



OFFICE OF THE CONSERVATION COMMISSION

12 KENT WAY

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**PUBLIC NOTICE POSTING
REQUEST TO OFFICE OF TOWN CLERK**

BOARD/COMMITTEE/ORGANIZATION: Conservation Commission

■ MEETING

■ PUBLIC HEARING

DAY of WEEK/DATE: Tuesday, April 15, 2025

TIME (AM/PM): 6:00 pm

Meeting Location: Virtual, via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/84470941941>

Meeting ID: 844 7094 1941

Passcode: 644434

Dial by your location: +1 929 205 6099 US (New York)

Type in Star (*) 6 to Mute/Unmute, Star (*) 9 to Raise/Lower hand

SUBMITTED BY (Name & Title): Bob Connors, Chairman

All meeting notices must be filed and time-stamped in the town clerk's office and posted on the municipal bulletin board 48 hours prior to the meeting in accordance with MGL Ch. 30A, § 18-25. This may not include Saturdays, Sundays, or legal holidays. Newbury Municipal Offices are open Mond., Wed., Thurs. 8-4, and Tuesday from 8-7, closed Fridays. Faxed or Emailed postings must reach the Clerk's office during business hours 48 hours prior to the meeting.

MEETING NOTICES WILL ALSO BE POSTED ON THE TOWN WEBSITE

In accordance with Chapter 107 of the Acts of 2022, the "Act relative to extending certain COVID-19 measures adopted during the State of Emergency", which extends the Governor's March 12, 2020 "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A § 20," until March 31, 2025, this public meeting is being conducted remotely. It will be recorded, and the recording will be available on the Newbury Access YouTube Channel, accessible through the Conservation Commission webpage on the Town of Newbury website.

PLEASE NOTE: ALL RELEVANT DOCUMENTS RELATED TO APPLICATIONS BEFORE THE CONSERVATION COMMISSION ARE AVAILABLE FOR VIEWING AT THE TOWN'S MUNICIPAL OFFICES AT 12 KENT WAY, BYFIELD, MA, DURING REGULAR BUSINESS HOURS, AND ON THE CONSERVATION COMMISSION'S WEB PAGE ON THE TOWN'S WEBSITE.

NEWBURY CONSERVATION COMMISSION

MEETING AGENDA FOR 4/15/2025

Please Note: This listing of matters is that which is reasonably anticipated by the Chair, and may be discussed at the meeting. Not all items listed may be discussed. Other items not listed may also be brought up for discussion to the extent permitted by law. Items are scheduled at an approximate time and may be discussed later than listed, but generally will not begin earlier than listed (excluding "Administration" items which may be discussed earlier if needed). Proponents will be given 10 minutes to present, and during public comment portions of hearings, members of the public will be given 3 minutes to make comments and ask questions. More time may be afforded at the discretion of the Chair.

6:00 pm

- Call meeting to order; roll call attendance & meeting preamble;
- Upcoming Meeting Dates: May 6, 2025; May 20, 2025
- Minutes Review: 4/1/2025

6:10 pm Requests for Determination of Applicability (RDA):

- 12 49th Street – Applicant is submitting an RDA to propose deck expansion on the east and west facing decks on the property. The property is on the primary frontal dune and has existing beach grass vegetation surrounding the decks.
- 5 Basin Front Drive – Applicant is submitting an RDA for renovations on their home on Plum Island. The applicant proposes to expand and build a bathroom into the existing porch footprint, and add an indoor shower. Project location is on a barrier beach.
- 2 Farm View Lane – Applicant is submitting an RDA for the construction of a pool and adjacent patio on existing lawn. Yard expansion and regrading is also proposed.
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6:45 pm Enforcement Orders

- (Laky) – 30 Riverview Drive – unpermitted work.
- DEP File #050-1419 – 62 Middle Road – unpermitted work.
- DEP File #XXX-XXXX – 105 Northern Boulevard – unpermitted work.

6:50 pm Continued Public Hearings/Notices of Intent

- DEP File #050-1444 – 80 Northern Boulevard - Applicant is submitting a Notice of Intent for the demolition and removal of the existing single-family dwelling. The existing garage on site will remain untouched, and the construction of a new single-family home will follow the demolition process. Additional site improvements are also outlined in the NOI. Project site is located on or within a primary frontal dune.
- DEP File #050-1435 – Sunset Club – Applicant is submitting a Notice of Intent that includes the installation of a 40ft-by-40ft open pavilion structure. Submission addresses new resource area impacts and any changes to the storm water management.
- DEP File #050-1445 – 7 Marsh Ave – The applicant has submitted a Notice of Intent that proposes to install a seasonal dock for the use of a single-family home located at 7 Marsh Avenue. The permanent access walkway is proposed above mean high water and the walkway will use open flow decking.
- DEP File #050-1446 – 34 Central Street – The applicant is submitting an Abbreviated Notice of Resource Area Delineation to confirm wetland boundaries on a parcel on Central Street.
- DEP File #050-XXXX – 2 Plum Island Boulevard – The applicant is submitting a Notice of Intent to demolish all existing structure on the property and construct four residential townhomes within two pile-supported buildings. Project is located on a barrier beach and is within the 100-foot salt marsh buffer.

7:30 pm Amendment Requests – None

7:30 pm Certificates of Compliance – None

7:35 pm New Public Hearings/Notices of Intent

- DEP File #XXX-XXXX – 13 Fatherland Drive – The applicant proposes to install an inground pool, adjacent patio, and an addition to the existing dwelling. The proposed project lays outside of the riverfront area, but is within the 100-foot BVW buffer zone.

8:15 pm General Project Discussion



8:30 pm Meeting Close/Administration

- Staff Reports and Updates; and
- Adjournment