



OFFICE OF THE CONSERVATION COMMISSION  
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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, June 3, 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 6/3/2025

**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: June 17, 2025; July 1, 2025
- Minutes Review: 5/6/2025; 5/20/2025

### 6:10 pm Continued Public Hearings/Notices of Intent

- DEP File #050-1447 – 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.
- DEP File #050-1450 – 65 Hanover Street - Applicant is submitting an ANRAD to confirm resource areas on the property.

### 6:30 pm Amendment Requests – None

- DEP File #050-1435 – Sunset Club – Applicant is submitting an amendment to their 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.

### 6:45 pm Certificates of Compliance:

- DEP File #050-1427 – 1 Main Street – Applicant is requesting a full certificate of compliance for the project at 1 Main Street. A partial COC was issued in the fall, and the final COC was pending stabilization of the yard.
- DEP File #050-1334 – 6 Blue Hill Ave - Applicant is requesting to close out an order of conditions for the replacement of decks, the outside shower, and underground utilities. The applicant is seeking a full certificate of compliance now that the beach grass has fully grown in.
- DEP File #050-1094 – 11 Blue Hill Ave – Applicant is requesting a full certificate of compliance for a project that was permitted to remove an existing rip rap bulkhead with new “shea” system upland of the existing structure. Removal of rip rap in the tidal flat area was also permitted.

### 7:15 pm Enforcement Orders

- (Laky) – 30 Riverview Drive – unpermitted work.
- DEP File #050-1419 – 62 Middle Road – unpermitted work.
- (Bennett) – 5 Southern – unpermitted work

### 7:30 pm Requests for Determination of Applicability (RDA):

- 5 Southern Boulevard – John Bennett – Applicant is submitting an RDA to get unpermitted work approved on Plum Island. The applicant proposes to replace his stone/masonry retaining walls in kind.
- 10 Old Point Road – Artistic Landscapes – Applicant is proposing a paver patio to be installed and replace existing concrete patio area. The applicant also proposes a stone sitting wall, planting beds, and landscape lighting systems.
- 9 Jackson Way – Applicant is submitting an RDA to install a privacy fence on the westerly facing side of the property and to repair the existing deck with new wood and new stairs.

**8:00 pm New Public Hearings/Notices of Intent**

**8:15 pm General Project Discussion**

- Meeting Dates for Summer 2025
- DEP Appeal for 7 Marsh Ave and Abutter Appeal for 80 Northern Boulevard
- Great Meadows Parking Area

**8:30 pm Meeting Close/Administration**

- Staff Reports and Updates; and
- Adjournment