



CITY OF CHELSEA, MA
Chelsea Conservation Commission

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Stephen N. Sarikas, *Chair*
Dakeya Christmas
Judith Dyer
Robert Linch
Alan Orloff

John DePriest, *Staff*

MEETING MINUTES: May 30, 2019

Members Present: Dakeya Christmas, Judith Dyer Robert Linch, Alan Orloff, Stephen N. Sarikas. Others Present: John DePriest, Conservation Agent.

The Chair called the meeting to order at 6:00 PM in Room 101 of Chelsea City Hall.

1. Meeting Minutes, April 16, 2019

On a motion made by Alan Orloff, seconded by Robert Linch, it was VOTED unanimously (5-0-0) to approve the minutes of the April 16, 2019.

2. DEP #011-0138 Christopher E. Gill, Gulf Oil Limited Partnership – 124 Eastern Avenue - NOI

Thomas Keough spoke on behalf of the applicant. The depth is a couple of feet shallow. A new bathymetric survey was done. The dredge will be to elevation -38'. Original proposal was to use the CAD cell in the Chelsea River, but MassPort reports that it does not have the volume to accept the spoils, so the spoils will be disposed of in the CAD cells in the Inner Harbor channel in Boston. Boston will hold its hearing on June 5th.

The Chair opened the meeting to public input. In response to questions from the Commission and public, Mr. Keough indicated that the amount of soil varies from 2' in depth to 4' in depth. Boston is expected to approve the request for the CAD cell use. The Army Corps does plan in dredging the federal channel at some point in the future. The CAD cells are placed in the areas where the velocity is not fast in order to avoid washing away the cover. The deposition of the spoils will be done by way of open barge, with fish warnings, two hours before or after slack tide.

On a motion made by Alan Orloff and seconded by Dakeya Christmas, it was VOTED unanimously (5-0-0) to approve the OOC with special conditions.

3. DEP #011-045 One Forbes Property Holdings, LLC – 1 Forbes Street – Notice of Intent (NOI)

Rick Salvo, civil engineer spoke on behalf of the applicant. He reminded the Commission that they approved the ORAD several months ago. Several buildings were demolished and A bulkhead wall was built around the site by the previous owner. The Riverfront Area takes up about 54,000 sq ft of land. There are two sections of coastal bank, two stands of salt marsh,

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and Land Subject to Coastal Storm Flowage. The floodplain level is at 10' in this area. The proposal is to retain three buildings and demolish the others, and construct a new development consisting of eleven new buildings. Crescent Ave is at elevation 33' and the waterfront is at elevation 11. A podium level at 22' will be created. There will be a three acre public park. The MBTA rail continue to operate, which will be bridged. There will be no train stop at the site; the MBTA is not conducive to a stop at this location. The Chair asked about the floodplain in the future and if the proposed redevelopment will be negatively impacted by future flooding. The seawall will be raised to 11.7' elevation, 1.7' above the current flood level. The site will be resilient to the 11.7' flood level. If in the future additional resiliency is required, it can be addressed in the future. The living space and commercial space will be at the 22' level, so there is sufficient space. Only the parking will be at the 11' level. The turbine will be demolished. All of the work is in the buffer zone. There will be a community room (~1500 sq ft) available to the public. There will be landscaping and access along the waterfront itself. There will be a gravel path extended to the abutting parcel (295 Eastern Ave) to begin a walkway along the river. Stormwater is to be captured at plinth level and discharged into a water quality facility before being sent to subsurface storage and infiltration. Not a lot of excavation and no deep excavation required, so not expecting to have to dewater, but can handle it onsite if necessary. The foundation design is a pile driven design.

In response to questions from the Commission, Mr. Salvo stated that standard dust control measures will be instituted, primarily water. The waterfront park will be the first amenity constructed. The project will be 40% rental and 60% ownership, and ten percent of the total will be affordable. There is no part of the work in the water, so there was no need to send an NOI the Division of Marine Fisheries. The site is located lower than abutters, so it will not increase flooding on those properties. The NHESP 2016 map was used relative to habitat. An alternatives analysis for the Riverfront Area is not required per 310 CMR 10.58(5).

The Chair opened the hearing for public comment. In response to questions, Mr. Salvo confirmed that there will be connectivity to the abutting parcel. No piers are proposed, but fishing could take place from the park at high tide. The project will improve habitat for beneficial wildlife. There are still state and federal permits that must be sought, and which will take 6 to 9 months to complete.

Upon a motion by Alan Orloff and seconded by Robert Linch, it was VOTED unanimously (5-0-0) to issue an Order of Conditions with Special Conditions the following conditions:

- Submit a dust control plan to the Conservation agent for review and approval prior start of work.
- Clarify that the monthly report is a monthly status report.

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