

Newbury Conservation Commission - Public Meeting Minutes
December 6, 2022

Members Present:

- ☒ Bob Connors (Chair)
- ☒ Mary Rimmer (Vice Chair)
- ☒ Peter Paicos (Planning Board Liaison)
- ☐ Brad Duffin
- ☒ Dan Streeter
- ☒ Dianne O'Brien
- ☒ TJ Conte
- ☒ Samantha Holt (Agent)

7:01 p.m. Meeting Called to Order

- Opening remarks from Conservation Agent Samantha Holt
- Minutes Review: Commission members reviewed minutes from 11/15/2022. Mary Rimmer requested an edit. Motion by Peter Paicos to approve the minutes as drafted; seconded by TJ Conte; vote 6:0:0.

COMMISSION DISCUSSION

Samantha Holt noted that a homeowner inquired as to the meeting schedule and is looking to get an NOI for a septic replacement in before the end of the year. Due to extenuating circumstances, Commission members agreed to hold the 12/20/2022 meeting (previously canceled) to allow the replacement to get approval in the event all necessary information/comments are received by the time of the hearing.

CONTINUED PUBLIC HEARINGS

3 33rd Street (DEP File #050-1386) Beth Quinn (Applicant)

The Applicant has requested a continuance. Motion by TJ Conte to continue the hearing to 7:00 PM on 1/3/2023; seconded by Dianne O'Brien; vote 6:0:0.

80 Northern Boulevard (DEP File #050-1392) Al Ward (Applicant)

The Applicant has requested a continuance. Motion by Dan Streeter to continue the hearing to 7:00 PM on 1/3/2023; seconded by Dianne O'Brien; vote 6:0:0

92 Northern Boulevard (DEP File #050-1397) Matthew Ferm (Applicant)

- Exhibits: Notice of Intent for 92 Northern Boulevard with all attachments

Samantha Holt presents updates to the NOI for work to expand the existing deck. The NHESP letter was received and contains conditions for the work. The Applicant provided supplemental information regarding existing site conditions, mitigation planting, and deck pilings. Commission members had an opportunity to discuss the project. Questions were raised regarding the proposed vegetation mitigation. Ms. Holt noted that she can assist with finalization of planting locations during the pre-construction site visit. Motion by Dianne O'Brien to issue an Order of Conditions approval with standard conditions for construction and recommended NHESP conditions; seconded by TJ Conte; vote 6:0:0.

40 Newman Road, Old Town Hill Reservation (DEP File #050-1396) Josh Hasenfus (Applicant)

- Exhibits: Notice of Intent for 40 Newman Road with all attachments

Mary Rimmer abstained from the discussion and vote. Samantha Holt presents updates to the NOI for work to construct an observation deck next to the marsh with an access trail. Ms. Holt provided a recap on the site walk and noted comments received from the DEP analyst. Questions were raised regarding the wetland delineations and the

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impact on the ACEC. Motion by Peter Paicos to issue an Order of Conditions approval with standard conditions for construction; seconded by Daniel Streeter; vote 5:0:1.

140R Main Street (DEP File #050-1398)

Borrego Solar Systems, Inc (Applicant)

- Exhibits: Notice of Intent for 140R Main Street with all attachments

Samantha Holt presents updates to the NOI for work to construct an access road with wetland crossing. Review with other local boards and departments is mostly complete and a file number was issued by DEP. Rob Roseen (representative) outlined revisions made to the plans. Commission members had an opportunity to discuss the project. Questions were raised regarding wetland replication areas, planting mitigation, incorrect information on the DEP Data Portal, and the need for an Environmental Monitor. Motion by TJ Conte to close the public hearing; seconded by Dianne O'Brien; vote 6:0:0. Commission members and the Applicant agreed to continue the discussion regarding the special conditions to 7:00 PM on 12/20/2022.

COMMISSION DISCUSSION

Samantha Holt noted that there are new draft versions of a July-December 2023 schedule that reflect new possible meeting days and frequencies. TJ Conte requested to have the Combined Sewer Overflow discussion from previous meetings included on future agendas – Bob Connors agreed to include it as a perpetual agenda item under administration alongside revisions to meeting schedules. Dan Streeter noted that the sign for Great Meadow Farm is missing – Ms. Holt agreed to check on the status.

Meeting adjourned at 8:26 p.m.

Respectfully submitted,

Samantha Holt, Conservation Agent