

Newburyport Conservation Commission
March 6, 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, Steve Moore, David Vine, Paul Healy, Dan Warchol and Doug Muir. Dan Bourdeau was absent. Conservation Administrator Julia Godtfredsen was also in attendance.

3. Minutes

Steve Moore moved to approve the minutes of the February 20, 2018 meeting as submitted. David Vine seconded the motion. The motion was approved.

4. Old and New Business

Plum Island Updates

An emergency meeting of the Merrimack River Beach Alliance has been scheduled for Friday, March 9. Doug Muir and Julia Godtfredsen have been working with a graphic designer on the Plum Island brochure. Dan Warchol said images shown on news reports about damage caused by the recent storm demonstrated the purpose behind the Commission's regulations. Images such as these could be included in the brochure.

Tree Commission Meeting

Steve Moore will attend an upcoming meeting of the Tree Commission to speak on the importance of trees to the Conservation Commission.

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

None

Dan Warchol moved to open the public hearings. Steve Moore seconded the motion. The motion was unanimously approved.

6. Public Hearings

Bernie Christopher, Low Street Redevelopment, LLC

255R Low Street

Notice of Intent

DEP File #051-0984

The public hearing was continued at the February 20 meeting because the applicant had not yet had time to resolve the Christensen and Sergi stormwater comments. CSI has since sent an email to the Planning Board indicating its comments have been satisfactorily addressed. Steve

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

Lisa Cosimano Gallagher, Port City Realty, LLC

75 Parker Street

Notice of Intent

DEP File #051-0988

Rick Barthelmes of Cornerstone Construction Services and Kenneth Knowles of Eaglebook Engineering represented the applicant, who is proposing to expand an office/warehouse building in the industrial park. They provided the revised plans the Commission requested at the previous meeting. The dumpster has been moved out of the buffer zone. Snow will be removed from the site because there is not an adequate storage area. Signage was added to the plans indicating there is to be no salting and snow storage on the site. The Commission asked that at least six trees be planted along the southern boundary of the site. The applicant will submit proposed locations and species for review and approval.

The Planning Board must review the project but that process has not yet begun. CSI will review the stormwater plans for the Planning Board. The Commission will not take any action until a report has been received. Steve Moore moved to continue the public hearing to the April 3 meeting. David Vine seconded the motion. The motion was unanimously approved.

Lauren Palmero

245 Northern Boulevard

Notice of Intent

DEP File #051-0990

Lisa Mead represented the applicant and requested an extension. She distributed the latest version of the plans, which had been revised in response to DEP comments. The Commission members will visit the site on Thursday, March 15 at 5:00 p.m. They requested the boundaries of the house and patio be marked for the site visit. Steve Moore moved to continue the public hearing to the March 20 meeting. Joe Teixeira seconded the motion. The motion was unanimously approved.

Henry Miller

11 61st Street

Notice of Intent

DEP File #051-0989

Henry Miller described the proposal to demolish an existing house and replace it with a slightly smaller structure on pilings. While there are no plans to change the existing vegetation, the Commission members were concerned it could be damaged during construction. They asked to receive an existing conditions plan that includes the vegetation and a conceptual landscape plan that indicates the materials that would be planted in the area of the existing driveway. Steve Moore moved to continue the public hearing to the March 20 meeting. Joe Teixeira seconded the motion. The motion was unanimously approved.

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Hope Community Church

11 Hale Street

Notice of Intent

DEP File #051-0991

John Paulson represented the applicant, who is proposing to construct a 99-space parking lot on a portion of the property that is currently lawn. A crossing of the wetland is being proposed to create a separate entrance and exit to the lot. A 4,080 square foot replication area with a wetland seed mix and shrubs is being proposed for the edge of the new parking lot to mitigate for the impacts to the BVW. The Commission members were concerned about TSS removal in the area of the new driveway. They will defer to the determination of CSI in the matter in its stormwater peer review for the Planning Board, which is in progress.

Mary Rimmer discussed the resource areas on the site. She said the wetland adjacent to Hope Street is almost entirely phragmites. These could be excavated but would most likely return due to their presence along the other boundaries of the site and throughout the industrial park as a whole. The excavation would also trigger the need for additional permitting. The Commission members would accept the cutting and treating of the phragmites provided a root barrier is added to protect the plantings in the replication area. Volunteers from the church will help with the removal of the phragmites.

A variance would be required for the work. The improved circulation would benefit the public, as two wards vote in the building. The applicant was asked to submit a variance request in the appropriate form.

Steve Moore moved to continue the public hearing to the March 20 meeting. Doug Muir seconded the motion. The motion was unanimously approved.

Steve Moore moved to close the public hearings. Dan Warchol seconded the motion. The motion was unanimously approved.

7. Enforcement

None

8. Order of Conditions

Bernie Christopher, Low Street Redevelopment, LLC

255R Low Street

DEP File #051-0984

Doug Muir moved to issue an Order of Conditions with the special condition a silt fence shall be installed in addition to the proposed silt sock. Steve Moore seconded the motion. The motion was unanimously approved.

9. Adjournment

Steve Moore moved to adjourn the meeting at 8:42 p.m. Paul Healy seconded the motion.

The motion was unanimously approved. The next meeting of the Conservation Commission will take place on Tuesday, March 20, 2018.