

**Salem Conservation Commission
Minutes of Meeting**

Date and Time: Thursday, June 22, 2017, 6:30 p.m.
Meeting Location: Third Floor Conference Room, City Hall Annex, 120 Washington Street
Members Present: Tyler Glode, Tom Campbell, Vice Chair Bart Hoskins, Dan Ricciarelli,
Members Absent: Gail Kubik, Chair Greg. St. Louis, Scott Sheehan
Others Present: Ashley Green, Conservation Agent
Recorder: Stacy Kilb

Vice Chair Hoskins calls the meeting to order at 6:30pm.

- 1. Universal Steel/F.W. Webb Project**—Continuation of Public Hearing—Notice of Intent for Mark McLeod of the H.L. Turner Group, 27 Locke Road, Concord, NH. The purpose of this hearing is to discuss the proposed construction of a building addition and associated improvements at 293 & 297 Bridge Street (Existing F.W. Webb store and former Universal Steel property) within an area subject to the Wetlands Protection Act MGL c131§40 and Salem’s Wetlands Protection & Conservation Ordinance.

Documents:

- RE: Conservation Commission Peer Review Opinion Letter, Letter from John Bobrek to Ashley Green and Conservation Members, 5/30/17
- SUBJECT: Conservation Commission Peer Review Opinion Letter , Letter from Mark McLeod to Ashley Green, 6/8/17
- Revised Form 3 and narrative dated 6/8/2017
- Revised plans: F.W. WEBB CO. ADDITION, 293 BRIDGE ST., SALEM, MASSACHUSETTS, sheets C0.1, C1.0, C1.1, C2.0, C2.1, C3.0, C3.1, C4.0, C4.1, C5.0, C6.0, C6.1, C6.2, TEC1, TEC2 dated 6/7/2017
- RE: Con comm meeting tonight, E-mail from Meg Twohey to Ashley Green, 6/22/17

Peer reviewer responses have been received; the peer reviewer is satisfied with the applicant’s responses. Mr. Mark McLeod presents, and outlines progress. The 7600 square foot addition on the East side of the building is described, as are modifications to the parking lot. The pavement area of the lot will remain the same. The existing stormwater management system will be upgraded. Additional filtration and detention will be provided. Some untreated runoff from pavement will be eliminated. Vice Chair Hoskins asks about the pavement edge in one area; it will remain the same. Slopes and curbing are discussed briefly.

Vice Chair Hoskins asks about the plants selected in the Planting Plan and Mr. McLeod elaborates. An extensive discussion of trees ensues.

Vice Chair Hoskins opens to the public:

Joyce Kenney of 285 Lafayette St. says that if there are if any maples are in the area, they will not tolerate the water situation.

Jane Arlander of 93 Federal St. has several comments and questions regarding the NPDES EPA permit, the compaction of soil behind the new addition, and prior soil testing for contamination. Mr. McLeod addresses her concerns; the requirements for a NPDES permit are outlined, and the underdrain system behind the addition described.

Slope, testing, location of wells, and wetlands are discussed. There is some question as to whether this Commission can require contamination testing; it may not be jurisdictional, they may only be able to recommend it. The Activity and Use Limitation (AUL) will not be disturbed, but if it was, the project will need a Licensed Site Professional’s (LSP’s) oversight and management plan. The applicant states that Webb has always been a steward of its property, not to be confused with Universal Steel, so the location of addition is intentional and all regulations and protocols will be followed.

Further discussion of the soils under the parking lot occurs.

Vice Chair Hoskins notes that peer review comments have been addressed. Vice Chair Hoskins reads into the record one written letter from Meg Twohey of 122 Federal St, who has several concerns and questions about the project, mostly mirroring Jane Arlander's concerns.

A motion to close the public hearing is made by Ricciarelli, seconded by Campbell, and passes 4-0

Special conditions:

1. Plantings selected must be appropriate to an area bordering isolated inland wetlands.
2. Plants should be inspected and replaced as needed for three (3) years following the initial planting.

A motion to issue the Order of Conditions with standard and special conditions is made by Ricciarelli, seconded by Glode, and passes 4-0.

- 2. Forest River Park Seawall**—Continuation of Public Hearing—Notice of Intent for the City of Salem, 120 Washington St., 4th Floor, Salem, MA. The purpose of the hearing is to discuss proposed seawall repairs at Forest River Park at 32 Clifton Avenue within an area subject to protection under the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance.

Documents:

- CITY OF SALEM, MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, FOREST RIVER PARK SEAWALL REPAIR PROJECT, cover sheet and sheets G-001, EX-100, C-100, C-200, C-201, C-300, C-301, and S-100 to S-102
- Seawall Repair Project, Stormwater Management Report, May 2017
- Re: Forest River Park Seawall, E-mail from Chair Gregory St. Louis to Ashley Green, 6/22/17
- Re: Forest River Park Seawall, E-mail from Tay Evans of DMF to Mark Manganello, Michael Hansen, Dave White, Alan Benevides, and Andrew Johnson, 6/22/17

Here for the applicant is Michael Hansen of Woodard and Curran and Andrew Johnson of LEC Environmental. Comments from the Division of Marine Fisheries (DMF) have been received and addressed. The Chair Gregory St. Louis also provided some comments and questions.

Applicant's responses regarding comments from Chair:

- 4' fence on top of wall: regulations do not require a fence; it is up to City, but will need a railing to the ADA ramp
- Slope of ADA ramp is compliant 1:12 standard ADA reg.
- Restore gravel material: gravel areas are on the beach, will put back what is taken out, no new material will be added
- 12" granular backfill, will be 2" crushed stone, will be noted in technical specs; could not go into detail until construction in case of ledge
- Revetment: chinked surface preferred. Will be placed as neatly as possible, will try to chink, proposing layer of organics on top; just grass, not protecting roadway or pond, will armor the area. Currently is a wall there, will remove wall, however there is ledge present, Chair is asking to chink rock back in
- Detail of toestone - will be stabilized underneath
- Hummus seeding - Andrew Johnson LEC says proposing NE wetland plants, wildflower mix, salt tolerant.
- Toestone - will be blended w/ledge
- Structural sheets, cracks? Will have structural engineer review
- Review bedrock, structural engineer assumes worst case, won't know until they get there, can't answer now

DMF is satisfied with the responses the applicant provided to them.

Vice Chair Hoskins opens to the public:

Martin Kessler of 18 Osborne Hill Drive asks about the boat ramp. The current location/position and improvements are described. Improvements will impact the beach less.

Agent Green asks about plantings, maintenance, and reporting; this is described. Salt marsh plants would be replaced by contractor if needed. Remediation and restoration areas are described. Watering plans are discussed. An ENF has been submitted.

A motion to close the public hearing is made by Ricciarelli, seconded by Campbell, and passes 4-0.

A motion to issue the Order of Conditions is made by Ricciarelli, seconded by Glode, and passes 4-0.

- 3. 18 Osborne Hill Drive**—Public Hearing—Request for Determination of Applicability for Van Pham, 18 Osborne Hill Dr., Salem, MA. The purpose of the hearing is to discuss proposed patio, permeable pavers, landscaping, compost bin, backyard lighting, and fencing at 18 Osborne Hill Dr. within an area subject to protection under the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance.

Documents:

- Backyard Project Request for Determination – 18 Osborne Hill Drive (6 pgs), 5/29/17

The applicant presents herself as well as her representative Martin Kessler. Mr. Kessler outlines the location off Marlborough Rd. Proposed work is described. This is within the buffer zone. The slope is described. The retaining wall and boundaries of the wetland and buffer zones are discussed. Permeable pavers will be used for the patio and one other area. Pavers in various areas of the project are discussed. The original Orders of Conditions when the house was built is discussed. The Order states that additional work in the yard would be allowed to be added IF the applicant came before the Commission and it was approved. Contractor must dispose of any extra soils offsite (a request, not a condition).

A motion to close the public hearing is made by Glode, seconded by Ricciarelli, and passes 4-0.

A motion to issue a negative three and negative six determination is made by Campbell, seconded by Ricciarelli, and passes 4-0.

Special conditions:

1. Impervious pavestones must be placed with sufficient separation to allow infiltration.

- 4. 4-6 Atlantic Street**—Continuation of Public Hearing—Notice of Intent for Mike Kantorosinski, 407 Essex St., Salem, MA. The purpose of the hearing is to discuss proposed paving, porch replacements, and associated improvements at 4 & 6 Atlantic St. within an area subject to the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance.

Applicant requests to continue to the July 13, 2017 meeting

A motion to continue is made by Ricciarelli, seconded by Campbell, and passes 4-0.

5. Old/New Business

- Discussion of wetland marker design

Agent Green shows several examples from nearby communities and potential designs are discussed. It is not desirable to have too much detail, but residents should still be informed that they must not disturb a protected natural area. Residents may also be required to put the markers on a post at their expense. Metal posts should be

required as a standard order of conditions. Ricciarelli will work on a design.

- Meeting minutes—May 11, 2017

No vote taken at this time.

A motion to adjourn is made by Ricciarelli, seconded by Campbell, and passes 4-0.

The meeting ends at 7:45 PM.

Respectfully submitted,
Stacy Kilb
Clerk, Salem Conservation Commission

Approved by the Conservation Commission on August 10, 2017.