



CITY OF SALEM CONSERVATION COMMISSION

NOTICE OF MEETING

Notice is hereby given that a meeting of the Salem Conservation Commission will be held on February 20, 2024, at 6:30 p.m. **via remote participation in accordance with Chapter 107 of the Act of 2023.**

DRAFT MEETING MINUTES

Bart Hoskins opened the meeting at 6:30 pm

Notice regarding 411 Lafayette Street Notice of Intent: While abutters were notified that a public hearing for this matter would be held at this meeting, due to a procedural error this hearing will be scheduled for a future meeting and abutters will be renotified accordingly.

I. ROLL CALL

In attendance: Bart Hoskins, Tom Campbell, Tyler Glode, William Jacob, Judith Kohn

City Staff: Daniel Collins (1)

II. REGULAR AGENDA

- A. 106 Broadway DEP# 064-0789 - (Continued from January) Public Hearing – Notice of Intent** – for Joseph Gagnon. & Maria K Gagnon, 20 Leblanc Drive, Peabody, MA for the property located at 106 Broadway Street, Salem MA. Proposed work includes the renovation and expansion of a residential dwelling, new driveway, parking lot and associated grading and landscaping, located within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

Joseph Gagnon was present to discuss. Highlights include:

- Mr. Gagnon described the changes requested by the Commission at the last meeting; retention area changed from horizontal to vertical, signage regarding wetland area, and snow accumulation over 20 inches to be moved off-site.
- All changes are shown on the plan provided.

There were no comments from the public.

Tyler Glode made a motion, seconded by Judith Kohn, to issue an Order of Conditions subject to the standard conditions as well as special conditions; signage and snow accumulation management, and passed 5-0.

- B. 52 Forrester Street DEP# 064-0### -Public Hearing - Notice of Intent-** for Dominic Pezzulo, Circle Hill Builders, LLC, Beverly, MA for the project located at 52 Forrester Street, Map 41, Lot 224, Salem MA for the proposed construction of a building addition to a single-family residence, enlarged driveway and parking, and demolition of existing detached garage. The project is located within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection & Conservation Ordinance.

Bob Griffiths was present to discuss. Highlights include:

- The subject property is located within AE flood zone elevation 10.
- The parcel is 45,000 square feet with a single-family residence and garage.
- The proposal is to convert the property from a single-family use to a two-family use.
- The applicant has approval from the ZBA.
- The entire property is between elevation 7 and 8. The lot itself is fairly level.
- Since the value of the property will be increasing more than 50%, we are required to bring the building into compliance with current zoning regulations.
- All mechanical equipment for both the existing building and new addition will be brought to a higher level, and converting the existing basement to a crawl space which will include flood vents, also included on the addition. The building will also be made more energy efficient.
- Runoff will be directed to the drywell.
- Landscaping improvements will be included.
- The plan includes the flood vents, roof leaders, dry wells, etc.
- Mr. Griffiths confirmed that both finished floors are above the current building code requirement.
- The existing garage is on a slab.
- There is a loss of impervious surface.
- There will be a grate over the tank. Mr. Glode noted it will need continued maintenance to avoid being filled with sediment.

There were no comments from the public.

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

Tyler Glode made a motion, seconded by Tom Campbell, to issue an Order of Conditions subject to a special condition that the dry well be maintained to ensure operation to its full capability, and passed 4-1. Ms. Kohn voted no based on her feeling that construction in the floodplain is not a good thing and that finished floor elevations should be further above the floor elevation as they are required in Boston and, she thinks, the building code.

- C. 40 Bridge Street – DEP# 064-0###- Public Hearing - Request for Determination of Applicability-** for 40 Bridge Realty, LLC., Beverly, MA, for the property located at 40 Bridge Street, Map 32, Lot 210, Salem, MA. Proposed work includes renovation and building addition, walkways, parking, drainage improvements and landscaping, within an area subject to the Wetlands Protection Act MGL c131§40 and Salem’s Wetlands Protection & Conservation Ordinance.

Peter Lutz and Bob Griffiths were present to discuss the project. Highlights include:

- The property is roughly 3.7 acres in size with 175 feet of frontage on Bridge Street.
- The high-water mark from the North River clips a small section of the subject property.
- AE elevation 10 was depicted on a plan shown. Buildings 1 and 2 are above the flood elevation

10. The Salem regulations require review within a 100 foot of the river.
- Building #2 will be renovated with enhanced efficiency, roof overhang, new fire suppression system, etc. The number of rooms will remain the same. A 1,600 sq ft. addition will be added near Bridge Street to make the structure look more prominent.
 - Additional parking and traffic islands with landscaping will be added.
 - Runoff will be directed to a drywell and a rain garden. Runoff will be treated in in infiltration system. Any runoff not captured will flow to a drain on Bridge Street.
 - Mr. Lutz noted that the building layout is staying the same, except for a 5” pushout towards Bridge Street.
 - Ms. Kohn noted that it would be helpful to see a site plan or landscape plan.
 - Parking spaces were lost due to the traffic island, so they worked to provide additional parking in rear. There are 82 spaces total for 57 rooms.
 - Traffic islands will include an ornamental tree and shrubs.
 - There is 4,116 sq ft of new impervious surface area.
 - There is less than an acre of limit of disturbance area.
 - The yellow line depicted is the coastal floodplain and the red line is the 100 ft buffer from the river.
 - A portion of the parking area and the rain garden are the new features within jurisdiction.
 - Mr. Glode inquired as whether a different surface for the ramp may be more useful. Mr. Lutz clarified that the ramp was only used rarely for emergency surface.
 - Ms. Kohn noted that it looks like micro-grading may be necessary to avoid flooding, and noted that those changes could be done in the field.
 - There was discussion about whether this project would be a RDA and what performance standards there are.

There were no comments from the public.

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

Tyler Glode made a motion, seconded by Tom Campbell, to issue a determination of -3 and -6, and passes 5-0.

III. OLD | NEW BUSINESS

There were no items under old/new business.

IV. OTHER UPDATES

Salem Sound Coastwatch & Division of Marine Fisheries- Eelgrass Study, Cat Cove Lab. Information was unavailable. Mr. Collins said he would follow-up with the conservation agent on the item.

MACC 2024 Annual Conference March 2 – Bart Hoskins indicated the City will pay for any classes the Commission wishes to take. Mr. Collins encouraged members to reach to out to him, Tom Divine, or Amanda Chiancola with any questions.

V. APPROVAL of MINUTES

Draft January 16 Meeting Minutes

A motion was made to approve the January 16th meeting minutes by Judith Kohn, seconded by Tyler Glode, and passes 5-0.

Mr. Glode announced that he has not renewed for another term on the Conservation Commission. The Board discussed the need for more volunteers and acknowledgement of the service they provide, and the desire to have a civil engineer on the Commission.

VI. ADJOURNMENT

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

Approved by the Salem Conservation Commission on 4/16/2024.