

Newburyport Conservation Commission
December 15, 2020
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 Steve Moore, Paul Healy, David Vine, Joe Teixeira, Ron DiCola and Dan Warchol. Conservation Administrator Julia Godtfredsen was also in attendance.

3. Minutes

Paul Healy moved to approve the minutes of the November 18, 2020, meeting. Steve Moore seconded the motion. The motion was approved by a 6-0 vote (Steve Moore, yes; Paul Healy, yes; David Vine, yes; Joe Teixeira, yes; Ron DiCola, yes; Dan Warchol, yes).

4. Old and New Business

Plum Island Updates

The next MRBA meeting is scheduled for Friday, December 17.

Colby Farm Lane Solar Project

The item was added to the agenda at the request of Blue Wave Solar, which is working on a project at the landfill that would involve modifications to the stormwater basins in the buffer zone. No one was in attendance to discuss the project.

Evergreen Commons/Port Place (18 Boyd Drive)

Informal Discussion

Tom Hughes, Lisa Mead and Steve Sawyer provided an update on the status of the work at the housing development. The applicant intends to request that the permit be amended to reflect changes that were made in the field during construction. Tom Hughes displayed a series of photographs of the wetlands. He said it was decided that two bridges were not needed on the trail system that crosses the wetlands. The second bridge would have created additional wetland impacts and would have resulted in more of a developed wetland, when the desired outcome was a conservation trail.

Some of the conservation mix in the pollinator meadow was slow to become established and golf turf grew in around it. The area was reseeded and oats were added to break up the soil. The area is mostly well vegetated but some additional planting will be needed in the spring.

The rain water gardens in the Port Place Open Space IVW are working well. The bottom of the wetland was adjusted and is higher than expected, which created almost a half of an acre more wetland than anticipated. Steve Sawyer said there was some trouble with erosion in the

rain gardens. He consulted with City Engineer Jon-Eric White and it was decided a controlled orifice would be preferable to a berm.

The connection to the Garrison Trail has not yet been completed due to complications related to ADA compliance. The connection is a part of the Planning Board's approval and the applicant is working to bring it to fruition.

The proposed signage was reviewed and some changes were recommended. The final drafts will be submitted to Julia Godtfredsen for review and approval.

Patios and front walks had not been included in the initial calculations. An additional 28,000 square feet of impervious surface was installed than was approved. Mr. Sawyer said the increase is 1.7% across the project and is insignificant. The additional surfaces are not roadways and would not impact water quality. He said they also do not impact the storage capacity of the ISFL. The baseline is not above elevation 52. He said when he ran the revised numbers in HydroCAD, the level of the ILSF level rose one half of an inch. He said a very conservative approach had been taken and the basements are set at 2.3 feet above an extreme event.

Seven lots were constructed with three-car garages, which was not a part of the original plans. An increase in the amount of impervious surface would be limited to 2% for these lots, while a 5% increase would be allowed on the remaining lots. The amendment package will include a proposed methodology that would be easier to apply for determining the amount of additional impervious surfaces.

Lisa Mead summarized the status of the project. Work on the amendments will begin after the revisions to the signage have been completed. The conservation easement will be sent to DEP to begin the review process. Two versions of the document will be used to track the changes to the baseline document. An additional review should be conducted on behalf of the Commission. Work will continue on the Garrison Trail connection. The condition of the plants materials will be evaluated in the spring and the trees and shrubs that did not survive will be replaced. The Commission will visit the site in the spring.

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

Michael F. Riley and Lorraine K. Riley

2 Spofford Street

Request for Certificate of Compliance

DEP File #051-0972

The applicant requested a continuance. Paul Healy moved to continue the request to the January 5, 2021, meeting. Ron DiCola seconded the motion. The motion was approved by a 6-0 vote (Steve Moore, yes; Paul Healy, yes; David Vine, yes; Joe Teixeira, yes; Ron DiCola, yes; Dan Warchol, yes).

Joseph Hill c/o Lisa Mead, Mead, Talerman & Costa, LLC

2 Parker Street

Request for Extension

DEP File #051-0980

The applicant has not had time to finish the work and has requested a three-year extension. Paul Healy moved to extend the Order of Conditions to December 11, 2023. Steve Moore seconded

the motion. The motion was approved by a 6-0 vote (Steve Moore, yes; Paul Healy, yes; David Vine, yes; Joe Teixeira, yes; Ron DiCola, yes; Dan Warchol, yes).

6. Public Hearings

None

7. Order of Conditions

None

8. Enforcement

11 76th Street

The Notice of Intent will be on the agenda for the January 5 meeting.

8 Nancy Street

Julia Godtfredsen said there does not appear to be any significant damage to the resource area. The property is being rented. She recommended that the abutter work with the property owner to resolve any issues.

5 Doe Run Drive

Joe Teixeira recused himself from the discussion. Julia Godtfredsen said it has been reported that the property owner has been cutting the vegetation in the wetlands beyond the fence. She said the area appears to be heavily vegetated and it is possible that the plant material would grow back on its own if no further cutting were to take place. The property owner might not be aware of the regulations. Informational material will be sent before any additional steps are taken.

9. Adjournment

Paul Healy moved to adjourn the meeting at 9:06 p.m. Steve Moore seconded the motion. The motion was unanimously approved. The next meeting of the Newburyport Conservation Commission will be held on December 15.