

Newburyport Conservation Commission

December 15, 2015

Senior/Community Center Board Room

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, Paul Healy, Dan Bourdeau, David Vine and Steve Moore. Julia Godtfredsen was also in attendance.

3. Minutes

Paul Healy moved to approve the minutes of the November 17, 2015 meeting as submitted. David Vine seconded the motion. The motion was unanimously approved.

4. Old and New Business

Drone Photography for Plum Island

City Engineer Jon-Eric White would like to add photographs of the Plum Island Turnpike to the contract. The cost for the additional work would be \$375. Steve Moore moved to approve the amendment to the contract. David Vine seconded the motion. The motion was unanimously approved.

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

Geordie Vining, Newburyport Planning Department

25 and 27R Water Street and 22 Merrimac Street (Harbormaster Facility)

Request for Minor Modification

DEP File #051-0924

Geordie Vining described the changes to the plans for the proposed Harbormaster's Facility and its associated utility corridor. The bids received were higher than the budget and the project has been redesigned. The footprint of the building has been made smaller, some materials have been changed and the size of the plaza has been reduced. The utility corridor was originally to have been located to the west of the Custom House and now will be located to the east of the structure. Some additional pavement would be removed, reducing the total impact to the buffer zone and riverfront area. The project involves minimal change to the existing drainage system. Water quality would be slightly improved due to the removal of pavement.

Paul Healy moved to accept the minor modification. Steve Moore seconded the motion. The motion was unanimously approved.

6. Public Hearings

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

Craig Pessina, Chart House Development, LLC

23, 23R, and a portion of 25 Hale Street

Notice of Intent

Tom Hughes and Steve Sawyer represented the applicant, who is proposing to construct a one-story industrial building in the buffer zone to the BVW. Mr. Hughes said the project would not intrude into the 25-foot no disturb zone. The buffer zone is 132,601 square feet and slightly less than 20% or 25,269 square feet, would be disturbed. Christiansen and Sergei will conduct a stormwater review as a part of the Planning Board special permit process. The public hearing will be continued until after this review has been completed. Mr. Hughes will email the plans and the stormwater reports to the Commission members. He will also provide information on the construction sequence and a profile of the Versablock wall with the erosion control to show its relationship to the no-disturb zone. Steve Moore asked about the installation of a green roof. Mr. Hughes responded that stormwater would be well managed without one.

Rich Banks, 32 Hale Street, and Bill Dorogy, 26 Hale Street, asked questions about the project, some of which were not under the purview of the Commission. In response to a question about flooding on Hale Street, Mr. Sawyer explained the project would not increase the amount of off-site storm water.

Steve Moore moved to continue the public hearing to the January 5, 2016 meeting. Paul Healy seconded the motion. The motion was unanimously approved.

7 Harbor St. Development, LLC

7 Harbor Street

Notice of Intent

DEP File # 051-0947

DEP commented that erosion generally occurs at the end of coir envelopes. In a letter addressed to the Commission dated December 8, Zachary Lager of NETCO wrote that erosion could be mitigated by an easing of the end of the envelope system into the existing landscape and the maintenance of the sand cover on the tops and ends of the bags through periodic nourishment. It is expected the bags would last for five to seven years in this location and during this period the beach grass would become established.

Paul Healy moved to close the public hearing. Steve Moore seconded the motion. The motion was unanimously approved.

Steve Moore moved to close the public hearings. Paul Healy seconded the motion. The motion was unanimously approved.

7. Orders of Conditions

7 Harbor St. Development, LLC

7 Harbor Street

DEP File # 051-0947

Steve Moore moved to issue an Order of Conditions with the special conditions the sand-filled coir envelopes shall be monitored annually for five years; photographs of the system shall be provided to the Commission along with a schedule of replenishment and replanting; and the ends of the envelopes shall be covered with beach grade sand as they become exposed and shall be

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planted with American beach grass in the dormant season. Paul Healy seconded the motion. The motion was unanimously approved.

8. Enforcement/Violations

216 Northern Boulevard

The property owner informed Julia Godtfredsen she is now working with an attorney. An Enforcement Order shall be issued if the Commission does not receive a response to the Notice of Violation.

9. Other Business

Swale Maintenance

The maintenance of swales is addressed in the local ordinance in a general way. The information could be added to the regulations and would be applicable citywide, not just in the business park. Julia Godtfredsen will prepare materials for the next meeting.

10. Adjournment

David Vine moved to adjourn the meeting at 8:16 p.m. Steve Moore seconded the motion. The motion was unanimously approved. The next meeting will be scheduled for Tuesday, January 5, 2016.