



AMENDED AGENDA RECEIVED BY THE  
TOWN CLERK: 2/10/2022, 11:25 AM  
ORIGINALLY POSTED: 2/10/2022, 10:27 AM

## Manchester-By-The-Sea

### Meeting Posting

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

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**COMMITTEE/BOARD NAME:** Manchester Conservation Commission  
**DATE:** Tuesday, February 15, 2021  
**TIME:** 6:30 P.M.  
**LOCATION:** Virtual Meeting

**Join the online meeting:**

<https://us06web.zoom.us/j/85259174598?pwd=UFBnWHlEaC8rQlZaL1FYa3VmajZlQT09>

**Meeting ID:** 852 5917 4598

**Passcode:** 760214

**One tap mobile:** +13017158592,,85259174598# US (Washington DC)

**Dial by your location:** +1 301 715 8592 US (Washington DC)

### AMENDED 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 Call to Order / Welcome** - Town Planner Sue Brown to discuss process of preparing Land Management Plans for various Town-owned parcels under ConCom management and for Conservation Restrictions held by ConCom.
- II. **Requests for *de minimis* Change**
  1. **6:40 pm** 11 Tucks Point Road (map 22, lot 35) - DEP File #39-0836 - install a seasonal gangway & float, construct a pedestrian pathway, stairs, seating areas, and remove invasives on Coastal Bank, Rocky Intertidal Zone, Land Subject to Coastal Storm Flowage, and within Buffers to these resources – Dana Landry, Washington Fine Properties.  
*New*
- III. **6:50 pm Recess for Public Hearings under Wetlands Protection Act and Local Wetlands By-Law**
- IV. **Notices of Intent**
  1. **6:50 pm** 189 – 193 School Street (map 38, lots 25, 15, & 14) DEP File #39-0861 - for construction of a church building and a future accessory building with associated parking, sidewalks, drainage system, and landscaping within Riverfront Area Resource and 100-foot Buffer to Bordering Vegetated Wetland – Alden Drake, Cornerstone Church  
*Continued from 10/12/21, 11/2/21, 12/14/21 (no discussion), 1/18/22 (no discussion)*

2. 7:00 pm 17 Proctor Street (map 16, lot 17) – DEP File #39-0864 - Raze and rebuild a single-family structure and add a swimming pool within the 100-foot Buffer to Bordering Vegetative Wetland (Salt Marsh) – Kevin Potter, Trustees of the KSPS Family Trust  
*Continued from 11/23/21, 12/14/21, 1/18/2022*
3. 7:10 pm 2 Boardman Avenue (map 24, lot 16) – DEP File #39-0868 – for installation of a timber pier, seasonal gangway & float, retaining wall, and granite steps within Land Subject to Coastal Storm Flowage, Coastal Bank, Rocky Intertidal Shore, Land Under Ocean, and 100-foot, 50-foot No Build Zone, and 30-foot No Disturb Zone Buffers to these resources – Two Boardman Avenue, LLC.  
*Continued from 1/18/22*
4. 7:20 pm 1 Proctor Street (map 16, lot 6) – DEP File #39-0XXX – to replace an existing septic system and install components of the new system within the 100-foot Buffer to Bordering Vegetated Wetland (Salt Marsh). Land Subject to Coastal Zone Flowage is on site - no work is proposed in this resource – Christopher Abbott.  
*New*

**V. 7:30 pm Reconvene Regular meeting**

**VI. New/Other Business**

1. New: Other...Discussion or Action Items Related to Commission Business
  - 0 School Street 40B Filing – potential next round of test pits
  - Water Resources Task Force
  - Vernal Pool Certification inquiry
  - CPC-funded project – *Preservation of Conservation Land Project*
  - CPC funding request – additional Pollinator Plots
2. New: Review of Letter Permits / Tree Permits Issued by Agent
  - Emergency Certifications – Town DPW request for repairs to structures at White, Black, Black Cove (Stinky), and Singing Beaches for damage due to 1/17/22 storm surge & wave action.
3. New: Expenditure Approvals...If Any
4. Cont: Violations / Enforcement Orders
  - 38 School Street – unpermitted patio construction in Riverfront Area Resource

**VII. Orders of Conditions (if hearing is closed tonight)**

**VIII. Approval of Minutes (as available)**

**IX. Adjournment**

**Next Meeting – 3/8/22**