

Newburyport Conservation Commission
April 16, 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, Steve Moore, David Vine, Carole Wagan and Bill Mullen. Dan Warchol was absent. Conservation Administrator Julia Godtfredsen was also in attendance.

3. Minutes

Steve Moore moved to approve the minutes of the April 2, 2024, meeting. Bill Mullen seconded the motion. The motion was approved by a 4-0 vote (Joe Teixeira, yes; Bill Mullen, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, abstain).

4. Old and New Business

Plum Island Updates

Julia Godtfredsen said the Army Corp's major maintenance report is nearly complete. The report seems to indicate that adding a weir to the jetty would alleviate erosion along Reservation Terrace. The next step in the process would be explore design alternatives for the weir so that it does not cause erosion in a different area. The dredged sand that was placed on the beach has flattened and shifted northwards. The resulting elongated shape was expected to occur naturally.

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

a) Lisa Nardone

5 Harbor Street

Request for Determination of Applicability

Tom Hughes represented the application. He submitted the appraisal of the existing structure the day of the meeting, which did not allow the Commission members sufficient time to review it.

Steve Moore moved to continue the Request to the May 7 meeting. David Vine seconded the motion. The motion was approved by a 5-0 vote (Joe Teixeira, yes; Bill Mullen, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes).

6. Public Hearings

Bill Mullen moved to open the public hearings. Carole Wagan seconded the motion. The motion was approved by a 5-0 vote (Joe Teixeira, yes; Bill Mullen, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes).

Sharon Sullivan
16 54th Street
Notice of Intent
DEP File #051-1078

Dan Wells and Chris Crump represented the applicant, who is proposing to add 116 square feet to the footprint of a home in FEMA AE zone. The resource areas on the property are Barrier Beach/Coast Dune, Riverfront and Land Subject to Coastal Storm Flowage

The proposal involves the expansion of the existing mudroom and dining room. The floor of these two rooms and the kitchen is not two feet above the flood plain. These rooms step up to the living room, which is in the center of the structure and is two feet above the flood plain. The floor of the living room would be extended across the mudroom and dining room so that the floor of the new construction would be two feet above the flood plain, as the regulations require.

The existing plant materials in the area of the expanded footprint would be temporarily relocated. As mitigation for the increase in the size of the structure, 116 square feet of beach grass would be planted elsewhere on the property.

The proposal also involves the expansion of the second floor of the structure. The stairway to the second floor would be reconfigured and a dormer would be added to provide more headroom. The regulations do not require a letter from a structural engineer about the condition of the foundation relative to the proposed scope of work, but one would be necessary for a building permit.

The applicant provided an appraisal for the existing conditions but not an appraisal for the proposed conditions. The appraisal submitted compared the value of the existing structure to the current value of the entire property.

Carole Wagan moved to continue the public hearing to the May 7 meeting. Steve Moore seconded the motion. The motion was approved by a 5-0 vote (Joe Teixeira, yes; Bill Mullen, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes).

Steve Moore moved to close the public hearings. Carole Wagan seconded the motion. The motion was approved by a 5-0 vote (Joe Teixeira, yes; Bill Mullen, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes).

7. Enforcement/Violations

None

8. Order of Conditions

None

9. Adjournment

Steve Moore moved to adjourn the meeting at 7:45 p.m. Carole Wagan seconded the motion. . The motion was approved by a 5-0 vote (Joe Teixeira, yes; Bill Mullen, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes).