

Newbury Conservation Commission - Public Meeting Minutes
April 02, 2024

Members Present:

- ✗ Bob Connors (Chair)
- ✗ Mary Rimmer (Vice Chair)
- ✗ Woody Knight (Planning Board Liaison)
- ☐ Brad Duffin
- ✗ Dianne O'Brien
- ✗ Mick Brown
- ✗ TJ Conte
- ✗ Sean Young (Agent)

6:00 p.m. Meeting Called to Order

- Opening remarks from Conservation Agent Sean Young
 - Minutes Review: Commission members reviewed minutes from the 2/6/2024 meetings. Motion by Mary Rimmer to approve the 2/6/2024 minutes as drafted; seconded by Woody Knight; votes 4:0:0.
 - Minutes Review: Commission members reviewed minutes from the 2/22/2024 meetings. Motion by TJ Conte to approve the 2/22/2024 minutes as drafted; seconded by Dianne O'Brien; votes 5:0:0.
 - Minutes Review: Commission members reviewed minutes from the 3/05/2024 meetings. Motion by Dianne O'Brien to approve the 3/05/2024 minutes as drafted; seconded by Mick Brown; votes 5:0:0.

6:20 p.m. PUBLIC HEARINGS

Note: More detail on agenda items 57 Sunset (RDA) and parts of 19 Independence (NOI) is provided due to technical difficulties with video recording of these agenda items.

57 Sunset Blvd. (NCC #440) (Mattheos)(Applicant)

- Presentation by Tom Hughes:

Tom Hughes presented an RDA for 57 Sunset Dr. (NCC #440), proposing the removal of concrete encroachment and invasive species from the site. The plan is to replace them with native species. He mentioned that the old concrete foundation from 19 Independence was left behind from the existing house. Additionally, there is a small encroachment of a few inches of existing foundation from 57 Sunset onto the neighboring property. However, they opted not to burden the neighbor anymore with work on their site and are in discussion with both properties.

- Concerns Raised by Mary Rimmer:

Mary Rimmer expressed concern about the staging of this location. It was clarified that all staging activities will occur on the property on 19 Independence. Also, there would need to be some conditions put into place.

- Presentation by Sean Young (Conservation Agent):

Sean Young, the Conservation Agent, presented photos of the site in question to provide visual context for the discussions.

Decisions and Actions:

- The Commission reviewed the RDA for 57 Sunset Dr. and voted to issue a Negative Determination, subject to conditions including: All staging activities would take place at 19 Independence, pre- and post- construction photos are required to be submitted to the Conservation Commission, and a Letter of authorization was required prior to commencement of work from 57 Sunset Dr. owner.
- Tom Hughes and the team will proceed with the planned removal of concrete encroachment and invasive species, replacing them with native species as outlined in the RDA.
- Public Comments:

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There were no public comments during the meeting.

Attachments presented:

- RDA: 57 sunsets
Photos from Sight

Motion by Dianne O'Brien to issue a Negative Determination with conditions as discussed, second by TJ Conte with conditions votes 6:0:0

19 Independence Way (DEP File#050-1425) (Mattheos)(Applicant)

Presentation by Tom Hughes:

NOI for the proposal for building a single-family home at 19 Independence Way, with a DEP file number of (#050-1425), on behalf of Roam Reality.

The property is in flood zone AE 13.

The ground elevation is currently at 8 feet, but plans reflect the building elevated to a height of approximately 10 feet.

Mr. Hughes noted a proposed increase in vegetation on the site.

- Mary Rimmer raised questions about the planting schedule and the location of site work within the right of way.
- TJ Conte also requested a detailed planting schedule.
- Woody Knight inquired about town sewer and water hookups for the proposed home.
- Mick Brown had no specific comments regarding the site.
- Dianne O'Brien sought information on the plan for invasive species removal methods and the potential planting of beach grass.
- Bob Connors suggested flagging all species and modifying plans for better clarity.
 - Public Comment:
 - Stephen Manchin asked if the proposed site coverage aligns with the lot coverage approved by the Zoning Board of Appeals (ZBA).
 - Tom Hughes confirmed that the proposed site coverage adheres to the plans approved by the ZBA.

- Action Items:

Site Visit: 4/05/2024 8 AM.

Applicant to prepare and provide a detailed planting schedule.

Applicant to develop a plan for invasive species removal and confirm the planting of beach grass with-

Applicant to flag species on the site and modify plans-

Applicant to ensure that the proposed site coverage aligns with the approved lot coverage from the ZBA.

Next Meeting: Date: 4/16/2024

With applicant's consent, Motion by TJ Conte to continue the Public Hearing to 6:00 PM on 4/16/2024; seconded by Dianne O'Brien; votes 6:0:0.

For additional information covered in the remainder of the meeting, please visit the **Town of Newbury YouTube channel** for the video dated 4/2/2024 under **Conservation Commission**:

Time stamps are a reference to YouTube video time. Direct link: as of (4/14/2024)

<https://youtu.be/Q5wbEhoSpCA?si=S0gwQD3XAmGTqM85>

Town of Newbury YouTube channel:

<https://www.youtube.com/@TownofNewbury>

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3:46 What are these numbers?

17 Main Street lot (4) (DEP File#050-1423) (Roam Realty LLC) (Applicant)

- Exhibits: Notice of Intent for 17 Main Street to construct 2 Family Homes and Septic with attachments

The Applicant has requested a continuance.

Site visit scheduled for 4/05/2024 for 8:30-8:45 AM

Motion by Mary Rimmer to Continue the Public Hearing to 6:00 PM on 4/16/2024; seconded by Mick Brown; votes 6:0:0.

CONTINUED PUBLIC HEARINGS

22:20

94 Northern Boulevard (DEP File #050- 1422) (Magauran)(Applicant)

- Notice of Intent for 94 Northern Boulevard with attachments for work to conduct landscaping, hardscaping, and paving work.

The Applicant has requested a continuance.

Motion by Mary Rimmer to Continue the Public Hearing to 6:00 PM on 4/16/2024; seconded by Dianne O'Brien; votes 6:0:0.

23:15

18 Fordham Way (DEP File #050- 1409) (Blue Inn, LLC)(Applicant)

- Notice of Intent for 18 Fordham Way – (Blue Inn, LLC) – with attachments After-the-fact approval of work to replace two sets of beach access stairs and NOI for the Beach Management Plan.

Tom Hughes Notified National Heritage letter not received yet.

The Applicant has requested a continuance.

Motion by Woody Knight to Continue the Public Hearing on 6:00 PM 4/16/2024; seconded by; Dianne O'Brien votes 6:0:0.

24:10

18 Temple Boulevard West (DEP File #050- 1424) (Eramo) (Applicant)

- Notice of Intent for 18 Temple Boulevard West with attachments NOI for the addition of a deck and elevated walk to the dwelling, and the reclamation and expansion of the existing parking area

The Applicant has requested a continuance.

Motion by TJ Conte to Continue the Public Hearing to 6:00 PM on 5/7/2024; seconded by; Dianne O'Brien votes 6:0:0.

25:08

ADMINISTRATION

Storm Water Management Updates Notification

Motion by Bob Connors to Adjourn to 7:36 PM on 4/2/2024; seconded by; TJ Conte votes 6:0:0.

Respectfully submitted, Sean Young, Conservation Agent