

Newburyport Conservation Commission
February 6, 2024
Online Meeting
Minutes

1. Call to Order

Chair Joe Teixeira called a remote meeting of the Newburyport Conservation Commission to order at 6:45 p.m.

2. Roll Call

In attendance were members Joe Teixeira, Carole Wagan, Steve Moore, Bill Mullen and Dan Warchol. David Vine was absent. Conservation Administrator Julia Godtfredsen was also in attendance.

3. Minutes

Bill Mullen moved to approve the minutes of the January 16, 2024, meeting. Steve Moore seconded the motion. The motion was approved by a 5-0 vote (Dan Warchol, yes; Joe Teixeira, yes; Steve Moore, yes; Bill Mullen, yes; Carole Wagan, yes).

4. Old and New Business

Plum Island Updates

- The primary topic of discussion at the February 2 MRBA meeting was the storm damage on Salisbury beach.

- A modeling study is being conducted to determine if modifications to the jetty would resolve the erosion problems on Reservation Terrace. The study should be completed by the end of March and a report should be issued in the late spring. The City and DEP are jointly requesting that the Army Corp of Engineers initiate a Section 111 study to investigate other possible causes of erosion.

- The City has submitted an application for \$395,028 in CPA funds to partially fund the acquisition and demolition of three homes on Reservation Terrace. The project meets the criteria for open space.

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

Daniel Sweeney

152 Northern Boulevard

Request for Determination of Applicability

Tom Hughes represented the applicant and reviewed the updated plans. He said the application had included the installation of a new bathroom in the corner of the garage where an oil tank had been stored. This would constitute the addition of living space in the flood zone and would not be permitted. The bathroom was removed from the plans. A Substantial Improvement Determination Form was submitted that confirms the renovations would not increase the amount

of living space by 25% or more and the value of the structure would not increase by 50% or more. He noted that skirting around the roof deck read as a dormer on the plans, but no dormer is to be constructed. He also said the work proposed for the exterior of the structure would have no impact on existing vegetation.

Steve Moore moved to issue a Negative 2 Determination. Dan Warchol seconded the motion. The motion was approved by a 5-0 vote (Dan Warchol, yes; Carole Wagan, yes; Joe Teixeira, yes; Steve Moore, yes; Bill Mullen, yes).

6. Public Hearings

None

7. Enforcement/Violations

Julia Godtfredsen sent a letter of violation regarding the installation of a solid paver patio at 2 Basin Street, but has not received a response.

8. Order of Conditions

None

9. Other Business

- There are no agenda items for the February 20 meeting. The March 5 meeting will be cancelled due to the presidential primary election.
- Julia Godtfredsen distributed the proposed amendments to the Massachusetts Wetlands Protection Regulations. These regulations would apply to the mainland as well as Plum Island. The proposed flood zones and regulations are slightly different from those of the local ordinance. The Commission members will discuss amending the local ordinance to be consistent with the State regulations after they have been finalized.

10. Adjournment

Steve Moore moved to adjourn the meeting at 7:30 p.m. Carole Wagan seconded the motion. The motion was approved by a 5-0 vote (Dan Warchol; Carole Wagan, yes; Joe Teixeira, yes; Steve Moore, yes; Bill Mullen, yes).