



Salisbury Conservation Commission
March 2, 2016
Colchester Auditorium, Town Hall
5 Beach Road
Salisbury, MA 01952
7:00 P.M.

COMMISSIONER MEMBERS PRESENT: Chairman Sheila Albertelli (SA), David Arel (DA), Jessica Stucker (JS), and Jane Purinton (JKP)

COMMISSIONER MEMBERS ABSENT: Joanne Perreault (JP), Jennifer Troisi (JT)

ALSO PRESENT: Conservation Agent, Michelle Rowden (MR)

S. Albertelli opened the meeting at 7:10 pm under the Wetlands Protection Act & Open Meeting Law and informed the public that the meeting is being recorded.

MINUTES:

February 17th, 2016

DA motions to continue the minutes of February 17th, 2016 to the next meeting on March 16th, 2016.
JT seconds vote on motion 4-0 Unanimous. **Motion Passed.**

PUBLIC HEARINGS at 7:15 pm:

1. NOI: Town of Salisbury, Ocean Front:

JKP motions to table the **NOI: Town of Salisbury, Ocean Front** until the end of public hearings.

DA seconds vote on motion 4-0 Unanimous. **Motion Passed.**

2. NOI: 345 North End Blvd Realty Trust:

Applicant requested a continuance until March 16, 2016

DA motions to continue the **NOI: 345 North End Blvd Realty Trust** to the March 16th, 2016 @7:10pm.

JKP seconds vote on motion 5-0 Unanimous. **Motion Passed.**

3. RDA: Countryside Realty Trust, 75 Main Street:

Matt Steinel (**MS**) from Millennium Engineering addressed the commission on behalf of the applicant. The applicant wishes to construct a billboard on the site and described the work required to install a monopole with a concrete base.

SA mentions that the applicant would be working with the agent for erosion control. **MS** states that this was correct.

DA asked to explain the route of service cables to the pole. **MS** stated that there is an electrical cable already out near the proposed board and they would tie into it. **DA** asked if trenching in the buffer zone was ok. **MR** stated that is why they filed with the Commission.

JKP asked why the post would be there. **MS** stated that it will be a digital billboard so that those on the roads and highway can see.

DA where is the project in the permitting phase of the town boards. **MS** mentioned that all other permitting is done and are now looking to start the project.

SA asked in times that maintenance would need to be done, how the vehicles would get to it. **MS** stated that the construction vehicles would need to use the go cart track to reach the location. **DA** asked the dimensions of the pad and how high it would be out of the ground. **MS** said that it is 12'X12' and the pad will be underground. The post will be the only structure above ground.

SA asked how long the construction would take. **MS** stated that the foundation will be relatively quick but the installation of the sign would take more time.

JKP motions for a negative determination for the **RDA: Countryside Realty Trust, 75 Main Street** with the condition that any disturbance to the storm water system will be fixed, the work area will have silt fence and that the agent will work alongside them for erosion controls.

SA seconds vote on motion 4-0 Unanimous. Motion Passed.

4. NOI: Robert Salemi & Ryan Denver, 5 Commonwealth Avenue:

Ronald Laffely (**RL**) of Fulcrum Architects addressed the board on behalf of the applicant. **RL** gives an extensive description of the proposed site plan. A structure on pilings in compliance with the v-zone requirements even though the v-zone on the FIRMs is not where it should be according to elevations.

DA asked for an explanation of the structural aspect of the services. **RL** stated that facing the building from the street there is a gas line coming to the left, while the water lines and sewer services are coming on the right. The utility areas are small which makes them difficult to repair.

JKP asked if the fences on the property lines were the neighbors' fences. **RL** stated yes, they are the neighbor's fences. There will be no pathways around the sides of the house, there will be beach grass planted to take up the space between the house and the neighbor's fences.

SA asked what the parking surface planning to consist of. **RL** we are proposing the egg crate type pavers with peastone in between.

JKP asked about the storage for trash cans. **RL** stated that it will be enclosed with doors on each side for each tenant.

SA asked **MR** if there would be a problem with the front being in the floodplain. **MR** stated that the enclosed spaces in the floodplain are a problem. **SA** asked for **RL** to show on the plan where the enclosed spaces were in the floodplain. **RL** showed that there is the deck which has a 1ft clearance off the ground, a shaft, and the storage space for trash cans which is 3ft off the ground. **JKP** asked if the applicant could use something other than solid walls for the garbage cans. **MR** states that this is an insurable space and must conform to the FEMA standards. The structure must be 2ft above the velocity zone which in this case would be elevation 19.

DA asked if there could be a compromise with the privacy wall where it would be slatted so that there could still be air flow through it. That he is comfortable with the changes and that it needs to be kept in mind that the original building this is replacing was a solid bunker while this is lifted up.

SA asked if the home insurance have any stance on this in regards to current FEMA guidelines. **RL** stated that with the exceptions they would have to pay a higher rate. If it was all 2ft above they would have the lowest rate possible.

JKP suggests that during a site visit it could be determined that the site is bound by 2 illegal fences on both sides through no fault of its own.

RL stated that the Wetland Protection Act, FEMA, and building code standards have contradictions between them. The Building Code requires entryways to be enclosed. **MR** stated to my knowledge, there are no exceptions to the elevation requirement in the Building Code and the only exception to the enclosure requirement is for the utility shaft.

JKP motions to continue the **NOI: Robert Salemi & Ryan Denver, 5 Commonwealth Avenue to the next meeting on March 16, 2016 @7:10pm**
SA seconds vote on motion 4-0 Unanimous. **Motion Passed.**

5. NOI: Town of Salisbury, Ocean Front:

JKP motions to table the **NOI: Town of Salisbury, Ocean Front** until the end of new business.

DA seconds vote on motion 4-0 Unanimous. **Motion Passed.**

New Business:

1. Req for EXT to OOC, 25 Oceanfront:

JKP motions to except the **Req for EXT to OOC, 25 Oceanfront** for 1 year.

DA seconds vote on motion 4-0 Unanimous. **Motion Passed.**

2. Significance of Change, 14 Friedenfels Road:

Shane Foley (**SF**) lives at 14 Friedenfels Road and is looking for approval for minor activity in a buffer zone, while working on building his new home. He wishes to remove the sumac on property and replace them with native plants and shrubs. **SA** states just to be clear that the sumac is not being removed to make a lawn, native plants will replace the ones being removed? **SF** states yes, that is correct. **SA** asks to work with the agent who has a list of all the native species.

JKP motions that it is an insignificant change at 14 Friedenfels Road, on the following conditions: The removal of the sumac, the applicant will work with the board's agent to pick native plants suitable to plant in the sumac's place, there will be no filling, and the silt fence will be repositioned.

JS seconds vote on motion 4-0 Unanimous. **Motion Passed.**

3. NOI: Town of Salisbury, Ocean Front:

Representative Daniel Padien (**DP**) from Vanasse Hangen Brustlin, Inc presented the construction of the Ocean Front South Boardwalk. **DP** recently acquired the DEP# on 3/2/16. **JKP** asked if the depth of the pilings would be 25ft. **DP** mentioned that that is what they are planning for, but once the geotechnical information has been gathered they would know for certain. **DA** asked **DP** how high off the ground from the walkway will the platform be raised. **DP** stated that the elevation of the walking part of the walk way will be 4ft from the ground, and the guard rail will be 3ft higher. The pilings will be 10ft apart. **DP** asked what the street accesses to the boardwalk were. **DP** stated that on the Broadway side there will be stairs and a ramp and on the ocean front side there will just be a ramp. **DA** why is there not a third access in the middle? **DP** the concern for emergency vehicles is that on Broadway there is not enough room for a ramp. That with the width they both have small vehicles that can drive up to it. **SA** asked if people will be able to walk under the boardwalk. **DP** said that once the dunes are built up strong again there will not be enough room to walk under it. **SA** asked who is going to be the governing body that conducts maintenance on the boardwalk and pilings. **DP** stated that the town owns the boardwalk, and the pilings and will be responsible for their maintenance and repair. He then mentions that if there were an emergency happening on the other side of the dune at the mid-point of this would be only 300ft from the closest approach.

JKP motions to approve the **NOI: Town of Salisbury, Ocean Front**

DA seconds vote on motion 4-0 Unanimous. **Motion Passed.**

Enforcement Orders:

2 Broadway-No action

44 Lafayette Road-no action

100 Elm Street-no action

106 Elm Street-no action

28 CCC Road- some of the items from the marsh were removed, some work has occurred due of the enforcement order, they have been working on signage which the board asked for, and gave an update that the restored wetland areas are doing well. Further information and documentation will be sent at a later time.

20 Forest Road-no action
126 N. End Blvd.-no action
7 Elmwood Street-no action
95R Lafayette Road-no action
457 North End Blvd.no action
73 Mudnock Road- no action
73 Mudnock Road-Town of Salisbury DPW: no action
63 Rabbit Road: no action

Commission Comments:

1. **JKP** mentioned looking forward to Saturday

Adjournment:

JKP motions to adjourn at 9:18pm.
DA seconds vote on motion 4-0 Unanimous. **Motion Passed.**