

Salem Conservation Commission Minutes of Meeting

Date and Time: Thursday, April 12, 2018, 6:30 p.m.
Meeting Location: Third Floor Conference Room, City Hall Annex, 120 Washington Street
Members Present: Chair Gregory St. Louis (arriving late) Dan Ricciarelli, Bart Hoskins (arriving late), Scott Sheehan, Tom Campbell
Members Absent: Gail Kubik, Tyler Glode
Others Present: Ashley Green, Conservation Agent
Recorder: Stacy Kilb

Vice Chair Bart Hoskins calls the meeting to order at 6:50PM.

1. **441 Lafayette Street Dock and Float Repair (DEP #64-XXX)**—Continuation of Public Hearing—Notice of Intent for Mark Mazuzan, 441 Lafayette Street, Salem, MA. The purpose of this hearing is to discuss proposed repair and replacement of a dock, float, and mooring at 441 Lafayette Street within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.
Applicant requests to continue to the May 10, 2018 meeting.

A motion to continue to the May 10, 2018 meeting is made by Sheehan, seconded by Ricciarelli, and the motion carries.

2. **132-144 Canal Street Redevelopment (DEP #64-644)**—Continuation of Public Hearing— Notice of Intent for Canal Street Realty LLC, Canal Realty Development LLC, Canal Street Warehouse LLC, and Canal Furniture LLC all of 50 Dodge Street, Beverly, MA. The purpose of this hearing is to discuss the proposed redevelopment of the properties located at 132-134 Canal St, 142 R. Canal St and 144 Canal St including razing of the buildings at 134 and 144 Canal St and constructing three new buildings with associated driveways, 240 parking spaces, landscaping, utilities, and drainage systems for stormwater runoff within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.
Applicant requests to continue to the May 10, 2018 meeting.

A motion to continue to the May 10, 2018 meeting is made by Sheehan, seconded by Campbell, and passes 4-0 with Ricciarelli recused but St. Louis arrived.

3. **115 Swampscott Road Golf Tee Structure—Public Hearing—Request for Determination of Applicability for Vinandal LLC, 67 Prospect St, Swampscott MA.** The purpose of this hearing is to discuss the proposed replacement of an 18' x 90' covered golf tee structure, an addition to the existing concrete pad, and replacement of walkways within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

Brian LeClair makes the presentation. Dana DeLissio, owner of the property, is also present. The request applies to only a small part of the overall parcel, where there is a driving range. Changes to the current structure are described. The walkway is 15-20' away from the wetlands. There are many invasives in the area.

The new structure is an engineered building, prefabricated, that will sit on 18 sonotube pilings, each requiring 4" holes. The prefabricated structure only comes in a slightly larger size than what is existing, 18 x 90'. The old structure was 15 x 82', so the concrete pad must be widened and extended. The walkway itself would be the same distance from the edge of the wetlands or possibly 2' closer, the variation being due to the way the wetlands runs, and necessary configurations of the building and location of the tees. The building will be 2'-5' closer to the wetlands as well. Logistics are discussed at length. The building will be slightly elevated.

The only increase in paving is the addition to the width of the slab.

All storage during construction will be in the gravel parking lot, then materials trucked offsite. Erosion control will be

provided and is described.

There are no comments or questions from the public.

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

A motion to issue Negative 3 and Negative 6 determinations, with conditions as described in the submitted WPA Form 1 and as noted below, is made by Ricciarelli, seconded by Sheehan, and passes 4-0.

Conditions:

Use silt socks between limit of work and wetland

Staging of work materials to be done in parking lot

Two wetland boundary marker posts to be installed

Mr. LeClair describes markers used by the USDA to demarcate wetlands.

4. Old/New Business Cont.

- **Discussion on feasibility of repair and/or replacement of Volunteers Bridge at Forest River Conservation Area**

Kyle Zick of KZLA discusses Volunteers Bridge remotely, by phone. He and his structural engineer have examined the bridge and found several issues. The alignment and location are good and at a short crossing place. The location gives a good vantage of the river and landscape.

Concerns:

- Bridge in poor condition, some decking rotted and not secured
- Framing is beyond repair; demolition of bridge and construction of new foundation system is recommended
- As rebuilt, will have a railing as required by building code so will change the feeling and appearance of bridge

Cost is estimated to be a minimum of \$160,000; grant money would be needed to complete this project. There is no shorter way across the wetlands. Hoskins mentions a bridge built by volunteers in Topsfield, but does not have information on its foundation.

Chair St. Louis arrives at 7:13PM.

He asks about using helical piles, and those and various other framing systems are discussed at length. It is uncertain if the bridge could be lowered to a height of less than 30" in order to avoid having to meet the requirement of railings. Zick is uncertain of the water depth

Chair St. Louis mentions the walkway donated to Beverly by Windover, which was done at cost and with volunteer and in-kind donations. It was 300' long. He notes that the viewing station Hoskins referred to may not have been in the wetland (the Topsfield one).

Options discussed;

- Pay for design (Commission would pay a lot for this phase, and then the construction might wind up being out of budget)
- Wait for grant to pay for the entire project
- If we work on other side of river, we've lost accessibility, so it makes sense to work on bridge next
- Is the bridge a liability as is?

The Commission is looking for a narrative. Green will discuss with the City Solicitor, obtain a quote for feasibility study, then return to Commission for approval of funding to pay for further study. Potential Sources of funding for construction include CIP or the CPA. CPA restrictions and requirements are described by Bart Hoskins. This project should at least be

put on their list.

Once a design is in, the Commission will have cost estimates so can do a CPA proposal outlining how much funding is needed from the CPA, CIP, and how much the Conservation Commission will contribute, to make it more competitive.

Charlie Mann, who is on the Open Space Committee, worked on the boardwalk in Beverly, and could be a good networking opportunity for the Commission regarding this project. Chair St. Louis describes the building process for that walkway. Hoskins comments that Green should ask Jane Guy about funding and how this would work.

The Commission decides to pay Kyle Zick from its own funding to obtain further input and numbers regarding the bridge.

- **Discussion on adoption of land use regulations of lands under the control of the Conservation Commission.**

This item is on the agenda due to question about trapping. Northampton regulations were sent to Commissioners as a potential example to follow. Currently, no hunting or trapping for any purpose is allowed on Commission property. If a special situation arises, a hunter or trapper can go through Animal Control and appeal to the City. There is no easy way to regulate hunting and trapping, and while the sign on the Forest River Conservation Area (FRCA) does state that those activities are prohibited, no such prohibition is listed in Conservation Commission documents. A document from Northampton is referenced as an example. This can simply be adopted, or a section added to the Commission's bylaws. Ashley Green notes that the Commission can pass regulations the language just as it is on the sign at the entrance to the FRCA.

A motion to adopt the rules as stated on the FRCA sign as the regulations for Conservation Commission owned lands across Salem, barring direct filing with the Commission for specific uses, is made by Hoskins, seconded by Ricciarelli, and passes 5-0.

It is noted that there is no language there about the fact that dogs must be on a leash, but that is a City ordinance so must be followed city-wide.

- **Meeting minutes—February 8, 2018 and March 8, 2018.**

Tabled until the next meeting.

A motion to adjourn is made by Sheehan, seconded by Ricciarelli, and passes 5-0 with all in favor.

The meeting ends at 7:50PM.

Know your rights under the Open Meeting Law M.G.L. c. 30A §18-25 and City Ordinance Sections 2-2028 through 2-2033.

Respectfully submitted,
Stacy Kilb
Clerk, Salem Conservation Commission

Approved by the Conservation Commission on July 12, 2018.