

**Salem Conservation Commission
Minutes of Meeting**

Date and Time: Thursday, June 8, 2017, 6:30 p.m.
Meeting Location: Third Floor Conference Room, City Hall Annex, 120 Washington Street
Members Present: Tyler Glode, Tom Campbell, Scott Sheehan, Vice Chair Bart Hoskins, Dan Ricciarelli,
Members Absent: Gail Kubik, Chair Greg. St. Louis
Others Present: Tom Devine, Senior Planner, and Ashley Green, Conservation Agent
Recorder: Stacy Kilb

Vice Chair Hoskins calls the meeting to order at 6:38pm.

- 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

The Vice Chair reviews progress with the peer review process and notes that the Commission will not be reaching decision tonight as it is not complete.

Presenting for the applicant is Mark McLeod from H.L. Turner Group. He outlines the setup of the site. Currently the former Universal Steel site is a parking lot and will remain so; the project allows FW Webb to improve operations and increase their level of service while remaining a viable part of the City. The wetland buffer is outlined; most of the area within it is asphalt. The area slopes toward Bridge Street; drainage is described. The stormwater management plan has not changed. The addition will be built on Webb’s paved lot, which currently has no stormwater treatment.

Almost all existing perimeter greenery will remain, but the middle areas will be removed. Drainage improvements are described. The addition is described; an area at the back will be pervious concrete pavers that drain to under-drains to allow for infiltration. It is a combination of closed and open drainage to mitigate runoff and provide treatment. Standard catch basins will be replaced with deep sump catch basins.

Ricciarelli asks about roof drainage and Mr. McLeod describes the current situation and proposed drainage. These revised plans reflect comments received to date. The response letter from the applicant regarding the peer review was just received at tonight’s meeting by the Commission. A revised comment letter from the peer reviewer is forthcoming and another meeting will be set for two weeks from now. The timeline for upcoming actions is outlined. The applicant will be before the Planning Board on June 15th.

A special meeting date of Thursday June 22nd is proposed.

Glode asks about drainage in the northeastern corner of the site; Mr. McLeod clarifies. Devine suggests that in order to get the most out of the peer review, the peer review letter and the responses should be reviewed. Comments included:

- One drawing not stamped by engineer
- Legend was not labeled properly
- Location of discharge to city system added
- Riverfront buffer and Ch. 91 information confirmed; Riverfront is not relevant, Ch. 91 is shown
- Layout sheet clarified limits of pavement and vegetation
- Detail sheet now included
- Invert information, cleanouts added; questions about the system have been addressed and added
- Limits of disturbance are shown on site prep plan
- Stormwater management standards:
 - Drainage modeling did not assume any infiltration at this site, so it can definitely handle that capacity. Overall volume of water leaving the site will be reduced
 - Test pits in infiltration trench to verify conditions; currently active basins will remain so, and trench is of the same as original design, so they are reluctant to disturb the cap to contaminated soils below. Final revised plans will be updated.
 - Critical areas that work may impact: only the 100' buffer and landlocked tidal area
 - Added information to Operation and Maintenance Plan re: permeable pavers
 - Snow removal: FW Webb will remove snow offsite
 - Flood storage; Universal Steel Site had multiple buildings totaling 11,000 square feet of area; the new footprint is 7600 square feet. Elevations are the same so there will be a reduction in impact of a flood

Vice Chair Hoskins opens to public.

Jane Arlander, 93 Federal St, is concerned that the stormwater management plan does not account for runoff from Federal St. She is also concerned about the current sediment basins abutting sidewalk. Arlander notes that the revised plans were only now received by the Commissioners, which did not allow them enough time for review. Vice Chair Hoskins responds this is the reason for the continuance to the special meeting on June 22nd. Arlander asks about discharges to the isolated wetlands behind 100 and 102 Federal St. Arlander is concerned about a tree in the corner that will be removed.

Lou Sirianni, 6 Bott's Court, asks if the permeable pavers, which are visible to abutters, could be grass instead. McLeod responds it will be used for storage and must be structurally sound enough to drive equipment over.

Barbara Warren, 12 Federal St., asks about storage in the pervious area. McLeod responds materials to be stored would not be impervious, but would still allow water to flow through to the pervious pavers.

A motion to continue to the special meeting on Thursday June 22nd is made by Ricciarelli, seconded by Campbell, and passes 5-0.

2. Collins Cove Living Shoreline Project—Public Presentation—Barbara Warren of Salem Sound Coastwatch and Eric Nelson of Hatch Chester will provide an update on the proposed City project to install coir rolls with natural vegetation plantings along the Southern portion of Collins Cove. This project is funded in part by a grant from the MA Office of Coastal Zone Management.

Documents:

- Salem Living Shoreline Project, Powerpoint Slides dated 6/8/17

Tom Devine introduces Eric Nelson of Hatch Chester and Barbara Warren of Salem Sound Coastwatch (SSCW). Barbara Warren presents. Salem has received two grants from Coastal Zone Management (CZM); she has done a living shoreline presentation previously.

Presentation:

- City of Salem Awarded 2 grants from CZM
 - The first was for a prioritization of green infrastructure approaches
 - The second was for the design and permitting of a living shoreline along Collins Cove
- Collins Cove was selected as the top priority site
- Collins Cove historically had salt marsh; much of the land is filled tidelands

- There is currently existing salt marsh vegetation trying to grow under the rocks along the beach
- Walking and bike path along the water are experiencing erosion; creating salt marsh will reduce flooding and wave action
- ESRI story map on Salem Sound Coastwatch website; will send link to Commission as well

Eric Nelson discusses:

- Project meets several MEPA review thresholds
- Views of Collins Cove – some salt marsh species are already growing. Manhole in the middle of the beach is an SESD trunk sewer line underneath
- Current beach material is rocky, degraded fill
- Living shorelines trap sediment and decrease erosion at low-moderate energy sites
- Typical Design Cross Section. Coir logs will be anchored but not sure yet how. All materials are biodegradable.
- Preliminary Plant List – except for Marsh Elder, all are currently present
- Optimal time for planting is spring, will plant next spring

They may install fencing to protect vegetation until plants are established, but after that the fence will be removed. Vice Chair Hoskins suggests stakes with degradable rope as a soft barrier. Access and choices for growing media are discussed, as is the progress on the grant. Project cost is \$190,000.

Jessica Herbert, of 7 Webb St., wonders if interpretive signage is in the budget. People who walk dogs allow them to chase waterfowl, so they will need to respect it while being established is necessary. The City will work with SSCW on that. Ms. Herbert also notes that neighbors living along the Cove would be interested in volunteering, so they should enlist participation.

SSCW will be filing an NOI for the project.

3. Winter Island Modular Wetlands—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 bioinfiltration system and associated improvements at the parking lot at Winter Island Park (50 Winter Island Rd.) within an area subject to the Wetlands Protection Act MGL c131§40 and Salem’s Wetlands Protection & Conservation Ordinance.

Ashley Green worked on project at CZM so recuses herself.

Bill Ross of New England Civil Engineering presents. Parking area drainage leads to beach erosion. Water can puddle several feet deep; a channel has been dug to drain the area but there is no treatment. That ditch will be filled and seeded. Two rain gardens will be installed. BMPs will be infiltration via these rain gardens; also there will be an accelerated infiltration BMP. The system is described. Rain gardens and discharge options are described. Granite curbing will be installed to direct runoff to systems. Focal Point system details are described. Rain garden details are outlined. Focal Point and Rain Garden plants are shown.

Vice Chair Hoskins asks about maintenance requirements for the Focal Point; the only need is to change the mulch top once a year, and remove trash as needed. Mulch is integral to the media mix; the plants are more aesthetic for the Focal Point system, not integral to its operation. This is similar to what was done on Commercial St; more rain gardens, less Focal Point there.

Sheehan asks about the location of the discharge and the Commission debates the two design options outlined in the NOI. An Order of Conditions is needed to pursue construction grant funding. The Commission decides to allow either design option.

Vice Chair Hoskins opens to the public but there are no comments.

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

A motion to issue an Order of Conditions, allowing for either of the proposed options to be implemented, with standard conditions, is made by Sheehan, seconded by Glode, and passes 5-0.

4. Forest River Park Seawall—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.

David Knowlton, City Engineer and Director of Public Services, introduces the project. Funding is described, which is primarily from the state's Dam and Seawall Repair or Removal Program. Mike Hanson describes the project. The existing failing seawall will be replaced. This is related to the Canal St. flood mitigation project, which includes improvements to the pond and pond outlet, access to Pioneer Village, and the baseball field as previously permitted. This NOI is for the seawall and access road only. One section will be replaced by wall, others by revetment. They will be improving access to the beach for users to the South with an ADA compliant ramp and maintaining the area for kayakers to access the beach. Once done, beach nourishment may be done in a separate project. A railing will be added. The wall is 60 years old and being undermined.

Mark Manganello of LEC Environmental outlines resource areas including the pond, bordering vegetated wetland, coastal bank (ie the wall), coastal beach, rocky intertidal, and salt marsh. Boundaries were reviewed and approved in the Forest River Park flood mitigation project. Impacts to the areas mentioned are described. All will be restored to the current condition; also all is Land Subject to Coastal Storm Flowage (LSCSF). Stockpiling of materials is described. Disturbed salt marsh will be restored as well.

Ricciarelli asks about replacing the wall; work is described. The existing concrete ramp will be replaced with an ADA compliant one. Stockpiling areas have not been determined. The pond is close to sea level so will not push on the wall, and a new outlet will be installed.

Vice Chair Hoskins opens to the public.

Barbara Warren of 12 Federal St. asks about the gray wall. It will be removed, ledge examined, and the wall laid down, with no replacement, just ledge. The railing will only be along the wall where there is a drop.

The pros and cons of beach nourishment, and history of the area, are discussed. Order of project workflow is described.

Jessica Herbert asks about the railing and it is described. The fence around the pond will be removed during the flood project; it will not be replaced. She feels that what is chosen for the railing is important aesthetically. The wall is about 18" wide at the top. People sit on it, climb over it, etc. Under the Wetlands Protection Act, if the city wishes a railing it is permissible, but exact aesthetics are outside of Commission jurisdiction.

Ashley Green states that Division of Marine Fisheries (DMF) emailed today saying they need more time to review, and requested that this Commission not issue an Order today. She notes that there is a meeting special meeting in 2 weeks. This will be added to the agenda as DMF will provide comments early next week.

A motion to continue to June 22nd is made by Sheehan, seconded by Glode, and passes 5-0.

5. 4 Canal Street (Dominos Pizza) Parking Expansion—Public Hearing—Request for Determination of Applicability for Boston Pie, Inc, 4 Canal Street, Salem, MA. The purpose of the hearing is to discuss (after the fact) the expansion of site parking area and associated improvements at 4 Canal Street (Dominos Pizza) within an area subject to protection under the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance.

Paul Avery with OCG Consulting and David Jenks from Boston Pie are here for this project. Mr. Avery presents, outlining the history of the project, layout of the bike bath and agreement with the MBTA for parking. Erosion control measures were installed and maintained during work and catch basins with manholes leading to an existing drain,

which then feeds into a larger City drain, have been installed.

This is LSCSF. Mr. Jenks researched permitting 3 years ago, and there was nothing to indicate the presence of wetlands. Sheehan asks about the retaining wall. Mr. Avery states there is one between there and the tracks that will stay. He asks about slope and Mr. Avery outlines in an extensive conversation with Glode. Landscaping with irrigation will be installed. Grading for the bike path is done; it has been brought up. The applicant has coordinated with the City so Dominos' improvements and the bike path are compatible. Post development runoff is a little higher, but will not impact the storm drain. Vice Chair Hoskins opens to the public but there are no comments.

A motion to issue a Negative 2 and Negative 6 Determination is made by Ricciarelli, seconded by Glode, and passes 5-0.

6. 21 Hemenway Road—Public Hearing—Request for Determination of Applicability for Ana Monahan, 21 Hemenway Rd., Salem, MA. The purpose of hearing is to discuss proposed enclosure of an existing porch and expansion of a deck at 21 Hemenway Rd. within an area subject to protection under the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance.

Here for applicant Ana Monahan is Heather Deschenes of H & D Architects, who presents. The project is described as above; two sonotubes will require concrete but nothing else is happening on the ground.

Vice Chair Hoskins opens to the public but there are no comments.

A motion to close the public hearing is made by Campbell, seconded by Glode, and passes 5-0

A motion to issue a Negative 2 and Negative 6 Determination is made by Ricciarelli, seconded by Campbell, and passes 5-0.

7. 4-6 Atlantic Street—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.

Notice was not provided to all abutters, so this item must be continued to the next meeting.

A motion to continue to July 13th is made by Glode, seconded by Sheehan, and passes 5-0.

8. Old/New Business

• 0 Springside Ave. Request for Certificate of Compliance

Devine notes that project was completed; he and Green inspected the site, and photos are distributed. The only deviation was the riprap wall, which extends the entire length of the fence that borders the wetland. The fence is the limit of work, so the limit is extended. John Peterson of Peterson Construction, notes that the limit was not extended since the fence was brought back a couple of feet. This is a buffer zone project. Green notes that erosion controls had not been removed and wetland markers were not up at the inspection. Applicant states those items have been done since then.

A motion to issue the Certificate of Compliance is made by Campbell, seconded by Ricciarelli, and passes 5-0.

• Discussion and vote regarding funding for ongoing maintenance of Collins Cove Living Shoreline

Green outlines the funding application process; the City will match grant funding 25%, and if they receive the grant and do construction, it must be maintained for 3 years. There may be a warranty period but it will depend on who does the planting, if a contractor or volunteers. Contractors will install coir logs and sand, while volunteers will do plantings. Glode suggests that they hire a Project Manager such as Bill Manuel to provide a management plan; he will inspect as needed, and supervise contractors.

Barbara Warren says IF we get the grant, the project must be done by June 30, 2018. Planting will happen next spring, so there is no time during the grant period for maintenance or monitoring. All money must be spent by June 30. Permitting through the state requires maintenance of 3 years. Barbara Warren describes maintenance. SSCW can do monitoring, removing debris, and replanting. She is requesting a thousand per year for manpower for three years plus a thousand total over the three years for plant replacement (as needed). This would come out of the Commission's account. Yearly maintenance is dedicated funding, while the other thousand for plants is as needed.

Devine outlines the status of the account. Forest River is another commitment, but there is still more than enough funding left to cover this. This is on City property with SESD having an easement; Parks and Rec will not take care of it.

A motion to approve three years of funding plus \$1000 for plants, \$4,000 total, is made by Campbell, seconded by Ricciarelli, and passes unanimously.

- **Discussion of exempt sewer easement brush clearing**

There was a Combined Sewer Overflow (CSO) recently along Mooney Avenue; DPW needs to do brush clearing along marked easements. Green gave approval but wanted to inform Commission of the work. No trees will be removed, just brush and weeds.

- **Discussion of wetland marker design**

Current ones get comments such as, "Is that a turtle?" and should be updated to reflect that wetlands are to be protected. Green will bring some ideas to the next meeting. Glode mentions Topsfield and Georgetown have good examples.

- **Meeting minutes—April 13 2017**

A motion to approve the minutes with minor corrections is made by Ricciarelli, seconded by Campbell, and passes 5-0.

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

The meeting ends at 9:11 PM.

Respectfully submitted,
Stacy Kilb
Clerk, Salem Conservation Commission

Approved by the Conservation Commission on August 10, 2017.