

Newburyport Conservation Commission
February 7, 2023
Online Meeting
Minutes

1. Call to Order

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

2. Roll Call

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

3. Minutes

Carole Wagan moved to approve the minutes of the January 24, 2023, meeting. David Vine seconded the motion. The motion was approved by a 4-0 vote (Bill Mullen, yes; Joe Teixeira, yes; Steve Moore, absent; David Vine, yes; Carole Wagan, yes; Dan Warchol, absent).

4. Old and New Business

Plum Island Updates

The main topic of the last MRBA meeting was the dredge. Work stopped around Thanksgiving and resumed only briefly before it was halted again due to the need for a new part. There is a concern that not enough sand would be dredged to complete the profiles. If this is the case, the profile would be maintained but the placement of sand would not extend the entire planned distance. The contractor has asked for an extension beyond March 15. Two cameras owned by Newburyport.com are focused on Reservation Terrace, making it possible to view any progress in the work. The Army Corp has funding to study a long-term solution to the problem. This does not include any design work. It is expected the permitting process could take three to five years.

Request for Letter of Support

The Open Space Committee is seeking a letter of support for a CPA application for the Colby Farm Meadow. The grant would be used to replace the dilapidated fence and to install interpretive signage about the pollinator meadow and purpose of the trail.

Carol Wagan moved to provide a letter of support for the Colby Farm Meadow CPA application. Steve Moore seconded the motion. The motion was approved by a 6-0 vote (Bill Mullen, yes; Joe Teixeira, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes; Dan Warchol, yes).

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

Three Boston Way, LLC

3 Boston Way

Request for Minor Modification

DEP File #051-1023

Scott Cameron represented the applicant. He said the soil from the excavation of the trenches and foundations was not suitable to be put back in place. The applicant is proposing to place the soil between the parking area and wetland. The soil would be graded to provide texture and would be seeded with a wildflower mix. The area is already disturbed and the work would not extend beyond the project boundaries.

Bill Mullen moved to approve the Request for Minor Modification for 3 Boston Way. Steve Moore seconded the motion. The motion was approved by a 6-0 vote (Bill Mullen, yes; Joe Teixeira, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes; Dan Warchol, yes).

Kimberly Goulette

Request for Certificate of Compliance

DEP File #051-1046

An Order of Conditions was issued in 2021 for the expansion of a bedroom over an existing deck. The footprint of the structure was not increased. The 19 piles that supported the deck were removed and replaced with 13 helical piles, which reduces the amount of impact. The deck is above base flood elevation and no vegetation was disturbed. A minor modification to the permit was previously approved for the memorialization of the parking area with crushed stone.

Steve Moore moved to issue a Certificate of Compliance for 5 Helena Street. Dan Warchol seconded the motion. The motion was approved by a 6-0 vote (Bill Mullen, yes; Joe Teixeira, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes; Dan Warchol, yes).

6. Public Hearings

Craig Pessina, Hale Business Park Realty Trust

21 Malcolm Hoyt Road

Notice of Intent

DEP File #051-1067

The applicant requested an extension. Dan Warchol moved to continue the public hearing to the March 7 meeting. David Vine seconded the motion. The motion was approved by a 6-0 vote (Bill Mullen, yes; Joe Teixeira, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes; Dan Warchol, yes).

7. Enforcement/Violations

None

8. Order of Conditions

None

9. Adjournment

Carole Wagan moved to adjourn the meeting at 7:26 p.m. Steve Moore seconded the motion. The motion was approved by a 6-0 vote (Bill Mullen, yes; Joe Teixeira, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes; Dan Warchol, yes).