

RECEIVED

By City Clerk at 6:44 pm, Mar 04, 2025

CONSERVATION COMMISSION MEETING MINUTES

February 3, 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

Acting Chair Fred Zackon called the February 3, 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

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 to submit a public comment.

Members of the public may dial into Microsoft Teams at: +1 323-457-5649,,875420818#

Access Code: 875 420 818#

Acting 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, Bob Manseau, Maya Gakidis

Also in attendance: Recording Secretary Lynn Viselli, John Lopez, and Amanda Armington, Conservation Agent

Transcription by: Lynn Viselli

Acting Chair Zackon takes attendance for the record:

Fred Zackon	YES
Jaime McCarthy	YES
Amanda Jones	YES
Bob Manseau	YES
Maya Gakidis	YES

Continued Business:

NOI 002-1337 31 Newton Road

The Applicant's representative has requested a continuance to March 3, 2025.

A motion was made by B. Manseau to continue NOI 002-1337 31 Newton Road to March 3, 2025. The motion was seconded by J. McCarthy and unanimously approved by Rollcall vote:

Acting Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Amanda Jones	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES

NOI 002-1343 26 Merrimac Street

This was continued from January 6, 2025, meeting. The entire lot is within 200-foot Riverfront. DEP issued comments on January 27th asking for a cut and fill chart to demonstrate that compensatory flood volume is provided and each elevation in accordance with the regulations for fill in BLSF. DEP also commented on the use of the in-water silt curtain and asked that it be removed and replaced with an alternative that is entirely on land. DEP comments have been addressed, and a revised plan has been submitted.

NHESP has issued comments, and the narrative has been revised to address performance standards. The revised plans show proposed planting areas for mitigation.

The homeowner reviewed the project for the Commission which includes the removal and reconstruction of a porch and construction of a shay block seawall and underpin foundation to replace the decaying timber wall which is collapsing.

Mike Seekamp added that they are meeting the riverfront standards as this is a previously developed area.

B. Manseau recommended the Special Conditions outlined in the NHESP letter be included in the OOC together with the performance standards narrative.

Agent Armington reviewed the Special Conditions listed in the NHESP letter dated January 27, 2025.

A motion was made by B. Manseau to approve NOI 002-1343 26 Merrimac Street with the Special Conditions listed in the NHESP letter dated January 27, 2025. The motion was seconded by J. McCarthy and unanimously approved by Rollcall vote:

Acting Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Amanda Jones	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES

There was no motion made to close the public hearing

NEW BUSINESS:

RCOC 002-1299 12-14 South Hunt Road

Request for a Certificate of Compliance. Agent Armington reviewed the project, and the applicant has requested a continuance to March 3, 2025.

A motion was made by B. Manseau to continue RCOC 002-1299 12-14 South Hunt Road to March 3, 2025. The motion was seconded by J. McCarthy and unanimously approved by Rollcall vote:

Acting Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Amanda Jones	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES

RCOC 002-1194 460 Main Street

Request for a Certificate of Compliance for an OOC issued for landscape improvements to the rear of the structure. A site visit was conducted with the interim Agent on January 14, 2025, and all of the work was completed in substantial compliance with the approved project.

A motion was made by B. Manseau to approve RCOC 002-1194 299 460 South Main Street. The motion was seconded by J. McCarthy and unanimously approved by Rollcall vote:

Acting Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Amanda Jones	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES

Administrative:

Minutes – Approve Minutes for January 3, 2025, meeting.

J. McCarthy asked that temporary impacts to the resource areas include the square footage.

A motion to approve the Minutes of January 3, 2025, as amended by B. Manseau. The motion was seconded by J. McCarthy and approved by Rollcall vote:

Actin Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Amanda Jones	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	ABSTAIN

WPA Funds – B. Manseau stated that these funds can be used for Commissioners to attend training. Agent Armington is working with Joan regarding this use of the funds.

Emergency Certification 10 Pinewood Road

Request for an Emergency Certification to remove four dead ash trees that pose a threat to persons and property. The condition of the trees has been certified by an arborist.

A motion was made to ratify the Emergency Certification for 10 Pinewood Road by B. Manseau. The motion was seconded by J. McCarthy and approved by Rollcall vote:

Acting Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Amanda Jones	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES

Emergency Certification 54 Pleasant Valley Road

An Emergency Certification was issued for the removal of a large pine tree that posed a threat to person and property. The condition of the trees was verified by an arborist.

A motion was made to ratify the Emergency Certification for 54 Pleasant Valley Road by B. Manseau. The motion was seconded by J. McCarthy and approved by Rollcall vote:

Acting Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Amanda Jones	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES

Enforcement Order 12-14 South Hunt Road

Continued to March 3, 2025, at the request of the Applicant.

A motion was made by B. Manseau to continue Enforcement Order 12-14 South Hunt Road to March 3, 2025. The motion was seconded by J. McCarthy and unanimously approved by Rollcall vote:

Acting Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Amanda Jones	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES

Extension to Order of Conditions 002-1259 77 Macy Street

The applicant is requesting a one-year Extension to the OOC as there are a few landscaping items to be completed during the next growing season.

A motion was made by J. McCarthy to approve the one-year Extension to the OOC 002-1259 77 Macy Street. The motion was seconded by B. Manseau and unanimously approved by Rollcall vote:

Acting Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Amanda Jones	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES

Meadowbrook Solar Site Plan and Special Permit

There is no formal permit received, the Commission is being asked to review the plans and provide questions prior to permitting. Acting Chair Zackon informed the Commission that the Open Space Committee will provide a summary as the main parcel will require removal of all the trees which are critical to the drinking water supply and ground water. Agent Armington suggested a review of wetland flagging. J. McCarthy recommended a stormwater management peer review. Interim Agent Lopez stated that the Commission has no jurisdiction if the work is outside 100' of a wetland resource area and that an ANRAD could be applied for to lock in the wetland resource areas and buffer zones for 3 years.

Acting Chair Zackon will draft a letter requesting an ANRAD be applied for.

128 Kimball Road – Drinking Water Supply Protection Grant Program

The City is applying for a grant to purchase 128 Kimball Road property along the river and appraisal must be completed for the grant application. The cost of the appraisal is \$4,500. Discussion followed regarding the cost of the appraisal and the possibility of obtaining additional quotes. However, if other quotes are required, the City would miss the deadline for the grant application. Interim Agent Lopez stated that the funds for the appraisal will not be paid from the Wetland By-Law fees, but from CDP line-item funds. The appraiser is certified and is a firm approved by the grant to perform the appraisal and the appraisal includes a site visit.

A motion was made by J. McCarthy to approve the appraisal expenditure for 128 Kimball Road. The motion was seconded by B. Manseau and unanimously approved by Rollcall vote:

Acting Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Amanda Jones	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES

MACC Conference

The annual MACC Conference will be Saturday, March 1, 2025 at Holy Cross in Worcester, MA. Agent Armington will meet with Joan regarding payment for classes of any Commissioners who wish to attend.

BSC Group Invoices

A motion was made by B. Manseau to approve the payment of invoices from BSC Group. The motion was seconded by J. McCarthy and unanimously approved by Rollcall vote:

Acting Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Amanda Jones	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES

The meeting was adjourned by Acting Chair Zackon at 7:45pm.

The next scheduled meeting is March 3, 2025.

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.**