

**Salem Conservation Commission
Minutes of Meeting**

Date and Time: Thursday, Feb. 11, 2016, 6:30 p.m.
Meeting Location: Third Floor Conference Room, City Hall Annex, 120 Washington Street
Members Present: Chair Gregory St. Louis, Gail Kubik, Dan Ricciarelli, Tom Campbell,
Members Absent: Tyler Glode, Bart Hoskins
Others Present: Tom Devine, Conservation Agent
Recorder: Stacy Kilb

Chair St. Louis calls the meeting to order at 6:30PM.

- 1. Lobster Shanty Outdoor Seating—Public Hearing—Request for Determination of Applicability for Wicked Howl Enterprises, 25 Front Street, Salem, MA. The purpose of this hearing is to discuss a proposed outdoor seating deck and fence at 25 Front Street (Lobster Shanty) within an area subject to protection under the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance.**

Here for the applicant are Lee and Diane Wolf. They have received approval from the Design Review Board and Salem Redevelopment Authority. The land is City owned and the Commission wonders if someone from the City should be presenting. Ms. Wolf notes that this work is a condition of their lease. Devine states that the City supports this project. Devine states that this is only under jurisdiction because of the 2014 expansion on the FEMA flood maps, so is now in the flood zone.

Chair St. Louis asks what material under deck will be. The applicant is trying to disturb the area as little as possible, so they will mostly leave cobblestones as they are. Perviousness is discussed. Ricciarelli asks about manholes. There is one, but it is inactive, however the applicant will put in a trapdoor so it is still accessible. Devine states that the applicant must do whatever the City Engineer requires with this. Ricciarelli recommends putting a skirt in to keep rodents out; that will be done.

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

A motion to close the public hearing is made by Ricciarelli, is seconded by Kubik, and the motion passes unanimously.

A motion to issue a negative two and negative six determination is made by Ricciarelli, seconded by Kubik, and passes unanimously.

Devine describes the upcoming process and the 10 day appeal process.

- 2. Clark Ave. Subdivision—Continuation of Public Hearing—Notice of Intent—NSD Realty Trust, 76 Oakville Street, Lynn, MA. The purpose of this hearing is to discuss a proposed residential subdivision and associated improvements on Clark Avenue (Lots 7, 8 & 9 on Assessor Map 6) within an area subject to the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.**

Documents

- Williams & Sparages letter to Tom Devine RE “The Woodlands subdivision (Clark Avenue), Salem, MA, 1/29/2016
- Mitigative Drainage Analysis, revised 1/29/2016
- Plan set: “The Woodlands” subdivision, sheets 1 – 11, revised 1/29/2016

Engineer Rich Williams and Tom Pascuccio are present for the applicant. Mr. Williams wanted to keep the last hearing open due to ongoing discussions with the Planning Board, but plans are set and will probably not change. A draft response to the Chair’s comments has been submitted and reviewed. An updated set of plans with additional detail for a swale and a note regarding parking on City property was removed. The applicant feels all issues have been addressed. The Chair states that he also feels that everything has been addressed and there are only two potential conditions:

1) Open space or buffer zone markers behind the residences. The location of the buffer zone is outside the property lines, and types of markers as well as spacing are discussed. They will be placed at the edge of the open space and Devine suggests that the final design and wording should be reviewed by him before placement. Placement at the lot corners would be appropriate, but the final location will be approved by the Agent.

2) An in-person witness to the soil testing re seasonal high ground water level in retention pond areas. There is some discussion of the logistics of this so ultimately it is decided that the Engineering Department will be provided notice so they may witness if they so wish.

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

A motion to close the public hearing is made by Ricciarelli, seconded by Kubik, and passes unanimously.

A motion to issue the Order of Conditions, with standard conditions and special conditions as discussed, is made by Campbell, seconded by Ricciarelli, and passes unanimously.

3. Old/New Business

• Request for funding for education and training

Salem Sound Coastwatch’s 25th Anniversary Symposium is coming up on March 18th and 19th. Devine describes the details and encourages Commissioners to attend. The cost is \$40. Previously, the Commission had voted to approve open ended funding for Commissioners to attend such educational events.

Devine is requesting the \$40 to attend this event. He is also requesting \$200 to attend the Mass Association of Conservation Commissions (MACC) conference in Worcester at the beginning of March.

A motion to approve funding in the amount of \$240 for the Agent to attend both events is made by Campbell, seconded by Ricciarelli, and passes unanimously.

• Meeting Minutes—January 14, 2016

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

A motion to adjourn is made by Campbell, seconded by Kubik, and all are in favor.

The meeting ends at 7:19 PM.

Respectfully submitted,
Stacy Kilb
Clerk, Salem Conservation Commission

Approved by the Conservation Commission on March 10, 2016