

Newburyport Conservation Commission
March 19, 2024
Online Meeting
Minutes

1. Call to Order

Chair Joe Teixeira called a remote meeting of the Newburyport Conservation Commission to order at 6:45 p.m.

2. Roll Call

In attendance were members Joe Teixeira, Carole Wagan, Steve Moore, David Vine and Dan Warchol. Bill Mullen was absent. Conservation Administrator Julia Godtfredsen was also in attendance.

3. Minutes

Steve Moore moved to approve the minutes of the February 6, 2024, meeting. Dan Warchol seconded the motion. The motion was approved by a 5-0 vote (Dan Warchol, yes; Joe Teixeira, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes).

4. Old and New Business

4 Taylor Street

Judith Pickett said she would like to move an existing shed that is partially located on the neighbor's property. The developed portion of the site is in the V zone. The shed must be six feet from the property line, according to the Zoning Ordinance. Ms. Pickett would like to move the shed to a location in the V zone, but she would not want to elevate it two feet above grade. She owns the adjacent lot, which is in the AO zone, but this parcel is undeveloped and well vegetated. The Commission members agreed that they would prefer for that part of the property to remain undisturbed. They asked Ms. Pickett to provide a plan that shows the proposed location of the shed and the delineation of the flood zones.

5. Certificates of Compliance, Requests for Determinations, Requests for Minor Modifications

a) City of Newburyport

388 High Street/Lower Atkinson Common

Request for Determination of Applicability

Kim Turner said the Pioneer League would like to donate batting cages for Lower Atkinson Common. The cages would be installed in the same location on the west side of the property as existing temporary batting cages. There is a wetland on the adjacent property and the batting cages would be partially located within the 100-foot buffer zone. The area beneath the batting cages is currently gravel and no changes would be made at the ground level. Six 8.5- inch diameter steel posts would be installed. The nets would be hung from these posts and would be removed in the winter. The area of the cages would be approximately 2,400 square feet.

Steve Moore moved to issue a Negative 2 Determination. Dan Warchol seconded the motion. The motion was approved by a 5-0 vote (Dan Warchol, yes; Carole Wagan, yes; Joe Teixeira, yes; Steve Moore, yes; David Vine, yes).

b) Ben Becker

8 K Street

Request for Determination of Applicability

Ben Becker represented the property owner, who is proposing to convert an existing garage into a master suite. A ramp would be installed to make the suite accessible. The ramp would be located outside of the flood zone, above an existing gravel driveway and would be installed on helical piers. The area beneath the ramp would be open and would not be enclosed by lattice or other material.

Steve Moore moved to issue a Negative 2 Determination. Carole Wagan seconded the motion. The motion was approved by a 5-0 vote (Dan Warchol, yes; Carole Wagan, yes; Joe Teixeira, yes; Steve Moore, yes; David Vine, yes).

c) Kate Blanchard and Craig Carpenter

8 Nancy Street

Request for Certificate of Compliance

DEP File #051-0799

An Order of Conditions was issued in 2008 for the removal of an existing shed and the construction of a new shed. The work did not take place. A two-year extension was issued that expired in 2013. The property was sold in 2021 and the current owner did not construct the shed.

Steve Moore moved to issue a Certificate of Compliance on the basis that the Order of Conditions has expired and the work was not done. Carole Wagan seconded the motion. The motion was approved by a 5-0 vote (Dan Warchol, yes; Carole Wagan, yes; Joe Teixeira, yes; Steve Moore, yes; David Vine, yes).

6. Public Hearings

None

7. Enforcement/Violations

None

8. Order of Conditions

None

9. Other Business

National Grid submitted a plan to install a duckbill valve and add fill to direct water towards the drain pipe. The plans did not include the installation of any vegetation. The applicant will be asked to submit a more-detailed plan before proceeding with the work.

10. Adjournment

Carole Wagan moved to adjourn the meeting at 7:25 p.m. Steve Moore seconded the motion. The motion was approved by a 5-0 vote (Dan Warchol; Carole Wagan, yes; Joe Teixeira, yes; Steve Moore, yes; David Vine, yes).