



# CITY OF SALEM CONSERVATION COMMISSION

---

## NOTICE OF MEETING

Notice is hereby given that a meeting of the Salem Conservation Commission will be held on **Tuesday, September 21, 2021 at 6:30 p.m. via remote participation, in accordance with Chapter 20 of the Acts of 2021.**

## *MEETING MINUTES*

Date and Time: Tuesday, September 21, 2021, 6:30 p.m.

Meeting Location: Zoom or call-in

Members Present: Chair Gregory St. Louis, Bart Hoskins, Scott Sheehan, Dan Ricciarelli

Members Absent: Tyler Glode, Tom Campbell

Others Present: Kate Kennedy, Conservation Agent

Recorder: Kate Kennedy

Chair Greg St. Louis calls the meeting to order at 6:00PM.

### I. ROLL CALL

### II. REGULAR AGENDA

- A. 16, 18, 20 Franklin Street – DEP #64 -724 – Public Hearing *Continuation* - Notice of Intent for Mike Paige, of Griffin Engineering. The purpose of the hearing is to discuss the redevelopment of the junkyard site located along the North River into a 37-unit residential condominium complex. Work includes construction of 1 townhouse and 3 garden style buildings with associated parking, landscaping, utilities, stormwater management system; site remediation, shoreline clean up, enhancement, and stabilization, removal of junkyard facilities, and construction of a public access walkway and landscaping along the North River shoreline. The project proposal is within an area subject to the Wetlands Protection Act MGL c131§40 and Salem’s Wetlands Protection & Conservation Ordinance.**

Remain open and move to next agenda item until applicant representative is confirmed (7:00 minutes in)

- B. 342 Highland Ave – DEP #64 -725 - Public Hearing *Continuation* - Notice of Intent for Anthony Guba of Al Prime Energy. The purpose of the hearing is to discuss the project proposal to raze any remaining improvements and pavement on vacant lot and construct a new gas station and convenience store; work includes fueling islands, underground tanks, utilities, pavement, and landscaping. The project proposal is within an area subject to protection under the Wetlands Protection Act MGL c131§40 and Salem’s Wetlands Protection & Conservation Ordinance.**

On behalf of the Applicant, A.L. Prime, Anthony Guba is present and notes had a meeting acouple months ago , under peer review- decided to continue- peer review is still not  
*Know your rights under the Open Meeting Law M.G.L. c. 30A § 18-25 and City Ordinance § 2-2028 through § 2-2033.*

complete and requests to continue to the next agenda.

*A motion to continue to the next regular scheduled meeting, October 21, 2021, is made by Bart Hoskins, seconded by Dan Ricciarelli, and passes 4-0.*

Greg St. Louis	Yes
Bart Hoskins	Yes
Scott Sheehan	Yes
Dan Ricciarelli	Yes
Tyler Glode	Absent
Tom Campbell	Absent

- C. 0 Story Street, Lot A, Map 23 Parcel 2 – DEP #64 - 727 - Public Hearing *Continuation* - Notice of Intent for Stephen Lovely, 14 Story Street, Salem, MA. The purpose of the hearing is to discuss the project proposal for the construction of a 30x60 Barn, utilities, and access within an area subject to the Wetlands Protection Act MGL c131§40 and Salem’s Wetlands Protection & Conservation Ordinance.**

Steven Lovely is present. Chris Mello, engineer has addressed any comments from the visit:

- Adjusted the map and removed pavement – removed access around the back at the suggestion of the chairman
- Plantings between the house and barn area
- Looking for an Order of Conditions

Plan is shared on the screen

Greg St. Louis: Gravel present on western and southern side adjacent to the silt fence

- Commission has made comments in the past about plowing activities and similar and gravel near resource areas has been frowned upon which is what generated that comment

Stephen Lovely:

- In the rear toward the buffer zone – removed the access that was portrayed in the previous plan –
- The proposed crush stone gravel was previously inadvertently listed as paved. Suggested at the last meeting that was an error and going to take that out. It will be crushed stone. T
- here will be Nothing going out toward the rear of the barn or the western side of the wetlands. There will only be access by foot and crushed stone.

Identified on plan areas going to do plantings – light blue areas going to be blueberry bushes.

- Main items – list provided to Kate. Path coming down from House in Brown. Miz and match of plants. Creeping Juniper on either side- azaleas on lower end. Green are existing trees. Proposed driveway will be green giant arborvitaes - Discussed future vision of a vineyard – two houses barn, growing micro vegetables in barn .
- Would like grow these *Douga arborvitaes* as they grow quickly and tall – will hide old unsightly school building. This will be from eastern of property – in yellow where stone wall begins this will be at driveway that heads up to the house that son and daughter in law will be living in.

- Stephen Lovely :  
Certainly sure that the plantings will be acceptable to the commission but OOC will be conditioned – understand CoC would be contingent on commission approval of plantings.

These were the changes that were suggested at the site visit

A list of items that will be – all native species/recommendation list

Greg St. Louis

Received comments from either abutters or other departments in t regarding retaining wall and Hillside that had been cut on lot C – What is status – retaining wall or filled slope or planted etc.?

Stephen Lovely:

Wall has been completed – the retaining wall goes up 4 ft, in 3 ft and up again 3 feet

Will be planted at end\_--

- The plantings will be on the property line .Upper plantings will be on their own property line but Abutters are looking forward to the planting over into their property and Originally this abutter property was never considered in the buffer zone.

Restored the property line with this completed retaining wall.

Greg St. Louis

- Not looking to plant in the resource area and you are to plant along the wetland line, staggering between wetland flag A14 and A17 , outside the resource.
- In plantings will be outside the resource area. Do not expect existing groundcover to be grubbed, nor lawn, no removal of native groundcover.

Stephen L: No lawn around the barn, lot A or two two houses, no desire for lawn

Does Retaining wall

Scott Sheehan: Green indicator of trees on the west side and are the blueberry hydrangea existing etc. existing or to be planted? Clarification of plantings

Stephen L:

They will all be native from list provided to Kate

Greg St. Louis:

another comment made during the site walk a number of sugar maples along erosion control area between the barn and right of way – make sure that area gets heavily stabilized so invasives do not take over

- Stephen L: western side between street and the barn → trees on plan that are marked because barn is project before you.
- But on lot A which is part of this and lot C will be doing similar things. Right now there's nothing there – I've already placed a conservation mix – put on in early march –
- This will be in back of building of Lot C but want to do the same thing over there

No comments from commission. No Comments from public.

A motion to close the public hearing, is made by Scott or Dan, seconded by Bart Hoskins, and passes 4-0.

Greg  
Bart  
Dan  
Scott

A motion to issue Order of Conditions, subject to special conditions denoting the landscaping as discussed.

- Dan or Scott: Is there standard condition of watching the plantings and make sure they take.
- GSL – not sure if its standard condition but subject to 3 year by default and would withhold COC if not satisfactory.

Dan Make motion of OOC with standard conditions, is made by Scott or Dan, seconded by Bart Hoskins, and passes 4-0.

Greg SL  
Dan R  
Bart  
Scott Sheehan

- D. 9 Franklin Street – DEP #64 - ### - Public Hearing - Notice of Intent for Patrick Shea, 11 Franklin LLC, for the property located at 9 Franklin Street. The purpose of the hearing is to discuss the proposed twelve (12) unit multi-family development and associated site work within an area subject to the Wetlands Protection Act MGL c131§40 and Salem’s Wetlands Protection & Conservation Ordinance.**

**9 Franklin has requested to continue to the next public hearing -**

A motion to continue to the next regular scheduled meeting, October 21, 2021, is made by ~~Bart~~ Hoskins, seconded by Dan Ricciarelli, and passes 4-0.

- **Salem Willows Parking Lot Renovations – DEP #64 - 728 - Public Hearing - Notice of Intent for The City of Salem, 98 Washington Street. The purpose of the hearing is to discuss the proposed restoration of Salem Willows lawn area that was used for temporary parking, within an area subject to the Wetlands Protection Act MGL c131§40 and Salem’s Wetlands Protection & Conservation Ordinance**

Discussion of whether this is an amendment to an existing Order of conditions or a separate filing – The area is outside of the original order but not included in contract

○

Jason is present to represent the City -

- discontinuous with the area received certificate of compliance for -  
Received feedback from vendors in the area – with current
  - Provided temporary grass parking through Labor Day – to provide 100 lost spaces for the vendors who've had rough past 2 year
  - Some gravel at entry and exit – once way circulation pattern
  - Area of impact is just over an acre
  - Plan for restoration – improvement plans: shows gravel no other improvements besides post and rope – had moveable
  - Plan is to take out gravel – have compost filter sock and silt sacks installed -, test soil, amend to make sure drained properly, meet and restore back to existing grading - amend compacted by 6 inches and reseed.
  - Seeding window now through Nov 1<sup>st</sup> – in sequence with their work – seed mix is approved by Parc and Rec
  - Land Subject to Coastal Storm Flowage
  - Drain in the middle – does not drain well there – Trisha Parks and Rec – looking for improvements there but it is not main focus of the project - Looking to just restore to existing
  - Everything outside of the drip line – tree ordinance
  - No OOC for the parking lot – but ca
- Public Commnet: Novak: 19 Columbus Ave, abutters across the street – Catch Basin →
  - Flooding in basement – silt sack is compacted and flooding not allowing to drain out to Dead Horse Beach - unsure if that's truly the cause
  - Impacting their basements and neighbors –

**GSL** – 500 year 30 minute intensity, volume not so much as he timing

Jason: No silt sack installed in the drain right now – Engineering came out this summer and cleaned it. Can adjust with silt sock and haybale. Any gravel put down will be removed. Decompact, Amend, Lay down.

It will infiltrate a lot more – may not help the subgrade but working with Deb to maximize infiltration.

GSL – effecting trying to reate a ballfield spec

J – recreating wants to make sure it's a sandy loam that drains well – same performance specifications as the hill project site where theyre reintroduicing more lawn as well – just passive use lawn spec, not ballfield;

GSL – it using add more sand as opposed to organics

J – they stockpiled and tested the soil for the other site so they don't have to amend that at all – J wanted to highlight they will be testing it to make sure it can take the wear of active use without compacting and can drain but also have enough organics to support a healthy lawn

*A motion to close the public hearing, is made by Bart Hoskins, seconded by Dan or Scott, and passes 4-0.*

Greg  
Bart  
Dan  
Scott

Scott: if Mr Novak still on – if having flooding in future – contact DPS when its happening and see if they can come out to trace back to see if its coming from a city project, etc.

M.Novak – understands it was astronomical – hard to pin point – now looking that catch basin had silt sack – we see a lot of blockage at SESD

GSL - Issue OOC subject to Standard condition – and special condition: that the erosion control measure s around the drain edge are modified as discussed.

Dan Ricc makes motion; Bart seconds

Greg St. Louis	Yes
Bart Hoskins	Yes
Dan Ricciarelli	Yes
Scott Sheehan	Yes

### **OLD/NEW BUSINESS**

#### **A. 9 Franklin Street – DEP #64-682 – Request for Certificate of Compliance**

On behalf of the Applicant, Bay View Station, LLC, Griffin Engineering Group, LLC requests Conservation Commission continue to the next regular scheduled monthly meeting, October 19<sup>th</sup>.

- Work never began and OOC never recorded.
- How can you give COC if something  
Theres a box on certificate form that work never began. Like a notice of termination

#### **16, 18, 20 Franklin Street – DEP #64 -724 – Public Hearing *Continuation* -**

-Don't know to vote since its not a public hearing (--?)

Looking for a motion to continue item A, **16, 18, 20 Franklin Street – DEP #64 -724 -**

### **III. OLD/NEW BUSINESS**

#### **B. Conservation Restrictions & Violations**

- Mr. Stafford and Mr. Burke have sent a couple letters to the city, mayor , concom regarding CR either unknown, not tracked or in violation – as well as connect certain parcels that will now connect to existing land

- **GSL – unknown –?**

**C.Burke** - these are all recorded CRs we are speaking of – one 13 acre parcel was deeded to the ConCom in 1984

3 different categories of properties here we are talking about:

- **1 – CR that is on the dilisio driving range land. First ggranted to City 1984, city paid for it in 1980 and got a CR around the perimeter of Lynn Sand Stone. In 2007 Lynn Sand Stone sold one of them (to Delisio).**
- **2. another is on the other side of Swampscott road – still in tact and ConCom holds CR over it**
- **3. third is a parcel that was given to City and then to CC in 1984 – land abuts road and there is already an established path.**

**Immediate concern was Dilisio property -**

- A.** Wetlands Protection Update - Public Forum #4
- B.** FEMA Flood Map Revisions
- C.** FY22 Community Preservation Plan – Request for Comment/Input
- D.** Other/Discussion

**b. APPROVAL of MINUTES**

- A.** July 20, 2021 Meeting Minutes

**V. ADJOURNMENT**

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.