



**Salisbury Conservation Commission
Meeting Minutes
January 17th, 2018
Colchester Auditorium, Town Hall
5 Beach Road
Salisbury, MA 01952
7:00 P.M.**

COMMISSIONER MEMBERS PRESENT: Jessica Stucker (JS), Alison Novello (AN), Joanne Perreault (JP), and Emily Round (EGR).

COMMISSIONER MEMBERS ABSENT: Chairman Sheila Albertelli (SA), Jennifer Troisi (JT) and Jane Purinton (JKP).

ALSO PRESENT: Conservation Agent, Michelle Rowden (MR), and Conservation Secretary, Adriane Marchand (AM).

Vice Chair Jessica Stucker opened the meeting at 7:09 p.m. under the Wetlands Protection Act & Open Meeting Law and informed the public that the meeting is being recorded.

A. Reorganization

AN motioned to continue the reorganization of the Conservation Commission to February 7th, 2018 at 7:10p.m.
JP seconded.

Vote: 4-0, unanimous. Motion Carried.

B. MINUTES:

1. January 3, 2018-

EGR motioned to approve the minutes for January 3rd, 2018.

AN seconded.

Vote: 4-0, unanimous. Motion Carried.

B. PUBLIC HEARINGS at 7:10pm:

1. NOI: Chris DeLuca, 100 Elm St (3/15/17)

Previously continued to February 7th, 2018 at 7:10p.m.

2. NOI: James Zorbas, 32 Railroad Ave (LC Lot 480) (6/7/17)

AN motioned to continue the Notice of Intent for 32 Railroad Ave, Land Court Lot 480, to February 7th, 2018 at 7:10p.m.

EGR seconded

Vote: 4-0, unanimous. Motion Carried.

3. NOI: James Zorbas, 32 Railroad Ave (LC Lots 478A, 479) (6/7/17)

AN motioned to continue the Notice of Intent for 32 Railroad Ave, Land Court Lot 480, to February 7th, 2018 at 7:10p.m.

JP seconded

Vote: 4-0, unanimous. Motion Carried.

4. NOI: Big Block Development Group, 6-28 Ocean Front South, 16-18 Broadway (11/1/17)

JP motioned to continue the Notice of Intent for Big Block Development Group, 6-28 Ocean Front South, 16-18 Broadway to February 7th, 2018 at 7:10p.m.

EGR seconded.

Vote: 4-0, unanimous. Motion Carried.

5. NOI: Maria Alcala-Herrera, 114 Railroad Ave (11/15/17)

Matt Steinel (MS) of Millennium Engineering and Sarah Bellino (SB) of Meade, Talerman, and Costa represented the applicant. At the previous meeting the Commission requested the applicant provide some form of record to verify the wall in question preexisted the Wetlands Protection Act. They submitted a photo as requested.

AN motioned to approve the Notice of Intent for Maria Alcala-Herrera, 114 Railroad Ave., with the standard special conditions and the condition that if the wall is damaged beyond function it will be removed, not repaired and will be inspected before the issuance of the Certificate of Occupancy is issued.

JP seconded.

Vote: 4-0, unanimous. Motion Carried.

6. RDA: Carol Holland, 77 Cable Ave. (1/3/18)

JP motioned to continue the Request for Determination of Applicability for Carol Holland, 77 Cable Ave., to February 7th, 2018 at 7:10 p.m.

EGR seconded.

Vote: 4-0, unanimous. Motion Carried.

7. NOI: Robert Wilson, 74 Baker Rd (1/3/18)

Matt Steinel (MS) of Millennium Engineering represented the applicant.

The site is currently a wooded lot containing wetlands. The line was recently delineated by Mark West.

Applicant is proposing to construct a cold storage garage, minimal grading and tree clearing proposed with erosion control around the work area.

AN asked what the garage will contain. MS replied the applicant is a builder by trade and will store his work tools.

AN asked if the structure is single story. MS replied it is.

EGR asked how close the garage is to the wetland. MS replied it is about 13 feet. The maximum setback they can manage from the wetland without violating zoning bylaws.

Discussion on obtaining a variance followed.

JP motioned to approve the Notice of Intent for Robert Wilson, 74 Baker Rd, with the standard order of special conditions. Asked that the wetland line be confirmed.

AN seconded.

Vote: 5-0, unanimous. Motion Carried.

8. RDA: Mass DOT, Rabbit Rd (1/17/18)

Eric Woodward (EW) from Mass DOT and Sean Ross (SR) of Stantec Consulting Services represented the applicant. Proposed to extend the existing Ghost Trail from Rabbit Road, west to Route 110 in Amesbury. The trail crosses the 100 foot buffer zone for wetlands near Rabbit Road. The work in the buffer zone will be a nine (9) foot wide, ADA accessible path with a two (2) foot wide grass shoulder on either side. Will also construct a driveway entrance and realignment of an intersection at Rabbit Road and Old Elm Street as well as a dry swale and infiltration basin. Erosion control will be used and the area is pre-disturbed. All work will be done on the west side of Rabbit Road where the wetland is located on the east side. Work will have no impact on the wetland with the use of erosion control.

EGR asked if there will be any interruptions or impacts to the existing storm drains on Rabbit Rd. **SR** answered no.

AN motioned to issue a Negative Determination of Applicability for Mass DOT, Rabbit Rd.

JP seconded.

Vote: 4-0, unanimous. Motion Carried.

C. NEW BUSINESS:

1. Request for Certificate of Compliance, 62 Cable Ave.

Arthur Allen from Feathertree Real Estate Investors represented the applicant. Have sold all units and are closing soon. Only outstanding item is the dune grass planting which are out of season at this time. Requesting a partial Certificate of Compliance with the full certificate issued when the grass has grown in.

MR confirmed she inspected the site. They have received the elevation certificate and the site meets dune performance standards.

JP motioned grant the Partial Certificate of Compliance for 62 Cable Ave.

AN seconded.

Vote: 4-0, unanimous. Motion Carried.

D. OLD BUSINESS:

1. Request for Certificate of Compliance, 54 Beach Rd.

AN motioned to continue the request for Certificate of Compliance for 54 Beach Rd to February 7th, 2018 at 7:10 p.m.

JP seconded.

Vote: 4-0, unanimous. Motion Carried.

E. ENFORCEMENT ORDERS:

- 1. 100 Elm St.**
- 2. 28 CCC Rd.**
- 3. 13 Commonwealth Ave**
- 4. 81 Railroad Ave.**
- 5. 438 N. End Blvd**

6. Pearson's Pit Access Rd
7. 128 Bridge Rd.
8. 26 Sweet Apple Tree Ln.
9. 91 Bridge Rd.
10. 400 No. End Blvd
11. 2 Linda Ln.
12. 565 N. End Blvd

F. **COMMISSIONER COMMENTS:**

G. **ADJOURNMENT:**

JP motioned to adjourn the January 17th, 2018 Conservation Commission Meeting at 7:58p.m.
AN seconded.

Vote: 4 -0, unanimous. Motion Carried.