

**Salem Conservation Commission
Minutes of Meeting**

Date and Time: Thursday, Sept. 10, 2015, 6:30 p.m.
Meeting Location: Third Floor Conference Room, City Hall Annex, 120
Washington Street
Members Present: Chair Gregory St. Louis, Bob Pond, Bart Hoskins, Tyler
Glode, Dan Ricciarelli
Members Absent: Gail Gambarini, Tom Campbell
Others Present: Tom Devine, Conservation Agent
Recorder: Stacy Kilb

Chair St. Louis calls the meeting to order at 6:44PM.

1. Old/New Business

- **Request for Certificate of Compliance—Lafayette Street Gas Main—DEP #64-521**

This item is tabled as the requested as-built plan has not yet been provided.

2. Winter Island Path—Public Hearing—Notice of Intent—City of Salem, 93 Washington Street, Salem, MA. The purpose of this hearing is to discuss proposed construction of a multiuse path around the perimeter of Winter Island Park (50 Winter Island Road) within an area subject to the Wetlands Protection Act MGL c131§40 and Salem’s Wetlands Protection & Conservation Ordinance.

Here for the applicant is Kyle Zick of Kyle Zick Landscape Architecture. He provides an overview of the proposed path. The current trail is a social path but the City has a state grant to formalize and make the trail accessible according to outdoor recreation standards. The trail does not encompass the entire island due to funding and logistical issues. This will tie into the existing bike and pedestrian path on Winter Island Rd.

Some pruning will need to take place. The trail will be 5’ wide and made of asphalt, or chip seal as an alternative, except for one small loop made of crushed shells. Some earthwork is required but most vegetation will be left, and they will not be changing the coastal bank. It only deviates from the current trail in a few small locations. Salem Sound Coastwatch and Salem State University will collaborate to provide content for proposed interpretive signage. There will also be a formalized rain garden.

Ricciarelli asks about grading and Mr. Zick outlines. Most earthwork will be filling rather than cutting to avoid disturbing any archaeological resources, and triggering a review. Hoskins asks about the 1’ margins next to the asphalt. It will be a soft shoulder of topsoil with a seed mix; some areas will have larger grassy areas. The asphalt is pitched to drain through vegetation before it runs off the island.

Chair St. Louis asks about the rain garden; it is currently just a low spot but will be formalized and the boat storage there will be re-worked. Ricciarelli asks about the surface and Mr. Zick describes. Some

material will come offsite. Hoskins asks if there can be crushed stone or something in case people want to leave the path and go around the function hall. Mr. Zick states that it is currently gravelly but could be redone.

Chair St. Louis opens to the public and Jennifer Firth of 3 Carpenter St. comments that she approves of the project but wonders who made up the working group, as Historic Salem, of which she is president, requested to be part of it, but was not included. This will be discussed later with Mr. Zick as it is not this Commission's jurisdiction. There is also some discussion regarding Friends of Winter Island, and various grant sources of funding.

Julia Knisel of 16 Becket St. asks about increased access, and foot traffic at the scenic overlook. Nothing is proposed, but the area will be monitored and a further project to either close or formalize social trails will be implemented if needed. Knisel is concerned since it is currently overgrown, people will go down the bank, which could cause further erosion. She thinks there is an opportunity to put up low fencing to encourage people to stay in limited areas.

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

The Commission recommends consideration of additional measures to protect the resource areas from people walking off the path, but this is not a condition.

A bird survey was done; this will not interfere with nesting season.

Special Conditions:
No salting and sanding will occur.

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

- 3. Rosies Pond Flood Mitigation—Public Hearing—Notice of Intent—City of Salem, 93 Washington Street, Salem, MA. The Purpose of this hearing is to discuss proposed infrastructure improvements for the Rosies Pond Flood Mitigation Project within an area subject to protection under the Wetlands Protection Act MGL c131§40 and Salem Wetlands Protection & Conservation Ordinance. Proposed activities are located on approximately 33 parcels along the South River and include the outlet of Rosies Pond, an area between the MBTA railroad and Lawrence St., an area between Wheatland and Brooks Streets, and an area west of Jefferson Ave. between Dove Ave. and Laurent St. Work is also proposed on several public roadways, including Lawrence Ave., Brooks St., Jefferson Ave., and Dove Ave.**

City of Salem Junior Engineer Giovanna Zabaleta introduces Alan Benevides from Woodard & Curran. He describes the history of the project, which used to go hand in hand with the Canal St. flood mitigation project; the latter was funded by FEMA; this one was not funded at that point but now is funded through a grant by CZM. FEMA is also partially funding construction and approval is pending. The project goal is examining climate change, precipitation, and sea level rise. The preliminary design was updated to accommodate flooding situations. The project is now designed for a 50-year storm.

Public outreach was done and is described; there was significant public input.

Lauren Swatt of Woodard & Curran provides a technical overview of the project. Changes to the outlet from Rosie's Pond are described, and Ms. Swatt describes the further reaches of the project. There will be a combination of berm and walls. Ricciarelli asks about the appearance of the back of the sheet walls but nothing is proposed, despite close proximity to the houses. A culvert has already been replaced at Dove Ave.

Mark Manganello from LEC Environmental Consultants discusses wetland impacts and mitigation. Almost all project activities are in or near a resource area, given the purpose of the project. However, they have attempted to minimize wetland impacts where practicable. Mitigation measures are proposed, including erosion controls and stormwater management measures, as well as revegetation of certain berm areas for a net increase in the area of naturally vegetated riverfront area. Also, reducing flooding in urban areas helps prevent pollution, providing a measure of protection. There are applicable performance standards that will be adhered to. Mr. Manganello describes the different components of the project, their impact and mitigation/performance standards. Work will not have any significant adverse impact on the riverfront area.

Chair St. Louis states that the water entering this system (flood water) is all coastal water. He provides an alternative: raising elevation of Loring Ave. where the water overtops the roadway then surcharges the area. That particular alternative was not discussed though others were. This was selected since it works with the historic flood structure already in place. Chair St. Louis asks about any houses discharging via sump pumps into backyards. Where walls will be put in, there will be catch basins in backyards. St. Louis asks if homeowners will extend thiers pipe over or through the wall. That will be discouraged and they will be encouraged to discharge to newly installed drainage systems. Local runoff should not pool behind the wall. One area did not receive mitigation (Parallel St.) but they are working with homeowners to discuss other solutions for water behind the wall. St. Louis asks about water migrating along the rail bed; Ms. Swatt is unsure but will look into it. Mr. Benavides worked with the City engineer who did not raise that as a concern. Ricciarelli states that the project makes use of existing mitigation with increased capacity.

Chair St. Louis asks about a particular berm and Mr. Benavides outlines the reasoning behind that choice. Chair St. Louis asks about the rainfall data used and Mr. Benavides describes. Chair St. Louis asks about the vulnerability assessment done by CDM and sea level rise; Mr. Benavides outlines. St. Louis outlines additional technical comments.

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

The Commission recommends reaching out to abutters to take care of sump pumps; Knowlton says outreach has been done.

A motion to close public hearing is made by Ricciarelli, seconded by Hoskins, and all are in favor.

A motion to issue the Order of Conditions is made by Glode, seconded by Ricciarelli, and passes unanimously.

- 4. Riverview Place (Salem Suede Redevelopment)—Continuation of Public Hearing—Notice of Intent—DEP #64-579—Riverview Place, LLC, 5 Broadmoor Lane, Peabody, MA. The purpose of this hearing is to discuss the proposed mixed-use redevelopment of 72 Flint Street, and 67 & 71 Mason Street (former Salem Suede) consisting of 3 buildings and appurtenances within an area subject to the Wetlands Protection Act and Salem’s Wetlands Protection & Conservation Ordinance.**

A motion to continue to the October 8, 2015 meeting is made by Hoskins, seconded by Ricciarelli, and passes unanimously.

- 5. Congress Street Residences—Public Hearing—Request for Determination of Applicability—North Shore Community Development Coalition, 102 Lafayette Street, Salem, MA. The purpose of this hearing is to discuss proposed improvements to 105-111 Congress St., 52-60 Dow St., 71 Palmer St., 32 Perkins St. and 40 Ward St. within an area subject to the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance. Proposed improvements include utility connections, wheelchair ramps, landscaping, parking lot upgrades, and other improvements associated with renovating the existing buildings.**

Here for the applicant is David Valecillos and Gail Nelson. Mr. Valecillos presents, describing the buildings, some of which are in the 100 year flood plain, and the work to be done. Chair St. Louis asks for clarification on improvements outside the buildings and Mr. Valecillos describes. No additional parking is being installed but one lot, now dirt, is being paved. This is all in land subject to coastal storm flowage, but all work is horizontal. Devine comments that it is barely jurisdictional and may not have been in the flood zone before the 2014 map update. Glode asks about the addition of impervious surface and Mr. Valecillos says runoff will be mitigated. It should drain to the municipal system. Devine comments that many items are repairs/improvements that would not, individually, be jurisdictional. Mr. Valecillos has not seen any flooding in the past year.

Chair St. Louis opens to the public but no one is present. A motion to close the public hearing is made by Hoskins, seconded by Ricciarelli, and all are in favor.

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

6. Old/New Business Continued

- Request for review letter for Open Space & Recreation Plan update**

The City has completed a draft update to this Plan, and the State likes review letters from certain boards; this is being formally requested now. Devine had circulated a document for review previously and would like the Commission, through the Chair, to sign the review letter. There is a standard one or it can be edited and signed later. Ricciarelli has been heavily involved and approves. Chair St. Louis signs the letter.

- FY16 Community Preservation Plan – Request for Comment/Input**

This is an annual request. Devine states that the Open Space and Recreation plan has been updated, so goals, objectives, and actions should be incorporated into the Community Preservation Plan. Devine can draft a comment letter that will refer to highlights of the draft Plan. The outdated Plan info is currently referenced in the Community Preservation plan. Devine will draft the letter and share it at the next meeting; Commissioners should consider what else they would want through the Community Preservation Plan.

Related to the CPA, Devine provides an updates on the CPA-funded Forest River Conservation Area trails and bridges assessment. One quote has been obtained and more are being sought. The one current quote would bring in an engineer. Timing and the bidding process are discussed, as is the CPA process.

- **Request for funding for education and training**

The MACC fall conference is approaching and Devine recommends that Commissioners consider attending. He describes the conference.

Devine requests \$95 for registration plus \$60 mileage, a total of \$155. The Conference is in Devens.

A motion to provide funding is made by Hoskins, seconded by Ricciarelli, and all are in favor.

- **Miscellaneous**

Regarding the Witch Hill subdivision: There is a general Order of Conditions that included a path through conservaiton land, addressed by a conservation restriction, but there were no specifics provided at the time. The Planning Board has additional details and Devine walked proposed trail locations. He would like to see raised boardwalks where wetland crossing are unavoidable and advised the developer to avoid some steep slopes for better drainage.

A motion to adjourn is made by Hoskins, seconded by Pond, and all are in favor.

The meeting ends at 8:35PM.

Respectfully submitted,
Stacy Kilb
Clerk, Salem Conservation Commission

Approved by the Conservation Commission on November 12, 2015