



## Manchester-By-The-Sea Meeting Posting

Notice of Public Meeting – (As required  
by M.G.L.Ch.30A §18-25)

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Received by Town Clerk's office  
on 4/3/2025 at 1:58pm

**Board/Committee:** Conservation Commission  
**Day & Date:** April 8<sup>th</sup>, 2025  
**Time:** 6:30 PM  
**Location:** Virtual

### Zoom Room 1

### Join Zoom Meeting

<https://us06web.zoom.us/j/87411182850?pwd=BKzyh6HuGiB18w3R9cL1OkAZ7xtbHT.1>

**Meeting ID:** 874 1118 2850

**Passcode:** 449593

**Dial In:** (301)715-8592 or (305)224-1968

## AGENDA

*Note: anticipated times are included, however, matters may be heard earlier or later or may be continued to a future meeting if more time is required for clarification of information, additional public comment, and such. The discussion of any individual matter generally will be limited to no more than 20 minutes.*

### 6:30 pm ~ Call to Order/Welcome

### Public Hearings

**Notice of Intent (Continued):** MassDEP #039-0926, (Map 44, Lot 19), 48 Central Street, Manchester-By-The-Sea.

**Applicant:** Richard Bedell

**Project:** Proposed construction of a single car garage, site improvements, and proposed mitigation plan. Portions of the proposed work at the Site will occur within the buffer zones to Coastal Bank and Land Subject to Coastal Storm Flowage.

**Notice of Intent (Continued):** MassDEP #039-0928, (Map 37, Lot 22), 30 Mill Street, Manchester-By-The-Sea.

**Applicant:** Louisa Mackintosh

**Project:** Proposed construction of a new dwelling located in the Buffer Zone and Riverfront Area.

**Notice of Intent (Continued):** MassDEP # 039-0927, (Map 51, Lot 05), 35 School Street, Manchester-By-The-Sea.

**Applicant:** James Gaddis

**Project:** Proposed demolition and construction of a new dwelling located in the Riverfront Area.

**Notice of Intent:** MassDep #039-0929, (Map 28 Lot 31) 69 Bridge St

**Applicant:** Candace and Albert Staton

**Project:** Relative to the proposed razing and rebuilding of a single family dwelling within the 200 foot Riverfront Area.

**Request for Determination of Applicability:** (Map 50, Lot 21) 44 Norwood Ave.

**Applicant:** Nicolas Stangl

**Project:** The proposed removal of two mature Norway Maple trees and other Norway saplings within the 200 foot Riverfront Area, Bordering Land Subject to Flooding, and the 100 foot Buffer Zone.

**Request for Determination of Applicability:** (Map 6, Lot 40) 391 Summer St

**Applicant:** Peter Robbins

**Project:** The proposed construction of a sunroom on an existing deck within the 200 foot Riverfront Area and the 100 foot Buffer Zone.

**Request for Determination of Applicability:** (Map 17, Lot 24) 121 Beach St

**Applicant:** Cheryl Marshall, Director of Parks and Recreation

**Project:** Proposed municipal project involving the installation of a bench.

**Request for Determination of Applicability:** (Map 22, Lot 16) 17 Tucks Point

**Applicant:** Cheryl Marshall, Director of Parks and Recreation

**Project:** Proposed municipal project involving the installation of a bench.

**Request for Determination of Applicability:** (Map 58, Lot 66)

**Applicant:** The Manchester Housing Authority

**Project:** Proposed municipal project involving the reconstruction and maintenance of a bituminous parking lot and sidewalks within the 100 foot Buffer Zone.

**Request for Determination of Applicability:** (Map 21, Lot 26) 17 Ashland Ave

**Applicant:** Nick Iliades, Manchester Marine

**Project:** Relative to the proposed removal and replacement of a shed.

**De Minimus Change Request to the Order of Conditions:** MassDEP #039-0821 (Map 13, Lot 44) 15 Eaglehead Rd

**Applicant:** Marianthe Mewkill

**Project:** Proposed plan revisions that include reduced impervious surfaces, reduces lawns, and enhanced habitat value in the Buffer Zone.

### **Enforcement Issues**

- Potential Violation – 59 Pleasant St (picture updates)
- Potential Violation – 68 Pine

**Public Comment**

**Minutes for Review**

3.18.25

**New/Other Business**

**Adjournment**

**Next Meeting: April 29<sup>th</sup>, 2025**