

Newburyport Conservation Commission
January 16, 2018
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 6:45 p.m.

2. Roll Call

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

3. Minutes

Paul Healy moved to approve the minutes of the January 9, 2018 meeting as submitted. David Vine seconded the motion. The motion was unanimously approved.

4. Old and New Business

Plum Island Updates

The next meeting of the Merrimack River Beach Alliance is scheduled for Friday, January 19.

High Street Subdivision Conservation Restriction

The Commission members reviewed the revised conservation restriction and had no further comments. Doug Muir moved to approve the conservation restriction for the 223 High Street subdivision. David Vine seconded the motion. The motion was unanimously approved.

Little River Trail System

No new information has been received.

Bradford and Bigelow Expansion

Tom Hughes and Steve Sawyer described the plans to enlarge the facility in order to accommodate a 129-foot printing press. A large warehouse space would be constructed, along with a smaller addition for the printing press. In the area of the proposed large addition a manicured lawn currently extends to the wetland boundary. The applicant is proposed to install a buffer to this wetland. The small addition would intrude into the 25-foot no-disturb zone. The applicant might be interested in installing a green roof on this addition.

Joe Teixeira said he is concerned the additions would remove green space from an area already prone to flooding. He said he would want a large number of trees to be planted in compensation. The public benefit requirement could perhaps be fulfilled by the installation of a green roof, the use of permeable paving in a portion of the parking lot as a demonstration project and the creation of excess stormwater storage to reduce flooding in the area. The Commission members will visit the site individually and will forward their comments and suggestions to Julia Godtfredsen.

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

None

Doug Muir moved to open the public hearings. Joe Teixeira seconded the motion. The motion was unanimously approved.

6. Public Hearings

Bernie Christopher, Low Street Redevelopment, LLC

255R Low Street

Notice of Intent

The applicant requested an extension. David Vine moved to continue the public hearing to the February 6 meeting. Joe Teixeira seconded the motion. The motion was approved.

Ron Barrett, American Yacht Club

115-119R Water Street

Notice of Intent

DEP File #051-0981

The applicant requested an extension. David Vine moved to continue the public hearing to the February 6 meeting. Paul Healy seconded the motion. The motion was approved. The Commission members will visit the site on Thursday, January 25 at 3:45 p.m.

Jeff Caswell

3 Jefferson Court

Notice of Intent

Tom Hughes represented the applicant, who is proposing to construct a single-family home within the 200-foot riverfront area and a buffer zone. The changes to the plans the Commission members requested at the January 9 meeting have been made. Doug Muir moved to close the public hearing. David Vine seconded the motion. The motion was unanimously approved.

Paul Healy moved to close the public hearing portion of the meeting. Doug Muir seconded the motion. The motion was unanimously approved.

7. Enforcement

25 Basin Street

Tom Hughes will visit the site and update the Commission on the work remaining to be done.

79-81 Parker Street

Patrick Seekamp represented the property owner and distributed aerial photographs taken of 81 Parker Street between 2007 and 2016 that show the site had been mowed periodically during that time period. He said the owner had the right to continue maintaining the property in the manner it had been done historically. He argued there is an ecological benefit to maintaining the parcel as an open meadow. Julia Godtfredsen responded mowing is not a beneficial way to management a wetland and a cattail marsh is not typically mowed. She said much meadow exists in the industrial park, while more trees are needed to mitigate for flooding. In addition the

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Commission would not allow the mowing of the BVW without a management plan and permit. Mr. Seekamp clarified the property owner is not seeking permission to continue the mowing.

Rob Germinara, 2 Ashland Street, said over two acres of land that has been identified as BVW has been mowed. Trees were removed and the stumps were left behind. He urged the Commission members to consider the way in which the proposed development for 79 Parker Street might impact the wetlands.

Paul Healy moved to lift the Enforcement Order with the condition the applicant reflag the wetlands and no further maintenance be done on the site without an approved management plan. Doug Muir seconded the motion. The motion was unanimously approved.

8. Order of Conditions

Jeff Caswell

3 Jefferson Court

Paul Healy moved to issue an Order of Conditions for 3 Jefferson Court. David Vine seconded the motion. The motion was unanimously approved.

9. Adjournment

Doug Muir moved to adjourn the meeting at 8:13 p.m. Paul Healy seconded the motion. The motion was unanimously approved. The next meeting of the Conservation Commission will take place on Tuesday, February 6, 2018.