

**Newburyport Conservation Commission**  
June 4, 2019  
Senior Community Center, 331 High Street  
Minutes

**1. Call to Order**

Chair Joe Teixeira called a meeting of the Newburyport Conservation Commission to order at 7:10 p.m.

**2. Roll Call**

In attendance were members Joe Teixeira, Steve Moore, Doug Muir, David Vine and Dan Warchol. Paul Healy and Dan Bourdeau were absent. Conservation Administrator Julia Godtfredsen was also in attendance.

**3. Minutes**

Steve Moore moved to approve the minutes of the May 21, 2019, meeting as submitted. Doug Muir seconded the motion. The motion was approved.

**4. Plum Island Updates**

The next meeting of the MRBA is scheduled for June 14.

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

None

**6. Public Hearings**

David Vine moved to open the public hearings. Steve Moore seconded the motion. The motion was unanimously approved.

**Michael Kane, Ganton, LLC c/o The Kane Company**

341 Merrimac Street

Notice of Intent

DEP File #051-1007

The applicant requested an extension. Steve Moore moved to continue the public hearing to the June 18 meeting. David Vine seconded the motion. The motion was unanimously approved.

**Nicole Young Nadeau**

6 Bayne Lane

Notice of Intent

DEP File #051-1011

Ann McMenemy represented the applicant, who is proposing to add two floats to an existing boardwalk. She requested an extension because Natural Habitat is requiring a modification to the proposed anchor system. Steve Moore moved to continue the public hearing to the June 18 meeting. Doug Muir seconded the motion. The motion was unanimously approved.

**5 Stanley Tucker Drive, LLC**

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5 Stanley Tucker Drive

Notice of Intent

The applicant and the Commission agreed to delay the opening of the public hearing. Certain parts of the application are incomplete and there was a concern there would not be a quorum of members eligible to vote at upcoming meetings. Doug Muir moved to postpone the opening of the public hearing. Steve Moore seconded the motion. The motion was unanimously approved.

**3 Stanley Tucker Drive, LLC c/o Zampell Refractories, Inc.**

3 Stanley Tucker Drive

Notice of Intent

The applicant and the Commission agreed to delay the opening of the public hearing. Certain parts of the application are incomplete and there was a concern there would not be a quorum of members eligible to vote at upcoming meetings. Doug Muir moved to postpone the opening of the public hearing. Steve Moore seconded the motion. The motion was unanimously approved.

**K & B Zampell Realty, Inc.**

17 Malcolm Hoyt Road

Notice of Intent

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**Louis Minicucci, Jr., Three Boston Way, LLC**

3 Boston Way

ANRAD

Rich Kirby of the Morin Cameron Group walked the site with Julia Godtfredsen. She recommended at that time that some changes be made to the delineation and the plans have been adjusted. Steve Moore moved to issue an ORAD. Dan Warchol seconded the motion. The motion was unanimously approved.

Steve Moore moved to close the public hearings. Doug Muir seconded the motion. The motion was unanimously approved.

**7. Enforcement**

**Tom McGee and Department of Public Services**

115 Water Street

Tom McGee said he has entered into a 60-year lease with the City for the use of a garage. He replaced the asphalt driveway without Conservation Commission approval. Andy Port had instructed him to coordinate any site work with the DPS. The DPS advised him that the lot could be resurfaced provided the grades were not changed. A small part of the site is in the riverfront area. The remainder is outside of the Commission's jurisdiction. The Commission would have approved the work, which brought about an improvement to the treatment of stormwater on the site.

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**8. Orders of Conditions**

None

**9. Adjournment**

Steve Moore moved to adjourn the meeting at 8:17 p.m. Joe Teixeira seconded the motion. The motion was unanimously approved.