



**OFFICE OF THE CONSERVATION COMMISSION**

**12 KENT WAY**

**BYFIELD, MA 01922**

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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, August 5, 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 8/5/2025

**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: **September 2, 2025; September 16, 2025**
- Minutes Review: 7/1/2025

### 6:05 pm Requests for Determination of Applicability (RDA):

- 22 14<sup>th</sup> Street – Applicant is submitting an RDA for the in-kind replacement of Masonry stairs on Plum Island.
- 18 Jackson Way – Applicant is submitting an RDA for the replacement of a patio and associated site work. The submission comes in to address unpermitted work.
- 65 Plum Island Turnpike – Applicant is submitting an RDA for the kind replacement of a retaining wall. The project proposes to repair the wall and add enhanced drainage features.
- 118 Northern Boulevard - Applicant is submitting an RDA to construct dormers and do work on exterior decks on a single-family home on the primary dune side of Northern Boulevard.
- 32 Annapolis Way - Applicant is submitting an RDA to replace and repair an existing deck in-kind on Plum Island. Deck boards and helical piles to be replaced as needed.

### 6:35 pm Certificates of Compliance:

- DEP File #050-1377 – 2 40<sup>th</sup> Street – Applicant is requesting a full certificate of compliance for the project at 2 40<sup>th</sup> Street. The project was permitted for the demolition of an existing home on cinder blocks and the rebuild of a single-family home on a pile foundation with associated site work.
- DEP File #050-1337 – 84 Boston Road – Applicant is requesting a full certificate of compliance for a project that was permitted to construct a proposed office, garage, and contractor's yard. Plan amendments were made during the project, and an as-built is provided, highlighting additional changes.
- DEP File #050-1290 – 4 Plum Bush Downs – Applicant is requesting a full certificate of compliance for renovations at an existing home that consisted of raising the elevation of structures and installing garage space.

### 6:50 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 structures on the property and construct four residential townhomes within two pile-supported buildings. The project is located on a barrier beach and is within the 100-foot salt marsh buffer.

### 7:10 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 40 ft by 40 ft open pavilion structure. Submission addresses new resource area impacts and any changes to the stormwater management.

### 7:15 pm Enforcement Orders

### 7:30 pm New Public Hearings/Notices of Intent

- DEP File #050-1384 – 44 Middle Road – Applicant is submitting a request for an extension and amendment to alter the specifications of the home, driveway, and garage areas.
- DEP File #XXX-XXXX – 25 Harvard Way – Applicant is submitting a Notice of Intent for the construction of additions and renovations to the existing single-family dwelling. Improvements include: expanded deck and new stair systems.

**7:45 pm General Project Discussion**

- Adoption of New Policy for Newbury Conservation Commission
- Seagate/ 105 High CR and Baseline Report

**8:00 pm Meeting Close/Administration**

- Staff Reports and Updates; and
- Adjournment