

Manchester-By-The-Sea ~ Minutes of the Conservation Committee

March 18, 2025, 6:32pm; Hybrid Meeting

Town Hall Meeting Room 5/Zoom; Meeting ID: 821 4278 9654 Passcode: 020518

Members Present Online: Dr. Henry Oettinger, Dr. Olga Hayes, Dr. Jeffrey Bodmer-Turner, David Lumsden, Sari Oseasohn, Steve Gang

Members Absent: Dr. Gordon Turner

Staff Present Online: Bethany Barstow, Conservation Agent

Call to Order/Welcome

Chairman Steve Gang called the Conservation Commission meeting to order at 6:30 PM. He reminded attendees that the meeting was being recorded and that public comment would be allowed at designated times.

Public Hearings

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

The applicant requested a continuance to the April 8th meeting.

Chairman Gang moved to continue the hearing for 48 Central Street to April 8th. Dr. Bodner-Turner seconded. The motion passed unanimously.

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

Bill Manuel of Wetlands and Land Management presented on behalf of the applicant, Louisa McIntosh. He described the 9.7 acre parcel which is bisected by the East Branch of Cat Brook. The project proposes construction of a new dwelling on a portion of the property that will be subdivided.

Key points of the presentation included:

- The new dwelling is intentionally placed to keep the interior of the site intact and as close to the riverfront boundary as possible.
- The area to be maintained around the home is extremely limited.
- The project respects the 100 foot riverfront area and is outside the 30 foot no disturb zone and 50 foot no build zone.
- Total site disturbance is limited to 12,650 square feet, which is only 5% of the riverfront area on the site.
- Stormwater management includes rain gardens and an infiltration trench along the driveway.
- Some selective thinning of pine trees is proposed to rejuvenate the shrub canopy.
- Non-native arborvitae will be removed.

The Commission asked questions about driveway materials, amount of fill being brought in, and details of the riverfront area calculations. They expressed interest in conducting a site visit before making a decision.

Chairman Gang moved to continue the hearing for 30 Mill Street to April 8th and schedule a site visit for Saturday, March 22nd at 8:30 AM. Dr. Olga Hayes seconded. The motion passed unanimously.

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

James Gaddis presented the application for demolition of an existing structure and construction of two townhouses. Key points included:

- The project is located outside the 100 foot buffer zone.
- There will be an increase in impervious surface area.
- Pea stone will be used for the driveway and walkway instead of pavers.
- The Commission requested more details on square footage calculations and amount of fill.

Brenda Lachapelle from 3 Brook Street spoke in support of the project, noting it would improve the neighborhood.

The Commission expressed interest in conducting a site visit and reviewing regulations on redevelopment in previously developed riverfront areas.

Chairman Gang moved to continue the hearing for 35 School Street to April 8th and schedule a site visit for Saturday, March 22nd at 9:15 AM. Dr. Hayes seconded. The motion passed unanimously.

Enforcement Issues

Potential Violation – 59 Pleasant St (picture updates)

Bethany Barstow provided picture updates showing what appears to be plywood sections to park cars on with gravel beneath, either in the BVW or the immediate buffer zone. The Commission decided to drive by the site after their scheduled site visits on Saturday to take a closer look.

Potential Violation – 68 Pine St

The Commission discussed the status of enforcement at this property, where there is an unpermitted bridge over a brook. It was unclear if an enforcement letter had been sent. Dr. Hayes volunteered to knock on the door on Saturday to inquire if they had received any communication from the Commission.

Administrative Discussion

The Commission then discussed discussion items for agendas moving forward. Dr. Hayes suggested an item for budgetary discussion and an item for “maintenance of projects”. The

Commission suggested that they increase the budget to \$15,000, and Chairman Gang noted that he would address the budget increase to the Town Administrator.

The Town's new Conservation Agent, Bethany Barstow, provided an update to the Commission that all outstanding administrative business has been caught up, and that there were 7 new RDA filings for the next meeting.

Chairman Gang then shared an update about file sharing with the Commission; he mentioned that Marc and Shannon Bianchi are working to connect the Commissioners to the Town's SharePoint and connect the public with information through posting meeting documents on the Town website.

Approval of Minutes

The Commission reviewed and approved minutes from the following meetings:

Mr. Gang moved to accept the September 17, 2024 meeting minutes as amended. Dr. Bodmer-Turner seconded. The Motion passed unanimously.

Mr. Gang moved to accept the October 1, 2024 meeting minutes as written. Dr. Hayes seconded. The Motion passed unanimously.

Mr. Gang moved to accept the October 15, 2024 meeting minutes as amended. Dr. Hayes seconded. The Motion passed unanimously.

Mr. Gang moved to accept the January 14, 2025 meeting minutes as amended with spell checks and name changes. Dr. Hayes seconded. The Motion passed unanimously.

Dr. Bodmer-Turner moved to accept the February 25 meeting minutes as amended with spell checks and name changes. Dr. Hayes seconded. The Motion passed unanimously.

Adjournment

Dr. Hayes moved to adjourn the meeting. Dr. Oettinger seconded. The motion passed unanimously.

The meeting was adjourned at approximately 8:30 PM.

Next Meeting

The next meeting was scheduled for April 8, 2025.

By: Shannon Bianchi