

Newburyport Conservation Commission
April 5, 2022
Online Meeting
Minutes

1. Call to Order

Chair Joe Teixeira called an online meeting of the Newburyport Conservation Commission to order at 6:55 p.m.

2. Roll Call

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

3. Minutes

Carole Wagan moved to approve the minutes of the March 15, 2022, meeting. David Vine seconded the motion. The motion was approved by a 4-0 vote (David Vine, yes; Carole Wagan, yes; Dan Warchol, yes; Joe Teixeira, yes).

4. Old and New Business

Plum Island Updates

None

Plum Island Light Kiosk

Informal Discussion

William Cooper of the Friends of Plum Island Light described three options for the installation of a six-foot by six-foot kiosk that would provide information on the lighthouse. All three of the designs would be acceptable to the Commission. An RDA must be submitted for the work after the final design has been determined.

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

George Croteau

173 Northern Blvd

Request for Determination of Applicability

Kevin Dalton represented the applicant, who is proposing to reorganize the interior space of an existing garage. The stairs that access the second floor would be moved from the inside of the structure to the outside. The stairs would be supported by two helical piles and would be located over an area that is currently sand.

Dan Warchol moved to issue a Negative 3 Determination with the condition that the applicant shall replace on site any vegetation that is damaged during the installation of the helical piles. David Vine seconded the motion. The motion was approved by a 4-0 vote (David Vine, yes; Carole Wagan, yes; Dan Warchol, yes; Joe Teixeira, yes).

6. Public Hearings

Dan Warchol moved to open the public hearings. David Vine seconded the motion. The motion was approved by a 4-0 vote (David Vine, yes; Carole Wagan, yes; Dan Warchol, yes; Joe Teixeira, yes).

Raymond R. Kingman, Jr.

10 75th Street

Notice of Intent

DEP File #051-1060

The applicant requested a continuance. Dan Warchol moved to continue the public hearing to the April 19 meeting. Joe Teixeira seconded the motion. The motion was approved by a 4-0 vote (David Vine, yes; Carole Wagan, yes; Dan Warchol, yes; Joe Teixeira, yes).

Michael and Michelle Ywuc

11 Flora Street

Notice of Intent

Matt Steinel represented the applicant, who is proposing to construct a two-story addition to a single-family home in the AE zone. The addition would be built over an area that is currently a deck and would be supported by piles. New decks would be constructed on the first, second and third floors. Plywood would be installed to protect the existing lawn. Any lawn damaged during construction would be replaced with native material. A mitigation area was proposed for the back corner of the site. The applicant has submitted an appraisal that indicates the proposal would not constitute a substantial improvement.

Julia Godtfredsen pointed out that the applicant would not be permitted to add more mulch to the landscape bed adjacent to the marsh. Dan Warchol added that beach grass would better protect the bank.

The applicant requested a continuance. The Zoning Board must issue a special permit for the project and a letter is needed from Natural Heritage. Carole Wagan moved to continue the public hearing to the April 19 meeting. Dan Warchol seconded the motion. The motion was approved by a 4-0 vote (David Vine, yes; Carole Wagan, yes; Dan Warchol, yes; Joe Teixeira, yes).

David Vine moved to close the public hearings. Dan Warchol seconded the motion. The motion was approved by a 4-0 vote (David Vine, yes; Carole Wagan, yes; Dan Warchol, yes; Joe Teixeira, yes).

7. Order of Conditions

None

8. Enforcement

3 Q Street

Tom Hughes has reported to Julia Godtfredsen that Lisa O'Donnell, a coastal structural engineer, has been engaged to assess the wall and will prepare a report.

9. Adjournment

Carole Wagan moved to adjourn the meeting at 7:55 p.m. David Vine seconded the motion. The motion was approved by a 4-0 vote (David Vine, yes; Carole Wagan, yes; Dan Warchol, yes; Joe Teixeira, yes).