

**Salem Conservation Commission  
Minutes of Meeting**

**Date and Time:** Thursday, May 26, 2016, 6:30 p.m.  
**Meeting Location:** Third Floor Conference Room, City Hall Annex, 120  
Washington Street  
**Members Present:** Chair Gregory St. Louis, Tyler Glode, Tom Campbell, Bart  
Hoskins, Gail Kubik  
**Members Absent:** Scott E. Sheehan, Dan Ricciarelli  
**Others Present:** Tom Devine, Conservation Agent  
**Recorder:** Stacy Kilb

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

- 1. Salem Hospital Expansion—Continuation of 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.**

Documents referenced:

- SITE PLAN to accompany a Conservation Commission NOTICE OF INTENT APPLICATION for the: NORTH SHORE MEDICAL CENTER CAMPUS CONSOLIDATION PROJECT located at: #81 Highland Avenue (Assessor's Map 24, Lot 1), #1 Dove Avenue (Assessor's Map 24, Lots 216 & 218) & #24 Old Right Road (Assessor's Map 24, Lot 221) Salem, MA | 5/19/2016 | Scott Ian Patrowicz
- NSMC CAMPUS CONSOLIDATION PROJECT, 81 HIGHLAND AVE, SALEM MA (sheets C-7.3 and C-7.4) | 4/8/2016 | Justin W. Mosca
- STORMWATER MANAGEMENT REPORT | 4/8/2016 | Justin W. Mosca
- Wetland Replication Plan, North Shore Medical Center, Salem, Massachusetts | 5/24/2016 | Wetlands & Land Management, Inc.
- VHB Memorandum Re: North Shore Medical Center Campus Consolidate Project, Response to NOI Review Comments; To: Salem Conservation Commission; From NSMC Project Team | VHB 5/19/2016

Mr. Scott Patrowicz of Patrowicz Land Development Engineering presents. He introduces Anastasia Levesque, also of Patrowicz Land Development Engineering; Shelley Bisegna and Mary Jo Gagnon of North Shore Medical Center; and Justin Mosca of VHB.

Mr. Patrowicz provides a revised replication plan with minor adjustments. 2120 square feet of wetland were proposed to be impacted, and the overall impact will remain the same. The headwall and replacement wetlands have changed somewhat. Mr. Mosca has also provided a cover letter with responses to questions raised at the last meeting.

The Chair has discussed some engineering issues with Mr. Mosca prior to the meeting. He would like more specifics on high groundwater and bedrock; Mr. Mosca elaborates. Design Point 4 off Dove Ave. is described with a catch basin and sheet flow; it will mostly go into the onsite wetland series.

Campbell asks about an existing underground storage tank; it will be removed under this project and a new tank has already been installed under a previous project, the Central Utilities Plant construction. The new tank will service the new Emergency Department and Spaulding emergency generators. The area is described.

The Wetlands Replication Plan will be referenced in the Order of Condition, as will the response to comments. The reference to bedrock will be revised. A peer review has been executed and there may be changes due to that. Any changes must be reviewed by the Agent to determine if they can be dealt with administratively or require further Commission review.

The only outstanding concern of the Chair is the sidewalk, however reasons have been provided as to its utility.

The Chair opens to the public but there are no comments.

The DEP still lists this project as under review, and Devine has been instructed not to wait for their comments as they are understaffed. The viewing area is discussed. This will be a LEED Silver Certified building. Standard pavers will be used in one area Kubik asks about. The applicant is concerned about large vehicles in that area being able to use the area. It will be matched to the edge with no curbing, only a change in material, so there will be no height difference but just a visual demarcation. Originally, it was raised and landscaped.

Chair St. Louis asks about the sidewalk and loss of landscaping, and Mr. Mosca elaborates.

Glode asks about two manholes and Mr. Patrowicz describes the sewer lines.

The Commission determines that all materials, including the VHB memo and revised replication plan, will be referenced in the Order.

A motion to close the public hearing is made by Campbell, seconded by Hoskins, and passes 5-0.

A motion to issue the Order of Conditions with standard conditions is made by Kubik, seconded by Hoskins, and passes unanimously, 5-0

## **2. 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.**

Documents:

- SITE DEVELOPMENT PERMIT PLAN LOCATED IN SALEM, MASS. | 5/4/2016 | Christopher R. Mello and Clayton A. Morin
- Letter to Ken Steadman RE: F 11862, LOTS 219-225 AND 227, NURSE WAY, SALEM, MA |

5/4/16

• NOTIFICATION OF WETLANDS PROTECTION ACT FILE NUMBER | 05/26/2016 |  
Department of Environmental Protection

Ken Steadman presents. He has reviewed the Commission's questions, received clarification from the engineer, and added the requested items to the plan. He describes wall height and the detention area.

Mr. Steadman outlines the wetland markers. Chair St. Louis comments on some of the areas, including Lot #11, which is close to a wetland replication area, and flags B23-B28, which have a very small watershed. He worries that homeowners may encroach. Mr. Steadman describes some options for blocking off that area.

DEP commented that they expect homeowners to violate the buffer zones, specifically the address 12 Nurse Way. They recommend taking protective measures or eliminating development. Mr. Steadman wonders if they were referring to runoff, not seeing the detention area. Roof leaders and drainage on lots 10, 12 and 14 are discussed. Stormwater treatment, access and maintenance of the system are discussed. The Chair suggests an easement be put in place. The logistics of adding further markers to alert homeowners to the buffer zone are discussed. There should be 12-18 markers to prevent lawn creep along the limits of development areas. Placement should be:

Lots 10, 12, 14: top of wall (rather than limit of work)

Lots 11, 13: perimeter, along southern and western perimeters of buffer zone

Dwelling 16: place at back of property

The outlet of the detention pond is discussed and the Chair makes some suggestions. Drainage on Dwelling 15 is discussed and the Chair describes options. A written response to comments has also been provided by the surveyor of record. Glode asks about a grade and markers and Mr. Steadman elaborates.

Chair St. Louis opens to the public and there are none .

Special conditions include:

- Additional markers along retaining wall or limit of work, as discussed
- Allow outfall from drainage system and appropriate riprap southeast of Lot 220 are approved, though not shown on plan
- An underdrain, with appropriate outlet location on northwest perimeter of Lot 224 (#15) due to the possible cut slope, to be provided as necessary
- A minimum 20' access easement to drainage system to be provided as discussed between two lots (10 and 12 or 12 and 14)
- There shall be one 6-inch cleanout per row of the infiltration system
- Certificate of Compliance to be held for lots 10, 12 and 14 to ensure that work permitted by the Order for the subdivision's roadways, utilities, open spaces, trails, and wetland replication is completed

A motion to close the public hearing is made by Glode, seconded by Kubik, and the motion passes 4-0 with Hoskins abstaining as he was not present for the entirety of the hearing.

A motion to issue the Order of Conditions with standard and above Special Conditions is made by Glode, seconded by Kubik, and the motion passes 4-0 with Hoskins abstaining.

### **3. Old/New Business**

- **Brewer Hawthorne Cove Marina (10 White Street) Pier Removal, DEP #64-555: Request to Extend Order of Conditions**

Devine states that their Order of Conditions is expiring this summer; they have not completed the permitting for this project or for the associated dredging. Devine recommends extending by another three years.

A motion to extend the Order of Conditions three years from the original date of expiration is made by Hoskins, seconded by Kubik, and passes unanimously 5-0.

A motion to adjourn is made by Hoskins, seconded by Glode, and passes unanimously.

The meeting ends at 7:34PM.

Respectfully submitted,  
Stacy Kilb  
Clerk, Salem Conservation Commission

Approved by the Conservation Commission on July 14, 2016