

Newburyport Conservation Commission
April 2, 2024
Online Meeting
Minutes

1. Call to Order

Vice Chair Steve Moore called a remote meeting of the Newburyport Conservation Commission to order at 6:45 p.m.

2. Roll Call

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

3. Minutes

Bill Mullen moved to approve the minutes of the March 19, 2024, meeting. David Vine seconded the motion. The motion was approved by a 4-0 vote (Dan Warchol, yes; Bill Mullen, yes; Steve Moore, yes; David Vine, yes).

4. Old and New Business

Plum Island Updates

The next MRBA meeting is scheduled for April 5.

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

a) Kevin Conway

11 61st Street

Request for Certificate of Compliance

DEP File #051-0989

An Order of Conditions was issued in 2018 for the demolition of a structure on a solid foundation and the construction of a new home on pilings. A partial Certificate of Compliance was issued in 2020 for the house, parking area and driveway. Julia Godtfredsen said that not much vegetation existed on the site prior to the construction of the house and the new vegetation is well established.

David Vine moved to issue a Certificate of Compliance. Bill Mullen seconded the motion. The motion was approved by a 4-0 vote (Dan Warchol, yes; Bill Mullen, yes; Steve Moore, yes; David Vine, yes).

b) Lisa Nardone

5 Harbor Street

Request for Determination of Applicability

Tom Hughes represented the application, who is proposing to expand the living area of a home in the V zone. A portion of the expansion would take place over an existing cantilevered deck and the roof of the one-story section of the structure would be removed to create a second floor.

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Mr. Hughes said no new posts would be installed and the footprint of the structure would not be expanded. A dumpster would be placed on the stone driveway and there would be no impact to the existing vegetation. The square footage of the structure would increase exactly 25%. An engineer submitted a letter stating the existing posts and foundation would be capable of supporting the additions. The Commission members have not yet received a copy of this letter. The request included the projected value of the structure, but did not indicate its pre-construction value.

Dan Warchol moved to continue the matter to the April 16 meeting. David Vine seconded the motion. The motion was approved by a 4-0 vote (Dan Warchol, yes; Bill Mullen, yes; Steve Moore, yes; David Vine, yes).

6. Public Hearings

None

7. Enforcement/Violations

None

8. Order of Conditions

None

9. Adjournment

Dan Warchol moved to adjourn the meeting at 7:38 p.m. Bill Mullen seconded the motion. The motion was approved by a 4-0 vote (Dan Warchol, yes; Bill Mullen, yes; Steve Moore, yes; David Vine, yes).