

**RECEIVED**

By City Clerk at 11:18 am, Feb 25, 2026

## CONSERVATION COMMISSION MEETING MINUTES

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**December 1, 2025, at 6:30 p.m.**

**Virtual Meeting – 6:30 p.m.**

This meeting will be conducted under S. 2475, *An act relative to extending certain COVID-19 measures adopted during the state of emergency*, signed June 16, 2021, which was extended by legislation enacted on July 16, 2022, and was extended by legislation enacted on March 24, 2023. The public can view this meeting on ACTV Channel 12, the ACTV website or their Facebook Page: [www.facebook.com/AmesburyCommunityTelevision](https://www.facebook.com/AmesburyCommunityTelevision)

*Chair Fred Zackon called the December 1, 2025, Virtual Conservation Commission meeting to order at 6:30pm.*

Pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020, Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Conservation Commission on August 1, 2022, is being conducted via remote participation.

No in-person attendance of members of the public will be permitted, but every effort is being made to ensure that the public can adequately access the proceedings as provided for in the Order.

A reminder that persons who would like to like to watch this meeting can do so on ACTV Channel 12, the ACTV website or the City of Amesbury Facebook Page:  
[www.facebook.com/amesburyma](https://www.facebook.com/amesburyma)

To submit a public comment, you may do so on the Facebook Live feed by beginning your comment with PUBLIC COMMENT. It will be read aloud at the appropriate time. Viewers may also email [conservation@amesburyma.gov](mailto:conservation@amesburyma.gov) to submit a public comment.

Members of the public may dial into Microsoft Teams at: +1 323-457-5649,,870497732#

Access Code: 870 497 732#

Chair Fred Zackon notes that tonight's Conservation Commission meeting is being recorded by Amesbury Public Access Television; this legal step has been taken but does not act as the official record. The written meeting minutes by the Recording Secretary is the official record.

**Attendance:** Jaime McCarthy, Fred Zackon, Maya Gakidis, Mike Fallon, Matt Mohr, Delaney Kingsland and Bob Manseau

**Also in attendance:** Amanda Armington, Conservation Agent

**Transcription by:** Lynn Viselli

*Chair Zackon takes attendance for the record:*

|                          |            |
|--------------------------|------------|
| <b>Fred Zackon</b>       | <b>YES</b> |
| <b>Jaime McCarthy</b>    | <b>YES</b> |
| <b>Maya Gakidis</b>      | <b>YES</b> |
| <b>Mike Fallon</b>       | <b>YES</b> |
| <b>Matt Mohr</b>         | <b>YES</b> |
| <b>Bob Manseau</b>       | <b>YES</b> |
| <b>Delaney Kingsland</b> | <b>YES</b> |

### **Administrative Schedule**

Agent Armington reviewed the 2026 Conservation Commission meeting calendar.

### **Continued Business:**

#### **NOI ACC-25-1 6 Lake Attitash Way**

The waiver request has been received. A draft Conservation Restriction has been received, and City Council will vote to accept the Restriction.

Brian Marchetti reviewed the proposed project and the revised plan submitted. ZBA has granted a variance to the setbacks for both side and frontage. This is on the Planning Board agenda next week. The Deed restriction will state no development in perpetuity in the rear of the property.

Barbara Hamel, Lake Attitash Association, expressed her concern with runoff from Kimball Road.

Brian Marchetti advised that a drainage report was provided showing drywells to handle more than the roof runoff and the driveway will be pervious pavers. He reviewed the proposed stormwater management on the property. The project meets the stormwater standards and local ordinance. The connection will put the runoff into the system and there will be less flow over the neighbors' driveways. The proposed catch basin will help the neighborhood; it does not impact the project.

Angela Bick, Lake Attitash Association, asked if the catch basin proposed will capture all the runoff from Kimball Road and expressed her concern with the impact on Lake Attitash from the runoff.

J. McCarthy stated that the runoff from the street runs into the wetland to the north and the project is not making the runoff any worse.

B. Manseau asked if the storm drain connection was finalized with the City. He is concerned that the connection will not be approved and that the runoff will be worse. He would like the runoff into the lake to be lessened.

Agent Armington added that DPW comments regarding the drain ask for mitigation and the drywell calculations to be provided to DPW.

J. McCarthy suggested waiting for the Conservation Restriction to be approved before taking a vote.

**A motion was made by J. McCarthy to approve the waiver of the 50' no-build setback for NOI ACC-25-1 61 Lake Attitash Way. The motion was seconded by D. Kingsland and approved by Rollcall vote:**

*Chair Zackon called the Rollcall Vote:*

|                          |                |
|--------------------------|----------------|
| <b>Fred Zackon</b>       | <b>YES</b>     |
| <b>Jaime McCarthy</b>    | <b>YES</b>     |
| <b>Mike Fallon</b>       | <b>YES</b>     |
| <b>Maya Gakidis</b>      | <b>YES</b>     |
| <b>Matt Mohr</b>         | <b>ABSTAIN</b> |
| <b>Bob Manseau</b>       | <b>YES</b>     |
| <b>Delaney Kingsland</b> | <b>YES</b>     |

D. Kingsland expressed her concern with the runoff. The plan redirects the runoff. She would prefer to wait for the Planning Board approval of the stormwater management system prior to the vote.

**A motion was made by J. McCarthy to approve NOI ACC-25-1 61 Lake Attitash Way. The motion was seconded by M. Gakidis and approved by Rollcall vote:**

*Chair Zackon called the Rollcall Vote:*

|                          |                |
|--------------------------|----------------|
| <b>Fred Zackon</b>       | <b>YES</b>     |
| <b>Jaime McCarthy</b>    | <b>YES</b>     |
| <b>Mike Fallon</b>       | <b>YES</b>     |
| <b>Maya Gakidis</b>      | <b>YES</b>     |
| <b>Matt Mohr</b>         | <b>ABSTAIN</b> |
| <b>Bob Manseau</b>       | <b>NO</b>      |
| <b>Delaney Kingsland</b> | <b>YES</b>     |

#### **ANRAD 002-1350 131 Haverhill Road**

The applicant requested a continuance to January 5, 2026, meeting.

**A motion was made by B. Manseau to continue ANRAD 002-1350 131 Haverhill Road until January 5, 2026. The motion was seconded by J. McCarthy and approved by Rollcall vote:**

*Chair Zackon called the Rollcall Vote:*

|                          |            |
|--------------------------|------------|
| <b>Fred Zackon</b>       | <b>YES</b> |
| <b>Jaime McCarthy</b>    | <b>YES</b> |
| <b>Mike Fallon</b>       | <b>YES</b> |
| <b>Maya Gakidis</b>      | <b>YES</b> |
| <b>Matt Mohr</b>         | <b>YES</b> |
| <b>Bob Manseau</b>       | <b>YES</b> |
| <b>Delaney Kingsland</b> | <b>YES</b> |

### **NOI 002-1356 394 and B154/C155 TAP Transmission Line ROW**

Agent Armington informed the Commission that no quotes for the peer review have been received.

J. McCarthy asked if there was any updated stormwater information.

Hannah Raditz informed the Commission that some information was provided to Agent Armington, and some documents would be uploaded after the hearing. There are no drainage maps or calculations provided.

**B. Manseau made a motion to continue NOI 002-1356 394 and B154/C155 TAP Transmission Line ROW to December 9, 2026, it was seconded by J. McCarthy and unanimously approved by Rollcall vote:**

*Chair Zackon called the Rollcall Vote:*

|                          |            |
|--------------------------|------------|
| <b>Fred Zackon</b>       | <b>YES</b> |
| <b>Jaime McCarthy</b>    | <b>YES</b> |
| <b>Mike Fallon</b>       | <b>YES</b> |
| <b>Maya Gakidis</b>      | <b>YES</b> |
| <b>Matt Mohr</b>         | <b>YES</b> |
| <b>Bob Manseau</b>       | <b>YES</b> |
| <b>Delaney Kingsland</b> | <b>YES</b> |

### **Requests for Certificates of Compliance**

#### **RCOC 002-1304 130 Market Street**

The Applicant has requested a Certificate of Compliance for the razing of the pre-existing large building and the construction of 2 buildings. The work was completed 2 years ago.

**A motion was made by M. Fallon to approve RCOC 002-1304 130 Market Street, the motion was seconded by J. McCarthy and approved by Rollcall vote:**

*Chair Zackon called the Rollcall Vote:*

|                          |            |
|--------------------------|------------|
| <b>Fred Zackon</b>       | <b>YES</b> |
| <b>Jaime McCarthy</b>    | <b>YES</b> |
| <b>Mike Fallon</b>       | <b>YES</b> |
| <b>Maya Gakidis</b>      | <b>YES</b> |
| <b>Matt Mohr</b>         | <b>YES</b> |
| <b>Bob Manseau</b>       | <b>YES</b> |
| <b>Delaney Kingsland</b> | <b>YES</b> |

### **Administrative:**

**Minutes** – Approve Minutes for October 6, 2025, and November 3, 2025.

**A motion was made by B. Manseau to approve the October 6, 2025, minutes as presented, the motion was seconded by J. McCarthy and approved by Rollcall vote:**

*Chair Zackon called the Rollcall Vote:*

|                          |                |
|--------------------------|----------------|
| <b>Fred Zackon</b>       | <b>YES</b>     |
| <b>Jaime McCarthy</b>    | <b>YES</b>     |
| <b>Mike Fallon</b>       | <b>ABSTAIN</b> |
| <b>Maya Gakidis</b>      | <b>YES</b>     |
| <b>Matt Mohr</b>         | <b>YES</b>     |
| <b>Bob Manseau</b>       | <b>YES</b>     |
| <b>Delaney Kingsland</b> | <b>YES</b>     |

**A motion was made by J. McCarthy to approve the November 3, 2025, minutes as presented, it was seconded by M. Fallon and approved by Rollcall vote:**

*Chair Zackon called the Rollcall Vote:*

|                          |                |
|--------------------------|----------------|
| <b>Fred Zackon</b>       | <b>YES</b>     |
| <b>Jaime McCarthy</b>    | <b>YES</b>     |
| <b>Mike Fallon</b>       | <b>YES</b>     |
| <b>Maya Gakidis</b>      | <b>YES</b>     |
| <b>Matt Mohr</b>         | <b>YES</b>     |
| <b>Bob Manseau</b>       | <b>ABSTAIN</b> |
| <b>Delaney Kingsland</b> | <b>ABSTAIN</b> |

**WPA Funds – No action taken.**

**Invoices – None.**

#### **002-1355 0 and 14 Mill Street**

At the November meeting the Commission voted to approve the project with the condition of an environmental monitor be chosen. Tom Hughes has agreed to be the environmental monitor, but no contract has been received yet.

**A motion was made by M. Fallon to continue 002-1355 0 and 14 Mill Street to December 9, 2025. The motion was seconded by D. Kingsland and approved by Rollcall vote:**

*Chair Zackon called the Rollcall Vote:*

|                          |            |
|--------------------------|------------|
| <b>Fred Zackon</b>       | <b>YES</b> |
| <b>Jaime McCarthy</b>    | <b>YES</b> |
| <b>Mike Fallon</b>       | <b>YES</b> |
| <b>Maya Gakidis</b>      | <b>YES</b> |
| <b>Matt Mohr</b>         | <b>YES</b> |
| <b>Bob Manseau</b>       | <b>YES</b> |
| <b>Delaney Kingsland</b> | <b>YES</b> |

**Emergency Certification 14 Lake Attitash Road**– An Emergency Certification was issued for the removal of 2 pine trees in significant decline that posed a threat to persons and property. The

condition of the trees was verified by an arborist. There is an open Order of Conditions on this property. The arborist was concerned with the trees being close to the home with upcoming winter storms.

**A motion was made by M. Fallon to ratify the Emergency Certification 14 Lake Attitash Road. The motion was seconded by M. Mohr and approved by Rollcall vote:**

*Chair Zackon called the Rollcall Vote:*

|                          |            |
|--------------------------|------------|
| <b>Fred Zackon</b>       | <b>YES</b> |
| <b>Jaime McCarthy</b>    | <b>YES</b> |
| <b>Mike Fallon</b>       | <b>YES</b> |
| <b>Maya Gakidis</b>      | <b>YES</b> |
| <b>Matt Mohr</b>         | <b>YES</b> |
| <b>Bob Manseau</b>       | <b>YES</b> |
| <b>Delaney Kingsland</b> | <b>YES</b> |

## **27 Kimball Road**

The Commission is being asked to provide ZBA with comments/concerns regarding this project. The state has not approved the project yet and the comment period is being asked to be extended due to the TRC meeting being held December 17, 2025, for Town review. The Conservation Commission's comments will be provided to the state.

- Wetland delineation report be completed for the entire lot
- Stormwater calculations
- Stormwater mitigation for runoff from Kimball Road
- Encroachment onto the resource areas and other tracts of land
- Existing conditions plan showing all wetland resource areas
- Drainage plans
- Large footprint, alternative analysis

## **Bill 2025-101**

“An Order of the Amesbury City Council to approve the Acceptance and Quitclaim Deed for a parcel of land at the 47.5-57 Kimball Road Subdivision, being a portion of the property located off Kimball Road, Amesbury to be held by the Conservation Commission and to Authorize the Mayor to Execute said Approval on Behalf of the City of Amesbury”. The land will be held in the care and custody of the Conservation Commission.

**A motion was made by J. McCarthy to accept the Open Space parcel located at 47.5-57 Kimball Road. The motion was seconded by M. Fallon and approved by Rollcall vote:**

*Chair Zackon called the Rollcall Vote:*

|                       |            |
|-----------------------|------------|
| <b>Fred Zackon</b>    | <b>YES</b> |
| <b>Jaime McCarthy</b> | <b>YES</b> |
| <b>Mike Fallon</b>    | <b>YES</b> |
| <b>Maya Gakidis</b>   | <b>YES</b> |
| <b>Matt Mohr</b>      | <b>YES</b> |
| <b>Bob Manseau</b>    | <b>YES</b> |

**Delaney Kingsland YES**

Chair Zackon proposed training for the Commission by Jamie McCarthy on how to review a Notice of Intent application. This will be discussed at the December 9<sup>th</sup> Administrative Meeting.

**The meeting was adjourned by motion of B. Manseau, seconded by M. Fallon and unanimously approved by Rollcall vote:**

*Chair Zackon called the Rollcall Vote:*

|                          |            |
|--------------------------|------------|
| <b>Fred Zackon</b>       | <b>YES</b> |
| <b>Jaime McCarthy</b>    | <b>YES</b> |
| <b>Mike Fallon</b>       | <b>YES</b> |
| <b>Maya Gakidis</b>      | <b>YES</b> |
| <b>Matt Mohr</b>         | <b>YES</b> |
| <b>Bob Manseau</b>       | <b>YES</b> |
| <b>Delaney Kingsland</b> | <b>YES</b> |

**The meeting was adjourned at 8:35pm.**

**The next meeting scheduled is January 5, 2026.**

**Submitted by:** \_\_\_\_\_  
**Lynn Viselli, Recording Secretary**

**Per the Massachusetts Open Meeting Law, the list of documents that were either distributed to the Amesbury Conservation Commission before the meeting in the packet or at the meeting are as follows:**

- 1. Agenda**
- 2. Agenda Guide.**