



Received by the Town Clerk  
Thursday, October 26, 2023  
11:51 AM

## Manchester-By-The-Sea

### Meeting Posting

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

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**Board/Committee:** Manchester Conservation Commission  
**Day & Date:** MONDAY, October 30, 2023  
**Time:** 6:00 P.M.  
**Location:** VIRTUAL

#### Join the online meeting:

<https://us06web.zoom.us/j/88951076810?pwd=ikFWR21KBVo72yIYIMH9UK7bfMcw8h.1>

**Meeting ID:** 889 5107 6810

**Passcode:** 5tQx5e

**One tap mobile:** +16465588656,,88951076810#,,,,\*027811# US (New York)

**Dial by your location:** +1 305 224 1968 US

**Find your local number:** <https://us06web.zoom.us/j/88951076810?pwd=ikFWR21KBVo72yIYIMH9UK7bfMcw8h.1>

### 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. 6:00 pm Open Meeting Call to Order / Welcome**

**II. EXECUTIVE SESSION**

10 Old Wenham Way

Executive Session pursuant to G.L. c. Executive Session pursuant to G.L. c. 30A, Section 21(a)(3) to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the Chair so declares that having a discussion in open session would have a detrimental effect on the Town's litigating position.

**III. Recess for Public Hearings under Wetlands Protection Act and Local Wetlands By-Law**

**IV. 6:20 pm Requests for Determination of Applicability**

1. 6:20 pm Near 50 Proctor Street - Long Beach Pier (map 19, lot 6Z) – 2023-0019 - perform necessary repairs to the seasonal float at Long Beach Pier within Coastal Beach, Tidal Flats & Land Under Ocean. The pier has a Chapter 91 License – Incorporated Proprietors Great Pasture & Gales Point c/o Mory Creighton  
*Continued from 10/10/23 (no discussion)*

**V. 6:30 pm Notices of Intent / Request to Amend an Order of Conditions**

1. 6:30 pm 31 Smith's Point Road (map 20, lot 2) – DEP File #39-0893 – to raze and rebuild a cottage including associated utilities relocation and an upgrade of the existing septic system per Board of Health Standards within the 100-foot, 50-foot No Build Zone, and 30-foot No Disturb Zone Buffers to Coastal Bank – William and Ellen Cross  
*Continued from 5/9/23, 5/30/23 (no discussion), 6/20/23 (no discussion, continued to 8/1/23), continued to 8/22/23, 9/19/23, 10/10/23 (no discussion), 10/30/23*
2. 6:40 pm 371 Summer Street (map 6, lot 55) – Request to Amend an Order of Conditions DEP File #39-0867 – demolition and reconstruction of a single-family dwelling within the 100-foot buffer to Bordering Vegetated Wetland and Intermittent Stream – O'Neil Find Builders Corporation  
*Continued from 10/10/23*
3. 6:50 pm 21 Proctor Street (map 16, lot 20) – DEP File #39-0898 – After-the-Fact Notice of Intent for installation of seasonal gangway and float, and repairs to an existing wharf within Land Subject to Coastal Storm Flowage and Coastal Beach (Tidal Flat) – Laura and Colby West  
*New*

**VI. Reconvene Regular meeting**

**VII. 7:00 pm Requests for *de minimis* Change**

1. 7:00 pm 94 Bridge Street (map 21, lot 25) – DEP File #39-0852 - Installation of a timber pier, a gangway and float, and repairs & improvements to an existing seawall (Whittier's Cove) within Land Subject to Coastal Storm Flowage, Coastal Bank, Coastal Beach, and Land Under Ocean – Edward & Karen Crawley  
*Continued from 10/10/23*
2. 7:10 pm 201 Pine Street Composting Facility (map 63, lot 7, 14) - DEP File #39-0827 – construction of a regional compost facility within the 100-foot, 50-foot No Build Zone, and 30-foot No Disturb Zone Buffers to Bordering Vegetated Wetland at the existing Town transfer station – Andrew Brousseau, Black Earth Compost; Chuck Dam, Town of Manchester DPW  
*New*

**VIII. 7:20 pm Requests for Certificates of Compliance**

1. 7:20 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, continued from 3/28/23, continued to 5/9/23, 5/30/23, 6/20/23, 7/11/23, 8/1/23, 8/22/23, 9/19/23, 10/10/23, 10/30/23*
2. 7:30 pm 14 Highland Avenue (map 26, lot 42) – DEP File #39-0860 - Construction of a single-family dwelling within the 100-foot Buffer to Bordering Vegetated Wetland – Builders by the Sea  
*Continued from 6/20/23, continued to 8/1/23 (no discussion), 8/22/23, 9/19/23, 10/10/23, 10/30/23*

**IX. 7:40 pm New/Other Business**

1. New: Other...Discussion or Action Items Related to Commission Business
  - Discussion re Open Space & Recreation Committee draft proposal regarding watershed protection
2. New: Review of Letter Permits / Tree Permits / Emergency Certifications / Work Initiation Forms
3. New: Expenditure Approvals...If Any
4. New: Potential Violations / Enforcement Orders
  - 21 Proctor Street – unpermitted fill in a wetland

- X. Orders of Conditions (if hearing is closed tonight)**
- XI. Approval of Minutes (as available)**
- XII. Adjournment**

**Next Meeting – Tuesday, 11/21/23**