



**Salisbury Conservation Commission
Meeting Minutes
January 3rd, 2018
Colchester Auditorium, Town Hall
5 Beach Road
Salisbury, MA 01952
7:00 P.M.**

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

COMMISSIONER MEMBERS ABSENT: Jennifer Troisi (**JT**), and Jane Purinton (**JKP**).

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

Chairman Sheila Albertelli 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. MINUTES:

1. December 6, 2017-

AN motioned to approve the minutes for December 6, 2017.

JP seconded.

Vote: 5-0, unanimous. Motion Carried.

B. PUBLIC HEARINGS at 7:10pm:

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

Brian Knowles (**BK**) and Paul Alunni (**PA**) represented the applicant.

PA engineered the storm water plan. The proposed plan addressed the violation in open enforcement order and complies with current policy as well as exceeds the performance of the prior plan.

AN questioned the elevations depicted on the plan. They appear to show that the grading is directing water in the incorrect direction. **PA** replied the plan is an older version which has been updated to correct the elevations directing the water to the rear of the property. **AN** requested that he clarify the grading elevations further on the plan for the next meeting.

SA requested he consult with the DPW director and Mass DOT on the proposed plan. Would like to have the DPW Director's comments before they issue a decision.

AN motioned to continue the Notice of Intent for Chris DeLuca, 100 Elm Street, to February 7th, 2018 at 7:10p.m.

JP seconded.

Vote: 4-0, unanimous. Motion Carried.

2. NOI: Tim Anderson, 91 Bridge Rd. (9/6/17)

AN recused herself from the Commission.

Matt Steinel (**MS**) of Millennium Engineering represented the applicant. **MS** updated the Commission on the changes made, as requested, since the last meeting.

SA asked if it was noted on the plan that the gravel to be removed is to be replaced with a clean gravel. **MS** confirmed.

JP motioned to approve the Notice of Intent for Tim Anderson at 91 Bridge Road with the standard special conditions.

EGR seconded.

Vote: 5-0, unanimous. Motion Carried.

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

EGR motioned to continue the Notice of Intent for Big Block Development Group, 6-28 Ocean Front South, 16-18 Broadway to January 17th, 2018 at 7:10p.m.

JP seconded.

Vote: 5-0, unanimous. Motion Carried.

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

Matt Steinel (**MS**) of Millennium Engineering represented the applicant. Provided an updated plan on the building demolition the wall preservation or possible replacement. The engineer inspected the wall and believes it can be repaired.

JP asked if construction could happen without damaging the sidewalk. **MS** stated the work would not further damage the already damaged sidewalk but they will protect what is there. Most of the work will take place from Brissette Ave.

AN questioned the existence of a second retaining wall on the property. **MS** replied it is preexisting and they are not proposing to remove it. **AN** stated if it is damaged, it will need to be removed, it cannot be replaced.

SA added the DEP comments asked for all retaining walls to be removed. The retaining wall closest to Railroad Ave prevents the road from being undermined due the significant drop in grade. As this other wall has no purpose, they would like to see it removed. **MS** strongly argued against such action as it is not part of the proposed work and predated the code.

Sarah Bellino (**SB**) of Meade, Talerman, and Costa also reiterated it is overstepping to expect the remaining solid structures to be removed. The wall legally exists now, and is not part of the proposed project.

JP asked who makes the determination that the wall is damaged and needs to be removed. **MS** replied it would be made by the homeowner and the builder.

JS asked the length of the wall. **MS** answered it is about 30 feet.

SA asked when the house was built. **SB** answered 1920.

Discussion followed on the concrete walkways that surround the structure and are proposed to continue to surround the structure, including repair or replacement.

The Commission requested the applicant provide some form of record that shows the date of the wall in question as preexisting the Wetlands Protection Act.

JP motioned to continue the Notice of Intent for Maria Alcala-Herrera, 114 Railroad Ave., to January 17, 2018 at 7:10 p.m.

JS seconded.

Vote: 5-0, unanimous. Motion Carried.

5. NOI: Robert Jacobs, 16 Cable Ave. (11/15/17)

Ron Laffely (**RL**) of Fulcrum Inc Architects represented the applicant. The building has been removed and the site was cleared for safety. A silt sock surrounds the site on three (3) sides. Described the proposed project. They have addressed DEP's comments.

AN asked if the project will be constructed in phases. **RL** responded that they will work from the back of the site to the front accessing from Cable Ave. There will be a dumpster and a portable restroom onsite.

JP asked were the snow storage area will be located. **RL** replied there is plenty of snow storage space onsite. Extra parking spaces will be used. Parking will be in front, not underneath. Water will drain to under the house as it is the lowest point. This will require a larger curb cut. **MR** asked if public parking spaces will be affected by this plan. **RL** stated there is no parking allowed in front of the site. **MR** requested he consult with the DPW on the street opening.

MR asked the Commission to ratify the Emergency Certification to allow for the removal of the existing building to satisfy the Building and Health Departments, any holes are to be filled with beach compatible sand.

JS motioned to ratify the Emergency Certification for 16 Cable Ave.

JP seconded.

Vote: 5-0, unanimous. Motion Carried.

AN motioned to approve the Notice of Intent for Robert Jacobs, 16 Cable Ave., with the standard special conditions.

JP seconded.

Vote: 5-0, unanimous. Motion Carried.

6. ANRAD: Frank Carvalho, 37 Gardner St (12/6/17)

Matt Steinel (**MS**) of Millennium Engineering represented the applicant. The Environmental Consultants Rimmer and West walked the site and agreed to add wetland flag B5A to the plan. Plans have been updated to reflect the change.

AN motioned to approve the Abbreviated Notice of Resource Area Determination for 37 Gardener St., with the revised plan as shown, dated 12/19/2017, and the standard special conditions.

JP seconded.

Vote: 5-0, unanimous. Motion Carried.

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

AN motioned to continue the Request for Determination of Applicability for Carol Holland, 77 Cable Ave., to January 17th, 2018 at 7:10 p.m.

JP seconded.

Vote: 5-0, unanimous. Motion Carried.

8. NOI: Ann Jones, 1 True Rd (1/3/18)

Matt Steinel (**MS**) of Millennium Engineering represented the applicant. Proposed the replacement of an existing septic system. Will be placed in a currently landscaped area. The plan has been approved though the Board of Health with waivers.

AN motioned to approve the Notice of Intent for Ann Jones, 1 True Road, with the standard special conditions and the condition that the landscaping boulders if kept onsite are to be moved further than 50 feet from the wetland.

JP seconded.

Vote: 5-0, unanimous. Motion Carried.

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

JP motioned to continue the Notice of Intent for Robert Wilson, 74 Baker Rd to January 17th, 2018 at 7:10 p.m.
EGR seconded.

Vote: 5-0, unanimous. Motion Carried.

C. NEW BUSINESS:

1. Request for Extension, 211 Beach Rd

Mike Wolpert was present.

AN motioned to grant the Extension for 211 Beach Road.

JP seconded.

Vote: 5-0, unanimous. Motion Carried.

2. Request for Certificate of Compliance, 11 March Rd.

AN recused herself from the Commission.

The site previously received a Partial Certificate of Compliance pending confirmation that the landscaping had grown in. **MR** inspected the site and confirmed the landscaping has grown in.

JS motioned to issue the Certificate of Compliance for 11 March Road.

EGR seconded.

Vote: 5-0, unanimous. Motion Carried.

D. OLD BUSINESS:

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

JS motioned to continue the request for Certificate of Compliance for 54 Beach Rd to January 17, 2018 at 7:10 p.m.

EGR seconded.

Vote: 5-0, 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:

MR stated there is a large storm hitting the area tomorrow and she will be in Town recording erosion in the area.

JS reminded the public to comply with the parking ban.

G. ADJOURNMENT:

JS motioned to adjourn the January 3, 2018 Conservation Commission Meeting at 9:15 p.m.

JP seconded.

Vote: 5 -0, unanimous. Motion Carried.