



CITY OF SALEM CONSERVATION COMMISSION

NOTICE OF MEETING

Notice is hereby given that a meeting of the Salem Conservation Commission will be held on June 16, 2026, at 6:30 p.m. **via remote participation in accordance with Chapter 2 of the Act of 2025.**

DRAFT MEETING MINUTES

The meeting was opened at 6:30 pm.

I. ROLL CALL

- In attendance:* Lucia DelNegro, Graeme Marcoux, Dayton Marchese, and Bart Hoskins

City Staff: Rachel Vresilovic

II. REGULAR AGENDA

A. 262C Loring Ave & 8 Harrison Road #64-825 – Continuance of the 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 Correnti 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 Mark Klopfer with Klopfer Martin Design were present to discuss the project:

- Mr. Correnti noted that a site walk was held with the Commission and staff to discuss concerns and issues.
- Ms. Vresilovic drafted a comprehensive matrix illustrating the issues. A supplemental filing was provided to the Commission.
- Mr. Thibault reviewed the updates to the invasive species management plan which now includes additional mitigation areas near the Harrington parking lot and along the river. There will be a Japanese knotweed management area along the parking lot, and they will keep the trailhead area open and clear.
- Mitigated areas will have two years of monitoring with a 70% success rate.
- Mr. Klopfer reviewed the revised planting and mitigation plan. There will be a stabilized path connection pending MassDOT approval. The parking lot has been shifted to allow for a sidewalk connection to the trail. The areas of permeable pavement and lawn replacement zones were shared. The plant list was also shared.
- Ms. DelNegro asked for the revised civil engineering plan. Mr. Erickson said the plans have not been updated yet. Ms. DelNegro said she was concerned about that because in the bulleted list the applicant said they would only create the trail to the extent possible, and felt that it was likely a runaround to not build the trail.

Mr. Thibault said the applicant is committed to building the trail and that it could be a condition of the order. Mr. Gillespie said those four words “to the extent practicable” could be removed from the letter.

- Ms. DelNegro said she wants to see civil plans before voting.
- Mr. Hoskins asked how Commission members feel about use of herbicides in wetland areas to combat invasive species. Mr. Marcoux said he worries about using an herbicide in such a narrow band of removal.

The meeting was open for public comment.

- Ms. Vresilovic noted that there is a public comment folder in the shared folder.
- Chris Burke acknowledged that this plan now has a restoration plan for the riverbank which he appreciates. He was glad to see the parking lot adjustment so that could be a path between the river and parking lot. He appreciates that the public will know about the entry path and the plantings in the transition area. He believes the woody shrubs will be successful. He expressed appreciation for everyone coming out to visit the site.
- Mr. Hoskins noted that one item that has been of concern is the bridge. He noted that CPA funds were set aside for the bridge, and he believes the Community Preservation Committee would be receptive to another request.
- Ms. Vresilovic said that the City has committed to submitting another request for the bridge in the next round of funding to better understand what is needed to repair the bridge, cost estimates, etc.
- Barbara Warren, 5 Hardy Street, wished to reiterate everything that Mr. Burke noted. She said it sounds like the applicant listened to the concerns of the residents and made encouraging changes. She asked that the Commission consider that herbicides be used to address the Japanese Knotweed. She was happy to hear that the invasive management would be continued and asked to hear more about that.
- Paul Crowley, with DCAMM, noted that these types of construction projects are taking longer and that costs are increasing. He noted that Avalon Bay and Winn have leaned in during challenging times to keep this project moving forward. He said this project is important to Salem State University.
- Mr. Hoskins hoped that the Commission could comment on the draft conditions. Mr. Marchese said he was generally in alignment with the draft conditions. Mr. Marcoux agreed. Ms. DelNegro said she had some revisions and she said she wasn’t sure that she was ready to close. She said she could not vote without the civil plan.
- Mr. Thibault said the trail is on the site plan that they submitted and they are committed to it. He said the engineering plans take longer but they did their homework and know that the trail will work. He suggested that a condition be that the civil plans are submitted prior to any work and that if they deviate from what was presented at this meeting that an amendment or minor plan change be sought.
- Ms. DelNegro noted that Ms. Vresilovic did a fantastic job with the draft conditions and felt that they should consider them as boilerplate for Salem.
- Ms. DelNegro said that condition #22 should have language that any stockpiling not be in the 25’ no disturb zone. She said Ms. Vresilovic addressed two of the conditions she was concerned with. She wanted to make it abundantly clear that residents can access the trail from Harrison Road via car, as pedestrian, or the path from Loring Ave by the bridge. She also noted the humane wildlife management by North Shore or a preferred comparable method. In #7, the acknowledgement sign should also be reviewed in concert with the tribe. She also suggested language that pool dewatering must be done in trucks. Mr. Thibault said he agrees.
- Ms. DelNegro said she appreciates the work that has been done but doesn’t feel comfortable signing off without the civil plans, which she notes is best practice. She wishes that the Commission was enlisted earlier in the process. She felt there were lost opportunities. She would vote to close but not on the Order of Conditions. She said if the courtyard could be flipped with the location of parking lot she would be supportive as there would be a real public benefit.

- Mr. Senna said doing that proposal is not a change they can accommodate at this time. Mr. Gillespie said the common, located where it is, was important to other people. He said to make that change would be the project back to the beginning.
- Mr. Senna noted that the applicant still has another meeting in front of the Planning Board and suggested that they lock down in words what is required. Mr. Klopfer said they have been working on the layout, and it is one that they know works.
- Mr. Correnti suggested that language be included that states that no building permit be issued until and unless the civil engineering plan is submitted and in accordance with exhibits attached to the Conservation Commission recorded Order of Conditions.
- Ms. DelNegro said that DEP states that a hearing shouldn't be closed without the paperwork. A previous project in Danvers, completed by Avalon, had many issues. She said she was here for the residents and the environment. She does not believe the trail will last in perpetuity. She also noted that bounds should be granite, not concrete.
- Mr. Correnti noted that the next meeting is July 21st and they do not want to continue past that. He asked if the Commission would be willing to consider a special meeting in the next two or three weeks.
- Ms. Vresilovic suggested June 30th as a potential special meeting date and that she would like to have the final plans one week prior. Mr. Erickson said they could accommodate that schedule.
- If the project is withdrawn and refiled, then more Commission members could vote on the project. It has been done when there are quorum issues. It is an issue now because there are only four voting members.
- It was determined that July 1st at 6:30pm would be the special meeting. Civil plans would be due on June 24th and the words "to the extent possible" removed. Ms. Vresilovic said she would make the changes and will resend the draft conditions on Monday.
- Ms. DelNegro suggested that funds be held in escrow until the plantings are complete. Mr. Correnti said a performance bond may be an option as well. He said it might be difficult to put a value on invasive species management. Ms. DelNegro expressed frustration about being pushed and that the applicant should be working in concert with the Commission. Mr. Senna said he has experience with performance bonds. Mr. Gillespie said they would review any of the Commission's requests and provide a response prior to the next meeting.
- Mr. Hoskins said that if any Commission members had additional conditions to send them to Ms. Vresilovic as soon as possible.

A motion to continue the public hearing to the July 1st meeting was made by Graeme Marcoux, seconded by Dayton Marchese, and passes 4-0.

B. 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 reported that he met with the abutters, #62 and #70 Bayview Avenue. He said both were in favor of the project and one of them sent a letter to the Commission via the agent.
- Ms. DelNegro said she spoke with DEP and that this work should be filed under an NOI. She said DEP was concerned about street flooding and flooding at #55.

- Mr. St. Louis said his understanding is that DEP would like to see a more substantial project here. He said there is no sidewalk here and they would like to install a normal curb reveal like you would see on most streets. He said there are stones and debris washing up on the street.
- Ms. DeINegro said she wished another member was present as she does not want her name on it.
- Mr. Hoskins said neighbors have been vocal for a while asking the City to do something here.
- Ms. DeINegro said she believes DEP may intervene if it is approved.
- Ms. Vresilovic shared the email comments from the abutter.
- Mr. St. Louis said there may have been a previous attempt to address the depression but the stone installed wasn't heavy enough for the wave action. He said the purpose of this project was to provide a temporary measure. He said the City only has enough funds to do this small project in this location. There are no funds to do larger scope project. He said the City did receive grant funds to do a larger project at Juniper Beach, which is going to be a multi-million-dollar project.
- Ms. DeINegro said she believes DEP's issue is with the performance standards.
- Ms. Vresilovic said she spoke to DEP and said there was concern but thought there may have been some confusion about the type of project this was.
- Mr. St. Louis said he is looking at this application as a means to stabilize erosion.
- The plan is not stamped.
- Mr. St. Louis said the wall has been repointed a number of times and sandbags have been placed every winter.

The meeting was open for public comment.

- Cheryl Lussier Poppe, 27 Bradford Street, said her daughter lives at 60 Bayview Avenue and said she would have been at the meeting, but had a conflict. She said her daughter does have to place sandbags near their garage.
- Mr. Hoskins noted that the options seemed to be come back with an NOI or continue the item for a meeting with more Commission members.
- Mr. St. Louis said he would like to request that the hearing be continued so that he could discuss with the City what next steps they would like to take.

A motion to continue the public hearing to the July 21st meeting was made by Graeme Marcoux, seconded by Dayton Marchese, and passes 4-0.

C. **10 Blaney Street- #64-829** – Public Hearing – Notice of Intent for Bill McHugh, Salem Harbor Port Authority. The project consists of the removal of the existing ferry terminal building and the construction of a new ferry terminal building outside of the FEMA VE flood zone. The site is located at 10 Blaney Street (Map 41, Lot 278) within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection and Conservation Ordinance.

Nicole Perlot, Epsilon Associates, Steven Ventresca, Nitsch Engineering, and Capt. McHugh were present to discuss the project:

- Capt. McHugh noted that the goal of the project is to replace the ferry terminal building. The existing double-wide trailer was installed in 2010 and was intended to be temporary. Facets of the building are failing. The new building would support the ferry service and staff.
- The Project Team consists of the City, Fennick McCredie, Landworks Studio, Epsilon, and Nitsch Engineering.
- Ms. Perot shared an aerial of the site. She said that an amendment to the NOI was filed after they released that construction of the site may creep onto the abutting parcel.
- Photos of the existing conditions were shared.

- Ms. Perlot said the new building will provide public restrooms, concession support, and waiting areas. It will also increase coastal resiliency.
- A map showing the limit of work is within the 25, 50, and 100-ft buffer zone to Coastal Bank and LSCSF. The FEMA flood zones were shared with the existing and relocated building's footprints.
- Renderings of the proposed building were shared. It is a 3,772-sf building. It will be outside the VE Zone. The first floor will be two feet above the 2070 base flood elevation and have a durable exterior.
- Landscaping and repaving include a reduction of impervious surface. Utilities will be relocated to a higher elevations. Stormwater improvements include additional catch basins. RMPs will be used.
- Mr. Ventresca reviewed the stormwater and utility plan.
- The prism stormwater system requires maintenance. A maintenance plan was provided. Sediment will need to be removed. Approximately 15-16,000 sf will run through the prism filters. The remainder of the site will use existing stormwater features.
- The stormwater checklist was provided. It is included in Appendix D.
- Mr. Marchese noted that this project will leverage a lot of turnaround space in front of the building. Capt. McHugh said they had to have enough space for Fire Department Tower 2. He said they focused on functionality and public safety.
- Ms. DeNegro said she believes the plan looked thorough.

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

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

A motion to issue a standard Order of Conditions was made by Dayton Marchese, seconded by Graeme Marcoux, and passes 4-0.

D. Salem St Roadway Improvements- #64-830 – Public Hearing – Notice of Intent for David Kucharsky, City of Salem Transportation Department. The project consists of the construction of pedestrian accommodations, stormwater infrastructure and roadway improvements along a segment of Salem St. The site is located on a section of Salem St between Chase St and Lafayette St within an area subject to protection under the Wetlands Protection Act MGL c.131§40 and Salem Wetlands Protection and Conservation Ordinance.

Elyse Tripp, BETA Group, was present to discuss the project:

- Ms. Vresilovic reported that no technical comments were received by DEP.
- The project consists of .15 miles of Salem Street and a small section of Lafayette Street.
- The goal of the project is to improve safety, accessibility, and capacity of stormwater infrastructure.
- The project area is in an area of LSCSF.
- Photos of the existing conditions were shared which included deteriorate roadway and sidewalk, gaps in the sidewalk network, and a lack of ADA compliant infrastructure.
- Ms. Tripp proposed the following conditions; installation of 5-foot wide sidewalks, mill and overlay, removal and replacement of two trees, installation of pedestrian infrastructure(raised crosswalks and curb ramps), and installation of drainage improvements.
- Ms. Tripp said this was a limited project under 310 CMR 10.24(7)(c)(1). There is 24,377sf of impact to developed LSCSF/Coastal Wetland. There is a 2,302sf decrease in impervious surface. Maps of the zones were shared.
- Ms. Tripp said they are requesting a waiver for the 25-ft No Disturbance and 50-foot Mitigation Zones.
- Ms. Tripp isn't aware of the exact timing, but believes the City wants to move forward on this project soon.
- Stockpiling will be stored within the boundary of the site, but Ms. Tripp was not sure of the exact location.

- Mr. Marchese asked how the infiltration trench and basin were sized. Ms. Tripp said she would have to ask the engineer.

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

- Ms. DeINegro asked about the detectable warning panels. Mr. Marcoux said they are for those people who are visually impaired so that they can detect an upcoming roadway.

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

A motion to issue a waiver for the 25-ft No Disturbance and 50-foot Mitigation Zones was made by Graeme Marcoux, seconded by Dayton Marchese, and passes 4-0.

A motion to issue a standard Order of Conditions was made by Graeme Marcoux, seconded by Dayton Marchese, and passes 4-0.

III. OLD | NEW BUSINESS CONTINUED

IV. MEETING MINUTES

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

A motion to continue the approval of the meeting minutes to the July 1st meeting was made by Dayton Marchese, seconded by Graeme Marcoux, and passes 4-0.

V. ADJOURNMENT

A motion to adjourn the meeting was made by Graeme Mrcoux, seconded by Dayton Marchese, and passes 4-0.