



# Town of Danvers Conservation Commission

1 Sylvan Street, Danvers, Massachusetts 01923 | p: 978-777-0001

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## Conservation Commission

### Members:

Peter Wilson, Chair  
Ann McGill  
Mike Splaine  
Vanessa Curran  
Jonathan Gawrys  
Mary Haight

## July 27, 2023 7:00 p.m. Conservation Commission Meeting

Meeting called to order at 7:00PM

Called to order by Peter Wilson, Chair. Board in attendance Peter Wilson, Ann McGill, Michael Splaine, Vanessa Curran, Jonathan Gawrys. Absent: Mary Haight.

Staff present: Georgia Pendergast

### **Notice of Intent [310 CMR 10.05 (4)]**

**15 Beaver Park Road/229 Maple Street; DEP File No. 14-1400 - Request to Continue to August 10<sup>th</sup>, 2023**

**Applicant: Stephen King, Town of Danvers DPW**

Motion to continue to 15 Beaver Park Road/229 Maple Street; DEP File No. 14-1400 to August 10, 2023 made by Michael Splaine. Seconded by Vanessa Curran. All in favor. Jonathan Gawrys did not vote.

### **Notice of Intent [310 CMR 10.05 (4)]**

**152 Endicott Street; DEP File No. 14-1402**

**Applicant: Pete Doucet**

Bob Clark (Project Engineer – Allen and Major)-presented virtually on behalf of Torrington Properties. Also present virtually Pete Doucet (Torrington Properties Construction Manager); Gregg Mikolaities (engineering consultant). Provided overview of existing conditions and buildings and layout being proposed, including dimensions and number of floors, parking spaces and full site design. Gaining access to site via paper street Chalet Court; access removed from Endicott Street (prior access to site). Noted all wetland, riverfront and buffer zones at property; overview of grading provided; drainage plan presented. Will provide wetland replication; riverfront area restoration. Grant easement to Town for future municipal pump sewer station. Discussed Conservation Commission history at the property. Project under peer review by Hancock Engineering.

Mr. Splaine-issue with location of road-will that affect what was presented? Fidelity as tenants-moving from existing location? Chambers replace detention/retention areas? Installation of chambers affected by water table.

Bob Clark-no. Location of road within 1972 easement; does not go beyond those limits. Do not know if in addition to existing Fidelity or location change. No detention on site. This is new system. Not affected by water table-site being lifted up. Fill brought in to raise elevation.

Ms. McGill-what are you using for fill? Dropoff at edge of riverfront?

Bob Clark-clean fill-will be tested. Utilizing existing soil onsite and importing as needed with paperwork. 5' high wall around area noted on plan to address edge in question.

Ms. Curran-review of wetland areas where road will be and replication area? Ratio?

Bob Clark-noted wetland line and road access; replication area. Requires 1.5:1 – plan exceeds that.

Mr. Wilson-replication area already wetlands? 5' high wall-drop off on seaward side? Erosion controls? Snow storage? Noted objections from abutters regarding placement of street at Planning Board meeting. Plan B if change is needed? Access into site on Endicott Street that was used by Denny's no longer allowed?

Bob Clark-flags on plan and lines delineated. Wall stays out of gas easement. Noted on plan where wall will be and rationale behind wall design. Erosion control measures around perimeter. Noted islands that can be used for snow storage; will move snow offsite as needed. Hoping all can work through issues with abutters.

Gregg Mikolaities-Chalet Court location is per 1972 road layout; talking with abutters about access in and out of their driveway. Chalet Court layout cannot change-we cannot move it.

Ms. Curran-who are abutters?

Bob Clark-owners of Bed, Bath and Beyond; Salem Five Bank; McDonalds. Correct-no longer allowed. Endicott Street access considered temporary grandfathered access so will be removed. Chalet Court only access to site. Worked with MassDOT and they wanted access at Chalet Court. Outlined rationale behind MassDOT feedback. Property boundary on plan. 40' easement granted to Town in 1972 as paper street.

Mr. Splaine-what will Hancock be addressing?

Staff-review application; ensure regulations of Wetlands Protection Act are being met. Not looking at stormwater or compensatory flood storage. Spoke with Town Engineer Stephen King about reviewing with him. Planning Board voted for peer review regarding traffic. Hoping to coordinate in time for August 10 to have site visit with Hancock and then board.

Bill Bradstreet (Town Meeting Member Precinct 1)-snow melt into retention tanks? Concern with snow that melts.

Bob Clark-basins at lower elevation to capture sand, debris. System designed for this. All part of operations management report.

Mr. Wilson-set up site visit between now and August 10, 2023.

Motion to continue 152 Endicott Street; DEP File No. 14-1402 to August 10, 2023 made by Vanessa Curran. Seconded by Ann McGill. All in favor. Jonathan Gawry's did not vote.

**Notice of Intent [310 CMR 10.05 (4)]**  
**130R Water Street; DEP File No. 14-1403**  
**Applicant: Wendy Cheever**

Bill Manuell (Wetlands & Land Management)-presented on behalf of applicant. Division of Marine Fisheries has sent comments-comments reviewed. Will comply. Gravity block wall system and longevity-sheet pile wall system with maintenance should last 50 years.

Mr. Splaine-what does maintenance entail? Sheet wall encompasses existing? Minimum depth? Option for more vegetated buffer and pavement post construction? Pull back pavement line? Will there be fill and lawn?

Bill Manuell-paint or coating on it that needs to be maintained. No gravity block system because it sits on river bottom. Sheet wall instead. Encompass existing-not removing existing. Keep driving until proper resistance met. Restore what has been eroded/lost but cannot lose pavement surface. Pavement would be extended to outer edge of sheet pile where it used to be.

Staff-once new wall in, maintaining edge of pavement. What would be between edge of pavement and wall? Seems pavement is increasing after wall installed.

Bill Manuell-assumed pavement to edge of sheet pile. Noted exposed slope on plan; reviewed changes in distance. Commission suggestion?

Ms. Curran-this would increase impervious.

Mr. Wilson-would like to see strictly vegetation. Is property useful for operations? Could boats still be stored on grass surface? Could you ask client if they are open to vegetated area?

Bill Manuell-stored on pavement for stability.

Mr. Gawry's-could put something on vegetated area to make it stable for storage.

Bill Manuell-will discuss with applicant.

Staff-if applicant would like to pave to wall, calculate new added impervious in 35' and then ask for waiver.

Mr. Wilson-storage area for fill? Timeline? Other open OOC?

Bill Manuell-will come right in. Need two additional permits. Chapter 91 and Army Corp of Engineers. Estimate one year. Yes-open OOC totally unrelated.

Bill Bradstreet (Town Meeting Member Precinct 1)-paved area with some permeability-porous asphalt as possibility.

Motion to continue 130R Water Street; DEP File No. 14-1403 to August 10, 2023 per applicant request made by Michael Splaine. Seconded by Vanessa Curran. All in favor. Jonathan Gawrys did not vote.

***Notice of Intent [310 CMR 10.05 (4)]***  
***12 Jacobs Landing; DEP File No. 14-1404***  
***Applicant: Edward & Cathleen Reed***

Bill Manuell (Wetlands & Land Management)-presented on behalf of applicants, who are also present at the meeting. Received comments from Division of Marine Fisheries-comments shared. Aluminum materials so will not leech; reduced number of pilings needed by using aluminum. Appropriate erosion controls onshore.

Mr. Wilson-mudflats? Gangway angled? Harbormaster comments supportive?

Bill Manuell-yes. Noted areas of salt marsh and mudflats on plan presented. Gangway angle to match contour of riverbank.

Staff-condition requested from Harbormaster that Chapter 91 number be posted on pier permanently.

Mr. Splaine-impact on navigation? Kayaking under pier?

Bill Manuell-clearance under pier.

Mr. Wilson-height and width requirements? Floats in permanent water?

Bill Manuell-4' wide maximum and 1.5:1 ratio height to width separation over marsh. Permanent water.

Motion to grant waiver to allow work within the 35' no disturb zone for a total of 18 square feet for 12 Jacobs Landing; DEP File No. 14-1404 made by Vanessa Curran. Seconded by Ann McGill. All in favor.

Motion to issue order of conditions for 12 Jacobs Landing; DEP File No. 14-1404 with Harbormaster request of Chapter 91 license being posted on the pier made by Vanessa Curran. Seconded by Ann McGill. All in favor. Jonathan Gawrys did not vote.

***Amendment Request [310 CMR 10.05 (4)] – Request to Continue to August 10<sup>th</sup>, 2023***  
***9 Tibbetts Avenue; DEP File No. 14-1338***  
***Applicant: Brian LeBlanc***

Motion to continue amendment request for 9 Tibbetts Avenue; DEP File No. 14-1338 to August 10, 2023 made by Ann McGill. Seconded by Vanessa Curran. All in favor. Jonathan Gawrys did not vote.

### ***OLD/NEW BUSINESS***

- *6.08.2023 Minutes*
- *6.22.2023 Minutes*

Staff-minutes accidentally left out of board packet. Will be added for next meeting.

Mr. Splaine-subdivision project on North Street-detention area very large. Issues in the past where pipe was not placed properly. Fencing?

Staff-Site inspector has visited site. Will be above ground. Proposed chambers but there is an easement pipe that the government has so above ground detention basin was used. Stephen King is monitoring. Developer will offer area as public roadway when work complete and if there is any issue with detention basin, Town will not accept street. Most likely fenced.

Mr. Wilson-mitigation for Endicott Street-would like to see mitigation work happen as soon as work is disturbed.

Staff-will make this as a condition. Could also require performance guarantee or bond for two growing years.

Mr. Splaine-When can alternate vote?

Staff-if only two members present, alternate would have full voting abilities. Conservation Commission, Planning Board and ZBA each have different voting requirements. Jonathan full member. If, for example, members need to recuse themselves, alternate could vote.

Motion to adjourn made by Vanessa Curran. Seconded by Michael Splaine. All in favor. Jonathan Gawrys did not vote.

Meeting adjourned at 8:20PM.