

Salisbury Conservation Commission
August 7, 2013
Colchester Auditorium, Town Hall
5 Beach Road
Salisbury, MA 01952
7:00 P.M.

COMMISSIONER MEMBERS PRESENT: Sheila Albertelli (SA), Chairperson, Larry O'Brien (LO), Matt Carignan (MC), Sally Laffely (SL) Joanne Perreault (JP)

COMMISSIONER MEMBERS ABSENT: Andria Nemoda and Pat Fowler

ALSO PRESENT: Michelle Rowden, Conservation Agent, and Lori Robertson, Secretary

S. Albertelli opened the meeting at 7:15 pm under the Wetlands Protection Act & Open Meeting Law and informed the public that the meeting is being recorded.

MINUTES:
July 17, 2013

LO motions to accept the minutes from 7/17/13. **JP** seconded the motion. All members present voted in favor. **Motion Passed.**

PUBLIC HEARINGS at 7:10 p.m.

NOI: Gary Litchfield, 15 CCC Road: Attorney James Harritoning (JH) addressed the board on behalf of the applicant. DEP had issued comments before the prior meeting. We submitted a letter dated July 29, 2013 Christopher Mello of Eastern Land Survey Associates, Inc. we feel address DEP's comments. My client is willing to comply with DPW. **LO** asked about the utilities? **JH** stated he was not able to get in contact with DPW. We are willing to comply with what the DPW Director would like. **SA** stated I would like to salt hay or straw.

MC motioned to approve this NOI with the following conditions. 1. Applicant works with MR as to what fiber socks to use. 2. Reference the plan notes from July 29, 2013 letter. 3. DPW utilities and pavement requirements. **JP** seconded the motion. All members present voted in favor. **Motion Passed.**

NOI: H&M Industries, 99 Lafayette Road. Mr. Tom Hughes addressed the board on behalf of the applicant. I did the delineation of the property. We are looking for a septic system replacement and also a garage. (TH goes over plan and outlines of wetlands) **LO** asked about the septic system requirements. **TH** stated he was not sure what he property would be used for. **MR** stated I spoke with Mike Wolpert and he stated it would be used for office space and a garage for his trucks. **SL** asked where small pox brook is located on this plan? (TH points it out). **MC** asked if pavement would be ripped up? **TH** stated yes.

MC motioned to approve this NOI. **LO** seconded the motion. All members present voted in favor. **Motion Passed.**

NEW BUSINESS:

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1. **Significance of Change, Lot 12 Linda Lane:** (MC stepped down) Robert Cormier (RC) addressed the board. I would like to add a farmer's porch to be added to the house. **LO** asked where the wetlands are located in relation to the building. (shown plan)

JP motioned for an insignificant change. **LO** seconded the motion. All members present voted in favor. **Motion Passed.**

2. **Significance of Change, 191 Beach Road** Mr. Joel Kahn (JK) of Equity Alliance addressed the board on behalf of the applicant. We are looking to make changes to the approved (6 building site

plan). We are looking to make the changes stated in a letter dated July 3, 2013 from me:

Elimination of the connector between the rear two buildings. This would:

- Provide easier access to the proposed salt marsh viewing areas.
- Provide additional access for fire apparatus around the side and rear of the building.
- Eliminate a problem pertaining to snow removal and potential icing.

Combine the front four buildings into two larger buildings. This would:

- Improve the parking flow in or about Building #1
- Remove garage access from the primary entry drive which will help improve the grading and drainage as well as the visual appeal of the project entry drive.

Request that the Planning Board consider a number of changes to the building design which would still achieve the Victorian/New England design goals of the Design Review Committee while maximizing the visual appeal of the property.

- Open 50% of the garage to outside air based upon establishing a slightly higher finished floor elevation. This would help protect the property against an unforeseen weather event. It would also allow us to improve grading throughout the site. By opening the garage, we also improve ventilation in the garage area avoiding having to install large fans for ventilation.
- Utilize the roof to screen all air conditioning compressors. This can be done by placing them on a flat section of the roof hidden from view from all building elevations. We have been looking at some Victorian style buildings that provide the look and feel we believe you are looking for while allowing for a hidden section of the roof to be flat.
- Improve access to the building by eliminating a number of the sloped walkways initially envisioned during the early stages of the design. This would address liability and safety concerns.
- Construct the units with a ceiling height of between 8'6" – 9'0". This provides a better experience for the occupant.

SA stated we worked very hard on the storm water management plan in the first submission. I would like to make sure that the storm water plan does not change. **JK** stated nothing has changed. We will be lessening the amount of fill brought into the site. **MC** asked if they are apartments. **JK** stated apartment with 12.5% affordable. **MC** asked about covered parking? **JK** stated yes. **MC** asked about the type of fill material. **JK** stated general clean fill. We have a fill permit pending before the Selectman this Monday. **SL** stated you are going from 12% to. **JK** stated 15-16%. **LO** asked about "clean fill" **JK** stated we have a responsibility with the fill permit. **LO** asked who would identify if its clean fill. **Jeff** of Fulcrum addressed the board. Your ordinance calls for us to have a license site professional. **LO** asked about the spec of the fill. **Jeff** stated it is part of the geotechnical report in the fill report. **LO** asked if he could get a copy of that. I would like to watch/listen to the video.

SA stated she would feel more comfortable if Joe Serwatka reviewed the storm water management. **MR** stated Joe has been in town daily recently monitoring. He has asked for revised plans. They currently have an Order of Conditions. This is not a new Order of Condition. We will have Joe on site and looking at quality of fill.

LO motioned to continue the significance of change until August 21, 2013 at 7:10 p.m. with the following conditions 1. to give the commissioners time to watch/listen to the PB meeting. 2. Specifications of the fill. **JP** seconded the motion. All members present voted in favor. **Motion Passed.**

Request for Certificate of Compliance, 22 Forest Road: Jonathan Dragon addressed the board. I am looking for a Certificate of Compliance for this property. (showed photos)

SL motioned to issue the Certificate of Compliance. **JP** seconded the motion. All members present voted in favor. **Motion Passed.**

Request for Certificate of Compliance, DCR (piling removal) **MR** stated nobody was present. **SA** stated I would like to see what their future plans would be. I would like to ask them at the next meeting.

LO motioned to continue to the August 21, 2013 at 7:10 p.m. **SL** seconded the motion. All members present voted in favor. **Motion Passed.**

ENFORCEMENT ORDERS:

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20 Dock Lane-no action
Salisbury Woods-no action

2 Broadway-no action
16 Hayes Street-no action
4 Fanaras Drive-no action
178 North End Blvd.-no action
44 Lafayette Road-no action

COMMISSIONERS COMMENTS:

ADJOURNMENT:

MC motioned to adjourn at 8:30 p.m. **Seconded by SA.** All members present voted in favor. **Motion Passed.**