



CITY OF SALEM CONSERVATION COMMISSION

NOTICE OF MEETING

Notice is hereby given that a meeting of the Salem Conservation Commission will be held on July 18, 2023, at 6:30 p.m. via remote participation in accordance with Chapter 2 of the Act of 2023.

Gregory St. Louis, PE, Chair

DRAFT MEETING MINUTES

Greg St. Louis opens the meeting a 6:30 pm

I. ROLL CALL

In attendance: Greg St. Louis, Judith Kohn, Dan Ricciarelli, William Jacob, Tom Campbell, (5)

Absent: Bart Hoskins, Tyler Glode (2)

City Staff: Kate Kennedy (1)

II. REGULAR AGENDA

NOIS

A. 37 Winter Island Road – Plummer Youth Promise - DEP# 64-780 – *Continuance from June 20, 2023*– Public Hearing - Notice of Intent- by Griffin Engineering Group, LLC, on behalf of Plummer Youth Promise, for the proposed construction of a new residential facility, existing building renovations, associated walkways, paved driveway and parking, gravel service road, pedestrian stone dust walkway, landscaping, stormwater management system and utility installations. The project is located within an subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

Representative Bob Griffin, Griffin Engineering, presents on behalf of the applicant:

- Continuance was to keep application open because was still in review by planning board process and in case any additional changes came from this process.
- Some changes were included into site plan: a walkway from parking area out to winter island road-

grade and drainage is same as well as rain gardens and infiltration are the same as proposed.

- Red shows geothermal well grid. Energy consultant recently completed test wells at the property and determined meet heating loads of two buildings. Closed loop system of 64 wells; about 300' deep, 6" diameter
- Baseball field will be restored to original

Commission questions:

- J. Kohn – How much tree clearing is required?
Tree clearing will be limited to the other side of project by infiltration area.
- Wondering if cost effective and providing energy to other sites or just for this project- similar size was used for Jenga building project?
Future visitor building is proposed and perhaps would be used for this as well, otherwise no intention proposed at this time to serve additional
- Greg St. Louis – large number of cells for the building?
Beverly police station had larger diameter wells, but all depends on heating system capability
Bob Griffin continues details: Header system serving the wells, heat exchanger located at new building, underground system – connection is found 5-6 feet depth to protect from frost, installed by trenching –
- Tom Campbell inquires about methods
Hand drilling is done by well driller, Trenching is done by traditional excavator

A motion to close the public hearing, is made by Tom Campbell, seconded by Dan Ricciarelli, motion carries 5-0 affirmative.

A motion to issue order of conditions, subject to standard conditions, is made by Judith Kohn, seconded by Dan Ricciarelli, motion carries 5-0 affirmative.

B. 50, 52 Circle Hill Road – DEP# 64-764, DEP# 64-765 – Continuance– Public Hearing – Two Notices of Intent by Patrick Delulis, Pasquanna Developers, Inc. for proposed construction of two single-family homes, associated driveways, utilities, grading, and landscaping located at 50 and 52 Circle Hill Road, located within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

Patrick Delulis is present on behalf of property owners, Pasquanna Developers, Inc:

Delulis provide background information:

- Initially submitted back in Sept 2022, but because of Potential Vernal Pool (PVP) concerns, asked to postpone allowing for investigation, as unable to do so until ground conditions allowed it.
- Engaged wetland scientist to investigate (John Dick, Salem MA), and to provide a final report and additional materials during investigation.
- Locus is in between original Sable Heights subdivision, a Delulis Brothers project, which was done in two phases back in 60s/70s and again in 1990s. Ken Steadman (Witch Hill subdivision developer) came in and tied into one of our subdivision road, off of Durkin, Witch Hill subdivision, 28 house lots built out.
- During development he controlled all roadways and utilities, there was no opportunity to do anything with land until this was completed. Waited until completed to initially file with zoning board.
- Land Court Plan – 51,53 conforming, 54,54 non-conforming and received waiver. From Landcourt Plan,

what is now Circle Hill unconstructed way was initially called Sable Road - Circle Hill then became Durkin Road. Circle Hill Road still exists on the other side of the walking path.

- Overview of concerns initially raised by ConCom included how to address blasting and mitigation concerns. – Will avoid unless necessary just for footings and utility trenching, will hammer ledge to extent able; blast would only be for utility trenches and footings. Will not put in basements unless no ledge is present and will allow excavation.
- If no ledge present may not need to blast put partial ledge in one of the lots. Do not anticipate blasting or the non-conforming lot, where there is ledge present. On the conforming lot (which has 50 wetland boundary), this could potentially have a partial basement. Will install all the infrastructure needed for solar panels (not install solar panels itself). Delineation done by C.Mello (surveyor). Shared drive would enter the Circle Hill ROW
- Ricciarelli questions- on blasting state lots 51 and 53 notes this is in the 50' buffer.
- Applicant: have not done any test holes because did not want to disturb – do not think the ledge is as pronounced on those three parcels; where there is ledge, we will dig to ledge put footings and pins to extent to be able to. Main objective is avoid blasting only if needed for utility installation and footing depth. Will not pursue blasting if can hammer; not proposing any blasting on lots 51, 52, 53 - Can only do what can on own land and on ROW.
- Chair St. Louis - clarify - Hiring of wetland scientist – applicant hired John Dick, not the conservation commission.
- Kohn inquires: Are these two lots the only lots – applicant clarifies this is only left that we own, have owned since 1963.
- Ricciarelli- Could ask for more plantings as very short driveway and may be limited space for mitigation.
- Kohn- Not disturbing 25 zone is sufficient in my view re mitigation.
- Chair St. Louis – clarify vernal pool extended protection buffer from wetland or vernal pool itself.
- Staff- Vernal pool itself. Would consider the monitoring and later findings most applicable to application review as could not start until late spring – extended winter, late frost.
- Campbell - clarify walkway relative to house lots:
- Applicant: Would continue natural path off driveway towards the adjacent circle. Has witnessed himself most of the property in back right is wet – will remain untouched from boulder boundary. Moved houses as close to street and property lines as they could (have zoning setbacks as well)
- Chair St. Louis: At the end of first report, they cannot determine extent as remains too flooded. Hand notes show PVP behind flag A3. Directly behind 51-53 lot, another is showing 50 off property where do not have wetlands delineation on site plan to this extent.
- Ricciarelli – It would be helpful to see PVPs on site plan.
- Kohn- Propose to continue public hearing to get more information, does not seem can resolve this.
- Chair St. Louis- would like to see the site and if the wetland scientist can send additional information.
- Applicant Delulis: Can have C.Mello extend plans to see where PVPs may be in reference to site plans. If its identifying and location on plan in relation to project can plot in relation to our project

Dan Ricciarelli makes motion to continue the public hearing, seconded by Judith Kohn, motion carries 5-0 affirmative.

C. 67 Derby Street - Salem Wind Port Terminal – DEP# 64-772 – Request to continue to August 15, 2023– Public Hearing – Notice of Intent- by Crowley Wind Services at 67 Derby Street, for the construction of an offshore wind marshalling facility to assemble and deploy turbine components. The work includes construction of a Loadout Wharf and a Delivery Pier Trestle: filling and stabilization of the upland; installation of utilities; and dredging. The project is located within an area subject to protection under the Wetlands Protection Act MGL

c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

Susan St. Pierre on behalf of the applicant is present:

- Applicant requests to continue to August 15, 2023; Preparing responses to the peer reviewer

A motion to continue the public hearing to August 15, 2023, is made by Dan Ricciarelli, seconded by Tom Campbell, motion carries 5-0 affirmative.

D. 266 Canal Street – DEP# 64-775 – Continuance– Public Hearing – Notice of Intent- by Canal Street Station, LLC, for the construction of a 250-unit apartment neighborhood consisting of five apartment buildings, two access drives, parking areas, utilities, and associated infrastructure, located at 266, 282, 282R, and 286 Canal Street, and 2 Kimball Road, located within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

Present on behalf of the applicant:

Chris Koeplin, Canal Street Station LLC,
Marc Tranos, Canal Street Station LLC
Richard Kirby- LEC Environmental
Scott Cameron – Morin Cameron Group

Richard Kirby LEC Environmental:

- Working back and forth with comment and responses with Horsley Whitten Group peer reviewer
- Final response to comments letter was submitted to Horsely Whitten Group to respond to any final clarifications

Scott Cameron: Morin Cameron Group presents:

- Review of last submittal and adjustments made:
- Documentation items added snow fences in three locations of plans; push points towards bioretention areas and more permanent; and wetlands, would put 4' fence in to serve as a backstop so snow does not go past this.
- Clarified how water would flow over the spillway by bioretention area; clarified contours and grading more; added another granite curb level spreader so make sure functions as intended.

Peer Reviewer Horsley Whitten Group present:

Janet Bernardo ,P.E. – civil engineer; stormwater
Amy Ball, Senior Wetland Ecologist

- Have several wetlands conditions and findings suggested.
- Applicant has requested waiver from work in buffer zone, reminder to ConCom to include in any Order of Conditions they may issue. Otherwise the only outstanding comment for that the applicant should submit a long term invasive species management plan, which have done so since request

Public Comment:

Jeff Cohen, 12 Hancock Street, Salem, Conservation Commission City Council liaison:

Applicant has been very responsive in variety of areas and sustainability review, thank everyone for good work

[End]

- Chair St. Louis: Applicant finalize and to include suggested Horsely Witten Ground findings and suggested conditions in the Order of Conditions
- William Jacob, Tom Campbell completed Mullins affidavits.
- Clarification if Commission needs separate Vote to accept the waiver request – Commission determines this is included in findings and separate is not needed.

A motion to close the public hearing, is made by Dan Ricciarelli, seconded by Judith Kohn, motion carries 5-0 affirmative.

A motion to issue Order of Conditions, subject to standard conditions and all comments, special conditions, and findings as suggested by peer reviewer is made by Dan Ricciarelli, seconded by Tom Campbell, motion carries 5-0 affirmative.

E. 75 Wilson Street - Olde Salem Greens – DEP# 64- 782 - Public Hearing - Notice of Intent for Mary Rimmer, Rimmer Environmental Consulting LLC, on behalf of the City of Salem Parks and Recreation, to consider phase 2 golf path improvements at Olde Salem Greens Golf Course, Highland Park, 75 Wilson Street, Salem, MA. Proposed work includes relocation and expansion of cart paths, new stream crossings, restoration of stream banks, and drainage improvements, located within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

Present on behalf of the Applicant, Salem Parks and Recreation:
Mary Rimmer, Rimmer Environmental
Mark Mungeam, MungeamGolf Design

Mary Rimmer presents:

- Previous work was done in phase one for Olde Salem Greens – This is for Phase two work – two intermittent streams were run with USGS Stream Stats – well under watershed area - - intention would be to do work when not flowing.
- Stream impacts at hole 4 – Stream is conveyed by two 24” pipes under the cart path, propose to remove pipes, relocate the cart path, and install a timber pile bridge. Stream will be daylighted to recreate streambank where it does not currently exist (about 18.5’ on either side)

Mark Mungeam, MungeamGolf Design:

- Two footpaths will be combined into one. Asphalt is decaying, in poor condition, paths on other 6 holes were already replaced in 2021, this is a completion of the work.
- There is a twin Maple that will be saved, and everything disturbed from path relocation will be restored and seeded. No machinery will be entering the area of the bank and the stream.
- Chair St. Louis: Are current culverts proving any detention time; applicants: did not do any modeling of this.
- Mungeam: Culverts have not been able to hand the flow in heavy rain events, it over washes, is not detaining the water. *Hole 6 Fairway*, 18” clay pipes discharges downstream, relocate paths and loam and seed; Difficult to maintain because it remains wet; installing drainage in this area –
- 4” perforated HDPE pipe with 3/8” gravel around it and topped with sandy loam, on 20’ spacing in that area – outfalls into the catch basin indicated at cart path fairway

- In the 25-foot buffer over the pipe
Hole 7 Stream Crossing:
- Culverts come underneath path, by removing this length of pipe can restore by replacing with timber pile supported bridge and stream flow freely under – abandoning existing cart path and constructed new paved path connected to existing on either end.
- Two trees to be removed that are right outside of the 50' buffer zone. This is biggest section in terms of the scope of the work. They had incidents where needed to get emergency vehicles in this area and had difficulties.
- Will be HS20 loading; piles 13' apart; proposed stream restoration will be towards left side so not towards the piles; expanding existing wetland.
- When path is relocated, proposing to add onto the 7th tee- 22.5 and 22.2 spot grades where tee expansion is shown and will be expanded.
- Chair St. Louis: Opportunity to replant the trees? Mungeam, absolutely
- Rimmer: Last third hole green and fourth hole tee; different stream to the green; mowed and maintain; swale; broken 8" pipe, path is to be abandoned – smaller stream.
- New pipe installed; two 8" HDP; Additional pavement proposed as indicated in dotted path and other would be abandoned; First three is same water course and this is different one.
- 6' foot wide path; new path proposed to be 8' feet wide and will need to relocate sand bunker
- Set of piles in the middle so not complete span, two 13' spans; Detail of bridge construction described.
- Chair St. Louis: last sheet says 127 sq feet of fill, did not see on the impact table.
- Mungeam: This is to create the crossing, there is no BVW there, it should refer to bank

No Questions from Public

A motion to close the public hearing, is made by Dan Ricciarelli, seconded by Judith Kohn, 5-0 in the affirmative.

A motion to issue Order of Conditions, subject to standard conditions and all comments and special conditions as suggested by peer reviewer is made by Judith Kohn, seconded by Dan Ricciarelli, 5-0 in the affirmative.

F. 415 Lafayette Street, DEP# 64-778 - Public Hearing – Notice of Intent for Anthony Capachietti, Hayes Engineering, Inc. on behalf of Robert Barrientos, Jr., Trustee, for the property located at 415 Lafayette Street, Salem, MA. Proposed work includes the reconstruction of an existing garage/accessory structure and associated site work, located within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

Anthony Capachietti, Hayes Engineering is present on behalf of the applicant:

- Backside of the harbor, Land Subject to Coastal Storm Flowage
- Would like to renovate existing garage to turn into an Accessory Structure/Studio, within 100 feet of coastal bank.
- Large existing Pine will likely come down, landscaping along foundation will remain.
- Would like to do similar driveway as neighbor with Belgian block apron, paver patio to the rear with some site grading; New driveway will also be pervious paver.
- Erosion controls, stabilized construction entrance, and driveway will be the stockpiled area, any catch basins with 200' of site will have silt socks.
- When used with porous filler, permeable paver face over open graded aggregate bedding
- Kohn: Willing to replace large pine with natives? Capachietti: Property owner is partial to dogwoods.

- 3 would be adequate; prior to Certificate of Compliance
- Ricciarelli: Coordinate tree location in case of viewing
- Kohn: Native species in planting areas that are in or adjacent to resource areas
- Capachietti: coordinate the planting locations with Conservation Agent in the field

A motion to close the public hearing is made by Dan Ricciarelli seconded by Judith Kohn motion carries 5-0 in the affirmative.

A motion to issue Order of Conditions, subject to special condition to coordinate native tree planting/species on site; is motioned by Dan Ricciarelli; seconded by Tom Campbell, motion carries 5-0 in the affirmative.

G. RDA- Boston Gas Company - Request for Determination of Applicability for Boston Gas Company for the proposed replacement of existing gas mains with PVC gas mains within portions of Lafayette Street, Willow Avenue, Ocean Avenue, Glendale Street, Messervy Street, Green Street, Eden Street, Leach Street, and Glover Street in Salem, Massachusetts, Salem MA. Proposed work extends a total of 4,685 linear feet and located within an subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

Kaisa Kos, Tighe and Bond, representative on behalf of the applicant:

- Previously permitted portions *excluded* Lafayette Street, Willow Avenue, Ocean Avenue; this application includes these streets. Replacing 8" gas mains with PVC
- Portion within LSCSF, and 100' within coastal beach and coastal bank, and within 100' of buffer to LSCSF
- Commission views two-inch change as an enlargement understand from previous permitting with the commission.
- Downgradient from resource area will be silk sack in catch basins.
- Crew excavates as they go and backfill, any excess material removed off site as needed, all work will be within ROW.
- Ricciarelli: Laydown areas for staging materials and piping?
- Chair St. Louis: Reiterates this can be an issue – should be no stockpiling in floodplain and adjacent resource areas. There shouldn't be any staging of materials in Glover Street for example where it is prone to flooding.
- No new wetland crossings

Public Comment:

Jeff Cohen, 12 Hancock Street, Salem MA, Conservation Commission liaison to City Council and Ward Councilor to this project

- Want to know how long for this project, have had significant amount of water main breaks in this area, also concerned because precarious sewer pipe off Willow, over 500 homes feed sewer into above ground. Please clarify time and scope of project.
- Request be as careful as possible for the other surrounding infrastructure in this area.

Representative:

- Work to start in September. Crew may lay up to 100 feet in a day, weather dependent and crew

availability dependent; May take up 1-2 months. National Grid stays well aware of underground and above ground and overhead utilities, especially for projects like this.

A motion to close the public hearing is made by Dan Ricciarelli seconded by Judith Kohn, motion carries 5-0 in the affirmative.

A motion to issue -2, -6 Negative Determination, watching staging areas as discussed is made by Dan Ricciarelli; seconded by Tom Campbell, motion carries 5-0 in the affirmative.

RDA – 111 Leach Street - Request for Determination of Applicability for Susan St. Pierre on behalf of 31-33 Hancock Street LLC, for the proposed demolition of an existing garage and asphalt paving for vehicle parking, for the property located at 111 Leach Street, Salem, MA, located within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

Susan St. Pierre is present on behalf of the applicant:

- Filed the request for determination of applicability to allow us to demolish a three-bay garage.
- Recently the Commission reviewed the project at 107 Leach Street, this is adjacent at 111 Leach Street, the entire site and all-around Glover Street and Leach Street are located within land subject coastal stone flowage.
- There is an AE zone that consumes a portion of the site, and there's also a VE zone elevation 13 within which the garage is located.
- Garage is about 35 feet by 22 feet. ZBA plan was recently submitted. Plan is to demolish garage and then to repave the area. There may be a concrete slab underneath the garage. If it is, it will be retained. If not, once garage is demolished, they'll be repaving this area to create three parking spaces.
- Planting is proposed on a three-foot wide by 38-foot-long area in this location.
- Staff and applicant spoke about extending construction fencing when on site and for demolition debris.
- William Jacob: when you take the structure down, will be some disturbance of the wall beneath there, is there a plan in place to keep wall stabilized or intact; plan for if it should it be compromised when the structure comes down?
- If we find that the sea wall needs work, would come back with a notice of intent filing with the commission.

A motion to close the public hearing is made by Judith Kohn, seconded by Dan Ricciarelli, motion carries 5-0 in the affirmative.

A motion to issue -2, -6 Negative Determination, is made by Dan Ricciarelli; seconded by Judith Kohn, motion carries 5-0 in the affirmative.

III. OLD | NEW BUSINESS

- Salem Sounds CoastWatch recently sent update for opportunities: Thursday, July 20 from 9 to 10:30 AM and Wednesday, July 26. This is for Dodder infestation removal on Commercial Street in the Salem Rain Gardens.
- Community Conversations - Climate Change in Salem, Walking tour on Thursday, July 27th, 6:30 to 8:30 PM at the House of Seven Gables.

IV. APPROVAL of MINUTES

June 20, 2023 Draft Meeting Minutes

A motion to accept the June minutes is made by Tom Campbell, seconded by William Jacob, motion carries 5-0 in the affirmative.

V. ADJOURNMENT

A motion to adjourn made by Tom Campbell, seconded by William Jacob, motion carries 5-0 in the affirmative.

Meeting adjourns 8:50pm.

Persons requiring auxiliary aids and services for effective communication such as sign language interpreter, an assistive listening device, or print material in digital format or a reasonable modification in programs, services, policies, or activities, may contact the [City of Salem](#) ADA Coordinator as soon as possible and no less than 2 business days before the meeting, program, or event.