

## **DRAFT MINUTES**

### **Salem Conservation Commission Minutes of Meeting**

**Date and Time:** Thursday, Sept. 8, 2016, 6:30 p.m.  
**Meeting Location:** Third Floor Conference Room, City Hall Annex, 120 Washington Street  
**Members Present:** Chair Gregory St. Louis, Tom Campbell, Dan Ricciarelli, Tyler Glode, Gail Kubik, Bart Hoskins  
**Members Absent:** Scott Sheehan  
**Others Present:** Tom Devine, Conservation Agent  
**Recorder:** Stacy Kilb

Chair St. Louis calls the meeting to order at 6:35PM.

- 1. Almeda Street Extension—Public Hearing—Notice of Intent—George Belleau of Town & Country Homes of New England, Inc., 532 Lowell Street, Peabody, MA. Purpose of hearing is to discuss proposed roadway extension, construction of 2 single-family homes, and associated improvements at 14 & 16 Almeda Street within an area subject to the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance.**

Presenting for the applicant is Bob Griffin. He outlines the location of the project, near Andy's Pond. It is in the buffer zone of Bordering Vegetated Wetlands. There is also an intermittent stream much lower down. The current site is pictured and described. Details of a retaining wall and sewer line are outlined. A neighbor's pool is partially on the property and the applicant is working with the abutter to have it removed. The extension of the roadway has been approved by the Planning Board and is described. A turnaround will be provided. The City owns property across the street, which will not be touched.

Landscaping and drainage are described. There will not be much increase in impervious surface as most of the area is ledge. The option of public water was explored but is not practical, so wells will be installed. Mr. Belleau has agreed to provide \$20,000 for a future water extension.

Ricciarelli asks about the layout; all work will be completed within the right-of-way. This is a definitive subdivision and a private way. There is no maintenance agreement by the planning Board to maintain the drainage structures, but there is for the concrete wall. Stormwater management will be provided for the two new homes. Homes will have full basements so blasting will be needed. The project does not have to meet all stormwater standards as it is fewer than lots; soil types are discussed. A drainage report was submitted to the City during the Planning Board process but there was no peer review.

Chair St. Louis asks about setbacks to a single family residential well; Mr. Griffin elaborates. The entire radius around the well doesn't have to be owned by the homeowner. Campbell asks how common private wells are in Salem; they are common on this particular street.

Chair St. Louis asks about roof drains and sump pumps; no street connections will be made. Maintenance of the tree box is discussed. Kubik comments that she approves of the aggressive erosion control during construction.

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

Conditions discussed:

- Homeowners Association (HOA) to have an agreement to maintain tree box and catch basin. HOA should be in place prior to issuance of a Certificate of Compliance.
- An As Built Plan will be submitted prior to issuance of a Certificate of Compliance.

Ricciarelli makes a motion, seconded by Hoskins to close the public hearing, and all are in favor (6-0).

A motion to approve with standard and above special conditions is made by Ricciarelli, seconded by Glode, and all are in favor (6-0).

An HOA was conditioned by Planning and is being formed.

**2. 46 Clark Street—Public Hearing—Request for Determination of Applicability—Iovani Yoc, 46 Clark Street, Salem, MA. Purpose of hearing is to discuss, after the fact, expansion of a residential lawn at 46 Clark Street within an area subject to the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.**

Devine presents photos to the Commission and outlines the history of the work area within the buffer zone. The Commission had requested erosion control or sod, so the latter has been installed. A tree has fallen as well. Devine has done a site walk and feels the site is stabilized but wonders if the Commission would like mulch over the exposed soil at the edge. Chair St. Louis is not concerned.

Chair St. Louis asks if the work is completed; Mr. Yoc says that this part is completed. No new area was modified and mulch was removed, so it no longer runs down to the wetland during rain events. Devine thinks it is minor work on outer half of the buffer zone. Kubik asks about four trees removed; they were in the middle of the yard. The drip edge does not go the whole length as there is a rock in one area.

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

Chair St. Louis reminds applicant that he can maintain his lawn, but for additional grading or tree removal he should check in with Devine.

A motion to close the public hearing is made by Hoskins, seconded by Ricciarelli and passes 6-0.

A motion to issue a negative 3 and a negative 6 determination is made by Ricciarelli, seconded by Kubik, and passes unanimously (6-0).

**3. 78A Webb Street—Public Hearing—Request for Determination of Applicability—James Shea, 45 Dearborn Street, Salem, MA. Purpose of hearing is to discuss expansion of an existing garage into a 2-family residential structure at 78A Webb Street within an area subject to the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.**

Presenting for the applicant is Attorney Scott Grover. James Shea is also present. Mr. Grover describes the property and its location. Currently there is a concrete block building that was used for storage. Variances from the Zoning Board of Appeals were obtained to place two residential units above that structure. All construction will be on top of it with no work being done in the resource area.

Chair St. Louis is surprised that the existing building can support another two stories. Mr. Shea describes

improvements to stabilize the building, thus making the project possible. There will be no decks. The building occupies almost the entire parcel. It is within 1.5' of the lot line. There is a public way between this building and the next building. Work that will need to be done from the ground is described. Regarding an easement for utilities: there is no easement over this property, but only one cable wire at the corner of the building; the telephone pole is on the applicant's property.

The Chair comments that this is a rectangular footprint on a non-rectangular back water edge. Logistics are discussed. Flood zone elevations are discussed. St. Louis suggests they may want to install scuppers or breakaway garage doors in case of high water. Mr. Shea says the first floor will be improved; they are not doing the pergola which is on the plans so it will not be permitted. Fire suppression is discussed. No protections are proposed for the beach as there is a concrete bituminous path between it and this structure and there is no significant soil disturbance planned. There will only be excavation for sewer and water on the street side.

St. Louis opens to the public and there are no public comments.

A motion to close the public hearing is made by Hoskins, seconded by Ricciarelli, and passes with all in favor (6-0).

A motion to issue a negative 2 and a negative 6 determination is made by Ricciarelli, seconded by Hoskins, and passes unanimously (6-0).

#### **4. Old/New Business**

##### **• FY17 Community Preservation Plan – Request for Comment/Input**

There are no significant changes to the Plan since last year. Last year this Commission submitted a letter reminding the CPA that the Open Space and Recreation plan was being updated, so those changes should be incorporated. Chair St. Louis points out that there are many grants lately but his office at work has not applied for them. A seawall grant would have been good but he could not get someone to match 25%. Hoskins says it would not have been CPA eligible. Hoskins says the CPA Committee will be seeing its first exploration of eligibility for the purchase of open space for a walkway on Derby St. This is possibly at number 289, the carnival parcel.

The Commission has no comment on the Community Preservation Plan. Devine will pass that along but will say that the Commission approves of the CPA's work and Chair opines they should match grants that come out.

##### **• Meeting minutes—August 11, 2016**

A motion to approve the minutes is made by Hoskins, seconded by Ricciarelli and passes unanimously.

##### **• Other Business**

A consultant has been hired to review flood zones and file proposed revisions, and a public meeting is to be held next week, Monday the 19<sup>th</sup> at 6:30PM. Chair St. Louis says progress has been slow as the City of Beverly, his employer, is using the same firm. There is a question if FEMA may re-do the North Coastal region. Any revisions would become moot once FEMA redoes the maps. Devine hopes Salem will benefit from work done in Beverly. Devine will go to the meeting and represent the City. Chair St. Louis opines that Applied

Coastal should speed up their presentation as members of the public will ask where their homes are in a flood zone, but Devine likes seeing the data and methodology presented so that people understand the proposed revisions are not arbitrary. Chair St. Louis suggests bringing others along to help with all the homeowners who will want help interpreting the maps.

A motion to adjourn is made by Ricciarelli, seconded by Hoskins, and passes unanimously (6-0).

The meeting ends at 7:25PM.

Respectfully submitted,  
Stacy Kilb  
Clerk, Salem Conservation Commission

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