



# CITY OF SALEM CONSERVATION COMMISSION

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## NOTICE OF MEETING

Notice is hereby given that a meeting of the Salem Conservation Commission will be held on November 21, 2023, at 6:30 p.m. **via remote participation in accordance with Chapter 107 of the Act of 2022.**

*Gregory St. Louis, PE, Chair*

## DRAFT MEETING MINUTES

**Greg St. Louis opens the meeting at 6:40 pm**

### I. ROLL CALL

*In attendance:* Bart Hoskins, Tom Campbell, Tyler Glode, William Jacob, Greg St. Louis (5)

*Absent:* Judith Kohn, Dan Ricciarelli (2)

*City Staff:* Kate Kennedy (1)

### II. REGULAR AGENDA

**A. DEP#64-785 – 57 Marlborough Road Strongwater Crossing – Public Hearing – Notice of Intent-** for Osborne Hills Realty Trust, Lynnfield MA 01940, for the proposed revised construction methodology of a culvert crossing, in association with previously approved DEP file# 064-0716, 57 Marlborough Road, Salem MA. Proposed work includes additional dewatering, placement of structural fill, and associated work in wetlands. Due to increased wetland impacts, the proposed changes require a separate Notice of Intent under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

Bill Manuel presented from Wetlands and Land Management. Highlights include:

- Applicant came to the Commission in September to discuss alternative construction methods required to install a culvert.
- The Commission requested more than a minor modification, and suggested an amendment to the existing order.
- DEP advised that because of the temporary, but increased, wetland impacts a new NOI should be filed, DEP #64-785.
- The DEP representative had no comments, and was prepared to issue an amendment for the water quality certification as soon as he received the Order of Conditions.
- Mr. Manuel showed a plan with the new road and crossings.
- A specific methodology was required that removed much of the organic material and

unconsolidated silt that was discovered underneath the culvert and retaining walls.

- Borings revealed the organics and silt went as deep as 10 feet. Structural fill must have an angle of repose of at least one to one side slope beginning at the face of the previously approved retained walls. This will require them to come out 10 feet and provide room to work. The site plan shows the extent of the additional work.
- Reinforced sheet piles, reinforced with large sandbags, will be used 20 feet out from the face of each of the two retaining walls on both sides. The area will be dewatered, using a dewatering sump down to unsuitable material, which would be removed to natural parent soil. The area would then be backfilled with structural fill.
- The Commission indicated they were agreeable to this methodology at the September meeting, but needed a way to memorialize it through an Order of Conditions.
- A new wetland replication plan has been presented to the Commission and a plan showing the plant specifications to restore the wetland surface. It will include a mix of shrubs and herbaceous plant material. Previously, the area was highly impacted with phragmites, so this work is expected to be an improvement.
- The total amount of temporary impact is 4,275 sq. ft.
- Chairman St. Louis noted that the Commission ran through the proposal at their last meeting and the plans reflect what was discussed.
- The meeting was opened for public comment.
- Taffarel Bernardo, 320 Lafayette Street, expressed support for the project being done by responsible contractors.
- Rafael Campusano, resident of Salem and member of the DC-35 painters union, expressed support for the project and contractor. Mr. Campusano may have been speaking about a project further on on the agenda.

A motion to close the public hearing was made by Bart Hoskins, seconded by Tyler Glode, and passes 5-0.

Bart Hoskins made a motion, seconded by William Jacob, to issue a Order of Conditions subject to standard conditions and previously approved conditions in DEP #64-0716, and passed 5-0.

**Item A. Extension Request Amendment OOC - 57 Marlborough Road, DEP# 64-716** was taken out of order.

- Chanel DiBaise presented and requested an additional three-year extension in time on the original order of conditions for the project due to the construction timeline.
- There were no comments from the public.

A motion to issue a three-year extension to the order of conditions for DEP 64-0716 was made by Bart Hoskins, seconded by Tom Campbell, and passes 5-0.

**B. Jefferson and Colonial Road New England Power ROW- DEP# 64-784** – Public Hearing – Notice of Intent - for Andrew Cole on behalf of New England Power Company, 170 Data Drive, Waltham MA, 02451, for the proposed soil borings and access for planning and design associated with future utility work on the S145E/T146E Transmission Line Right of Way, off of Jefferson Ave and Colonial Road, within an area subject to protection under the Wetlands Protection Act MGL MGL 131§40 and Salem Wetlands Protection & Conservation Ordinance.

- Alison Millman with BSC Group presented on behalf of the applicant, New England Power Company (NEPCO).
- The purpose of the geotechnical borings is to determine subsurface conditions because NEPCO

- is looking to replace the structures along this ROW.
- The work includes the drill rig which is about the size of a John Deere tractor. The bore holes will be roughly one inch in diameter.
- NEPCO is proposing to install in upland areas a metal grounding rod into these boreholes in anticipation of the structure replacement activities in the future. The grounding rod will be in place to connect to the new structures when they are engineered and installed to prevent any electrical surges that might happen from a lightning strike or any other kind of contingency that could occur.
- Ms. Millman shared the USGS Locus which was included in the NOI package.
- Temporary construction matting will be used for setting up the drill rig to complete the borings. After the boring is complete the matting will be removed.
- The borehole will be backfilled and stabilized and the wetland resources will be restored to pre-construction conditions. The proposal includes a stream spanning with stringers to access the site.
- Chairman St. Louis noted that the area is inundated with phragmites. He said if there is an alternate means required to access this BBS 4 area, he would be open to it if it was decided in the field that stringers didn't make sense.
- There were no further comments from the Commission.
- There were no comments from the public.

*A motion to close the public hearing was made by Bart Hoskins, seconded by Tyler Glode, and passes 5-0.*

*Tyler Glode made a motion, seconded by Bart Hoskins, to issue an Order of Conditions subject to standard conditions, and passed 5-0.*

- Ms. Millman requested that the original OOC be mailed to BSC and that they would take care of the recording on behalf of the applicant.

**C. 67 Derby Street Salem Wind Port- DEP# 64- 786** – Public Hearing – Notice of Intent for Crowley Wind Services for the proposed offshore wind marshalling terminal to assemble and deploy wind turbine generator components. Proposed work includes construction of a Loadout Wharf, Delivery Pier, Trestle Bridge, filing and stabilization of the upland, installation of utilities, and dredging. Proposed work is 67 Derby Street, Map 41, Lot 0339, located within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

- Mr. Barry was in attendance to present. Highlights include:
- This is a public private partnership between Crowley, the City of Salem, and the Commonwealth of Massachusetts and all. This project is critical to satisfy the Commonwealth of Massachusetts in the nation's clean energy goals.
- Mr. Barry noted that they needed to do more to mitigate the stormwater, provide additional public access, and intend to further review the lighting plan working with the Planning Board and a peer review.
- Susan St. Pierre described the 42-acre site which was the footprint project in the old coal-fired power plant. It is a redevelopment site in terms of the stormwater state stormwater regulations and is located within ADPA, which has implications in terms of the state Wetlands Protection Act and its implementing regulations. Finally, it's adjacent to the state turning basin which the project is going to capitalize on and it's a water dependent industrial use which conforms to the

City of Salem Municipal Harbor plan.

- The site was graded by footprint to elevation 10 and dense graded aggregate was placed on the site. There are some areas where erosion has occurred in the past, closer to the Blaney Street side that the City has addressed in previous projects. The site currently has very limited stormwater controls.
- Much of the site is outside of wetland resource areas. A wetland resource slide was presented. Starting on the land side, the 100-foot buffer to land subject to storm flow based on the City of Salem ordinance, the state does not have that type of a buffer zone. The brownish line shows the limits of land subject to coastal storm flow on the site which is elevation 10.3. The line that runs through that and along the shoreline is the 100-foot buffer zoned from the coastal bank.
- There are landside and waterside components of the project. Yard A is where the turbines and towers will be stored. Laydown Yard B is where the nacelle storage will be. There is also an existing parking lot located along Fort Ave., which will be resurfaced and reused. There will be no increase in the number of parking spaces or paved area in between the two lay down yards.
- The transition yard allows transport between the two laydown yards and from the different wharfs.
- Supplemental landscaping will also be introduced along Derby Street, with some public access along Blaney Street. The project also includes stormwater and other utilities.
- On the water side of the project they are undertaking dredging in the turning basin, restoring it to its authorized depth. The delivery wharf is where turbine components will be offloaded for transport to the project site, and there is a trestle bridge which allows for the components to be transported from the delivery wharf onto either laydown area A or laydown area B.
- The loadoff wharf will be used when components are ready for transport off the site to offshore wind facilities.
- Dredging will take place at the turning basin, the two wharfs, and the perimeter of the dredge basin.
- Mr. Barry highlighted the public access points and connection to the Harbor Walk to allow the public to get closer to the harbor.
- Ms. St. Pierre presented a slide with a color-coded table showing the on-site. 4.85 acres of the resource area will be impacted due to grading and the application of dense Graded Aggregate. Another 1,365 linear feet of coastal bank that will be altered through the construction of the two wharfs and 2.13 acres of land on the ocean will be dredged on the turning basin to create the berths.
- Piles will be installed to support the wharfs, the two dolphins on either end of both wharfs, and under the delivery pier and the trestle pier.
- Chairman St. Louis clarified that the footprint didn't have permission for the filling of the land subject to coastal storm flowage that was already done up to elevation 10, and that this application encompasses that existing interim condition as well.
- Dirk Grotenhuis, AECOM civil engineer was present to discuss the stormwater collection system and treatment. The drainage network was substantially redesigned. The sub catchment area was separated from where the majority of the stormwater will be collected in horizontal slot drains. It will now flow south and into deep sump catch basins as well as into water quality structures that will attain a minimum of 80% total suspended solid removal. They will discharge through a new tide gate outfall along the waterfront on the south side in a proposed 24-inch outfall. The remaining sub-catchment of lay down area A towards the power plant property has an existing swale, which will be improved.
- Mr. Grotenhuis noted that the overall catchment area, and the drainage to that swale has been significantly reduced in size by adding in the southern area catchment area, and also by

introducing another slot drain that will intercept the overland flow. The overland flow will collect into that slot drain into a deep sump catch basin and then into a water quality unit that is independent of the City's system prior to it making a connection to the existing 48-inch outfall.

- Some of the drainage will continue to an existing vegetated swale along the boundary, but that will be widened and improved with additional vegetation.
- Lay down area B to the north also has a new stormwater collection system which provides the minimum 80% TSS removal through a water quality structure, and a new outfall with tide gates. The water quality structures being proposed have an internal bypass to prevent the resuspension of sediments during high flows.
- For the existing parking lot area to the northwest of the site, Crowley is proposing an a 2-foot deep bioretention bioswale which is designed to intercept the flow from the existing parking lot and provides a higher TSS removal than the existing condition.
- Mr. Grotenhuis reported there will be no added impervious surface. It will be a re-pavement project, so there will be no increase of flow rate nor volume for the stormwater.
- In response to the Commission's concerns about the flooding during high storm events and for events that would be greater than a 10-year occurrence, Crowley designed an overflow pathway and that consists of a concrete valley gutter and weir, 10-feet wide, and a stone velocity dissipator to reduce the potential erosion prior to it overflowing.
- In the NOI, a new stormwater drains report was prepared and submitted. New calculations show a reduction or no change in the peak runoffs between the pre and post condition for the two 10- and 100 year storm events.
- In Laydown Area A slot drains and new WQS (water quality structure) discharged south to a new 24-inch or existing City-owned 48-inch connection downstream. There will be a concrete valley drain and gabion filtration wall near the transition yard.
- Laydown Area B will be graded downslope towards as 12"x12" trench drain along the shoreline to WQS and a new 18-inch outfall.
- There will be new planting and landscaping in existing swales at the existing power plant boundary. There will be four area drains in the swale, along with additional landscaping along Derby and Blaney Streets.
- Mr. Barry summarized the mitigation efforts; construction control measures, upgrade to the stormwater system, stormwater treatment devices, improvement of existing storm drain outlets, bottom weighted turbidity curtain, and use of a mechanical clamshell dredge with environmental bucket, DMF Time of Year restrictions.
- Mr. Barry summarized some of the additional issues raised by the Commission. The AUL areas have been noted in the plan on sheet V-100 TAC V103. The land use with higher pollution potential load (LUHPPL) this the site was determined through the construction and the operation not to constitute a LUHPPL. The site is adjacent to a shellfish growing area, however no work is proposed within that resource. The total maximum daily load TMDL Salem Harbor is a category 5 TMDL for fecal chloroform and there are no TMDLS for phosphorus. However, the project will use phosphorus free fertilizer and Crowley will be removing leaf litter to align with the City's MS-4 report. Green stormwater controls include supplemental planting along Derby Street and new landscaping on Blaney Street. Crowley will clean, widen, and install new plants in the existing swales and Laydown Area A and the adjacent parking lot. The Stormwater Operations and Management Plan is now included as Attachment F in the NOI and on sheet 305A. Catch basins will include hoods in deep sump catch basins.
- Mr. Barry reiterated that their effort is to comply or exceed all local and state performance standards. The project complies with the state Wetland Protection Act regulatory performance standards and the local Wetland Regulation Performance standards for land subject to coastal

storm flowage, in Section 5.3 of the NOI. Climate change adaptation is addressed in Section 7 of the NOI. Massachusetts stormwater standards have been addressed in the project and has been noted to comply; details are in Section 4 of the NOI as well as the updated stormwater report dated October 27th, 2023. Peer reviewer's conclusion letter dated November 17th, 2023 is also included.

Commission comments:

- Mr. Glode noted that he appreciated the applicants addressing the stormwater concerns they raised at the previous meeting specifically in regards to MS-4 permitting requirements.
- James Pearson and Megan Kearns, Weston and Sampson provided a summary of their peer review letter.

Weston & Sampson peer review comments James Pearson:

- Mr. Pearson reported on the standards of the Massachusetts Stormwater handbook. Standard 1 refers to untreated stormwater making sure there are no untreated discharges and possible erosion to wetlands and water resources, and that comment has been addressed. Crowley is proposing some stormwater treatment on site and they're also proposing to direct the stormwater runoff into a couple of outfalls that discharge into heavily armored shoreline, so there are no erosion concerns.
- Standard 2 relates to post-development peak discharge rates not exceeding pre-development rates. Discharge is to a tidal coastal water body, that is a non-issue.
- Standard 3 relates to recharge to groundwater, which is triggered when there is an increase to impervious area on a site, which is not an issue in this project. Mostly inappropriate for this site.
- Mr. Pearson notes that one of the problems with this site is that it has really tight soils and historical fill which makes it inappropriate for recharge BMPS. Mr. Pearson said they reviewed that issue and believe what Crowley proposed is appropriate.
- Standard 4 relates to total suspended solids removal from the stormwater. Crowley is providing stormwater BMPS consisting of deep basins and proprietary hydrodynamic sediment separators. Between those two devices, Crowley has demonstrated that they are improving the TSS removal as compared with existing conditions.
- Mr. Pearson noted that the current design represents an improvement on the previous iteration of the design. He feels Crowley has met the standards to the maximum extent practicable.
- Standard 5 addresses land uses with higher potential pollutant loads with the previous NOI application there. Mr. Pearson believes this does not sound like a land use with a higher potential pollutant load.
- Standard 6 addresses protection of critical areas. The applicant had submitted information to demonstrate that their site is not located within a Critical Area.
- Standard 7 addresses redevelopment. This project does meet the definition of a redevelopment project, and for that reason they're required to meet some of the standards to the maximum extent practicable, which they've done.
- Standard 8 addresses providing a construction pollution prevention and erosion sediment control plan. The applicant has addressed some of the previous comments, so they feel that this standard has been addressed.
- Standard 9 requires an operation and maintenance plan for the stormwater BMPS. The applicant has submitted a plan and they addressed some comments provided with the previous NOI, so that has been addressed.
- Standard 10 requires an illicit discharge compliance statement and the applicant provided that as well.
- Mr. Pearson notes that he had provided a few other miscellaneous comments related to the design in general, but said that with the submission of this new NOI, they have addressed the

comments on the previous NOI and no further concerns.

Weston Sampson peer review comments Megan Kearns:

- Ms. Kearns reported that the project meets the performance standards for all the resource areas identified. She said there are quite a few; land under the ocean, coastal bank, land subject to coastal storm flowage. Crowley included a detailed discussion of compliance with the City of Salem's Wetland bylaw in relation to land subject to coastal storm flowage. There are no further comments on compliance with the Wetlands Protection Act performance standards or the City of Salem's performance standards.
- Ms. Kennedy reported that three different comment letters were received before the start of the public hearing and those have been uploaded to the public SharePoint file under the project folder.

The meeting was opened for public comment.

- Rodrigo Badaro, President of the North Shore Building Trades, representing thousands of families in the North Shore and members of the community of Salem. They said they are embracing this project because they are not merely building structures, they are laying down the foundation for a renewable energy hub that will power generations to come. Badaro added that Crowley has demonstrated dedication to environmental protection, safety, and community engagement. Fully support this project.
- Betsy Frederick, 93 Canal St., member of SAFE and SOWA, noted this is an improved stormwater management system and is happy to see the changes presented. They reported that the Planning Board was relying on the peer review for the Conservation Commission to provide feedback on stormwater management. Frederick noted that they have concerns about inundation in the neighborhood based particularly based on the two-foot elevation rise and the potential impacts to Fort and Derby Street, MS4 infrastructure. Frederick stated that short duration high intensity storms were not modeled nor presented.
- Mr. Barry confirmed that floodway flow will recede in the direction that it is flowing in from.
- Jeff Cohen, 12 Hancock Street, Ward 5 City Councilor spoke about the responsiveness of Crowley. They noted that this is a transformative project, and that they are working on workforce development with Crowley. Cohen added that New York, New Jersey, Virginia, and Maryland are all accelerating their permitting processes regarding wind terminals so it's important that Crowley is able to put a shovel on the ground as soon as possible.
- Tom Wall, Heat and Frost Insulators Local 6, representing members and their families who live in Salem as well as the North Shore Building Trades Council. Wall is looking forward to executing project labor agreements to create pathways to enter into careers with sustainable wages and benefits in the construction industry for members of the community, vocalized in support.
- Steve Kapantis, Salem, MA noted that Crowley was ill-prepared the last time they were in front of the board and declined a continuance. According to state law and city ordinance, they should be going through an appeal process rather than a new NOI. Kapantis noted that they are supportive of the project, but that rules need to be followed.
- Chairman St. Louis reported that the Commission has discussed this point with the Commission, DEP, and the City attorney's office. The Commission reviews every project on a case by case basis. Substantial changes need to be made for a reconsideration, which is why the issues were reviewed.
- State superseding order of conditions that are issued are subject to appeal and override any local conditions that the Commission may either through its standard conditions or special conditions applied to various projects. This project had substantial changes to the stormwater

and additional walkways which were concerns of the Commission directly as well as the community.

- Amy Kwesell, KP Law, serving on behalf of City Solicitor, agreed that everything Chairman St. Louis said. Added that the current NOI application is different because it addresses the deficiencies in the prior NOI. The prior NOI was denied under 310 CMR 10056C, which is a lack of information. The 21 days to issue an order of conditions can be extended by mutual agreement between the applicant and the City, which in this case was done in writing. The applicant chose to refile. It is Ms. Kwesell's opinion that this is properly before the Commission.
- Ben Shallop, 26 Upham Street, expressed their full support for this project. Shallop believes it is key towards the development of our region's infrastructure and reorient ourselves back towards looking towards the sea for our future, which has been Salem's historic role for the past 400 years and hopes the project can be expedited.
- Sarah Kostecki, 65 Washington Street, reported that they are very happy to see the improvements to the project since the last meeting. They support this project as a new resident and in the State of Massachusetts.
- Rafael Campusano, 20 Wisteria Street, a DC 35 Painters and Allied Trades member. Reported that they are in support of opportunity and excited for the project which they fully support.
- Andy Smith, identified as a small marina owner at Shetland Park property, reported that they are in favor of the project and the new local jobs that will be created.
- Mike Kououris, 52 Osgood St., expressed support of this project and the opportunity to get a decent job locally.
- Bob Blair, 39 Kittery Ave., Rowley, has been in business in Salem as a ship pilot for over 40 years. Father was a ship pilot in Salem as well. Congratulated Crowley for what they've done in working to address the issues that the Commission raised and the feedback from the peer review. They encourage the Commission to issue an Order of Conditions quickly.
- Flora Tonthat, 30 Northey St., member of SOAA, noted that Crowley has been communicative with the community and is excited about the changes and responsiveness. They support the project.
- Gina Fonte, Belmont, counsel for Crowley, wishes to echo the statements of Amy Kwesell, outside council for the city. Procedural requirements were reviewed with outside council, DEP, solicitor, etc. There were no missteps, missed deadlines, nor improper procedural steps taken relative to this. Commends Commission and those participating for hard work.
- Tom Evans, 24 Barry St., Danvers, has been piloting in Salem for 21 years, feels Crowley has done a great job and wants to echo the other ports and states that are moving forward on these projects.

*A motion to close the public hearing was made by Bart Hoskins, seconded by Tyler Glode, and passes 5-0.*

*Tyler Glode made a motion, seconded by Bart Hoskins, to issue an Order of Conditions subject to standard conditions, passed 5-0.*

**D. National Park Service – Derby Wharf- DEP# 64-### - Public Hearing** – Notice of Intent for the proposed stabilization of Derby wharf, floating dock and deck repair, replacement of pilings, water line repair, and utility, building, foundation, and landscaping maintenance. Proposed work is 163-173 Derby Street, Map 35, Lot 0408-0, located within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

Ms. Kennedy reported that the proponent would like to continue the discussion at the next meeting on December 19<sup>th</sup>.

A motion to continue the discussion to the next public meeting was made by Bart Hoskins, seconded by Tyler Glode, and passes 4-0.

**E. RDA Flint Street Pole Installation – Request for Determination of Applicability**, BSC Group on behalf of Massachusetts Electric Company, for the proposed installation of one new utility mid-span pole with a feeder monitor. Proposed work is located across 73 Flint Street, approximately Map 26, Lot 0003 in Salem located within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

- Sonora Lovelace Desalle with BSC Group, on behalf of the Massachusetts Electric Company was present to discuss the project.
- The scope of work is installation of a single utility pole along Flint Street in Salem within the land subject to coastal storm flowage. The pole will be installed by auguring a hole to the depth of 6 feet. Any excavated soils will be used as backfill in the hole and any excess will be removed from the site and disposed of properly. The entire installation of the pole will disturb approximately 4 square feet. The area will be stabilized and restored post construction and best management practices will be implemented to avoid impacts to resource areas. The pole is being installed within the pavement to minimize impact to flood storage.

There were no comments from the Commission or the public.

Bart Hoskins made a motion to determine of negative applicability, -2, -6, seconded by Tyler Glode, passes (5-0).

### III. OLD | NEW BUSINESS

**B. Request for Certificate of Compliance – 71 Columbus Ave, DEP# 64-767**

- Bill Manuel, from Wetlands and Land Management in Danvers, was present to discuss the project, which was a 13 x 36 edition off the existing house. The work was done as-built plan was submitted to Ms. Kennedy. It was built precisely as it was approved.
- There were no comments from the Commission or the public.

A motion was made to issue a Certificate of Compliance by William Jacob, seconded by Bart Hoskins, and passes 5-0.

**C. Request for Certificate of Compliance – 417 Lafayette Street, DEP# 64-683**

There was no one in attendance for this project.

**D. Request for Certificate of Compliance – 435 Highland Ave, DEP#64-678**

- David Robinson with Civil Engineers, Land Surveyors and Landscape Architects for the LIFE Storage renovation project was present to discuss the project.
- The project is to demolish the old LIFE storage facility and construct a new beautiful building in a similar footprint and parking lot, and provide drainage improvements and landscaping.
- Site visits over the summer confirmed landscaping was complete. One dead tree needs to be removed and will be this month.
- Site plan review was done through the City.
- Chairman St. Louis noted that the landscaping is effectively a perpetual condition.

There were no comments from the Commission or the public.

A motion was made to issue a Certificate of Compliance by Bart Hoskins, seconded by Tyler Glode, and passes 5-0.

**E. Emergency Certificate Ratification – 78 Bay View Ave**

Ms. Kennedy reported that the work has been completed. Significant sinkholes were stabilized. A vote is needed to ratify the issuance.

A motion was made to ratify the emergency certificate by Bart Hoskins, seconded by Tyler Glode, and passes 5-0.

**F. Extension Request 1-3 East Collins Street, DEP #64-681**

There was no one in attendance for this project.

**G. Request for Certificates of Compliance: NSCDC Lighthouses**

34 Peabody Street, DEP# 64-722

47 Leavitt Street, DEP# 64-721

38 Palmer Street, DEP# 64-720

- Eileen Bogle, Director of Real Estate at North Shore CDC. Steve Francesca with Niche Engineering was also present.
- Mr. Francesca noted that they are requesting a certificate of compliance for 34 Peabody St., DEP# 64-722, a multi-unit affordable housing dwelling. The lot is subject to coastal storm flowage and as built of the site and the final product was submitted to the Commission along with a letter certifying to the certificate that the project was completed within the approved within the order of conditions.
- The second project is 47 Leavitt St., DEP #64-721, a multi-unit affordable housing structure. The project provided in as built and a letter certifying that the project met the requirements of the order of conditions and that the project is completed as approved
- The third project is 38 Palmer Street, DEP# 64-720, a parking lot which was the reconstruction of an existing parking lot formalizing the parking to serve these two units that are part of the North Shore Community Development projects. The as-built plan was submitted to the office along with the letter certifying compliance with the order of conditions and the project has been constructed to those conditions.
- It was confirmed that flood warning signage is in place.

There were no comments from the public or the Commission.

A motion was made to issue a Certificate of Compliance for the three projects by Bart Hoskins, seconded by Tyler Glode, and passes 5-0.

**IV. OTHER UPDATES**

**A. Communications from City Solicitor relative to Request for Public Involvement Plan (PIP)**

Designation for: Vacant Parcels 12 Cedar Road, 14 Cedar Road, and 14 Barnes Road, Salem, MA (RTN

3-38273) & 16 Barnes Road, 9, 12, 14, 15 and 16 Cedar Road, Salem, MA (RTN 3-38210)

- Ms. Kennedy reported that this is a request to be involved in a public involvement plan. The three main reasons are for awareness of the site, commissions and different remediation options, community input process and transparency throughout the process and the clean up. The city solicitor also has an update on the Salem website page that will bring to this public involvement process.

The Commission took no action on this item.

**B. Draft 2024 Calendar – Regular Meeting Schedule**

A motion was made to vote in the 2024 calendar by Tyler Glode, seconded by William Jacob, and passes 5-0.

**V. APPROVAL of MINUTES**

Draft September 19 Meeting Minutes

A motion was made to approve the September 19<sup>th</sup> meeting minutes by Bart Hoskins, seconded by Tyler Glode, and passes 5-0.

**VI. ADJOURNMENT**

A motion was made to adjourn the meeting by Tyler Glode, seconded by Bart Hoskins, and passes 5-0.