



CITY OF SALEM CONSERVATION COMMISSION

NOTICE OF MEETING

Notice is hereby given that a meeting of the Salem Conservation Commission will be held on December 19, 2023, at 6:30 p.m. via remote participation in accordance with Chapter 107 of the Act of 2023.

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, Judith Kohn

Absent: Dan Ricciarelli (1)

City Staff: Kate Kennedy (1)

II. REGULAR AGENDA

A. National Park Service – Derby Wharf- 163-173 Derby Street - DEP# 064-0787 – 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.

Bill Fuchs presented from Wetlands and Land Management. Jennifer Harden, Park Superintendent and Gavin Gardner, Chief of Resources were also present.

Highlights include:

- Project based and programmatic NOI for all routine operations on the site.
- Locust map includes Derby Wharf and the Salem Maritime Historic Site. The wetland resource area includes the buffer zone (ocean), Area of coastal storm flowage (FEMA flood hazard zone AE), area subject to wave action, and coastal beach.
- Project has four general components; wharf stabilization and repair, a water line repair, some work on the central wharf and normal park operations.
- Wharf stabilization and repair is needed to reduce future wharf damage and impacts to resource areas. Materials have been lost to sea floor, and stones have shifted or removed due to wave action

because the fill is higher than the retaining walls.

- Part of the project includes planning chinking stones with the wharf.
- Hand placing grout bags and stone into the spaces will be used to fill the gaps. This work is largely done by hand, but there may be a mechanical assist from the upper surface of the wharf or mud flats for larger stones.
- The wharf has both stone walls and areas of wooden walls and bulkheads.
- Bulkheads are leaking, and holes and voids should be sealed with flowable fill.
- Areas with significant erosion will be back filled with filter fabric placed flowable fill to top of surface of wall.
- The proposal includes the installation of a 18x24x48 granite block along the Derby Wharf Path. Previously approved granite blocks have shifted around significantly so they will be partially placed underground and then supported by fill to reach level area.
- Coping ties will be installed to hold together granite blocks. Others have corroded or are misplaced. To replace, they propose to cut out damaged ties, drill holes, and install new ties with mortar.
- Proposal includes the removal and replacement of diagonal timber bracing, deck planks, hardware, fenders and piles.
- In the future, there may be a need to replace pilings acting as bumpers along pier.
- The repair of the Derby Wharf cement pad will include filling voids and cracks with grout and filling the underneath cement pad.
- Water Line/Hydrant repair includes 20' of excavation to remove a damaged water line.
- Central Wharf Floating Dock also needs repair and pile replacement by removing the dock completely for repairs and remove 24" pilings, and replace with new, and shifting slightly to a new location.
- Programmatic/Routine operations are intended to maintain and repair wharf surfaces.
- Erosion will continue and they hope to resurface the wharfs by hand or using small equipment to level out surface, and if any blocks or shifted, will replace.
- They hope to maintain and conduct routine repair wharf walls, ramps and bulkheads as needed during the life of the NOI.
- Routine Park Operations, Maintain Landscapes include application of fertilizer, mow lawn, replaced trees as needed.
- Paved and unpaved paths are maintained and repair as are sidewalks, roads and other pavement, edging and curbing.
- They would like to install and remove permanent and temporary fencing.
- There are a number of signs on surface and adjacent lawn, and anticipate removing and replacing or moving them in future.
- There are a number historic and non-historic buildings, and would like to maintain and repair such as painting, roofing, and repairing foundation to above ground portions of structures.
- They would like to replace above water areas of wharves, floating docks, pilings, gangways, mooring structures, mooring lines, and vessels including the Friendship of Salem
- This component also includes utility and water lines, which they would like to be able to maintain.
- There will materials and equipment stored or staged on lawn, as well as storage within structures and stage such as fuels, paints, solvents, pesticides, wood preservatives, and other chemicals.
- Furnishings, tents and other temporary structures are often placed on the wharves and lawns.
- Trash, debris, and wrack from lawns wharves and beach are removed.
- There is management invasive plants and hazardous species like yellow jackets and poison ivy through use pesticides and insecticides.
- Routine special events include public access, public programs, special events, mooring vessels, mooring lines, Friendship of Salem, and other vessels.

- Buildings and park are also used as work spaces.
- Chairman St. Louis inquired about the length of pier will have flowable fill. Mr. Fuchs reported that they are not pouring concrete. They will be pouring flowable fill which is impervious and not as rigid a surface so it is stable but still reigns porous, does not create as much runoff as concrete would. Installing 800 linear feet is proposed on Derby Wharf proper. Grassed areas will remain.
- Ms. Kohn noted that the project looks overdue and much needed. She inquired about the longevity and duration of the work and could project updates be provided. Mr. Fuchs said the work is expected to be completed within one year.
- Ongoing park operations will continue on annual basis for NOI.
- Mr. Fuchs noted that in the future they expect to have to raise the wharf significantly to account for increased storm intensity and sea level rise, but do not know when that project is likely to happen.
- Mr. Fuchs encourage the Commission members to come for a site visit, and their contract requires a site visit prior to construction.
- Mr. Campbell inquired about the type of mechanical assistance needed to move some of the heavier material. Mr. Fuchs reported that it is likely to be a medium size backhoe, though may need to use something slightly larger. They are very careful about where they travel.
- Jennifer Hardin, Park Superintendent, reported that the life cycle of the project is expected to be 5-10 years and that they are working on longer term approaches to build in resiliency into the wharfs. They are still going through an assessment, but will come back before the Commission to update on that process.
- Structural studies show the foundation of wharf would start sinking in mud if raise any more than that.
- There were no comments from the public.

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

Judith Kohn made a motion, seconded by Tom Campbell, to issue an Order of Conditions subject to standard conditions and the applicant returning after a site visit prior to construction and prior to a request for a Certificate of Compliance, and passed 5-0.

III. OLD | NEW BUSINESS

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

Scott Patrowicz was present to discuss. Highlights include:

- Project included the construction of a pier which was seen by Ms. Kennedy.
- The pier goes from the sea wall with some piles constructed by JJ Welding. The pier is built on stops so that the float is still in the air during changing tides.
- The pier matches the plan that was approved.
- Salt marsh grass restoration was also completed.
- Ms. Kohn asked Ms. Kennedy to weigh in on the site visit. Ms. Kennedy reported that the migration of the salt marsh met what was required. She reported that the state is requiring a different path which is disincentive to restoration work, so was satisfied that the marsh hadn't migrated further, requiring further permitting. Public access signage was included to comply with Chapter 91, and there is spacing on the pier for sunlight as part of best practices.

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

IV. OTHER UPDATES

Projects and Opportunities

- Ms. Kennedy reported that she is in touch with the Sustainability Director to come before the Commission to provide updates on a handful of different projects.
- She also reported on some of the coastal zone management work happening on Palmer Cove Park.
- She added that Salem Coastal watch has a number of volunteer opportunities available.

Councilor Jeff Cohen, 12 Hancock Street, was recognized. He reported that this was his final day as liaison. He said that the Commission is likely to be impressed by the work underway by Neil Duffy and expressed his gratitude to the Commission for their work.

Chairman St. Louis reported that this will be his final meeting as he is stepping down from the Commission.

Ms. Kennedy and the Commission thanked Chairman St. Louis for his time and expertise.

V. APPROVAL of MINUTES

Draft November 19 Meeting Minutes

A motion was made to approve the November 19th meeting minutes by Bart Hoskins, seconded by Tyler Glode, and passes 4-0, with Ms. Kohn abstaining.

VI. ADJOURNMENT

A motion was made to adjourn the meeting by Chairman St. Pierre, seconded by Bart Hoskins, and passes 5-0.