

**Newburyport Conservation Commission  
December 20, 2022  
Online Meeting  
Minutes**

**1. Call to Order**

Chair Joe Teixeira called an online meeting of the Newburyport Conservation Commission to order at 6:47 p.m.

**2. Roll Call**

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

**3. Minutes**

Steve Moore moved to approve the minutes of the December 6, 2022, meeting. David Vine seconded the motion. The motion was approved by a 5-0 vote (Bill Mullen, yes; Joe Teixeira, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes)

**4. Old and New Business**

**Plum Island Updates**

Work on the dredge has stalled, as the crew was moved to another project. The work is to resume in the middle of January. Only a small portion of the expected amount of sand has been moved onto the beach to date. The elevation of the beach should increase as the work progresses.

The Plum Island Taxpayers Association submitted a CPA application for the purchase of three Mobi mats that would be installed at the end of 53<sup>rd</sup> Street. The Commission members will review the application.

A copy of the fence guidelines will be sent to every Newburyport household on Plum Island after the holidays.

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

**Mark Nagle**

**20 57th Street**

**Request for Determination of Applicability**

Tom Hughes represented the applicant, who is proposing to construct a roof deck above an existing single-family home. The property is partially in the VE zone and partially outside of the floodplain. The work would be above flood level. With the exception of a spiral staircase that would be supported by a helical pile, the footprint of the structure would not change. A dumpster, if needed, would be placed in the driveway.

Steve Moore moved to approve a Negative 3 Determination with the condition that any vegetation damaged during the work would be replaced in kind. Carole Wagan seconded the

motion. The motion was approved by a 5-0 vote (Bill Mullen, yes; Joe Teixeira, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes).

**6. Public Hearings**

None

**7. Enforcement/Violations**

None

**8. Order of Conditions**

None

**9. Continuation of Old and New Business**

Julia Godtfredsen said she informed Paul Avery that a NOI would be needed for the exterior work at The Goat. She reminded Chris Skiba that the reopening of Captain Joe's in the spring would not be possible without a Chapter 91 license.

**10. Adjournment**

Steve Moore moved to adjourn the meeting at 7:16 p.m. Carole Wagan seconded the motion. The motion was approved by a 5-0 vote (Bill Mullen, yes; Joe Teixeira, yes; Steve Moore, yes; David Vine, yes; Carole Wagan, yes).