



CITY OF CHELSEA, MA
Chelsea Conservation Commission

City Hall, 500 Broadway, Room 106 · Chelsea, MA 02150
Phone: 617.466-4180 · Fax: 617.466-4195 · Email: jdepriest@chelseama.gov

Stephen N. Sarikas, *Chair*
Dakeya Christmas, *Vice Chair*
Judith Dyer, *Secretary*
Devan Braun, *Member*
Robert Linch, *Member*

John DePriest, *Staff*

MEETING MINUTES: June 15, 2021

Members Present: Devan Braun, Dakeya Christmas (6:07 PM), Judith Dyer, Robert Linch, Stephen N. Sarikas. Others Present: John DePriest, Conservation Agent; Paul Hayner, Hayner/Swanson, Inc.; John Shipe, Fairfield Residential

The Chair called the meeting to order at 6:00 PM.

1. Meeting Minutes, May 18, 2021

Upon a motion by Judith Dyer and seconded by Robert Linch, it was VOTED unanimously (4-0-0) to approve the minutes of the May 18, 2021 meeting.

2. DEP #011-0124 – 260 Everett Avenue and 250 & 255 Vale Street – Fairfield Residential – Certificate of Compliance (COC) and Request to Reinstate and Extend the OOC

John Shipe explained that the site is partially complete and that the applicant will be seeking a partial Certificate of Occupancy for 66 units in August. The site is within the 100 year floodplain. The Order expired in 2019 and asking for a reinstatement and a three year extension. Mr. DePriest informed the Commission that he inspected the site with Mr., Shipe on June 4th and confirmed that several of the units were complete, that parking is available, and that access is safe.

On a motion by Robert Linch and seconded by Devan Braun, it was VOTED unanimously (4-0-0) to issue the partial Certificate of Compliance

Mr. Sarikas asked when the project would be completed. Mr. Ship stated that it should take another 18 months.

On a motion by Devan Braun and seconded by Robert Linch, it was VOTED unanimously (5-0-0) to reinstate the OOC and to extend it to December 1, 2022

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
2021 DEC - 8 A 10:03

3. DEP# 011-0158 New England Produce Center, City of Chelsea. (NOI)

Paul Hayner described the project. The project is to replace the water system that was installed in the 1960s. The site has 14' of fill over the marsh and dump material. The FEMA maps show that the site is in the floodplain. Prior to building the NEPC, it was a coal gasification plant and the hazardous materials in the ground are corrosive to the pipes. The new pipes will be ductile iron coated with zinc to battle the corrosion. There are 2,560 linear feet of pipe in Chelsea. The total disturbed area is 12,800 square feet of land. The contractor will dig a trench, place the soil on top of polyethylene on one side of the trench, will lay the pipe, and then refill with excavated material and 15' of gravel, Excess material will be



managed at a site in Everett, where it will be dewatered and disposed of in accordance with local, state and federal laws. It will be disposed of in New Hampshire. The trench will be paved at the end of each week with 5" of pavement. They will do about 100-125' of trench a day. Sedimentation and erosion control will be done on a regular basis. Dust control will include water and calcium chloride.

Relative to the proposed conditions, the as-built will identify the horizontal alignment of the new pipes, but not the vertical alignment, as it would be extremely expensive to have a surveyor identify each change in elevation. The flood level is elevation 10', most of the site is at 7' or 9'.

Ms. Braun pointed out that the stormwater plan did not check off Standards 9 and 10 and that it should be modified to do so.

On a motion made by Dakeya Christmas and seconded by Robert Linch, it was VOTED unanimously (5-0-0) to issue an Order of Conditions with the conditions generated by the Agent and to add conditions to address the concerns raised by the Agent in his report to the Commission.

5. Broadway, Chelsea Yacht Club – Emergency Order

Mr. DePriest explained that the CYC had several piles that have deteriorated to the point of negatively affecting safety on the piers. The concern is that this is the third such request in about 10 years: they may be deferring maintenance. Mr. Christmas seconded the concern. He informed the Board that he brought this concern to the Commodore of the Yacht Club and recommended that he develop a maintenance plan.

On a motion made by Robert Linch and seconded by Dakeya Christmas, it was VOTED unanimously (5-0-0) to confirm the Emergency Order.

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
2021 DEC - 8 A 10:02

5. Site Plan Review Comments:

No new site plans were received for review. Mr. DePriest informed the Commission that all of the new Petitions received by the ZBA and Planning Board are relatively small developments – a fitness center in an existing space, conversion of a two family to a three family.

4. Commission Updates

Mr. DePriest indicated that the Commission could expect filings at some time in the future for work at the following sites, but there was no evidence that any of them are being submitted within the near future:



295 Eastern Avenue

84-86 Blossom Street

Adjournment

Upon a motion by Robert Linch and seconded by Judith Dyer, it was VOTED unanimously (5-0-0) to adjourn. Adjournment was at 7:44 PM.

Steph Nisch

[Signature]

[Signature]

RECEIVED
CITY CLERK'S OFFICE
CHELSEA, MA
2021 DEC - 8 A 10: 02