

**Newburyport Conservation Commission**  
**October 17, 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, David Vine, Steve Moore and Bill Mullen. Charlie Aloviseti, Dan Warchol and Carole Wagan were absent. Conservation Administrator Julia Godtfredsen was also in attendance.

**3. Minutes**

Bill Mullen moved to approve the minutes of the October 3, 2023, meeting. Steve Moore seconded the motion. The motion was approved by a 4-0 vote (David Vine, yes; Steve Moore, yes; Joe Teixeira, yes; Bill Mullen, yes).

**4. Old and New Business**

**Plum Island Updates**

DCR intends to remove another section of the boardwalk under the Emergency Certification.

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

**UFP Technologies**

**100 Hale Street**

**Request for Certificate of Compliance**

**DEP File #051-0951**

Daniel Powers reviewed the deviations from the approved plans. The front addition and associated parking lot were not constructed. The parking lot on the northwest side of the parcel was reduced from 106 to 53 spaces and no loading dock was constructed. The size of the detention basin was reduced and it was moved closer to the building. Both the parking lot and detention basin are outside of the 100-foot buffer zone and 200-front riverfront area. A portion of the addition on the east side of the structure was not constructed. The impact to the site was significantly reduced due to these changes. Finally, a wood guardrail that had not been a part of the plans was installed along the modular rock wall. DeRosa Environmental Consulting monitored the mitigation area and reported the plantings are well established, consistent with the approved plans and functioning as intended.

Steve Moore moved to issue a Certificate of Compliance for 100 Hale Street. Bill Mullen seconded the motion. The motion was approved by a 4-0 vote (David Vine, yes; Steve Moore, yes; Joe Teixeira, yes; Bill Mullen, yes).

**6. Public Hearings**

None

**7. Enforcement/Violations**

None

**8. Order of Conditions**

None

**9. Other Business**

The area along the Rail Trail by National Grid is sparsely vegetated at best. Julia Godtfredsen will review the plans and photograph the site.

The first meeting in November coincides with election day and has been cancelled.

**10. Adjournment**

Steve Moore moved to adjourn the meeting at 7:07 p.m. Bill Mullen seconded the motion. The motion was approved by a 4-0 vote (David Vine, yes; Steve Moore, yes; Joe Teixeira, yes; Bill Mullen, yes).