

**SALEM INLAND WETLANDS AND CONSERVATION COMMISSION**

**April 13, 2009**

Present: Balavender, G. Alt. - arrived at 7:45 pm  
Belt, E.  
Chinatti, M - WEO  
Leuck, W.  
Phillips, R.  
Snyder, S.  
Wildrick, L.  
Ziegra, G.

Absent: Khan-Bureau, D.  
Natoli, E., Alt.  
Vacancy, Alt.

Chairman G. Ziegra called the meeting to order at 7:34 pm.

**PUBLIC HEARING(S):**

None Scheduled.

**ADDITIONS TO THE AGENDA:**

M/S/C (Leuck/Belt) to add the following to tonight's agenda:

Under *NEW BUSINESS*:

- "1) Mecca - application (#09-04-01) for a sign at 1 New London Road"
- "2) Town of Salem - application (#09-04-02) for emergency repairs on Darling Road"

Vote: approved unanimously.

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S):**

- 1) **March 9, 2009 - Regular Meeting**

M/S/C (Wildrick/Leuck) to approve the minutes of the March 9, 2009 Salem Inland Wetlands and Conservation Commission Regular Meeting as presented. Vote: approved unanimously.

- 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

G. Ziegler, chairman:

These applications were tabled to this evening's meeting by the Commission so as to allow the applicants to investigate alternative pavements to the present impervious surfaces and to correct setback lines.

R. Russo, Soil Scientist, appeared:

Presented color graphics of both projects on one (1) sheet to demonstrate the changes made to the plans:

Due to the fact that when using pavers the turning motion of a car's tires can loosen them, they will now be used on the employee parking (approximately 26 spaces), as cars will not be moving in and out all day. The roadway on the northern side of the projects, which it is felt that it would be the lesser traveled of the two roadways on the projects would also use pavers.

G. Balavender arrived at the meeting.

M. Chinatti, WEO:

Stated that she would like to see "Emergency Use Only" on the roadway on which pavers will now be used.

R. Russo gave an explanation as to how the pavers would be installed.

M. Chinatti, WEO:

Had reviewed the newly revised plans and all concerns have now been addressed. Drainage has more than been addressed.

M/S/C (Leuck/Snyder) after consideration of all alternatives and comments, to approve Regulated Activity for site plan application (#09-02-01) of Salem Center, LLC (T. Zito) 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 on plans revised 4/09/09 (received 4/13/09) and with the conditions as stated on the permit. Vote: approved unanimously.

M/S/C (Wildrick/Belt) after consideration of all alternatives and comments, to approve Regulated Activity for site plan application (#09-02-02) of Framill Properties (F. Zito) 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 on plans revised 4/09/09 (received 4/13/09) and with the conditions as stated on the permit. Vote: approved unanimously.

#### **NEW BUSINESS:**

1) **Mecca - application (#09-04-01) for a sign at 1 New London Road**

D. Mecca, manager of the Salem Town Center and business owner in same appeared:

He was unable to get the plan for the sign in time for this meeting.

The Commission took the following action:

M/S/C (Wildrick/Leuck) to table application #09-04-01 of D. Mecca for a sign at 1 new London to the May 11, 2009 Salem Inland Wetlands and Conservation Commission Regular Meeting. Vote: approved unanimously.

2) **Town of Salem - application (#09-04-02) for emergency repairs on Darling Road**

These emergency repairs were completed in November 2008, but, due to the fact that they were actually accomplished within a wetland, a brook that runs all year, an application needs to be approved by the Commission.

No cross-section was submitted with the application.

The Commission took the following action:

M/S/C (Leuck/Wildrick) to table application #09-04-02 of the Town of Salem for emergency repairs on Darling Road to the May 11, 2009 Salem Inland Wetlands and Conservation Commission Regular Meeting. Vote: approved unanimously.

#### **CONTINUING BUSINESS:**

1) **Adhoc Conservation Committee report**

E. Belt: the Committee is updating the appendix; farmland, old house, birds and butterflies have been completed.

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

S Snyder: met with M. Chinatti, Town Planner/ZEO/WEO and L. Schroeder; lists have been started for Town Open Space, private conservation easements and parcels of undeveloped land of ten (10) acres or more.

She also attended her first meeting with the PZC's POC&D Committee as the IWCC's representative.

3) **Adhoc Educational Outreach Committee report**

L. Wildrick: very little response has been received from the articles in Our Town - Salem.

**CORRESPONDENCE:**

1. Habitat newsletter
2. Two (2) invoices from the Town Engineer.

**CRITIQUE:** Commission review of the positive aspects and areas for improvement in regard to the conduct of tonight's meeting.

**ADJOURNMENT:**

M/s/c (Belt/Leuck) to adjourn the meeting at 8:20 pm. Vote: approved unanimously.

D. McTigue, *Administrative Assistant/Recording Secretary*  
D. Khan-Bureau, *Secretary*