

**Salem Conservation Commission
Minutes of Meeting**

Date and Time: Thursday, May 11, 2017, 6:30 p.m.
Meeting Location: Third Floor Conference Room, City Hall Annex, 120 Washington Street
Members Present: Chair Greg St. Louis, Bart Hoskins, Dan Ricciarelli, Gail Kubik
Members Absent: Tyler Glode, Tom Campbell, Scott Sheehan
Others Present: Tom Devine, Conservation Agent, and Ashley Green, incoming Conservation Agent
Recorder: Stacy Kilb

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

- 1. Universal Steel/F.W. Webb Project—Continuation of Public Hearing—Notice of Intent for Mark McLeod of the H.L. Turner Group, 27 Locke Road, Concord, NH. The purpose of this hearing is to discuss the proposed construction of a building addition and associated improvements at 293 & 297 Bridge Street (Existing F.W. Webb store and former Universal Steel property) within an area subject to the Wetlands Protection Act MGL c131§40 and Salem’s Wetlands Protection & Conservation Ordinance.**

Applicant requests to continue to the June 8, 2017 meeting.

Joseph Correnti of 63 Bridge St. presents the request.

A motion to continue is made by Kubik, seconded by Ricciarelli, and passes 4-0.

- 2. Thermal Circuits Expansion—Public Hearing—Notice of Intent for Tech Way Associates, LLC, c/o Anthony Klein, 1 Technology Way, Salem, MA. The purpose of this hearing is to discuss the proposed construction of a building addition and associated improvements at 1 & 6 Technology Way within an area subject to the Wetlands Protection Act MGL c131§40 and Salem’s Wetlands Protection & Conservation Ordinance.**

Mr. Peter Ogren with Hayes Engineering presents, and Joseph Correnti is also present. Anthony Klein is the owner of the property and the business. Mr. Ogren reviewed the project. The businesses surrounding Thermal Circuits are described. Previous additions are described. Changes to the street (Technology Way) are described. The Street ends earlier on than it used to, to allow Mr. Klein to expand using that area. An addition of 27,500 square feet of production space is proposed.

Resources bordering the site are described. There is no Bordering Land Subject to Coastal Storm Flowage, and the nearby flow does not constitute a river. Current and proposed traffic flow of trucks and employees is described, along with existing and proposed new pavement. 42 parking spaces will be added, as approved by the Planning Board. Fewer spaces than required have been approved as many employees already carpool or arrive by public transportation.

Stormwater management is described. Existing drainage was low, and proposed stormwater management is described. There will be a “mass balance” situation. Mitigation is handled by restricting runoff from the roof of the proposed addition. Roof drainage is described. Ledge and soil types are discussed. The configuration of the infiltration chambers is described; only roof runoff will go to those chambers. A riprap bank and retaining wall will be installed along the wetland, and the water line will be re-routed. A DEP File Number, 64-630, has been assigned. They would like to start as soon as possible due to the applicant’s desire to meet the needs of his new contract.

Kubik asks about raw materials; these would be metals, materials that form the heaters themselves, such as circuit boards, etc. Final assembly is completed elsewhere. Attorney Correnti describes the product in further detail. Kubik wants to be sure he is getting ores or bars, not materials that will contaminate if they spill. Mr. Ogren states that most of the materials come coiled. There is no exterior storage; all material is loaded and unloaded at the loading dock. An additional loading dock is proposed, but only because it would be hard to incorporate later if it is needed at all. Ricciarelli asks about the Cape Cod berm; Ricciarelli is concerned that the berm will get damaged. Sloped granite

curbing vs. Cape Cod berms is discussed. Kubik asks about the abandoned existing water line and Mr. Ogren elaborates.

An extensive discussion of use of the roof for stormwater storage ensues. Scuppers have not yet been designed but the final designs can be sent to the Commission. Mr. Ogren suggests conditioning the inspection of the orifice, and having it certified that it is in place and operating, at the time the stormwater management report is filed.

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

The Chair has not yet reviewed stormwater calculations but would like to make comments. No hired peer review was done by either the Planning Board or this Commission, but this project was reviewed by David Knowlton, City Engineer, extensively. His comments have already been incorporated and the Planning Board decision is heavily notated by him. The applicant needs to start this project ASAP in order to fulfill a large upcoming contract.

The possibility of a guard rail or boulders is discussed. The Planning Board did not require anything. The Commission would consider boulders acceptable.

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

A motion to issue the Order Of Conditions, subject to standard conditions and special conditions as follows, is made by Ricciarelli, seconded by Hoskins, and passes 4-0.

Special Conditions:

- *Vertical or sloped granite curb detail along wetlands edge to be reviewed and approved by Conservation Agent*
- *Boulders to be placed between parking lot curbing and riprap wall to serve as a vehicle barrier between the parking lot and the wetlands*
- *2" roof drains to be inspected and maintained on an annual basis as part of the operation and maintenance log required per Condition C(g)1-3 of WPA Form 5*
- *Additional comments discussed between Chair and Design Engineer to be incorporated into plans prior to construction*

3. Collins Cove Park Improvements—Public Hearing—Request for Determination of Applicability for the City of Salem, 120 Washington Street, Salem, MA. The purpose of this hearing is to discuss proposed upgrades to the athletic courts and associated improvements at Collins Cove Park at 31-32 Collins Street within an area subject to the Wetlands Protection Act MGL c131§40 and Salem’s Wetlands Protection & Conservation Ordinance.

Presenting for the applicant is Ms. Jenna Ide, Director of Capital Improvements for the City of Salem. This filing is for two separate projects. One is to change the basketball court to a multi-use court and the other is a new pickleball court where the existing tennis court is now. 1800 square feet of asphalt will be added to form four new pickleball courts. The fence will be removed and a new one installed; it will be 6’ tall. If funding is obtained, an accessible pathway will be added. The openings are accessible but there is no path to and between the courts. The shape has been drawn but placement may vary. Hay bales will be placed around the work area. Special conditions related to site cleanup, securing of equipment, etc. are in place. They may also be making improvements to other Collins Cove fencing in the summer, in addition to the segment occurring in this project.

The Chair asks about stockpiling of materials; no location has been designated but it has been discussed and will not be near the ocean side. The Chair asks that stockpiles be contained and conditions restored to existing.

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

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

A motion to issue a Negative 2 and Negative 6 Determination is made by Hoskins, seconded by Kubik, and passes 4-0.

4. 289 Derby Street Interim Improvements—Public Hearing—Request for Determination of Applicability for the

City of Salem, 120 Washington Street, Salem, MA. The purpose of this hearing is to discuss proposed grading, fencing and curb stops at 289 Derby Street within an area subject to the Wetlands Protection Act MGL c131§40 and Salem's Wetlands Protection & Conservation Ordinance.

This item is heard first. David Knowlton, engineer and City Public Works director, presents. The ultimate intent is to develop the area as open space, but in the interim the City would like to make it more usable until improvements can be made. Current conditions and the work to be done are described. The area will be used for pop-up events until it is fully developed. Public input will be sought. Drainage and improvements are described. Mr. Knowlton also describes curbing, which may actually be a swale on either end due to the temporary nature of the work. Erosion control will be placed and there will be a fence installed along the edge of the river. They would like to begin work as soon as possible.

No material will be removed. The Chair opens to the public but there are no comments.

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

A motion to issue a Negative 2 and Negative 6 Determination is made by Ricciarelli, seconded by Kubik, and passes 4-0.

5. Salem State Salt Marsh Data Collection—Public Hearing—Request for Determination of Applicability for Christian Alsterberg, 100 Morrissey Boulevard, Boston, MA. The purpose of this hearing is to discuss proposed drilling of approximately twenty 2” diameter temporary holes for data collection within the salt marsh at Salem State University’s Central Campus at 71 Loring Avenue within an area subject to protection under the Wetlands Protection Act MGL c131§40.

Mr. Christian Alsterberg presents, describing the project. This salt marsh area is ideal due to its controlled setting. They will be studying the hydrology and nutrient dynamics of the systems. They will be coring the holes as much as possible; no machinery will be used except for possibly an auger powered by an engine, but they will try to avoid that. Work will only occur over two days, and the site will be revisited over the summer. They will not actually be drilling 20 holes in the marsh as in some areas, the sampling equipment can be pushed into the soil.

Chair St. Louis comments that the area is historically contaminated; Mr. Alsterberg will avoid areas of concern. St. Louis notes that the LSP of record came in to renew his own wells in the area, and what is in the sediment is unknown. The purpose of this study is to drill holes and see how fast they refill as part of the study. How measurements are taken is described.

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 4-0.

A motion to issue a Negative 2 and Negative 6 Determination is made by Hoskins, seconded by Ricciarelli, and passes 4-0.

6. Old/New Business

• Tedesco Pond, DEP #64-364, Request to reissue Extension Permit for Order of Conditions

The Commission issued this at the last meeting, however the applicant requested to put in a different Applicant's name and address. The best way to do that is to re-issue the extension permit with the correct information. It is unknown why the owner's information has changed.

The Commission voted to extend the Order by one year, and this would be the same.

A motion to reissue the one year Extension Permit for the Order of Conditions, with the same original expiration date, is made by Hoskins, seconded by Ricciarelli, and passes 4-0.

- **Neptune LNG Project, DEP #64-427, Request for Certificate of Compliance**

Mr. Dan McPherson represents Neptune LNG, for work done in 2008. The permit did fall under the Permit Extension Act. He describes the project as over a mile of pipe buried beneath the sea floor; it is 9.5 miles off the shore, through Salem, Beverly, Manchester By-The-Sea, terminating off of Marblehead.

The pipe was laid in 2008, underwater buoys built in 2009, so that was when the project was finished. The line has only been used once. It will not be used by the new power plant, which will draw off another line. Issuance of other Compliance certificates is discussed. Monitoring efforts following the project are described. There were no benthic impacts.

A motion to issue the Certificate of Compliance is made by Ricciarelli, seconded by Hoskins, and passes 4-0.

- **Meeting minutes—March 9, 2017**

A motion to approve the minutes is made by Hoskins, seconded by Kubik, and passes 4-0.

Devine notes that Shetland Park has a berm surrounding the entire property, with plantings, and they would like to use vinegar to deal with unwanted weeds. They do not need to come before this Commission unless using regulated herbicides.

Burnham Associates would like to do some exploratory work to see if it is feasible for them to lease 13 acres of the Footprint Power Plant site. They plan to probe 3-4 sediment locations to a depth of 7" below the mudline. Work would take about three hours and they would use high pressure water. Devine describes the delivery system and notes that Luke Fabbri, who has served as LSP on many other projects, estimates that 2 gallons of clay pleistocene and fine grain sand will be displaced per probing location. The Commission feels that this is de minimus so no action is necessary at this time.

A motion to adjourn is made by Ricciarelli, seconded by Hoskins, and passes 4-0.

The meeting ends at 8:21 PM.

Respectfully submitted,
Stacy Kilb
Clerk, Salem Conservation Commission

Approved by the Conservation Commission on August 10, 2017.