

**Salem Conservation Commission  
Minutes of Meeting**

<b>Date and Time:</b>	<b>Thursday, May 12, 2016, 6:30 p.m.</b>
<b>Meeting Location:</b>	<b>Third Floor Conference Room, City Hall Annex, 120 Washington Street</b>
<b>Members Present:</b>	<b>Chair Gregory St. Louis, Dan Ricciarelli, Tyler Glode, Scott E. Sheehan, Bart Hoskins, Gail Kubik</b>
<b>Members Absent:</b>	<b>Tom Campbell</b>
<b>Others Present:</b>	<b>Tom Devine, Conservation Agent</b>
<b>Recorder:</b>	<b>Stacy Kilb</b>

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

- 1. Salem Hospital Expansion**—Public Hearing—Notice of Intent—North Shore Medical Center, Inc., 81 Highland Avenue, Salem, MA. The purpose of this hearing is to discuss the proposed construction of a hospital addition and associated improvements at North Shore Medical Center, 81 Highland Avenue, within an area subject to the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance.

Here for the applicant is Shelly Bisegna, Director of Construction at North Shore Medical Center, along with Mary Jo Gagnon, Senior VP of Operations, and Justin Mosca, Civil Engineer with VHB. Bill Manuell and Scott Patrowicz are also present.

Mr. Bisegna describes the planning process thus far and the reasoning for the option they chose. There have been some changes to other area facilities that have affected this project. Mr. Bisegna describes why they are so close to the resource area; the location of the addition is dictated by the logistics of the site.

Mr. Patrowicz describes the existing conditions and locations of various components of the project. Wetlands were recently surveyed and flagged. The addition will contain an emergency department on the ground level, with medical and surgical space above. Setup of the roadways and entrances is described. There will now be two ways for the ambulances to reach the emergency department. Additional reconfigurations are described. The area for wetland mitigation is pointed out. There is an increase of than 9,535 square feet of impervious area in the buffer zone because a large portion of it is currently lawn. The addition of a walkway is described, and a divided road will no longer be divided. Mr. Patrowicz feels that the current design is the one that is least impactful to the wetland, as well as accounting for stormwater management.

Mr. Manuell of Wetlands & Land Management states that the Commission is most likely familiar with the wetlands, but that he has just re-surveyed the wetlands and re-flagged them as well. He describes stormwater runoff logistics. Wetland replication and some of its challenges are described. 1,380 square feet of wetlands will be permanently altered, and another 740 square feet will be temporarily altered. Proposed mitigation is described; 2,780 square feet of mitigation will be provided. Proposed plantings for both impacted areas are outlined. The temporary impact areas will be assessed before being restored; there is a two-year monitoring schedule with reports to the Commission in the fall. Logistics of a slope and reasoning to balance cost, logistics of fire department requirements, separation of traffic from the drop off area, and the slope, are described as the applicant's attempt to minimize the permanent alteration of wetlands. Mr. Manuel also notes that there will be major improvements to stormwater management, which Mr. Mosca describes.

Mr. Mosca outlines the existing conditions and outfalls. Three of four outlets will be re-used. Current stormwater quality control measures are minimal; a Storm Tech system will help with the increase in impervious surface area. A series of StormScepters are also being installed as the project is being built to meet the higher LEED standards. There will be more infiltration and stormwater quality will be improved.

Ricciarelli asks about the landscaped island; it will not contain a rain garden and in fact it will be changing to flush pavers for a variety of reasons. Ricciarelli also feels that the slope should be tightened and Mr. Mosca agrees, though he notes that impact is not avoidable.

The logistics of construction, traffic, parking and pedestrian access are discussed. Mr. Bisegna further outlines additional traffic scenarios. Possible relocation of a dropoff area are described, but the challenges posed by the area are outlined again.

The Board finds the second sidewalk redundant and options are discussed. Interpretive signage and other pedestrian features are also discussed. The setup of the proposed cul-de-sac is described. Ms. Kubik asks about the StormScepters and Mr. Mosca describes.

One area has not undergone geotechnical analysis and piles there may be able to be driven deeper; soil borings will be completed later and the logistics of this possibility are described. Ricciarelli asks about wetland loss and the additional impervious area; Mr. Patrowicz outlines what is inside and outside the buffer zone, and what changes will be made. He describes drainage and infiltration again as well.

Hoskins asks about invasives control and Bill Manuell outlines. Invasives will be removed during the monitoring phase. Currently there is lots of phragmites, but he hopes the area will not be conducive to it when work is done. Mr. Patrowicz reiterates that the entire buffer zone area will be cleaned up, but not inside the current wetlands.

Technical specifications and impervious areas are reviewed. Water treatments and TSS removal are described in more detail.

Chair St. Louis comments on the proposed sidewalk and would like to see one area eliminated in favor of not filling wetlands. He asks for clarification on proposed slopes and Mr. Patrowicz outlines the elevations. Sheeting is discussed but there is not currently enough information to elaborate. Existing topography is too steep to explore the area. The applicant is seeking permission to disturb the area.

The Chair asks about an impact area that does not appear to be included in square footage listed, and it will be checked and recalculated, but should be included. Modifications to the plans (VHB vs. Mr. Patrowicz's) are outlined. The Chair comments on some inconsistencies/need for clarification in the plans, and would like to see one that calls out certain structures. Mr. Patrowicz will number his plans for clarification.

Test pits have not been dug for the infiltration area, but previously pits were dug in other areas, and will be done with the drainage review. Chair St. Louis asks about the recharge rate and Mr. Mosca elaborates on the soil types; further discussion on this topic occurs. Permanent and temporary impacts are also described in more detail. The applicant describes how they will proceed in order to ensure a successful replanting/replication. Mr. Patrowicz emphasizes the importance of getting the grading done correctly the first time.

Infiltration is discussed again. They have not been before the Planning Board yet, but can obtain a copy of those plans. The Chair requests hydrographs with the analysis as well. He makes additional comments on the roof drainage and Mr. Mosca elaborates. Placement of drainage systems and infiltration are discussed at length. The swale is also described.

Chair St. Louis asked about increasing fill over the existing infiltration area and if the system can support it. Mr. Mosca elaborates. Maintenance of the new system is discussed. Scott Sheehan asks some additional questions about drainage and Mr. Mosca describes. Mr. Patrowicz describes point source discharges.

The Chair asks about the Operation & Maintenance Plan vs. manufacturer's standards; this will be reconciled. The Chair would like to see a 3:1 ratio of wetland replication if possible, and challenges and options of possible locations are discussed. Some of the City's drainage may run through the applicant's property. The line is also leaking and that affects the location of replication.

Stormwater treatment is further discussed. Currently there is no treatment at all; everything with an outlet source will be treated. Relocation of the Union Hospital at Lynn is discussed; this precipitates the need for the new building and the re-use of the Spaulding building. Previous iterations of the plans are described.

The Chair asks about pipes for the new drainage and Mr. Mosca describes; discussion of technical details ensues. Flow from 25 and 100 year storms are discussed. Relevant elevations are described.

Chair St. Louis comments about management of stormwater volume and Mr. Mosca explains, with some description of utilities from Mr. Patrowicz. Storage and infiltration are further discussed.

The first Planning Board hearing will be on Thursday 5/19. The Chair would like to see the wetland, and also any peer review required by the Planning Board. Mr. Patrowicz would like to move forward procedurally, perhaps conditioning work on adhering to any comments made by the peer reviewer. Questions raised tonight will be addressed at the next meeting.

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

Devine recommends holding a special meeting before the June 9th one, to avoid having an overwhelming number of items that will need to be heard at that one, as some will be continued tonight. There is continued discussion of timing, peer review, etc. The Commission decides to hold a special meeting on May 26.

The Chair asks about the planting plan and Mr. Manuel elaborates. Hoskins also comments on the plantings and monitoring; Mr. Manuel responds.

Ricciarelli motions to continue to the May 26, 2016 special meeting, Glode seconds, and all vote in favor 6-0.

**2. Lead Mills Planting Berm—Public Hearing—Request for Determination of Applicability—**Marblehead Conservancy, Inc., 19 Wyman Road, Marblehead, MA. The purpose of this hearing is to discuss construction of a planting berm and associated activities at the Lead Mills Conservation Area (485 Lafayette Street, Salem) within an area subject to the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance.

Don Morgan represents the Marblehead Conservancy and describes the organization. Becky Curran and Jodie Howard are also with him. Mr. Morgan shows the general plan for the Lead Mills property and describes the overall project. The area was dug up and remediated, but the public and the Conservancy wish it to remain much as it is; the goal is to turn it into a wildflower meadow.

For this year, they would like to build a berm, which Mr. Morgan describes. The berm will be meant to shield the area from view while the meadow conversion is in progress, while showcasing some wildflowers in the meantime. Progress on the rest of the area is going slowly. Some work has already begun on the berm, and photos are shown.

All plantings are native species, grasses and flowers.

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

A motion to issue a Negative 2 and Negative 6 determination is made by Glode, seconded by Kubik, and passes unanimously.

### **3. Witch Hill Subdivision House Lots: 10 - 16 Nurse Way**

Continuation of Public Hearing—Notice of Intent—Kenneth G. Steadman, 67R Village Street, Marblehead, MA. The purpose of this hearing is to discuss the proposed construction of a single family house and appurtenances at **10-16 Nurse Way** within an area subject to the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance.

Devine states that the applicant requests to continue to the next meeting.

A motion to continue to the May 26, 2016 special meeting is made by Ricciarelli, seconded by Sheehan, and passes unanimously.

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

#### **• Strongwater Crossing/Osborne Hills Subdivision, DEP #64-549: Request to extend Order of Conditions**

Paul DiBiase, Trustee of Osborne Hills Realty Trust, makes the request. The Order has not yet lapsed but will soon. This is for the main Order of Conditions for the roadway, open space, and utilities for the entire project, not the house lots.

Mr. DiBiase provides the Commission with an update on their progress and what is upcoming. Partial releases were obtained for Phases 1 and 2; Phase 3 has been completed. 52 of 131 houses have been built; there will be 10 phases but things were slow due to some limitations during the recession. Some Certificates of Compliance will be sought soon. The state of yards and erosion control is outlined. An easement is described. Blasting, connections to recreational pathways, and establishment of a wetland replication area are described.

Chair St. Louis asks about a second access after Phase 10; there is none that is not under the power lines, but Mr. DiBiase outlines how they have addressed the issue. The extension is discussed and the Commission

would like periodic updates. Mr. DiBiasi asks about the particle certificate for Phases I and II; the only missing piece was the report on wetlands replication. Procedural timing and timing of paving are discussed.

Stormwater management is discussed. Updates will be provided. One anonymous complaint was received and addressed.

A motion to extend the Order by three years is made by Ricciarelli, seconded by Glode, and passes 4-0 with Sheehan abstaining.

- **Footprint Power Plant, DEP #64-552: Request to extend Order of Conditions**

Kevin Cornacchio is present with the Construction Manager and the Deputy Construction Manager. Upcoming work and estimated completion dates are discussed; June 2017 is when both units are anticipated to be commercially online, though some minor work will be outstanding.

A motion to extend the Order by three years is made by Riccirelli, seconded by Hoskins seconds, and passes 4- 0 with Sheehan abstaining.

- **Salem Lateral HDD Pipeline Project: DEP #64-578: Request for Minor Modification**

Devine describes the procedure; Algonquin is requesting a minor change to put in cathodes underground, which were not included in the original submission. Devine feels it is appropriate for approval as a minor modification requiring no further review.

Mats for vehicle access and their possible impacts on the wetlands are discussed. It is clarified that those mats were for the pipe installation and have been removed. Erosion controls are still in place and no further wetland access is needed for the work in question.

A motion to approve the minor modification is made by Glode, seconded by Kubik, and passes with all in favor.

- **Meeting Minutes—April 14, 2016**

A motion to approve the minutes with minor edits is made by Hoskins, seconded by Sheehan, and passes unanimously.

Sheehan has a question about a public comment about the dock/floats; there was one comment in the form of a letter. Chair St. Louis and Devine clarify.

- **53 Mason St.**

They no longer need to file for a permit from this Commission, having demobilized, however there is now a large pile of mulch in the area. Devine has contacted the owner; there is an open enforcement letter. The best option would be to remove the material, but the owner requested to keep it there for the 30 days he needs it there. The Chair states that if he would like to keep it there, he must put wattles around the whole thing. Wattles are still in place for other materials, but not this.

Devine will tell the owner to move the pile.

### **Miscellaneous**

Salem Sound eel grass restoration work is delayed a bit; they will come before the Commission to provide an update before work begins.

Tree work at 0 Parallel St. is discussed. If the owner wishes to remove a tree, it can be approved administratively if they leave the stump. Two trees may be dead; Devine describes the scenario. An RDA would need to be filed if they would like to remove the stumps. They may want to replace the trees but not right now. Devine has not responded yet. Jurisdictional issues and this Commission's desires are discussed. Mitigation for the tree loss could be discussed if the owner is requested to come in for an RDA.

The Commission determines that an RDA is necessary for removing the trees, unless the owner can provide a letter from an arborist confirming the trees are dead and recommending removal.

A motion to adjourn is made by Ricciarelli, seconded by Sheehan, and passes unanimously.

The meeting ends at 9:02 PM.

Respectfully submitted,  
Stacy Kilb  
Clerk, Salem Conservation Commission

Approved by the Conservation Commission on June 9, 2016