delineated. She then asked when the pavers come out, will they leave the site as is? **MS** replied they would and the site will restore itself, unless the Commission wants something else. **SA** asked if elevation of the deck was on the plan. **MS** replied it was not, as it is a minor project, and they don't have an architectural plan, and reviewed the elevations noted on the site plan. **BL** stated he was fine with the use of GIS data. **JKP** commented that there should be erosion control, to at least provide a limit of work to the workers. Bill Foster of Cote and Foster Contracting stated he is the contractor on the project. The work will be done respectfully, and pavers will be removed by hand.

**JKP** motioned to continue the Request for Determination for Paul & Suzanne Creegan, 481 North End Blvd. to September 15, 2021 at 7:10pm, and in the interim there will be a site visit.

**MC** seconded

**Roll Call Vote:** SA – Yes; JDJ – Yes; JKP - Yes; MC – Yes; BL – Yes; DR - Yes  
**Vote: 6-0-0. Unanimous. Motion carried**

**C. NEW BUSINESS**

**1. Request for Certificate of Compliance, 175 Atlantic Ave**

**SA** stated this was for the construction of a deck. Joe Cogan of Cogan Construction (**JC**) was present to discuss the request. **SA** stated the Agent conducted a site visit, and recommends issuing the Certificate of Compliance.

**JDJ** motioned to approve the Request for Certificate of Compliance for 175 Atlantic Ave.

**MC** seconded

**Roll Call Vote:** SA – Yes; JDJ – Yes; JKP - Yes; MC – Yes; BL – Yes; DR - Yes  
**Vote: 6-0-0. Unanimous. Motion carried**

**D. ENFORCEMENT ORDERS:**

**HOLD, PENDING UPDATE:**

1. 97 Atlantic Ave.
2. 114 Bridge Rd.
3. 36 Pike St.
4. 2 Baker Rd.

5. 16 Commonwealth Ave.
6. 150 North End Blvd.
7. 565 North End Blvd.
8. 30 Main St.
9. 83 Atlantic Ave.
10. 211 N. End Blvd.
11. 16 Hayes St.
12. 11 Railroad Ave.
13. 6 Sycamore Ln.

**ACTIVE, PENDING COMPLETION:**

14. 61 Bridge Rd.
15. 438 N. End Blvd

**COMPLETE, PENDING APPROVAL:**

16. 139 Elm
17. 86/88 Elm St.
18. 165 Atlantic Ave.
19. 4 Main Street
- 20. 9 Bayberry Ln.**

**SA** advised that MC needs to abstain. She noted that more than 2 growing seasons have passed, and the Agent verified that the site is fully vegetated. SA Recommends lifting the enforcement order.

**JDJ** motioned to lift the Enforcement Order for 9 Bayberry Lane.

**JKP** seconded

**Roll Call Vote: SA – Yes; JDJ – Yes; JKP - Yes; MC – Abstain; BL – Yes; DR - Yes**  
**Vote: 5-0-1. Motion carried**

21. 82 Lafayette Rd

**E. COMMISSIONER COMMENTS:**

**BL** advised that he has submitted his resignation. Serving on the Commission has been a pleasure, but it is not working with his schedule. The September 15, 2021 meeting will be his final meeting.

**SA** advised boaters to slow for whales.

**E. ADJOURNMENT:**

**JDJ** motioned to adjourn the September 1, 2021 Salisbury Conservation Commission Meeting at 8:28 PM

**MC** seconded.

**Roll Call Vote: SA – Yes; JDJ – Yes; JKP - Yes; MC – Yes; BL – Yes; DR - Yes**  
**Vote: 6-0-0. Unanimous. Motion carried**