



# CITY OF SALEM CONSERVATION COMMISSION

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## NOTICE OF MEETING

Notice is hereby given that a meeting of the Salem Conservation Commission will be held on August 15, 2023, at 6:30 p.m. via remote participation in accordance with Chapter 2 of the Act of 2023.

*Gregory St. Louis, PE, Chair*

## DRAFT MEETING MINUTES

Greg St. Louis opens the meeting a 6:30 pm

### I. ROLL CALL

*In attendance:* Bart Hoskins, Judith Kohn, Dan Ricciarelli, William Jacob, Tyler Glode (5)

*Absent:* Greg St. Louis, Tyler Glode

*City Staff:* Kate Kennedy

### II. REGULAR AGENDA

#### NOIS

**A. 0 Pioneer Terrace – Salem Housing Authority - DEP# 64-### – Public Hearing - Notice of Intent for Crowley Cottrell LLC., on behalf of Salem Housing Authority, 27 Charter Street, for the Pioneer Terrace Residences located at 0 Pioneer Terrace, Map 33, Parcel 529. Proposed work includes landscape improvements, conversion of street into waterfront promenade, coastal plantings, accessibility improvements, pavement replacement, and new site furnishings. The project is located within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.**

Representative Mark Warfel, Crowley Cottrell presents on behalf of Salem Housing Authority (SHA) applicant: Debbie Tucker, Salem Housing Authority (SHA) present

- Project situated southeast Salem in Point neighborhood, adjacent to Palmer Cove Park along the waterfront; want to add as side note that Crowley Cottrell is also working on resiliency study for this area, climate readiness projects and early planning stages.

- Trying to tailor this project to work in conjunction with that; but this is also independent and does not necessarily solve all problems with increased inundation.
- Demonstrates flood hazard area and VE zone, AE zone BFE 10; this survey was completed before a land transfer between the city and Salem Housing Authority. The parcel that contains access road along waterfront was transferred to SHA around February 2022
- Demolition plan; erosion control along waterfront and inlet protections for all stormwater structures; demonstrates small planting strip between sidewalk and buildings- notes aware of condition of seawall and reiterates this is outside the scope of this project; reworking the paths and plantings; trying to maintain as many mature trees as possible.
- Decrease in impervious surfaces from existing to proposed; waterfront side is a continuation of promenade along Palmer Cove Park; new canopy trees along water to provide shade.
- Big goal was to increase access to the water and views of the water; but also safe passage along water front; bookending the terrace with perennials and flowering shrubs
- Commission Clarifications/questions:  
Majority of the site is within flood elevation 10, showing a buffer zone line cut into the back of 5, 13, majority or entirety site in resource area as floodplain; Beals and Thomas is doing the accessibility improvements.
- Seawall and park work is discussed as separate project and outside scope of this project.
- Continuance was to keep application open because was still in review by planning board process and in case any additional changes came from this process; Not relying on seawall structurally.
- Salem Housing Authority; confirms not separate from the City; Debbie Tucker explains to take advantage of funding have now to enhance access to water as well as accessibility.
- Hoskins – anything along the way to help stabilize the sea wall in the interim until other structural work. buys some relief and looks like within reason there is some decent buffer and there and not to compromise the structural stability of the seawall. Only touching the wall about a third.
- Glode- question materials re concrete sidewalks and looking at pervious paver areas – applicant refers continuation of the promenade and typology of the area.

Public Comment: Jeff Cohen, 12 Hancock Street:

- Couple comments and question:
- Historical information, February of last year conveyed that strip of land for this reason; the city and SHA thought this was the Housing Authorities; Housing Authority was able to obtain this funding however it was then found this was City owned so in order to use the funding they did the sale of land
- There is robust project separate from palmer cove to reinforce or make seawall more resilient; phase 2 Palmer Cove
- Emails, public comments are being heard and thank commission for listening.

[End]

- Hoskins- received a few letters from a variety; most pertain to things like access, parking, emergency vehicle; only thing that appeared jurisdictional wetland related question of maintenance plan; warranty for nurse and if under warranty for a couple years.
- This could be and typically included in bid package; a year and year from completion as well as maintain them.
- Project dependent, still in process of finalizing with SHA- how much to rely on contractor to maintain.
- Tucker- have a maintenance crew, willing and ready to assume that, with training and learning, a commitment to maintain the material within the resource areas and buffer zones post COC

Public Comment: Cynthia Carr, Pioneer Terrace; Nadine Ladder, Pioneer Terrace, Gene C., Pioneer Terrace

A motion to close the public hearing, is made by Tyler Glode, seconded by William Jacob, motion carries 5-0 affirmative.

A motion to issue order of conditions, subject to standard conditions, planting and maintenance report and site visit prior to certificate of compliance is made by Judith Kohn, seconded by Tyler Glode, motion carries 5-0 affirmative.

**B. 50, 52 Circle Hill Road – DEP# 64-764, DEP# 64-765 – Continuance– Public Hearing – Two Notices of Intent by Patrick Delulis, Pasquanna Developers, Inc. for proposed construction of two single-family homes, associated driveways, utilities, grading, and landscaping located at 50 and 52 Circle Hill Road, located within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.**

Patrick Delulis is present on behalf of property owners, Pasquanna Developers, Inc:

Delulis provide background information:

- At the conclusion of the last meeting the chair asked us to submit a plan showing the potential vernal pools in relation to the property boundaries or the limits of work. Chair conducted site visit prior to this meeting.
- Potential vernal pools were the long-standing reason - within 50-foot buffer and the site fairly saturated and then also concerning of blasting, right now even that is one certifiable vernal pool might be over 100 feet.
- Long standing concern, the potential vernal pools but regarding the house lot especially 50-foot buffer and the fact the site is saturated then also concerning even if that one certifiable PVP is over 100 feet if there's ledge that going to be blasted is that going to change the hydrology of existing landscape that might be that potential vernal pool?
- Wetland flag A3 was of concern between the two house lots; similar sites in the past have considered the 25- or 50-foot buffer front facing of building regarding any type of demolition.
- Discussion regarding around the potential vernal pools and initial concerns; findings of wetland scientist for potential vernal pools one is over 100' perhaps 112 feet; very grainy image initially on overall site plan and surveyor mapped up markings on survey plan where they be.
- If potential vernal pools have a buffer of 100 but none within boundaries do not have increased protection; can't say there is jurisdictional right and regarding blasting; they will limit to reduce impacts.
- The largest area of wetland encompassing 51-53 on blasting they foresee is around the dwelling on lots 55 and 54 because its visible outcrop, and if we do need to get down it would be addressing the ledge only to allow for utilities and footings.
- Stone path would be included that leads from Circle Hill Road, propose to finish stone path that leads from there to Circle Hill Road, House on Durkin Road, continues from end of driveway from circle hill road, is their mitigation measure.
- Path is recorded and under the management of the homeowner's association, if proposed driveway is encroaching on the public pathway; it's a paper road, unconstructed, part of a right of way; that path has been remained clear and not overgrown; Area is not inside of the HOA jurisdiction; outside of Witch Hill jurisdiction.

A motion to close the public hearing, is made by Dan Ricciarelli, seconded by Judith Kohn, motion carries 5-0 affirmative.

A motion to issue order of conditions, subject to standard conditions, and no blasting on lot closest to wetlands is made by Dan Ricciarelli, seconded by Judith Kohn, motion carries 5-0 affirmative.

**C. 67 Derby Street - Salem Wind Port Terminal – DEP# 64-772 – Request to continue to August 15, 2023– Public Hearing – Notice of Intent- by Crowley Wind Services at 67 Derby Street, for the construction of an offshore wind marshalling facility to assemble and deploy turbine components. The work includes construction of a Loadout Wharf and a Delivery Pier Trestle: filling and stabilization of the upland; installation of utilities; and dredging. The project is located within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.**

Derek Grotenhouse; AECOM

Susan St. Pierre; St. Pierre

Jared Kemp, Crowley Wind Services is present on behalf of applicant

- Questions from Weston Sampson initially regarding stormwater management plan and report from peer reviewers, Weston Sampson in July. Response to this August 10<sup>th</sup>.
- Erosion and Sediment Control Plan and Operation Maintenance Plan included in appendix to Stormwater Report.
- Jared Kemp presents: regarding LUHPP and fueling, there is plan in place and cranes do not move too much
- Further discussion of drainage laydown yard A and B is discussed; majority re contouring is falling towards the lower right where another collection system is proposed to be used.
- Sloped buffer in some areas at 3:1, have a full landscaping plan; have included an additional stormwater separator given deep sump catch basin may not fully capture the sediment here
- Weight concern; usually lay down area at 2% however this is .5% maximum to account for heavy loading; existing grade is 10 and raising in some cases to 12 or 13; existing yard had been used for coal storage. Surface would be very tight gravel, essentially impervious.
- New water quality structure proposed; NPDES and CGP will require contractors to submit reports regarding work proceedings and sediment control and operations plan.
- Elevated platforms will be used for the components to lay on; snow will be moved on site but no sanding nor salting
- Trench drain system proposed to go towards stormwater quality unit prior to harbor discharge; jersey barriers also proposed.
- Hydraulic analysis included previously conducted by Woods Hole Group and submitted re SEIR.
- Potential reports regarding planting and snow removal logistics; drainage logistics and structures.

A motion to continue the public hearing to the September 19 Commission meeting is made by Dan Ricciarelli, seconded by Judith Kohn, motion carries 5-0 affirmative.

**D. 435 Highland Avenue – Request for Certificate of Compliance – DEP#64-678**

(Request from applicant to continue to September 19 public hearing)

A motion to continue the public hearing to the September 19 Commission meeting is made by Tyler Glode, Seconded by Dan Ricciarelli, motion carries 5-0 affirmative.

### **III. OLD | NEW BUSINESS**

- Preservation in a Changing Climate Conference is September 12, 8:30-5pm; mitigation and adaptation strategies for climate change – focusing on historic buildings, landscapes and neighborhoods; \$50 per ticket.

A motion to allocate or reimburse a fee for conference attendance for members and staff is made by Judith Kohn and seconded by Dan Ricciarelli, motion carries 5-0 affirmative.

### **IV. APPROVAL of MINUTES**

July 18, 2023 Draft Meeting Minutes

A motion to continue the July minutes to the September meeting, motion carries 5-0 in the affirmative.

### **V. ADJOURNMENT**

A motion to adjourn unanimously motion carries 5-0 affirmative.

**Meeting adjourns 8:50pm.**

**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.**