



CITY OF SALEM CONSERVATION COMMISSION

NOTICE OF MEETING

Notice is hereby given that a meeting of the Salem Conservation Commission will be held on July 21, 2026, at 6:30 p.m. **via remote participation in accordance with Chapter 2 of the Act of 2025.**

MEETING MINUTES

The meeting was opened at 6:30 pm.

I. ROLL CALL

- *In attendance:* Tom Campbell, Emmet Coston, Lucia DelNegro (left the meeting at 7:04pm), Graeme Marcoux (joined the meeting at 6:35pm), Dayton Marchese, Dan Ricciarelli, and Bart Hoskins

City Staff: Rachel Vresilovic

II. REGULAR AGENDA

A. 262C Loring Ave & 8 Harrison Road #64-825- Withdrawn by the Applicant

B. 262C Loring Ave & 8 Harrison Road #64-831 – Public Hearing – Notice of Intent for David Gillespie, AvalonBay Communities Inc, for the demolition of existing building and the construction of new multi-family residential buildings with associated infrastructure, and stormwater improvements. The site is located at 262C Loring Ave & 8 Harrison Rd at Salem State South Campus, (Map 31, Lot 1 & 327) within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection and Conservation Ordinance.

Joe Carrenti with Correnti and Kolick, attorney representing Avalon Bay and Winn Development, Andrew Thibault with Goddard Consulting, Dylan Erickson with Weston and Sampson, Steve Senna with Winn Development, and David Gillespie with Avalon Bay, and Jen Ng and Mark Klopfer with Klopfer Martin Design were present to discuss the project:

- Mr. Carrenti reported that they have withdrawn DEP #64-825 and refiled. He noted that this is the 6th or 7th time the project has been before the Commission since February. He noted the great feedback from the Commission and the public. He acknowledged that there are Commission members who did not have the benefit of the prior meetings and wants to be respectful of that.
- Mr. Thibault summarized the project timeline and improvements that resulted from the stormwater peer review, Commission meetings, and public input.
- DEP noted that the first DEP project file should be correctly withdrawn.
- The new project file is a fully coordinated drawing package which includes all prior commitments and all record documents.
- The existing conditions were reviewed.

- The riverfront area and buffer zones and a rendering of the overall development plan was shared.
- The project includes both adaptive reuse and new buildings.
- A standalone improvements plan was shared which shows all the Forest River riverfront area and trailhead area improvements. Graphics were shared. There were also commitments made that were outside of wetland jurisdiction such as signage, bike racks, outdoor gathering area, and trash and dog bag dispensers.
- An invasive species management plan has been designed as well as mitigation areas within the Forest River area. The proposed plant list was shared. A two-year monitoring plan has been proposed.
- A full civil set plan was included in this filing.
- Ms. Vresilovic has prepared a draft Order of Conditions. The applicant did not have any questions on the draft.
- Ms. DelNegro thanked everyone and noted that she was very pleased. She only had minor comments. She said condition #53 should read Naumkeag "land" not tribe. Condition #44 has a 70% survival rate. Condition #15 had "to the extent practicable" removed. The 25ft. signs in the middle of the wetlands were removed.
- Proposed trailhead improvements include stabilized compacted earth, removal of exposed liner and replacement of surfacing. Ms. Ng said the proposal should keep the trail profile intact. Ms. DelNegro said the trail liner may not need to be ripped up as it was installed to address stormwater runoff.
- Ms. Vresilovic noted that all the public comments for the previous filing have been shifted to this filing.

The meeting was open for public comment and there were no comments or questions.

A motion to close the public hearing was made by Dan Ricciarelli, seconded by Graeme Marcoux, and passes 7-0.

A motion to issue an Order of Conditions with special, additional conditions 42 through 66 was made by Dan Ricciarelli, seconded by Graeme Marcoux, and passes 6-0.

C. Bay View Ave seawall improvements - Public Hearing – Request for Determination of Applicability for Jay Carroll, City of Salem Engineering Department. The project consists of replacing an existing sidewalk along Bay View Ave, and replacing the stone beach access ramp with revetment stones to deter erosion. It will also add rip-rap stone to the back of the existing seawall. The work is located at the Bay View Ave Beach (Map 45), within an area subject to protection under the Wetlands Protection Act and the Salem Wetlands Protection and Conservation Ordinance.

Greg St. Louis representing the Salem Engineering Department was present to discuss the proposal:

- Mr. St. Louis noted that the City Engineering Department is proposing a scope of work to temporally stabilize areas that are being eroded by astronomical high tides and wave action. At this location, a sidewalk replacement is being proposed with a standard curb reveal to complement the existing beach ramp.
- Mr. St. Louis believed the existing beach ramp is a failed combination of pavement and sand and gravel. The City proposes stabilizing the area along with larger granite revetment stones. Eroding topsoil would be replaced with four-six-inch-deep gravel.
- An aerial plan showing the areas of proposed work was shared.
- At one point, the area was asphalt.
- There are no new areas of impact. The hope is that the new curb and sidewalk will help stabilize the roadway and prevent cars from parking on the grass in this area.

- This project is proposed as a temporary stabilization project to prevent future erosion and restore beach access.
- The City's Engineering office is requesting a negative determination.
- Both abutters are supportive.

The meeting was open for public comment.

- Scott and Amelia Mountain, 60 Bayview Avenue, inquired about a new sidewalk causing splash-back to his garage due to the wave action in that area. He asked if the boat ramp was going to remain accessible. Mr. St. Louis said the grades will be maintained at the current elevation.
- Mr. St. Louis said there is some grade now that deflects down to the ramp at a natural low point to the intersection.

Ms. Vresilovic noted that Mr. Campbell and Mr. Coston could not vote on the project as they were not in attendance for a previous meeting when this item was on the agenda.

A motion to close the public hearing was made by Dan Ricciarelli, seconded by Graeme Marcoux, and passes 4-0.

A motion to issue a negative 2 and negative 6 determination was made by Dan Ricciarelli, seconded by Dayton Marchese, and passes 4-0.

D. 54-56 Margin Street, 5 High Street, 20-24 Endicott Street #64-832 – Public Hearing - Notice of Intent for Harborlight Homes, for a redevelopment of multiple parcels into affordable housing and shelter beds with service. The site is located at 54-56 Margin Street, 7 High Street & 20-24 Endicott Street (Map 25, Lots 595 & 597) within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection and Conservation Ordinance.

Andrew Defranza from Harborlight Homes and Jim Thorne with Green International Engineering were present to discuss the project:

- Mr. Defranza said the project is a redevelopment project in the old Saint Mary's block. The projects includes 53 supportive housing units, which are small microunits or formerly homeless individuals. There are already 12 units on Endicott Street. There will be 41 new units and 70 shelter beds with programming space on the site for Life Bridge.
- The project will preserve Saint Mary's Church on 54 Marsden Street and the façade on 20 Endicott Street. The former Christopher Columbus Society building and community building will be demolished as part of the project.
- The building will have specialized energy code standards with rooftop solar, EV charging and all electric ready systems.
- The project will not increase flood elevations runoff velocities. The applicant intends to engage on a high level on the flood question and performance standards. The project will be designed to the 2070 flood conditions with residential areas above the design flood elevation. The garage will be designed to accommodate flood waters. There will be storm water improvements including infiltration, water quality treatment and peak flow attenuation. The site is a highly developed urban property.
- The site plan showing the resource areas was shared. A detailed grading plan was also reviewed.
- Google Street View photos of the location were shared.
- The site layout materials were viewed. There will be permeable brick and pavers.

- A subsurface chamber system will be installed under the parking garage to capture the area behind the building as well as portion of the roof of the building. An outfall structure will tie into the municipal system in the roadway on Endicott Street. Catch basins and drywells are included in the plan.
- The lobby elevation is 10 ½. Habitable floors are well above that, at the C-ROD requirements.

There were no comments or questions from members of the public.

- The project has been before the Planning Board. The project is under the new 40R district and there will be a joint hearing between the Planning Board and DRB this week.
- There will be a peer review regarding the City's capacity, stormwater management, and civil plans.
- Mr. Hoskins and Mr. Ricciarelli noted that given the size of the project, they should wait for the peer review before rendering a decision. Ms. Vresilovic noted that the only resource area on the site is land subject to coastal storm flowage and believes that the civil peer review should be adequate.
- The applicant said there is no timeline for the peer review yet.

A motion to continue the public meeting until the August 18th meeting was made by Dan Ricciarelli, seconded by Tom Campbell, and passes 6-0.

III. OLD | NEW BUSINESS CONTINUED

1. 0 Story Street #64-727- Minor modification request

Stephen Lovely was present to discuss the request:

- The previously approved barn was permitted to be constructed on a slab, but the intention was to have a basement for storage.
- The plan was shared and reviewed.
- The previous modification was to slightly shift the location of the barn.
- Mr. Ricciarelli raised the potential issue of groundwater and potential buoyancy issues.
- Ms. Vresilovic noted those issues would have shown up on an as-built plan.
- The footings are the same, but they are now deeper.
- The basement would be 8'6" deep. Access to the basement will be on the south side of the barn. The stairs are on the inside of the barn.

A motion to approve the minor modification was made by Graeme Marcoux, seconded by Dan Ricciarelli, and passes 6-0.

2. 20 Pierce Ave #64-821- Minor modification request

Matt Wozniak from National Grid, Jason Chrzanowski from GEI, and Kellen Concewitz from VHB were present to discuss the request:

- The site plan was shared and reviewed. The applicant has previously requested a limit of disturbance of 101,000 SF.
- Following the approval of the plan, additional improvements were requested such as the additional of a nitrogen tank with a 16x26 ft foundation and a 20x40 ft storage building.
- Mr. Wozniak said they tried to fit the additional structures into the existing limits of disturbance, but

underground utilities prevented that location.

- The new area is 287 SF which is 0.2% of the whole disturbed area. The entire site has an impervious cap to manage the historic use of the site so it is all considered impervious so there is no change to impervious surface.
- The foundation for the nitrogen tank is in the process of being designed. The cap is two feet below grade so is likely to be impacted.
- Mr. Chrzanowski said they will need to coordinate with DEP when work is being done below the cap. The work will be done with supervision and worker protections in place. Soil will be either taken to an offsite facility or put back afterwards and the cap will be restored. He said there is a deed restriction on the property that includes provisions to require the work be done in a manner that meets state environmental regulations.
- Mr. Hoskins said he did not see a reason to change the Order of Conditions for the proposal. Ms. Vresilovic agreed and noted that she wanted the Commission to review the proposed changes.
- There are existing nitrogen tanks on site. This is a new one for redundancy and backup.

A motion to approve the minor modification was made by Graeme Marcoux, seconded by Tom Campbell, and passes 6-0.

3. 57 Memorial Ave #64-771 – Request to Extend Order of Conditions

Scott Patrowicz was present to discuss the request:

- Mr. Patrowicz requested more time for this project. He said they are still working through the Chapter 91 process and with the Army Corp. He requested a three-year extension.

A motion to extend the Order of Conditions for three years for DEP #64-771 was made by Dan Ricciarelli, seconded by Graeme Marcoux, and passes 6-0.

4. 11 Strongwater Drive #64-749 – Request for Partial Certificate of Compliance
5. 13 Strongwater Drive #64- 743 – Request for Partial Certificate of Compliance
6. 15 Strongwater Drive #64-748- Request for Partial Certificate of Compliance

Chanel DeBiase was present to discuss the Strongwater Drive requests:

- Ms. Vresilovic noted that she completed her site visits and that that grass is now growing.
- Ms. DeBiase noted that the only outstanding item had been the continued establishment of new grass. She said she requested a partial Certificate but understood that a full Certificate could be entertained.
- The homes have sold. Ms. DeBaise said it is now the homeowner's responsibility to water the grass. She said there is language in the deed that the homeowners are responsible for maintaining their property.
- Ms. DeBiase said the grass is established, but that some areas aren't at 100%.
- Ms. Vresilovic said the required erosion controls and wetland markers are in place. She shared her photos of the site.
- Ms. DeBaise said they have contracted with Maureen Cameron to do weekly inspections of the site.
- The riprap slope was installed to help with stabilizing the slope.
- Ms. DeBaise said that #13 and #15 have sub subsurface systems tied to the gutters that will help with runoff into the resource areas.
- Ms. DeBaise said they provide the homeowners with water recommendations, but that some owners

are better than others in regard to lawn maintenance.

- The developers hope the subdivision will be completed by end of 2027.

A motion to issue a Certificate of Compliance for lots 11, 13, and 15 was made by Dan Ricciarelli, seconded by Tom Campbell, and passes 6-0.

7. MACC FY27 dues request

- Ms. Vresilovic requested \$662.00 in dues for the annual MACC membership. She said there is plenty of money in the Conservation Commission fund to cover the cost, she believes roughly \$40,000.00.
- She said the membership provides discounts for conferences, webinars, and training.

A motion to approve the disbursement of \$662.00 for the annual MACC membership was made by Dan Ricciarelli, seconded by Graeme Marcoux, and passes 6-0.

IV. MEETING MINUTES

1. March 17, 2026 meeting minutes
2. April 21, 2026 meeting minutes
3. May 19, 2026 meeting minutes
4. June 16, 2026 meeting minutes

Ms. Vresilovic noted that members do not need to have been present at the meetings to vote approve them.

A motion to approve the meeting minutes for the March 17th, April 21st, May 19th, and June 16th meeting minutes was made by Tom Campbell, seconded by Dayton Marchese, and passes 6-0.

V. ADJOURNMENT

A motion to adjourn the meeting was made by Dan Ricciarelli, seconded by Graeme Marcoux, and passes 6-0.