



**Minutes of
Danvers Conservation Commission
Thursday, June 14, 2018
Danvers Town Hall**

The Danvers Conservation Commission held a public meeting on Thursday, June 14, 2018 at Danvers Town Hall, Toomey Room, 1 Sylvan Street.

Members present: Michael Splaine, Chairman
Peter Wilson, Member
Michelle Borge, Member
Jean Hartnett, Member
Chelsea King, Member
Neal Waldman, Alternate Member

Staff present: Susan Fletcher, Sr. Planner
Alicia Linehan, Administrative Assistant

Mr. Splaine opened the Conservation Commission meeting at 7:00 p.m. with a reading of the "Commission Statement."

1. Public Hearing [310 CMR 10.05 (4)] – NOI
• **58 River Street, DEP File No. 14-13__**

Vasha Srivastava from Hancock Associates represented the applicant William Malley of Mariner's Point Condominium Trust. This is a condo development at the end of River Street at on the northern side, left side of the street. Most of the utilities and parking are in the rear of the condo. The project is to extend the drainage into the street drainage system and into the Porter River. They would like to improve the design problem on this property which is subject to storm water flow. The flood elevation is 10. Even though the buildings are raised, the ground below it are subjected to flooding. The grate is very flat so when the roofs and surfaces drain onto the ground, the top 4 inches of the lawn become saturated. Underneath the lawn is a clay mixed with stone which is very dense silt clay. Due to the shallow grate and soil under the lawn, the water will just sit on the surface.

Hancock Associates was contacted by a landscaper architect because the lawn and plants were dying. After further inspection, it was determined that the water needs to be diverted. The recommendation is to replace downspouts, collect them into a drainage system and then discharge them into the river. This will occur in two spaces. One is on an angle because there is still some marsh growing but where the ground is bare, the pipe has been led as not to disturb the grasses. In the second area it is just all gravel. As part of the construction, there will be an install of siltation barrier along the perimeter of the property. Flapper valves will also be installed which are back flow prevention valves. If the tidal water rises, it will not wash back, the flappers will close. There are also relief T's at the bottom of water spouts which will drain onto the ground. The only other alternative is to do nothing. But the condo owners can explain that this is a major problem. Again all of the lawns and plants are dying and making their back yards unusable. And it really is a beautiful spot to use and look out at the river. So the only option, which is being presented, is to capture the water and empty it into the river. The question was asked if any of the units have been flooded. They have not because they were built higher. It is the space outside of the condos that is affected. It is a tidal river so



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the increase in flow of volume is not something to worry about. The project is not increasing any pervious just dealing with the existing building and roof surfaces. There are parts of the building that do not have gutters and the water just drips off. In the areas next to the porches, the run off creates such puddles that the marsh that was placed there begins to wash into the lawn. Within the design is a filter of stones surrounded by fabric with a perforated pipe inside of it that will capture the water and run it into the system. As part of the design there was the install of an infiltration chamber which is connected to the rest of the system and gets discharged at a higher point back into the system and out.

Mr. Vasha will speak with Stephen King, the Town Engineer, who has comments regarding this project. The most important is the possibility of the man holes floating. But manholes are heavy enough to remain under water without floating. Mr. Waldman asked the question if the run-off water is really clean from an asphalt roof. And why not install a method to treat the runoff. Under the regulations, asphalt singled roof are considered clean and don't need to be treated. The question is asked what the original drainage plan was. The original plans had incorrect soil listed, B granular. Mr. Vasha didn't find any soil testing conducted under the original filing. Ms. King asked if there is a drainage system that can be placed on the surface, such as swales. Because there is so little elevation, it would require many discharge holes. And with the ditch, there is no way to get the water from each area. It would totally ruin the area. It would go into the ground again creating the same mud problem. How big is the area within the drainage? The entire area is 6 acres. The suggestion would raise the drainage and cause ponds and wouldn't accomplish anything.

Site Visit is scheduled for Monday, June 25, 2018 at 6:00pm. Unfortunately the commission will not see it during the muddy season.

Will Malley, resident, explained that the middle two buildings are saturated in standing water. The question was asked if the condos were flooded during the winter storm. At the corners of the property there was flooding but never reached the foundation. It does however saturates into the ground. This is a burden left by the builder. It's not something the condo wants to do, but is a must. Mr. Splaine asked if the residents have any pictures, please share them with the commission at the site visit.

Mr. Vasha explains that this project will allow the residents to use this property as intended. The question was asked if there is a lower cost and if it can be drained into the parking lot. The answer is no because it would require a slope and sufficient cover. Not enough elevation. The parking lot is in the back and it would require to take up all of the asphalt.

The question was asked if it would be beneficial to see during low tide. It is 3.79 at high tide, -3.79 during mid, and 5.088 during low tide.

A storm water permit needs to be refiled.

MOTION: Mr. Wilson makes a motion to continue public hearing on 58 River Street, DEP File No. 14-13__ to June 28, 2018; Ms. King seconded; all in favor

2. Minutes – 5/24/18

MOTION: Ms. King makes a motion to approve the minutes from 5/24/18; Mr. Wilson seconded; all in favor



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3. Staff Updates

- Sam Cleaves from MAPC requested that there are required public meetings as part of the natural hazard mitigation plan. MAPC has been working with the fire chief on updating the plan. May take 30 minutes in total to go over the plan. It will be presented at the June 28th meeting.
- Summer schedule – Due to summer vacations, the Commission decided to cancel both July meetings. All public hearings will resume on August 9th.
- Mr. Waldman mentioned that there is a house being built on Centre Street and if it is on wetlands, nothing has been filed. Ms. Fletcher will check on it.

Adjournment

MOTION: Ms. King makes a motion to adjourn at 7:30pm; Mr. Wilson seconded; all in favor.