



**Salisbury Conservation Commission
Meeting Minutes
November 2, 2022
Colchester Auditorium, Town Hall
5 Beach Road
Salisbury, MA 01952
Hybrid Meeting
7:00 P.M.**

COMMISSION MEMBERS PRESENT IN PERSON: Michael Colburn (MC), Mark Warcewicz (MW), Jeffrey Ward (JW)

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

COMMISSION MEMBERS ABSENT:

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

JDJ motioned to continue the minutes January 19, 2022-September 7, 2022 to November 16, 2022 meeting 7:10 PM.
MC seconded.

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

Vote: 7-0-0 Motion Carried.

B. PUBLIC HEARINGS at 7:10pm:

1. RDA: Town of Salisbury, 127 Elm St. (11/2/22)

Ronald Laffely (RL) of Fulcrum Architects represented the project. The site will be the temporary home for the water department. Propose to surround the lot with a fence along Elm street and back to the building. Automatic opening fence to allow staff only, no general public will be onsite. Planning to plant along the street, two oak

trees will need to be taken down in the very outer reaches of the buffer zone. Recommending honey locust on corner. Combination of grasses and flowers to grow naturally, no mowing. No major grading.

MC make a motion for a negative determination for 127 Elm Street.

JW seconded.

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

Vote: 7-0-0 Motion Carried.

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

SA continue the NOI Matthew Sanders, 5 Patriot Way top the November 2, 2022 meeting 7:10 PM.

MC so moved Madam Chair.

JW seconded.

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

Vote: 7-0-0 Motion Carried.

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

CL motion to continue the NOI: Mark Cardillo, F & D Realty LLC, 163 Elm St. (8/3/22) to the November 16, 2022 meeting 7:10 PM.

MC seconded.

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

Vote: 7-0-0 Motion Carried.

4. NOI: Robert & Tara Slepoy, 9 Lions way (10/19/22)

SA Matt Steinel (**MS**) from Millennium Engineering represented the project. Conducted the site walk. Added the discharge line to the plan, dewatering basin to outside of the 25' buffer. Minor changes resulted in reducing the impact table and reduce from 27 down to about 12. **CL** stated he was on site and think they will do a good job without compromising the resource area. **MC** stated water is all going behind the development of the house and won't affect the abutter.

JW like to make a motion to approve the NOI: Robert & Tara Slepoy, 9 Lions Way with the standard order of Conditions.

MC seconded.

Roll Call Vote: MC, JDJ, CL, MW, JW, SA, KL

Motion Carried.

5. NOI: Carolyn Capolupo, 66 Elm Street (10/19/22)

Douglas Deshane (**DD**) was present representing Ms. Capolupo. TJ Melvin (**TJ**) from Millennium Engineering explained the plans with the catch basin. Peer review letters from Joe Serwatka were submitted, nothing else besides the storm water coming up at the site meeting. **MW** asked how much of the lot is being disturbed. **TJ** responded roughly 40,000 square feet. **JW** asked is the threshold visible. **TM** stated no breakdown but yes, we are over the threshold. **JW** questioned the agent, can we get copies of the SWPPP permit? **AM** recommend that as a special condition in the order of conditions.

Barbara Rogers at 10 Cushing Street asked what happened with the walk-through last week, she cannot hear well. **CL** talks about the walk through in more detail addressing, grading, water run-off, storm water. **JW** remembers her concern about water flow down Cushing Street, it was raining that day and he didn't see any sheet flow coming off the driveway. **MC** agreed with **JW**.

JW I would like to make a motion to approve NOI: Carolyn Capolupo, 66 Elm Street with our special conditions and also special conditions about the monthly reports.

CL seconded.

Roll Call Vote: MC-yes, JDJ-yes, KL-Abs, SA-yes, MW-yes, JW-yes, CL-yes

Vote: 6-1-0 Motion Carried.

6. Amended NOI: Charles Lopiano, 124 & 126 No. End Blvd. (11/2/22)

Matt Steinel (**MS**) from Millennium Engineering, back in June DEP had concerns about their plans and is showing the difference made from the original plan to the new plan. DEP wants to know all other alternatives and on the revised plan had options to meet their requirements. It addressed all the concerns and if commission reviewed and passed it DEP would withdraw their appeal. **SA** on the plan that the pavers will be coming off twice DEP mentioned removing and putting pea stone and wants to make sure that is part of the plan.

MS clean gravel and pea stone is just the sizing, wants to put down what will work for driving on and is comfortable for it to pass. **SA** why would they ask for pea stone specifically and not gravel, does the commission need to be aware of anything. **SA** any questions? **SA** any abutters? **JW** only thing to add, at site visit also remembers DEP pointing out pea stone and doesn't think it's something to delay this but in the future for the commission to know. **CL** procedural questions, new members to vote on this if it's an appeal? **SA** new members can vote as long as no members missed when it was appealed. **MC** DEP supersedes us, pea stone would wash away and thinks gravel is a better step. Why in the future would they recommend that, wants to clarify terminology. **AM** the difference is the stone to be more compatible with the sand so if it does wash away it would blend into the beach sand. **JDJ** remembers pea stone being a safety hazard from her building days and would like clarification from DEP. **MS** happy to comply with whatever condition is recommended after agent clarifies with DEP.

CL to approve the Amended NOI for 124 & 126 No. End Blvd. with drafted order of condition and special order of condition for gravel being DEP recommended.

MC seconded.

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

Vote: 7-0-0 Motion Carried.

C. NEW BUSINESS:

1.Request for Certificate of Compliance: Stephen Miller, 147 Cable Ave.

Matt Stienel (**MS**) of Millennium talks about how the project complies with the plans except for the deviation in the back, Michelle (former conservation agent) authorized them to make some changes. 25x 34 is about 4 feet wider, conforms to dune standards. Boardwalks weren't originally proposed but Michelle, said as long as they were removable it would be fine. **SA** where is the shed enclosure that they are talking about. **MS** shows on plan where that is. **MC** when I look at this project I wish everyone would do a project like this. Great example, no problems. **SA** commends owners for great communication and doing the right things throughout the process. **AM** under enclosure area is suspended from the top of the house. **SA** any questions or abutters?

CL I would like to motion for the Certificate of Compliance to be issued for 147 Cable Ave.

MC seconded.

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

Vote: 7-0-0 Motion Carried.

D. OLD BUSINESS:

1.Request for Certificate of Compliance: Matthew Sanders, 5 Patriot Way. (5/4/22)

SA requesting a continuance for the Certificate of Compliance 5 Patriot Way to the November 16, 2022 meeting 7:10 PM.

CL so moved madam chair.

MC seconded.

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

Vote: 7-0-0 Motion Carried.

D. ENFORCEMENT ORDERS:

HOLD, PENDING UPDATE:

1. 5 Patriot Way
2. 2A, 12th St. W.
3. 14 Old County Rd.
4. 100 Main St.
5. 14 10th St. W.
6. 36 Pike St.
7. 2 Baker Rd.
8. 565 North End Blvd.
9. 30 Main St.
10. 83 Atlantic Ave.
11. 211 N. End Blvd.
12. 16 Hayes St.
13. 11 Railroad Ave.

ACTIVE, PENDING COMPLETION:

14. 114 Bridge Rd.
15. Lafayette Rd. Sewer
16. 27 12th St. W

COMPLETE, PENDING APPROVAL:

17. 29 Lafayette Rd.
18. 6 Sycamore Ln.
19. 16 Commonwealth Ave.
20. 139 Elm
21. 4 Main Street

E. COMMISSIONER COMMENTS

AM next bylaw workshop will be Monday, November 21, 2022 at 6:00 PM. The great marsh symposium is taking place tomorrow, November 3. **JDJ** wanted to request looking into why there are no outstanding resource waters designated in Salisbury. **MC** loved seeing all the Halloween trick or treaters, parade at school was great.

F. ADJOURNMENT:

CL motioned to adjourn the November 2, 2022 Salisbury Conservation Commission Meeting at 8:06 PM.

MC seconded.

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

Vote: 7-0-0 Motion Carried.