



**Salisbury Conservation Commission  
Meeting Minutes  
June 1, 2022  
Colchester Auditorium, Town Hall  
5 Beach Road  
Salisbury, MA 01952  
Hybrid Meeting  
7:00 P.M.**

**COMMISSION MEMBERS PRESENT IN PERSON:** Jeffrey Ward (JW), Michael Colburn (MC)

**COMMISSION MEMBERS PRESENT REMOTELY:** Chairwoman Sheila Albertelli (SA), Julie Doughman-Johnson (JDJ), Christopher Leahy (CL)

**COMMISSION MEMBERS ABSENT:** Jane Purinton (JKP)

**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 both remotely and in person.

**A. MINUTES:**

1. **December 15, 2021**
2. **January 5, 2022**
3. **January 19, 2022**
4. **January 21, 2022**
5. **February 2, 2022**
6. **February 16, 2022**
7. **March 2, 2022**
8. **March 16, 2022**
9. **April 6, 2022**
10. **April 20, 2022**
11. **May 4, 2022**
12. **May 18, 2022**

**JDJ** motioned to continue the minutes for December 15, 2021 thru May 18, 2022 until our June 15, 2022 meeting at 7:10 PM.

**CL** seconded.

**Roll Call Vote:** SA=yes, JDJ=yes, JW=yes, CL=yes.

**Vote: 4-0-0. Motion Carried.**

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

**SA** would like to take number 8, Partridge Brook Park, out of order.

**JW** motioned to hear number 8, Partridge Brook Park out of order.

**JDJ** seconded.

**Roll Call Vote:** SA=yes, JDJ=yes, JW=yes, CL=yes.

**Vote: 4-0-0. Motion Carried.**

**8. Amended NOI: Town of Salisbury, Partridge Brook Park (6/1/22)**

Dennis Hamel (**DH**) of GM2 Associates reviewed history and design from 2014, phase I constructed in 2015. He states that the two fields were part of the 1st phase - football & baseball, also stormwater basins and trail. The entire site was cleared for the full project. growth came back. amending now to change one portion. replace with skateboard park. currently designed as grass field, will become paved area. reviewed skatepark details. issues with access, proposing timber mats over a not vegetated area and replicate when done. regrade slope from school to rail trail. **JW** do we need a stormwater report because of the hardscape? **AM** states they have one. **JW** suggests Joe Serwatka should review it. **JDJ** and **CL** agree and would like a site visit.

**CL** motioned to continue the Town of Salisbury, Partridge Brook Park to June 15, 2022 at 7:10 PM. in the interim Joe Serwatka will review, and commissioners have a sitewalk.

**JDJ** seconded.

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

**Vote: 4-0-0. Motion Carried.**

**1. NOI: Brian Thibaut, ZJBV Investment Realty Trust, 191 Atlantic Ave. (10/6/21) –**  
**MC** arrives to meeting and is present for this application.

Nick Golon (**NG**) of TF Moran is representing the applicant and provided an update and reviewed feedback from DEP. They plan to replant all impacted vegetation. The building placement is consistent with zoning setbacks. **JDJ** asked if the building can be pulled back towards the street. **NG** states that shifting the building generates additional permanent impacts and would also create grading issues. **SA** asks about utilizing already disturbed areas. **NG** will look into it. **JDJ** asks the commission has approved open cell in that area for past projects. **SA** suggests a Mobi Mat. **CL** asks if the proposed open cells are plastic or cement? **NG** answers it is plastic. **JDJ** has concerns for the plastic ending up in the ocean. **CL** would like to see the profiles. **NG** displays and reviews the elevation views. **CL** asks to see the existing topography and the proposed. **JW** asks if the parking area is delineated. **NG** identified the parking spaces on plans. **JW** asks what material will be used? **NG** states asphalt. **JW** suggests his preference of something pervious such as gravel or similar instead? **NG** comments that they are already reducing impervious on site and the parking is located within the footprint of an existing building, it is more appropriate for longevity. **SA** suggests open cell in this area. **JDJ** asks if there are cross members on the pilings? **NG** states the structural member is 2 feet above flood. **JDJ** asks if they're open risers on stairs? **NG** replies yes. **MC** understands the points on pavers, plastic pavers are more for stability to hold gravel in place. He thinks the Mobi Mat is more an issue with velocity. **JDJ** states it will come up in winter when it is not being used.

**CL** motioned to continue the Notice of Intent for Brian Thibaut, ZJBV Investment Realty, 191 Atlantic Avenue to our June 15, 2022 meeting at 7:10 PM.

**JDJ** seconded.

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

**Vote: 5-0-0. Motion Carried.**

**2. NOI: Henry A. Richard, Jr., 247-249 North End Blvd. (1/5/22)**

**JW** motioned to continue the Notice of Intent for Henry A. Richard, Jr., 247-249 North End Boulevard to our June 15, 2022 meeting at 7:10 PM.

**JDJ** seconded.

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

**Vote: 5-0-0. Motion Carried.**

**3. NOI: Kathleen M. Amari, 130 North End Blvd. (4/20/22)**

**JDJ** motioned to continue the Notice of Intent for Kathleen M. Amari, 130 North End Boulevard to our June 15, 2022 meeting at 7:10 PM.

**CL** seconded.

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

**Vote: 5-0-0. Motion Carried.**

**4. NOI: City of Newburyport, North Jetty Dredging (5/4/22)**

**SA** stated the commission was waiting for letter from Natural Heritage Endangered Species Program which was received. David Smith (**DS**) of GZA represented and discussed the process for transporting material.

**CL** motioned to approve the Notice of Intent for City of Newburyport, North Jetty Dredging with standard and NHESP special condition.

**JDJ** seconded.

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

**Vote: 5-0-0. Motion Carried.**

**5. NOI: Matthew Sanders, 5 Patriot Way (5/4/22)**

**JW** motioned to continue the Notice of Intent for Matthew Sanders, 5 Patriot Way to our June 15, 2022 meeting at 7:10 PM.

**JDJ** seconded.

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

**Vote: 5-0-0. Motion Carried.**

**6. NOI: Atlantic Broadband Services, LLC, 51 Lafayette Road (5/18/22)**

**JW** motioned to continue the Notice of Intent for Atlantic Broadband Services, LLC, 51 Lafayette Road to our June 15, 2022 meeting at 7:10 PM.

**JDJ** seconded.

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

**Vote: 5-0-0. Motion Carried.**

**7. NOI: Anthony Triglione, 43 Mudnock Road (6/1/22)**

Matthew Steinel (**MS**) of Millennium Engineering is representing the applicant and explains the plans for a small roof extension and new bay window. **CL** asks about the catch basin on property line and what the erosion control plan will be. **MS** states it will remain as is and that it was identified during the survey. They can extend erosion control. **CL** agrees and states it is a good idea to protect. **CL** would like a site visit.

**JDJ** motioned to continue the Notice of Intent for Anthony Triglione, 43 Mudnock Road to our June 15, 2022 meeting at 7:10 PM and in the interim a site visit.

**CL** seconded.

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

**Vote: 5-0-0. Motion Carried.**

**c. NEW BUSINESS**

**2. Request for Certificate of Compliance, 211 Beach Road.**

Kevin Neville (**KN**) of Cobalt Development is present and representing the applicant. He states the project was completed in the fall of 2020 and were waiting for the site to stabilize.

**CL** motioned to grant the Request for Certificate of Compliance, 211 Beach Road.

**JW** seconded.

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

**Vote: 5-0-0. Motion Carried.**

**d. OLD BUSINESS**

**1. Request for Certificate of Compliance, 84 Rabbit Road.**

Peter Leighton (**PL**) is representing himself and discussed the project. **SA** asks if there was an inspection from the Agent. **AM** states yes, she visited site and had concerns. Overall the project is compliant with WPA except for the corner where the project intruded on the wetland line, there was a shed to be removed but crushed stone was put in. **JW** asks how much encroachment was there. **AM** states very minimal and still an improvement over the shed. **JW** asks the applicant is he regularly mows the grassy area? **PL** responds yes.

**JDJ** motioned to grant the Request for Certificate of Compliance, 84 Rabbit Road.

**JW** seconded.

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

**Vote: 5-0-0. Motion Carried.**

**E. ENFORCEMENT ORDERS:**

HOLD, PENDING UPDATE:

1. 2A 12<sup>th</sup> St. West
2. 14 Old County Road
3. 100 Main St
4. 53 Railroad Ave
5. 14, 10<sup>th</sup> St. W.
6. 97 Atlantic Ave.
7. 114 Bridge Rd.
8. 36 Pike St.
9. 2 Baker Rd.
10. 565 North End Blvd.
11. 30 Main St.
12. 83 Atlantic Ave.
13. 211 N. End Blvd.
14. 16 Hayes St.
15. 11 Railroad Ave.

ACTIVE, PENDING COMPLETION:

16. Lafayette Rd. Sewer
17. 150 North End Blvd

COMPLETE, PENDING APPROVAL:

18. 6 Sycamore Ln.
19. 16 Commonwealth Ave.
20. 61 Bridge Rd.
21. 139 Elm
22. 86/88 Elm St.
23. 4 Main Street

**F. COMMISSIONER COMMENTS:**

**MC** congratulates the scholarship recipients graduating from Triton High School.

**F. ADJOURNMENT:**

**CL** motioned to adjourn the June 1, 2022 Salisbury Conservation Commission Meeting at 8:52 PM.

**JW** seconded.

**Roll Call Vote: SA-yes, JDJ-yes, MC-yes, JW-yes, CL-yes.**  
**Vote: 5-0-0. Motion Carried.**