

RECEIVED

By City Clerk at 3:06 pm, Jul 29, 2026

CONSERVATION COMMISSION MEETING MINUTES

May 4, 2026, 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

Chair Fred Zackon called the May 4, 2026, 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 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,,88613927#

Access Code: 886 139 27#

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, Mike Fallon and Matt Mohr

Also in attendance: Amanda Armington, Conservation Agent

Transcription by: Lynn Viselli

Chair Zackon takes attendance for the record:

Fred Zackon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Matt Mohr	YES
Mike Fallon	YES

Continued Business:

NOI 002-1362 265R, 277R, 281, 287, 287R, 287.5 Elm Street

The Applicant has requested a continuance to the June meeting.

A motion was made by B. Manseau to continue NOI 002-1362 265R, 277R, 281, 287, 287R and 287.5 Elm Street to June 1, 2026. The motion was seconded by J. McCarthy and unanimously approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Matt Mohr	YES
Mike Fallon	YES

NOI 002-1360 29 Lake Attitash Road

The Applicant has requested a continuance to the June 1, 2026, meeting.

A motion was made by B. Manseau to continue NOI 002-1360 29 Lake Attitash Road to June 1, 2026. The motion was seconded by J. McCarthy and unanimously approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Matt Mohr	YES
Mike Fallon	YES

NOI 002-1364 4 Lake Attitash Road

The Applicant has requested a continuance to the June 1, 2026, meeting.

A motion was made by B. Manseau to continue NOI 002-1364 4 Lake Attitash Road to June 1, 2026. The motion was seconded by J. McCarthy and unanimously approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Matt Mohr	YES
Mike Fallon	YES

New Business

RDA 29 Water Street

The proposed project is to convert the existing brick mill building into six residential condominium units. The site is located almost entirely within the 100- and 200-foot riverfront buffer. The proposed site improvements include utility service upgrades, replacement of a portion of the existing asphalt sidewalk with brick, installation of a 5-foot-wide landscaped bed around the perimeter of the building, and repair and reseeded of any lawn areas disturbed during construction. Most of the work will consist of interior renovations. Temporary construction fence and erosion control barriers will be installed to prevent the sediment runoff during construction.

Sam Columbo, of Millenium Engineering, presented the project to the Commission. The Applicant believes this is an exempt activity as minor maintenance of existing landscaping and structures. He reviewed the applicable sections of 310 CMR and submitted the RDA to determine if it is an adequate filing for this project.

J. McCarthy stated that the property lies within the flood plain and riverfront area and an NOI needs to be filed, not RDA.

The Planning Board Director added that the Applicant will be filing for a Special Permit with the Planning Board for activities within a flood plain and he recommended a site visit.

Sam Columbo added that the existing footprint of the building takes up the entire site and a 5-foot landscape area will be added around the building. There will be no expansion of the footprint and the pervious walkways will be removed and replaced with brick walkways. There is no parking on site and the post development runoff will be the same as pre-development. He requested a 25-foot space to the East of the property to allow for construction access across the park and when construction is completed it will be replanted and reseeded.

The Planning Director agreed a construction access easement is needed in the area of the park and it is being reviewed by the Planning Board.

M. Fallon asked if the proposed fenced area would prohibit the public from walking along the river.

Sam Columbo responded that the fenced area will not impact the paved walkway and it will be accessible.

B. Manseau suggested a site visit Thursday at 6:15pm.

A motion was made by B. Manseau to continue RDA 29 Water Street to June 1, 2026. The motion was seconded by M. Fallon and approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Jaime McCarthy	ABSTAIN
Bob Manseau	YES
Matt Mohr	YES
Mike Fallon	YES

NOI 002-1365 28 Haverhill Road

Chair Zackon recused himself from this hearing.

The proposed project consists of the construction of two residential buildings, associated parking lots, community amenities, stormwater improvements and landscaping. DEP comments were reviewed which included the Riverfront Analysis being insufficient and the recommendation for a stormwater peer review.

Scott Morrison of VHB reviewed the project with the Commission. The ANRAD was issued by the Commission with the exception of BLSF. There will be two residential buildings with 126 units and 216 parking spaces, most of the parking will be under the proposed buildings. 9.76 acres of the site will remain as Open Space with a trailhead and parking area. Most of the project is outside the 100-foot buffer and the development is just below 10% within the riverfront area. The trail is an exempt activity and will be less than 36 inches wide and not paved and the parking to be provided will be stone dust. As mitigation, a pollinator meadow is being proposed in the grassy area which has been previously mowed. The stormwater will be infiltrated in 2 areas on site and this complies with the stormwater management standards. The Open Space has not been fully vetted yet and there is an existing trail onsite which will be cleaned up and it connects to another trail off site.

B. Manseau suggested a stormwater peer review as recommended by DEP.

Scott Morrison reviewed the proposed stormwater system which is sized for a 100-year storm event with no discharge off site. The steep slope towards the wetland has a high volume of flow so rip rap will be used to slow the discharge and eliminate any scouring. The Planning Board will have a stormwater peer review done and he asked to coordinate with them. The Applicant will provide a response to DEP and copy the Commission.

Joe Riggs, 9 Hoyt Avenue, expressed his concern that the stream on this property is a tributary to Bailey's Pond which is already overwhelmed and the system cannot handle this new development. He provided pictures and a video. He also questions where snow removal would be stored.

J. McCarthy stated that his questions would be answered by the stormwater peer review.

Scott Morrison added that no work would be taking place within those flooded areas shown by Mr. Riggs.

Agent Armington recommended a wetlands impact peer review with the stormwater peer review and to contract with a firm that does both to be more efficient.

A motion was made by M. Fallon for a stormwater peer review with the Planning Board by a firm that can also conduct a wetlands impact peer review for NOI 002-1365 28 Haverhill Road. The motion was seconded by B. Manseau and approved by Rollcall vote:

Acting Chair McCarthy called the Rollcall Vote:

Fred Zackon	ABSTAIN
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Jaime McCarthy	YES
Bob Manseau	YES
Matt Mohr	YES
Mike Fallon	YES

NOI 002-1366 30 Lake Attitash Road

The proposed project is for the construction of an addition to the home. A Special Permit has been applied for with the Planning Board.

Rob Marini of Native Tech reviewed the project for the Commission. The proposed addition will be on the side of the existing home with roof infiltration. 100 percent of the roof runoff will be captured so there will be no impact to the watershed. The work proposed outside the 100-foot buffer is the construction of a walkway and driveway, neither of which are in the flood plain.

J. McCarthy stated that the lot is in the Watershed Protection Area for a Public Drinking Supply.

J. McCarthy and Chair Zackon suggested a site visit by the Commission.

Rob Marini added that the construction access will be through the driveway and the side of the house by the concrete truck, then the rest of the work will be done by hand.

The site visit is scheduled for Thursday at 5:30pm.

The Planning Director informed the Commission that the Planning Board will be reviewing the stormwater at its next meeting.

A motion was made by J. McCarthy to continue NOI 002-1366 30 Lake Attitash Road to June 1, 2026. The motion was seconded by B. Manseau and unanimously approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Matt Mohr	YES
Mike Fallon	YES

RCOC 002-1322 101-107 Market Street

The Applicant is requesting a Partial Certificate of Compliance with the work to be excluded from the COC is the completion of plantings in between parking area and wetland including control of invasive plants within the approved limit of work. The stormwater is fulling functioning. The bittersweet will be pulled by hand if possible and stem injection will be used for the knotweed together with cut and treat of fresh growth. The invasive species treatment timeline was reviewed by Tom Hughes.

Agent Armington conducted a site visit and the site is stable with good vegetation growth.

A motion was made by B. Manseau to issue the Partial COC for 002-1322 101-107 Market Street. The motion was seconded by M. Fallon and unanimously approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Matt Mohr	YES
Mike Fallon	YES

Administrative:

Draft Minutes April 6, 2026.

A motion was made by Chair Zackon to approve the April 6, 2026, Minutes as presented. The motion was seconded by M. Mohr unanimously approved by rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Matt Mohr	YES
Mike Fallon	YES

WPA Fund – no update.

Invoices - There are 3 Invoices from Seekamp Environmental to be paid for site monitoring at 0 and 14 Mill Street.

A motion was made by B. Manseau to approve the payment of the invoices as presented. The motion was seconded by M. Mohr and unanimously approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Matt Mohr	YES
Mike Fallon	YES

Lions Mouth Road Paving

Agent Armington conducted a site visit with Seekamp where the soils were reviewed along Lions Mouth Road where the millings extended into the wetland. Wetland soils were confirmed and a report was provided. The report recommends removal of the asphalt chunks by hand from the wetland and erosion controls should be installed 15 feet from the culvert on each side with the millings pulled back from that area.

Joe Buckley sent a response today that their wetland consultant will review the reports and asked for time to respond by May 18th.

Both consultants will attend the Administrative Meeting May 18th to discuss a long-term solution.

J. McCarthy added that a long-term solution is needed, however the millings need to be removed ASAP, since it has been 6 months.

B. Manseau agreed with Seekamp's recommendation regarding the area around the culvert and then he would like to see the millings pulled back 1 to 2 feet from the road.
Joe Buckley did agree to hand remove the large pieces of asphalt next week.
Chair Zackon agreed that the hand removal of the large pieces needs to start as soon as possible.
J. McCarthy asked for photos of before and after the large asphalt pieces are removed.
Discussion followed regarding mitigation options.
Agent Armington added that at the Administrative Meeting the long-term solution can be discussed.

Chair Zackon acknowledged Brian Higgins who attended tonight's meeting and his appointment to the Commission is before the City Council for approval. Brian introduced himself and stated that he wants to contribute to the community and strike a balance between economic development and preserving natural assets.

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:

Fred Zackon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Matt Mohr	YES
Mike Fallon	YES

The meeting was adjourned at 8:25pm.

The next meeting scheduled is June 1, 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.