

Salem Inland Wetlands and Conservation Commission  
February 9, 2009

Present: Balavender, G., Alt.  
Belt, E.  
Chinatti, M. - WEO  
Leuck, W.  
Snyder, S.  
Ziegra, G.

Absent: Khan-Bureau, D.  
Natoli, E., Alt.  
Phillips, R.  
Wildrick, L.  
Vacancy, Alt.

Guests: See attached.

Chairman G. Ziegra:

- Called the meeting to order at 7:30 pm., and
- Introduced all members and staff present.

M/S/C (Leuck/Belt) to seat G. Balavender for R. Phillips. Vote: approved unanimously.

**PUBLIC HEARINGS:**

None Scheduled.

**ADDITIONS TO THE AGENDA:**

There were no *ADDITIONS TO THE AGENDA* this evening.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS:**

- 1) **January 12, 2009 - Regular Meeting**

M/S/C (Leuck/Belt) to approve the minutes of the January 12, 2009 Salem Inland Wetlands and Conservation Commission Regular Meeting as presented. Vote: approved unanimously.

**WETLANDS ENFORCEMENT OFFICER'S REPORT:** (See attached to the filed copy of these minutes.)

All items in the two (2) reports will be addressed at the time they are discussed on tonight's agenda.

**OLD BUSINESS:**

There was no *OLD BUSINESS* this evening.

## NEW BUSINESS:

- 1) Salem Center LLC (T. Zito) - Regulated Activity site plan application (#09-02-01) for a mixed use building with two (2) restaurant spaces, two (2) offices, four (4) retail spaces and five (5) apartments on the second floor and paving within 75 ft. of a wetlands/watercourse at 24 Hartford Road.
- 2) Framill Properties (F. Zito) - Regulated Activity site plan application (#09-02-02) for a medical office building with a proposal to fill one (1) isolated wetland consisting of 0.06 acre (2,788 sq. ft.) of wetlands and paving within 75 ft. of a wetlands/watercourse at 15-17 Centre Street.

E. Bartlett, PE, and R. Russo, Certified Soils Scientist, both of CLA Engineers, appeared for the applicants:

E. Bartlett stated that since the two (2) applications were interrelated, they would be discussed together.

### Overview of the projects:

#### E. Bartlett:

She received the Town Engineer's comments last Thursday and revised plans will be sent to him tomorrow for review.

Off Centre Street, a medical office building of just under 10,000 sq. ft. is proposed and off Hartford Road (Route 85) a mixed use retail building of 16,000 sq. ft. with apartments on the second floor is planned.

The State Health Department has stated that they want one well to service both buildings. After she has worked with them since July of 2008, a compromise has finally been reached in regard to the piping.

The parking for the medical office building is greater than that required by the Salem Zoning Regulations. In her experience with designing such buildings, she has found that due to the nature of the services provided, they require more spaces than normally necessary.

#### R. Russo:

Both sites drain to Harris Brook, which is a tributary of the Eight Mile River.

No vernal pool habitats on the sites.

### Commission concerns:

In regard to the increased parking, innovative measures such as pervious paving materials for parking, rain gardens, etc. should be investigated for both the projects.

E. Bartlett agreed to look into this matter.

The Commission should walk both property sites.

It was the Commission's consensus to walk the sites on Monday, February 16, 2009 at 3:00 pm. Members should meet at the pump house on Hartford Road (Route 85).

These applications will again be discussed at the March 9, 2009 IWCC Regular Meeting.

**CONTINUING BUSINESS:**

1) **Adhoc Conservation Committee report**

E. Belt stated that the Committee is meeting weekly now.

2) **Adhoc Open Space Inventory Committee report**

S. Snyder stated she still has not been contacted by the PZC. G. Ziegler stated that he and the Town Planner had some maps for her in regard to Open Space in town.

3) **Adhoc Educational Outreach Committee report**

Both D. Khan-Bureau and L. Wildrick were absent; no report.

**CORRESPONDENCE:**

There was no *CORRESPONDENCE*.

**CRITIQUE:**

There was no *CRITIQUE* this evening.

**ADJOURNMENT:**

M/S/C (Leuck/Belt) to adjourn the meeting at 8:29 pm. Vote: approved unanimously.

D. McTigue, Administrative Assistant/Recording Secretary

G. Ziegler, chairman