



**Salisbury Conservation Commission  
Meeting Minutes  
February 15, 2023  
Colchester Auditorium, Town Hall  
5 Beach Road  
Salisbury, MA 01952  
Hybrid Meeting  
7:00 P.M.**

**COMMISSION MEMBERS PRESENT IN PERSON:** Julie Doughman-Johnson (**JDJ**), Michael Colburn (**MC**), Mark Warcewicz (**MW**), Christopher Leahy (**CL**)

**COMMISSION MEMBERS PRESENT REMOTELY:** Chairman Sheila Albertelli (**SA**)

**COMMISSION MEMBERS ABSENT:** Jeffrey Ward (**JW**)

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

Chairwoman Sheila Albertelli (**SA**) 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 both remotely and in person.

**A. MINUTES:**

1. May 4, 2022
2. May 18, 2022
3. June 1, 2022
4. June 15, 2022
5. July 6, 2022
6. July, 20, 2022
7. August 3, 2022
8. August 17, 2022
9. September 21, 2022
10. October 5, 2022
11. October 19, 2022
12. November 2, 2022
13. December 7, 2022
14. December 21, 2022
15. January 4, 2023
16. January 18, 2023
17. February 1, 2023

**JDJ** motioned to accept the minutes for May 4, 2022, October 5, 2022, and November 2, 2022.

**MC** seconded.

**Roll Call Vote:** SA-yes, JDJ-yes, MC-yes, CL-yes, MW-yes

**5-0-0, unanimous. Motion Carried.**

**JW** motioned to continue the minutes May 18, 2022 through Sept 21, 2022, October 19, 2022, November 16, 2022 through February 1, 2023 to our next meeting February 15, 2023 at 7:10 PM.

**MC** seconded.

**Roll Call Vote:** SA-yes, JDJ-yes, MC-yes, CL-yes, MW-yes.

**5-0-0, unanimous. Motion Carried.**

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

### **1. RDA: DPW, 39 Lafayette Rd**

Tyler Dow (**TD**) from Weston & Sampson Engineer representing the Town of Salisbury. He explains that this project is a three-year sewer rehabilitation project to evaluate the sewer collection system for infiltration and inflow (I-I). He states that this project is divided into 13 sub areas and for this part of the project we will be looking at sub area RR on the plans. He states the project is designed to locate sources of I-I once the investigation is complete and fixed it will reduce I-I, overflow, and backups. **TD** says that there are two sections that cannot be rehabbed, Railroad Ave and Ocean Street. Ocean Front South will be a little more construction, removing and replacing. **JDJ** asks when the project will start. **TD** recommends as soon as possible before the beach gets busy. He estimates to bid out immediately and construction to commence in 2-3 months. **CL** asks what type of trenchless technology they would be using. **TD** replies that there are multiple types, service connection rehabilitation, cleaning and inspecting sewer, and route treatment. **CL** asks if they will be installing liners in existing pipes. **TD** replies that is correct, there is root treatments and lining of the manholes. **JDJ** asks if there is any chance you will be doing that this summer. **TD** answers probably but no roads need to be shut down. **SA** comments that we usually try and take the summer busy season into consideration. **CL** asks when they are doing the new cuts will they be bringing in gravel? **TD** answers yes. **CL** asks will you be stock piling? **TD** answers it will be hauled off. **MC** asks agent a question, if it is sand should we try and keep it? **TD** adds that what gets removed should be put back in the hole. **MC** asks if they can put in an order of conditions to not take beach sand off the beach. **CL** comments that sand doesn't really go back in well, almost like a liquid and not a good material. **TD** states that the project is in the street itself so more gravels than natural beach sand, but will be determined when the road is opened up. **SA** asks if the town has a stock pile down at DCR. **JDJ** says that the town uses the second parking lot for storage. **MC** adds that we would have to ask the Town Manager about storing. Pamela Goodwin (**PG**) of Cable Avenue speaks and is wondering if other pieces from the project are being addressed first and when they might be working on Cable Ave and how long that will take. She states that it is a main access road and the condition of the road itself is very poor. She would like to get addressed and notified. **TD** replies to her concerns saying that when working on Cable Ave; there will be no digging, just trenches then on less technology. They will use a large box to open up the manholes when putting linings in the pipe. He states there will be no road shut down and will be able to use the road as is. **PG** asks if there is any plan at this stage to repave the road once the work is done? **TD** replies that the only place to be paved is where the work will be done, we remove and replace.

**CL** motioned to grant the RDA for 39 Lafayette Rd a negative determination contingent upon any suitable sand will be kept on the beach.

**CL** seconded.

**Roll Call Vote: SA-yes, JDJ-yes, MC-yes, CL-yes, MW-yes.**

**5-0-0, unanimous. Motion Carried.**

### **2. NOI: Steve Paquette, 6 Forest Road, LLC, 6, 10, & 18 Forest Rd. (1/19/22)**

**MC** motioned to continue the NOI Steve Paquette, 6 Forest Road, LLC, 6, 10, & 18 Forest Rd. (1/19/22) to the March 1, 2023 meeting 7:10 PM.

**CL** seconded.

**Roll Call Vote: SA-yes, JDJ-yes, MC-yes, CL-yes, MW-yes.**

**5-0-0, unanimous. Motion Carried.**

### **3. NOI: Mark Cardillo, F & D Realty LLC, 163 Elm St. (8/3/22)**

Matt Steinel (**MS**) of Millennium Engineering is representing the applicant and discusses the changes to the plan. He recalls the old plan and the concerns the commissioners had about the back side of the plans. The applicant decided to change the plans considering the commissioners concerns and removed the entire back of

the project. A pea stone diaphragm was added to help catch water runoff. Not sending to the rear any more and is turned 90 degrees to handle any additional water runoff. SA asks if the recalculation is still with the board at this time. MS says they don't expect any additional comments, soil and system is all the same. CL wants clarification on the plan date being February 7, 2023. He then asks if they have any idea what they will be using for a wall. MS believes they proposed a Shea block wall and likely will be a Shea or equivalent of a Shea. MC states that if we approve tonight with the back of the plan removed, we can get a detail of the wall before Adriane prior to construction as a condition. CL agrees and adds any changes would need to be amended with the commission. MS agrees that it could be made into a condition to require us to come back. TJ Melvin (TJ) explains that they rotated the storm water because it was all a pre-development and had to take the run off from the abutter and connect that into our drainage system. CL feels that all the concerns have been addressed. MC agrees and feels that they have pulled back from the wetlands and are making less of a footprint. MC states that this has already been reviewed by Rimmer Environmental and Joe Serwatka and he feels comfortable and ready to make a motion. MS comments on how they pulled them far away from the wetland and are away from the 100 foot buffer zone. He wants to add that there is a potential delay by continuing. MS states everything has been an improvement and can't imagine Joe Serwatka having a negative comment. SA would consider conditioning it with the approvals going before the planning board. MC agrees and does not want to delay it any longer.

CL motioned to approve the NOI: Mark Cardillo, F & D Realty LLC, 163 Elm St. (8/3/22) with standard conditions and the condition to provide a wall detail to agent prior to construction, and applicant to get storm water plan approval from the planning board. Swift and inspection report to be submitted to the conservation commission and swift report to be issued before building permit is to be issued.

CL seconded.

**Roll Call: SA-yes, JDJ-no, MC-yes, CL-yes, MW-yes.**

**4-1-0. Motion Carried.**

#### **4. NOI Nancy Reap, Old Silver Estuary on Little River LLC, 100 Forest Road ( 10/5/22)**

CL motioned to continue the NOI: Nancy Reap, Old Silver Estuary on Little River LLC, 100 Forest Road (10/5/22) for to the March 1, 2023 meeting 7:10 PM.

MC seconded.

**Roll Call Vote: SA-yes, JDJ-yes, MC-yes, CL-yes, MW-yes.**

**5-0-0, unanimous. Motion Carried.**

#### **5. NOI: Christopher DeLuca, 108 Elm Street. (11/16/22)**

MC motioned to continue the NOI: Christopher DeLuca, 108 Elm Street. (11/16/22) for to the March 1, 2023 meeting 7:10 PM.

MC seconded.

**Roll Call Vote: SA-yes, JDJ-yes, MC-yes, CL-yes, MW-yes.**

**5-0-0, unanimous. Motion Carried.**

#### **6. Amended NOI: DCR State Reservation Campground (2/15/23)**

Darryl Forgione introduces project and explains that David Rosengarten (DR) will be representing tonight on behalf of the reservation project for campground water system improvements. DR pulls up project plans and explains the plans for repaving parking areas for ADA compliance. ADA approved work area to expand paving to the boat ramp access and headquarters building parking lot. In more detail the plan sheets show the additional repaving of the boat access parking area and the headquarters parking area. He explains it still qualifies as a limit under the previously submitted NOI order of conditions. SA asks if the existing NOI operational will still be the same approach. DR answers correct. SA says she doesn't see anything being proposed that would require a whole new NOI. CL asks if its mill and fill, not reclaimer or full depth? DR

answers that it is a full depth repaving but it is the same elevation and same material. They will re-use the existing sub base. **CL** asks when was the original NOI? **DR** replied that it was February 2021. **CL** asks if original project was full depth as well? **DR** says it was. **JDJ** adds that she wants to make sure there will be erosion control around the areas being improved. **DR** replies that erosion control is on the plans several feet beyond the paving past the perimeter where the areas were calculated to. Headquarters parking area will be within the existing chain fence. **JDJ** asks if Adriane will come inspect before they start. **DR** answers yes. **AM** reminds commission that almost over an acre of pervious surfaces will be removed. **MC** wants to thank Adriane and thought that was happening but couldn't recall, making improvements in the area, and a reduction of impervious areas.

**CL** motioned to approve the Amended NOI: DCR State Reservation Campground as the proposed changes are not significant enough to file a new NOI.

**MC** seconded.

**Roll Call Vote: SA-yes, JDJ-yes, MC-yes, CL-yes, MW-yes.**

**5-0-0, unanimous. Motion Carried.**

### **C. OLD BUSINESS:**

#### **1. Discussion, 128 North End Blvd.**

**JW** motioned to continue our discussion for 128 NEB to our next meeting and in the interim our applicant will provide us with the requested information.

**Roll Call Vote: SA-yes, JDJ-yes, MC-yes, CL-yes, MW-yes.**

**5-0-0, unanimous. Motion Carried.**

### **D. ENFORCEMENT ORDERS:**

#### **HOLD, PENDING UPDATE:**

1. 2A, 12<sup>th</sup> St. W.
2. 14 Old County Rd.
3. 100 Main St.
4. 14 10<sup>th</sup> St. W.
5. 36 Pike St.
6. 2 Baker Rd.
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. 338 North End Blvd

#### **ACTIVE, PENDING COMPLETION:**

14. Lafayette Rd. Sewer
15. 27 12<sup>th</sup> St. W.
16. 338 North End Blvd

#### **COMPLETE, PENDING APPROVAL:**

17. 29 Lafayette Rd.
18. 114 Bridge Rd.
19. 6 Sycamore Ln.
20. 16 Commonwealth Ave.

21. 139 Elm
22. 4 Main Street

**E. COMMISSIONER COMMENTS**

**AM** announces that there will be a follow up By-Law workshop on MARCH 6, 2023 at 6 PM on storm water and MBTRA. **CL** asks if they can have an email reminder. **AM** noted. **CL** talks about it being school vacation week and Presidents day.

**F. ADJOURNMENT:**

**CL** motioned to adjourn the February 15, 2023 Salisbury Conservation Commission Meeting at 8:12 PM. **MC** seconded.

**Roll Call Vote: SA-yes, JDJ-yes, MC-yes, CL-yes, MW-yes.**

**5-0-0, unanimous. Motion Carried.**