

Newburyport Conservation Commission
June 5, 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 6:50 p.m.

2. Roll Call

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

3. Minutes

Paul Healy moved to approve the minutes of the May 1, 2018, meeting as submitted. Doug Muir seconded the motion. The motion was unanimously approved.

4. Old and New Business

Plum Island Updates

- A design concept for the brochure has been received. Julia Godtfredsen provided draft text and asked the Commission members for their comments. The brochure might be sent out with the Plum Island tax bills. The inclusion of photographs of acceptable fence types would be especially beneficial.
- The construction of the berm along Reservation Terrace has been completed and the area has been planted and fenced.

Harbormaster Parking Shack

The Harbormaster installed a large shed to be used by the lifeguards and for the storage of equipment without being aware a Notice of Intent would be necessary. The shed is not two feet above grade on all sides. Paul Hogg agreed to elevate the shack immediately and install a temporary ramp. He will file a Notice of Intent. He asked about the use of a concrete ramp. This would not be allowed under the local ordinance but the Commission members might consider issuing a variance because the shed could be viewed as providing a public benefit.

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

Bryan R. Berube and Laura B. Berube

30 Wildwood Drive

Request for Certificate of Compliance

DEP File #051-0048

The property is located in the Kelleher Crossing subdivision, for which an Order of Conditions was issued in 1983. Each lot within the subdivision must receive its own Certificate of Compliance. There are no wetland features on this particular lot. Paul Healy moved to issue a

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partial Certificate of Compliance. Doug Muir seconded the motion. The motion was unanimously approved.

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

6. Public Hearings

Joseph Padelarro

28 Basin Street

Notice of Intent

DEP File #051-0993

DEP had no comments on the construction of the proposed 16' x 24' shed. The property is in the AO zone. The shed would be elevated on blocks two feet above grade and anchored. Beach grass or other native material must be planted on a 384 square-foot section of the site that is currently unvegetated. The Order of Conditions shall not be issued until the applicant has submitted a plan showing the location of this vegetation. Steve Moore moved to close the public hearing. Dan Warchol seconded the motion. The motion was unanimously approved.

John D. Galligan, Bradford & Bigelow Realty, LLC

3 Perkins Way

Notice of Intent

DEP File #051-0992

Steve Sawyer reviewed the revisions to the stormwater management plan that were made in response to comments from Christiansen and Sergi. Tom Hughes described the planting plan and invasive species management plan. The Commission members discussed the timing of the issuance of the Order of Conditions with regards to the receipt of an outline of the green roof educational materials. They also discussed the phragmites control plan, which the applicant has indicated would in part be voluntary. The control of invasive species, however, has been including in the findings as providing a public benefit. The members agreed purple loosestrife would not be subject to control because it is less of a problem than it has been in the past. The invasive species shall be controlled in the area shown in green on the site plan.

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

Steve Moore moved to close the public hearings. Joe Teixeira seconded the motion. The motion was unanimously approved.

7. Orders of Conditions

Joseph Padelarro

28 Basin Street

DEP File #051-0993

Steve Moore moved issue an Order of Conditions with the condition that prior to the Order of Conditions being issued the applicant shall submit a planting plan for at least 384 square feet of native vegetation. Dan Warchol seconded the motion. The motion was unanimously approved.

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John D. Galligan, Bradford & Bigelow Realty, LLC

3 Perkins Way

DEP File #051-0992

Doug Muir moved to adopt the proposed findings and issue a variance. Paul Healy seconded the motion. The motion was unanimously approved.

Paul Healy moved to approve the Order of Conditions with following special conditions: 1) Prior to issuing the Order of Conditions the Commission shall have reviewed and approved a draft Green Roof Public Education Plan, which shall include two separate components, one of which shall be targeted to the general public and K-12 education, and the other targeted at real-estate developers and/or professionals interested in green roof construction. These shall be multimedia educational programs consisting of both video and print components. 2) A final Green Roof Public Education Plan shall be reviewed and approved by the Conservation Commission in writing prior to the start of work on site, including site clearing and grading, and shall be incorporated into the Notice of Intent and Order of Conditions. The Conservation Administrator shall not sign the building permit until the Commission approves such Plan. 3) No Certificate of Compliance shall be issued until the applicant has implemented Green Roof Education Plan in accordance with the approved plan. 4) The areas shown in green on the approved site plan shall be planted, monitored for two growing seasons to ensure at least 75% survival of all approved plantings, and shall be free of invasive species, including but not limited to phragmites, at the time of the Certificate of Compliance is issued. The Commission concurs that purple loosestrife shall not be included in the list of invasive species to be controlled. Steve Moore seconded the motion. The motion was unanimously approved.

8. General Business

The City has received a grant to study the protection of the equipment and infrastructure of the wastewater treatment facility against flooding and storm surge.

9. Adjournment

Doug Muir moved to adjourn the meeting at 8:51 p.m. Steve Moore seconded the motion. The motion was unanimously approved. The next meeting of the Conservation Commission will take place on Tuesday, June 19, 2018.