



**Manchester-By-The-Sea
Meeting Posting**

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

Received by the Town Clerk's
Office on 3/31/2026 at 2:23pm

Board/Committee: Conservation Commission
Day & Date: April 7th 2026
Time: 6:30 PM
Location: Virtual

Zoom Room 3

Join Zoom Meeting

<https://us06web.zoom.us/j/88417564234?pwd=IC8N4J7a2GhtGvKxsAfYIFAiEXnLfl.1>

Meeting ID: 884 1756 4234

Passcode: 929558

One tap mobile

+13092053325,,88417564234# US

+13126266799,,88417564234# US (Chicago)

Join instructions

https://us06web.zoom.us/meetings/88417564234/invitations?signature=hPPtz-TrqzmabdTaTkQ8fz_zbTehgpE1kDK7hoJ8b3k

AMENDED 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

1.) Notice of Intent: MassDEP #039-0949, 2 Old Neck Road, Manchester-By-The-Sea.

Applicant: Kimberly Cafferty Tr

Project: proposed new additions and improvements within the 100-Foot Buffer Zone.

2.) Continued Notice of Intent: MassDEP #039-0937, (Map 50, Lot 21), 44 Norwood Ave,
Manchester-By-The-Sea.

Applicant: Nicolas Stangl

Project: Proposed remediation of foundation and construction of additions with associated activities. Most of the proposed work is located within the Bordering Land Subject to Flooding and the 200-foot Riverfront Area.

3.) Notice of Intent: MassDEP #039-0948, Tappan Street, Manchester-By-The-Sea.

Applicant: Town of Manchester-By-The-Sea

Project: Proposed surface and utility improvements within the Land Subject to Coastal Storm Flowage and the 100- Foot Buffer Zone.

4.) Notice of Intent: MassDEP #039-0947, 18 Boardman, Manchester-By-The-Sea.

Applicant: Fred Morris

Project: Proposed improvements to an existing seawall within the Land Subject To Coastal Storm Flowage and Coastal Bank.

5.) Request for a Determination of Applicability, 355 Summer Street, Manchester-By-The
Sea.

Applicant: Stephen and Carolyn Kelly

Project: Proposed native woody plantings and invasive species removal within the 100- Foot Buffer Zone and Land Subject to Coastal Storm Flowage

6.) Request for a Certificate of Compliance: MassDEP #39-0844, Tappan Street, Manchester-
By-The-Sea

Applicant: Town of Manchester-By-The-Sea

Project: Proposed surface and utility improvements within the Land Subject to Coastal Storm Flowage and the 100- Foot Buffer Zone.

7.) Request for a Certificate of Compliance: MassDEP #39-0837, 1 Beaver Dam Road,
Manchester-By-The-Sea

Applicant: Cape Ann Storage

Project: Proposed construction of a new storage facility, rough site grading, removal of existing storage trailers, installation of a driveway and parking area. The proposed work was within the 100- Foot Buffer Zone.

Orders of Conditions (If Hearing is Closed):

8.) Notice of Intent: MassDEP #039-0937, (Map 50, Lot 21), 44 Norwood Ave, Manchester-By-The-Sea.

Applicant: Nicolas Stangl

Project: Proposed remediation of foundation and construction of additions with associated activities. Most of the proposed work is located within the Bordering Land Subject to Flooding and the 200-foot Riverfront Area.

9.) Notice of Intent: MassDEP #039-0948, Tappan Street, Manchester-By-The-Sea.

Applicant: Town of Manchester-By-The-Sea

Project: Proposed surface and utility improvements within the Land Subject to Coastal Storm Flowage and the 100- Foot Buffer Zone.

10.) Notice of Intent: MassDEP #039-0947, 18 Boardman, Manchester-By-The-Sea.

Applicant: Fred Morris

Project: Proposed improvements to an existing seawall within the Land Subject to Coastal Storm Flowage and Coastal Bank.

11.) Notice of Intent: MassDEP #039-0949, 2 Old Neck Road, Manchester-By-The-Sea.

Applicant: Kimberly Cafferty Tr

Project: proposed new additions and improvements within the 100-Foot Buffer Zone.

Public Comment

Minutes for Review

3.17.2026

New/Other Business

- 5 Kings Way Preliminary Discussion
- 33 Smith's Point Update
- Beaver Solutions Annual Bill

Adjournment

Next Meeting: April 28th , 2026