



**Minutes of
Danvers Conservation Commission
Thursday, April 23, 2015
Danvers Town Hall**

The Danvers Conservation Commission held a public meeting on Thursday, April 23, 2015, at the Danvers Town Hall, Daniel J. Toomey Hearing Room, located at One Sylvan Street, Danvers, MA 01923.

Members present: Michael Splaine, Vice Chairman
Matthew Lallier, Member
Neal Waldman, Member

Members absent: Jeffrey Cary, Chairman
Bill Glynn, Member

Staff present: Kristan Farr, Planner
Christine Marshall, Secretary

Mr. Splaine opened the Conservation Commission meeting at 7:08 p.m. with a reading of the “Commission Statement.”

Request for Certificate of Compliance

- **25 Bradley Road; DEP File No. 14-728 – not present – no action taken**

Public Hearing - NOI

- **17 Florence Street; DEP File No. 14-1258**

Renee McDonough and Scott Goddard with Goddard Consulting were present. Ms. McDonough reviewed the questions brought up at the last meeting regarding the project, and distributed correspondence to the Commission:

1. The contour lines (Mean Average High Water Elevation and FEMA Flood Zone) have been confirmed by C.L.G. Associates according to the National Oceanic and Atmospheric Administration to be correct. The lines were taken from the Boston Harbor line, and Ms. McDonough distributed a letter from Frederick Geisel, Civil Engineer, on how they were taken. The Mean Average High Water Elevation is 4.32 according to Boston Harbor elevation.
2. The second question was if there should be a separate Notice of Intent for 22 Hardy Street filed under new development standards, due to it having no existing structures on it. The application will still be filed under redevelopment standards because the two lots will be combined under a proposed ANR at the Planning Board meeting next week. Ms. McDonough distributed a memo from the Town Engineer confirming recommended approval of the ANR.



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3. Option of having both buildings with garages underneath. The Lot 1 building cannot be condensed by putting the garage underneath due to a gentle pitch on that lot, which will cause height limitations. Both lots were designed to be furthest from the 100 foot zone. Mr. Goddard mentioned that topography is not included on these plans, but can be added if the Commission would like to see it.
4. Completion of an Alternatives Analysis – Ms. McDonough mentioned that the Alternatives Analysis is typically for a new development project, and because this is a redevelopment project it is not needed according to 310 CMR 10.58(4)(c) and (d), especially because it is going to be a significant improvement. The proposed mitigation area will be 4,905 square feet of native shrubs and plants, which will have better erosion control, more birds and small mammals. Mr. Goddard mentioned that the area will be vegetated up to the 100 year flood elevation.

Mr. Waldman asked for an explanation of the 35 foot buffer zone and 100 foot Inner Riparian Zone not being even all the way along, and Mr. Goddard explained that the 100 foot Inner Riparian Zone is measured from the edge of the wetland, and the 200 foot Riverfront area is measured from the 4.32 elevation internal line. There were questions of the difference of the zones if 4.65 was used for elevation, and Mr. Goddard explained that it would be a minimal difference because of the slope. Ms. McDonough also discussed the redevelopment area, containing the altered area of lawn, invasive species, degraded area of pavement and buildings. The proposed plan will be more impervious by 397 square feet, which is why it will be mitigated. The Commission asked about wetland flagging and buildings being staked out; which is done now and the Commission would like to visit the site again.

The Commission did not have additional questions, and Mr. Splaine would like another site visit.

Jim Morose, 20 Hardy Street, discussed issues with the flagging the wetlands and where they measured from; the difference between 4.32 and 4.65 elevation; how the 100 year flood zone was measured. Mr. Splaine spoke about another site visit, and Ms. McDonough will ask approval of the applicant for the abutters to attend the site visit. Mr. Goddard explained the drop off at the edge of the pavement on Hardy Street, flags are at the toe of that hill, and the edge of the wetland in that area is the same as the edge of the river (blue and green lines converge together). Mr. Morose asked for an explanation of the difference between the 4.32 and 4.65, and Mr. Goddard explained that the difference of 4 inches would not make a significant difference. Ms. McDonough mentioned that it has been confirmed by the National Oceanic and Atmospheric Administration to be correct. Mr. Splaine discussed the other issue which was where the flags were placed, and that can be addressed at the next site visit.



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Michael Duffy, 18 Hardy Street, questioned the address of 17 Hardy Street being used, and Mr. Goddard stated the correct address on Hardy Street is 22 Hardy Street. Mr. Duffy questioned the Alternative Analysis on 22 Hardy Street because he feels that it is new development. Ms. McDonough explained that both lots are considered redevelopment because there is lawn and degraded area on both lots. Mr. Goddard explained that we are looking at land use which is not a virgin use of the property, which is why it is considered redevelopment. Mr. Duffy mentioned that the lawn area is not steep, and questioned if Mr. Goddard has been there during high tide, low tide, or during a storm. Mr. Goddard discussed the steep area as the break at the river's edge. Mr. Duffy distributed the FEMA flood line area view which was downloaded by Janet Morose as of today, and Mr. Duffy pointed out that the flood line goes through the existing building. Mr. Goddard explained that when FEMA does their maps they are schematic based on an aerial photograph at a 25,000 scale plan. What you do on the ground is you ground-truth the elevation (you set the elevation on the ground), which has been set at 10.0 according to the North American Vertical Datum of 1988 data scale, and then the surveyor goes out and chases the 10.0 elevation and determines where it really is and is not taken by a helicopter or airplane.

Ms. McDonough clarified that the work area has been staked out, and if the Commission would like the corners of the buildings staked out, that will be done before the site visit. Mr. Splaine reported that he may have represented the applicant previously and may have a conflict with voting on this project.

Mr. Waldman made a motion to continue 17 Florence Street, DEP File No. 14-1258 to May 14, 2015 at 7:00 PM, with a site visit for Saturday, May 2, 2015 at 10 AM, with high tide at 11 AM; Mr. Lallier seconded; and the motion carried unanimously. Ms. McDonough will be present at the site visit to answer questions.

Public Hearing - NOI

- **60 Cabot Road; DEP File No. 14-1257**

Mr. Splaine announced the public meeting on Wednesday, May 13, 2015 at 6:30 PM at the Danvers High School.

Kerri Brennan, the Town Program Engineer, and Michael Moonan, Landscape Architect and Team Leader for Weston and Sampson, were present. Mr. Moonan discussed that this is a continued hearing. At the last hearing, a site walk was scheduled with Tony Zerilli of Weston and Sampson. The site walk was conducted and most concerns were addressed at site walk. Mr. Moonan gave an overview of the project, described the area, and the proposed improvements, including:

- New multi-sport stadium, synthetic turf field, rubber track, bleachers, press box, concession/restroom building;



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- Freshmen baseball field and multi-use fields;
- Track and field elements;
- New practice fields between the stadium and the school;
- Not renovating existing multi-use/baseball fields;
- Tennis courts reconstructing;
- Service (maintenance) driveway and emergency entrance or exit during events.

Mr. Moonan discussed the benefits of the synthetic turf field. The field can be used for a longer duration because of the lighting, maintenance is less expensive, no increased risk of injury. The field will add to the current storm water storage system for irrigation use. The project is proposed to begin in June and will take approximately one year to complete.

Mr. Waldman asked about the O&M plan for mowing in the buffer area near the infiltration basin, and Mr. Moonan explained that to operate properly it should be mowed twice per year.

Mr. Splaine opened the meeting up for public concerns regarding conservation. Issues not involving conservation, should be asked at the public meeting at the High School on May 13th.

The abutters voiced the following concerns regarding the project:

- Health concerns regarding synthetic/rubber turf and track.
- Research of health concerns using a rubber turf, including bone cancer cases;
- Concerns of main stadium being closer to the neighborhood;
- People crossing the stream into the neighborhood when games end; suggestion of a fence to stop the traffic;
- Concern regarding the current JV soccer field – only thing protecting the brook is a broken orange fence;
- Concern regarding noise from a resident with a heart condition; Ms. Brennan explained that there will be more smaller speakers facing the school.
- Concern of dogs on the field; Mr. Splaine suggested mentioning this to the animal control officer.
- Concern regarding the emergency access road being in a wet area.
- Concern regarding the noise impact and residents suggested moving the stadium 20 feet closer to the school; Mr. Moonan explained that there is a practice field between the school and the stadium and the storm water storage system is underneath that practice field.
- Concerns regarding drainage; Mr. Moonan described the proposed drainage under the turf, gravel, and flat drains which will drain towards the practice field.



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- Concerns regarding the height of the bleachers, and if vegetation will be added behind the stadium to help block the view and block noise; the current proposed plan does not add new vegetation behind the stadium, but Mr. Moonan added that they may be able to fit some new vegetation in that area.

The abutters are welcome to attend the site visit on Saturday, May 2, 2015 at 9:00 AM; meeting in the loop area of the High School.

- Mr. Waldman made a motion to continue the public hearing on 60 Cabot Road; DEP File No. 14-1257 to May 14, 2015 at 7:00 PM; with a site visit on Saturday, May 2, 2015 at 9 AM; Mr. Lallier seconded; motion passed unanimously.

Informal Discussion on 13 Endicott Street – Kevin Murdock was present to discuss changes to the Order of Conditions on 13 Endicott Street. Mr. Murdock is proposing an additional garage on the left side of the property. Ms. Farr suggested scheduling a site visit for the Certificate of Compliance and view the proposed garage. Mr. Murdock will prepare new plans and stake out the proposed garage. A site visit is scheduled for Saturday, May 2, 2015 at 8:30 AM, and Mr. Murdock will be present at the site visit.

Minutes – Mr. Splaine made a motion to approve the minutes of March 26, 2015; Mr. Lallier seconded; and the motion passed unanimously. Mr. Waldman made a motion to approve the minutes of April 9, 2015; Mr. Lallier seconded; and the motion passed unanimously.

Mr. Splaine made a motion to adjourn at 8:30 PM; Mr. Waldman seconded; motion passed unanimously.

Respectfully submitted,

Christine Marshall
Conservation Commission Secretary