

**Salem Conservation Commission
Minutes of Meeting**

Date and Time: Thursday, September 21, 2017, 6:30 p.m.
Meeting Location: Third Floor Conference Room, City Hall Annex, 120 Washington Street
Members Present: Chair Gregory St. Louis, Tom Campbell, Tyler Glode, Scott Sheehan, Vice Chair Bart Hoskins
Members Absent: Dan Ricciarelli, Gail Kubik
Others Present: Ashley Green, Conservation Agent
Recorder: Stacy Kilb

MEETING AGENDA

- 1. Brewer Hawthorne Cove Marina Main Building—Continuation of Public Hearing—Notice of Intent for Noah Flaherty of BHCM Inc., 10 White Street, Salem, MA. The purpose of this hearing is to discuss proposed demolition of an existing building, removal of temporary structures, construction of a new marina building, stormwater improvements, a concrete pad, paving, drainage, and utility work at 8-10 White Street & 57R Turner Street within an area subject to the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance.**

Presenting for the applicant is Tom Pozerski, Senior Project Manager, and Noah Flaherty, GM, for the marina are present. Chair St. Louis provided comments on the proposed application and the applicant has provided responses.

Summary of the changes and additional details provided to address Chair's comments:

- All catch basins and infrastructure onsite will have deep sump catch basins with gas catchers
- Roof recharge systems.
- First defense system
- Metal roof will be treated for clean recharge
- Tideflex gate valve will be replaced w/internal
- Revetment re-worked – changes are described
- A public access area has been added

The specifications of the walkway are discussed; Chapter 91 will have some input on this. Inspection ports are at the terminal ends of all roof recharges, and there are manhole covers at all connection points.

Chair St. Louis asks about multi sector general permits and this is discussed. Operation and Maintenance are also discussed. Snow storage will be upgradient from the catch basins. The walkway is pitched away from the ocean so salting the pavement should not be an issue.

Chair St. Louis opens to the public but there are no comments.

Special Conditions:

- *Allow flexibility in the hardscape of Ch. 91 walkway*
- *Operation and Maintenance of tidegate to be provided in line with the catch basin O & M plan*

Hoskins motions to close the public hearing, is seconded by Glode, and the motion passes unanimously 5-0.

A motion to issue the Order of Conditions with standard plus the above conditions is made by Hoskins, seconded by Campbell, and passes 5-0.

2. 22 Sunset Road Berm and Landscape Restoration— Continuation of Public Hearing —Request for Determination of Applicability for Leland Hussey, 22 Sunset Road, Salem, MA. The purpose of this hearing is to discuss proposed construction of a stone berm and restoration of lawn at 22 Sunset Road within an area subject to protection under the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance.

Chair St. Louis recuses himself from this item and leaves the room. Vice Chair Hoskins presides for this item.

Presenting for the applicant is Mr. Leland Hussey, who summarizes the project. The Commissioners have the addendum. Photos are also submitted. Mr. Hussey is a General Contractor/builder. The property has consolidated over the past decade. Phragmites have taken over one area, and he would like to remove a sodded area, cutback the grass, and build it up again with a stone berm installed below the grass. He is trying to save his trees which are the last two trees in this area and are historically significant to the City. The presence and location of phragmites is discussed. The details of the project are discussed. Species that could out-compete the phragmites are discussed; possibly some kind of bush that is already present.

The wall will not be visible once the area is graded. It will not have mortar. The area seems stable now from the work he completed before filing, but Mr. Hussey would like to complete it. Areas requiring fill to level them, returning to a more sweeping slope, are described. Compaction of the area and depth of the wall are described.

The wall will not be extended any further but the grading of the area will be. Glode would like to see a more permanent restoration, since this issue will reoccur.

Green notes that conditions can be placed on the determination as this is in a buffer zone; logistics are discussed. Some follow up will be warranted. The determination would be good for three years. Appropriate plantings are discussed. Native plants are required and Green will send the applicant a Coastal Zone Management (CZM) fact sheet. The battle between establishing plantings and suppression of phragmites is discussed. Salt marsh plantings should be done next season; the area should be stabilized with sod now. Straw, not hay should be used for erosion control. Salt marsh hay could be used.

Planting boxes will be removed once the project is complete.

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

Conditions:

- *Use native plants. Info to be provided to Applicant, plants must be from list provided*
- *Erosion controls to be kept in place, installed and maintain during construction at all times*
- *Fences should be toed in at all times until area is stabilized. Temporary stabilization can be straw laid over bare areas. Leave fencing up for now, replace with salt marsh hay or straw over the winter, then replace fencing when work resumes*
- *Follow guidelines on planting schedule provided by Conservation Agent*
- *Return this time next year with photos for Commission to approve*

A motion to issue a Negative 2, Negative 3 and Negative 6 Determination, with the above special conditions, is made by Glode, seconded by Campbell, and passes 4-0.

3. Bridge Street Reconstruction Project— Continuation of Public Hearing—Notice of Intent for the City

of Salem, 120 Washington St, 3rd Floor, Salem MA. Purpose of hearing is to discuss proposed roadway and intersections improvements along Bridge St from Boston St to Flint St and along Goodhue St within an area subject to protection under the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance.

A motion to continue to the October 12, 2017 meeting is made by Sheehan, seconded by Hoskins, and passes 5-0.

4. Old/New Business Cont.

- **Salem Lateral Project, DEP #64-578, Request for Certificate of Compliance.**

This item will be discussed at the next meeting.

- **24 Saunders Street, DEP #64-169, Request for Certificate of Compliance.**

The Agent notes that this was for a development including a number of units where the Bridge Street Bypass now is. This is for a project that was never actually constructed, though there are two single family houses that are outside of the resource area that were constructed on a portion of this property. There was a taking (the Bypass) but if nothing was done with the site, there is no issue. This will be a Certificate of Compliance under the category “Invalid Order of Conditions.”

A motion to issue the Certificate of Compliance under the category “Invalid Order of Conditions” is made by Campbell, seconded by Hoskins, and passes 5-0.

- **FY18 Community Preservation Plan – Request for Comment/Input.**

Hoskins describes the CPA process and the work of the Community Preservation Committee (CPC). The project “wish list” has not really changed since the CPA was implemented. Of interest to this Commission completed projects would include trail repairs and improvements at the Forest River Conservation Area. Other activities include upgrades to parks and playgrounds.

Projects that can be controversial are those where nonprofits request funds. For example, the emergency roof situation at House of Seven Gables. Hoskins sees this as being an appropriate use of funds because if the nonprofit did not take care of the building, the City would have to. If there is something this Commission thinks would be an appropriate project for CPA funds, they can weigh in. For example, if a parcel of land was available to be purchased or they thought an area needed to be preserved, they would send that message to the CPC. The current plan is available online and summarize the “wish list” items.

The deadline for input is discussed. This is the only opportunity for Conservation Commission discussion, but the Agent can be emailed individual comments. A brief history of proposals is outlined. The process of taking out bonds is described but it is politically risky. CPA signs can be seen around town. A lot of work has been done on the library.

- **Request for funding for MACC conference and SNEAPA conference.**

Commissioners are pre-authorized to obtain funding to attend conferences and courses. Green notes differences in the way units are being offered this year at the MACC conference. She would like to attend the MACC conference as well as the Southern New England American Planning Association Conference.

A motion to approve funding for Green to attend the MACC conference and the SNEAPA conference is made by Hoskins, seconded by Glode, and passes 5-0.

- **Meeting minutes—August 10, 2017.**

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

- **Other items:**

The Coastal Manual has been released by CZM and DEP. It is a guidance document; no regulations are changing.

A new seawall proposal may be coming before the Commission in the immediate future.

The Applicant for DEP #64-609, Palmer Cove Marina, has reached out to Green to discuss changes to the project that have occurred as a result of the Chapter 91 process. They are increasing the size of 28 finger piers by an additional 10 square feet each, a total of 280 square feet or a 6% increase to the 4800 square feet permitted. The DEP has indicated that the Applicant would need to communicate this to the Commission to determine how the Commission would like them to proceed. New piles are also discussed and the Commissioners agree that this is NOT a minor change, and the Applicant should come before the Commission again for an amendment to their Order of Conditions. They will not have to pay a fee to re-file. They will come to the next meeting.

A motion to adjourn is made by Sheehan, seconded by Hoskins and passes 5-0.

The meeting ends at 7:48PM

Respectfully submitted,
Stacy Kilb
Clerk, Salem Conservation Commission

Approved by the Conservation Commission on November 16, 2017.