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THURSDAY FEBRUARY 9, 2023
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Manchester-By-The-Sea

Meeting Posting

Notice of Public Meeting – (As required by M.G.L.Ch.30A §18-28)

COMMITTEE/BOARD NAME: Manchester Conservation Commission
DATE: Tuesday, February 14, 2023
TIME: 6:30 P.M.
LOCATION: Virtual Meeting

Pursuant to Chapter 107 of the Acts of 2022, Section 3, this meeting of the Conservation Commission will be conducted via remote participation only. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. For this meeting, members of the public who wish to attend may do so through the Zoom meeting information provided below. Each vote taken in this meeting will be conducted by a roll call vote.

Join the online meeting: <https://us06web.zoom.us/j/87899028489>

Meeting ID: 878 9902 8489

One tap mobile: +16465588656,,87899028489# US (New York)

Dial by your location: 1 646 558 8656 US (New York)

Find your local number: <https://us06web.zoom.us/j/87899028489>

AGENDA

Note, anticipated times are included – 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.

- I. 6:30 pm Open Meeting Call to Order / Welcome**
- II. Recess for Public Hearings under Wetlands Protection Act and Local Wetlands By-Law**
- III. 6:30 pm Requests for Determination of Applicability**
 1. 6:30 pm Public roadway intersection near 2 Harbor Street (map 22, lot 1) and Bridge Street (State Highway 127) – 2023-0002 - improvements to the intersection within the 100-foot buffer to Bordering Vegetated Wetland – Town of Manchester
New
- IV. 6:40 pm Notices of Intent / Abbreviated Notices of Resource Area Delineation**
 1. 6:40 pm 2 Old Neck Road (map 15, lot 38) – DEP File #39-0881 – proposed construction of a new patio with pergola and cooking area within the 100-foot and 50-foot No Build Zone Buffers to Bordering Vegetated Wetland – The Old Neck Road Nominee Trust, Christopher Vento

Continued from 8/30/22, 9/27/22, (10/25/22 no discussion), continued to 1/3/23(no discussion), 1/24/23

2. 6:50 pm 1 Crow Island (map 8, lot 1) – DEP File #39-0884 – demolition of select existing structures and construction of an enclosed pool within the 100-foot, 50-foot No Build Zone, and 30-foot No Disturb Zone Buffers to Coastal Bank – GMVN Crow LLC, Gail von Metzsch, Trustee
Continued from 12/6/22, 1/3/23, 1/24/23
3. 7:00 pm 8 and 0 Atwater Ave (map 38/lot 13, and map 37/lot 8) – DEP File #39-0889 - Abbreviated Notice of Resource Area Delineation (ANRAD) to affirm the extent of all jurisdictional wetland resource areas and associated buffer zones on two parcels – Simboli Prop Manchester, LLC, Owner / Cell Signaling Corporation, Inc., Applicant
Continued from 1/24/23
4. 7:10 pm 2 Harold Street (map 39, lot 14) – DEP File #39-0885 - demolition and reconstruction of a single-family home within Riverfront Area Resource – Wrecking Crew LLC
Continued from 1/24/23
5. 7:20 pm 15 Smith’s Point Road (map 20, lot 20) – DEP File #39-0886 (ACOP-NE-15-6W001-NT-AMEND1) – request approval to keep “Wall A” as constructed, rather than remove it, and implement a restoration project at the limit of Coastal Bank, Land Subject to Coastal Storm Flowage, and within the 30-foot No Disturb Zone Buffer to Coastal Bank – Hamid Shirkhan
New
6. 7:30 pm 17 Proctor Street (map 16, lot 17) – DEP File #39-0887 – ecological restoration project and tree removal within the 100-foot, 50-foot No Build Zone, and 30-foot No Disturb Zone Buffers to Coastal Bank (Salt Marsh) – Trustees of the KSPS Family Trust, Kevin Potter
New
7. 7:40 pm 40 Masconomo Street (map 18, lot 15) – DEP File #39-0888 – extend an existing boardwalk, grading, conversion of lawn to native plantings, and removal of invasive species within Bordering Vegetated Wetland, Land Subject to Coastal Storm Flowage, 100-foot, 50-foot No Build Zone, and 30-foot No Disturb Zone Buffers to Bordering Vegetated Wetlands – Margaret & Ian Strachan
New

V. Reconvene Regular meeting

VI. 7:50 pm Requests for Certificates of Compliance

1. 7:50 pm 33 Forster Road (map 29, lot 13) – DEP File #39-363 – construction of a single-family home and appurtenances, including upgraded septic system, within the 50-foot No Build Zone and the 100-foot Buffer to Bordering Vegetated Wetland - Dominic Paratore
Continued from 1/3/23, 1/24/23
2. 7:55 pm 27 Proctor Street (map 16, lot 22) – DEP File #39-0769 - installation of chimney and outdoor kitchen within 100' of Coastal Bank – Lees Island Realty LLC
New
3. 8:00 pm 27 Proctor Street (map 16, lot 22) – DEP File #39-0802 – proposed raze and rebuild of an existing single-family home within buffers to Salt Marsh and Coastal Bank, amended in 2020 to

include driveway realignment, remove existing driveway, add walking paths, and additional minor alterations - Lees Island Realty LLC

New

4. 8:05 pm 24 Forest Street (map 39, lot 50B) – DEP File #39-0786 - demolition of an attached garage structure and rebuilding a new living space addition to the home within existing footprint within the 100-foot buffer to Inland Bank and Bordering Vegetated Wetland – Charles & Merry Anderson

New

VII. 8:10 pm New/Other Business

1. New: Other...Discussion or Action Items Related to Commission Business
 - Request by Dr. Jeffrey Bodmer-Turner to support his effort to work with MECT on certifying vernal pools within the areas of the Forest Management Plan.
 - Letter to Conservation Administrator from Richard A. Nysten, Lynch, Desimone, & Nysten, LLP; dated 1/11/23; regarding 27 Proctor proposed seawall repairs under a Chapter 91 License
2. New: Review of Letter Permits / Tree Permits / Emergency Certifications Issued by Agent
 - Letter Permit – 2 Harold Street for soil testing
 - Letter Permit - 150 Bridge Street – Fence installation along an existing stone wall
3. New: Expenditure Approvals
 - Invoice from Beaver Solutions for annual, multi-site maintenance on existing flow devices such as culvert protective fence and flexible pond leveler
4. New: Potential Violations / Enforcement Orders
 - Ocean Street at Black & White Beaches – storm event impacts/protocol
 - 38 School Street – potential violation

VIII. Orders of Conditions (if hearing is closed tonight)

IX. Approval of Minutes (as available)

X. Adjournment

Next Meeting – 3/7/23