

CONSERVATION COMMISSION MEETING MINUTES

July 7, 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

Chair Fred Zackon called the July 7, 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,,137350706#

Access Code: 137 350 706#

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, Mike Fallon and Delaney Kingsland

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
Mike Fallon	YES
Maya Gakidis	YES
Delaney Kingsland	YES

Continued Business:

NOI ACC-25-1 6 Lake Attitash Way

The applicant has requested a continuance to August 4, 2025.

Chair Zackon called for a raise of hands to approve the continuance to August 4, 2025. It was unanimously approved.

ANRAD 002-1350 131 Haverhill Road

This was continued from the June 2025 meeting to obtain peer review quotes. Two quotes have been received, one from Goddard Consulting and one from Epsilon.

Agent Armington added that DEP comments need to be addressed with confirmation provided to the Commission.

Commissioner Manseau stated that the Goddard proposal was less. Agent Armington added that with the extra hourly charges it is hard to determine which proposal would be less and they are similar in cost with the additional hourly charges. Discussion followed regarding outlines of proposals received and the costs.

A motion was made by B. Manseau to approve the Goddard proposal for the peer review for ANRAD 002-1350 131 Haverhill Road. The motion was seconded by M. Fallon and approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Mike Fallon	YES
Jaime McCarthy	ABSTAIN
Bob Manseau	YES
Maya Gakidis	ABSTAIN
Delaney Kingsland	YES

Requests for Certificates of Compliance:

RCOC 002-1299 12-14 South Hunt Road

The applicant requested a continuance to August 4, 2025.

Chair Zackon called for a raise of hands to approve the continuance to August 4, 2025. It was unanimously approved the continuance.

RCOC 002-1336 5 Albion Street

The OOC was issued for the removal of an existing fieldstone wall and wooden deck to be replaced with a re-con block retaining wall, a 4" PVC drain and mitigation/restoration plantings within the 25 and 35 foot buffer. A site visit was conducted June 26, 2025, by Agent Armington and the work was completed in substantial compliance with the OOC issued.

A motion was made by B. Manseau to approve the RCOC 002-1336 5 Albion Street. The motion was seconded by M. Fallon and approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Mike Fallon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES
Delaney Kingsland	YES

RCOC 002-1140 28 Lake Attitash Road

The applicant has not provided and engineered stamped plan. Table to August 4, 2025.

Administrative:

Minutes – Approve Minutes for June 2, 2025. Chair Zackon asked for a revision regarding 15 Cedar Street RDA where a Positive Determination was issued, not a Negative Determination.

A motion was made by B. Manseau to approve the June 2, 2025, Meeting Minutes as revised. The motion was seconded by M. Fallon and unanimously approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Mike Fallon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES
Delaney Kingsland	YES

WPA Funds – No action taken

Invoices – No action taken

EO 12 14 South Hunt Road

Applicant requested a continuance to August 4, 2025.

Modification OOC 002-1337 31 Newton Road

The applicant is requesting a modification change to replace an approved permeable paver driveway to a fully paved driveway.

Dani Hazem informed the Commission that use of permeable pavers on a steep slope is cost prohibitive and the owner would like to asphalt the driveway. The stormwater calculations have been amended and submitted to the Planning Board. There is minimal change to the calculations with asphalt.

Commissioner Manseau asked how the asphalt will impact the stormwater runoff.

Dani Hazem stated that the use of permeable pavers was not included in the original stormwater calculations, so there will be no impact on the runoff. There will be a gravel shoulder along the driveway which will provide infiltration and storage.

Commissioner McCarthy added that due to the steep slope the pavers would not have had much impact and amended calculations have been submitted. This change is insignificant.

A motion was made by J. McCarthy to find the change as minor for 002-1337 31 Newton Road. The motion was seconded by M. Fallon and unanimously approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Mike Fallon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES
Delaney Kingsland	YES

A motion was made by M. Fallon to approve the minor modification for 002-1337 31 Newton Road. The motion was seconded by J. McCarthy and unanimously approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Mike Fallon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES
Delaney Kingsland	YES

Battis Farm Mowing

Agent Armington reviewed the previous mowing plan/schedule for Battis Farm. She checked with DPW and there is nothing in writing regarding the mowing schedule. The 2020 Bobolink Management Plan recommends a rotational schedule for mowing.

Commissioner Manseau stated that the report provides a path forward.

Chair Zackon added that the Commission should review other properties being mowed and the nesting habitats.

A motion was made by B. Manseau to issue a statement to endorse the Bobolink report and support a rotational mowing schedule. The motion was seconded by M. Fallon and unanimously approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Mike Fallon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES
Delaney Kingsland	YES

Emergency Certification 15 Middle Road

An Emergency Certification was issued for the removal of one large spruce, 2 oaks and an overgrown arborvitae which pose a threat to persons and property. The condition of the trees was verified by an arborist.

A motion was made by B. Manseau to ratify the Emergency Certification for 15 Middle Road. The motion was seconded by M. Fallon and unanimously approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Mike Fallon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES
Delaney Kingsland	YES

Emergency Certification 91 High Street

An Emergency Certification for the removal of one ash tree which poses a threat to persons and property was issued. The condition of the tree was verified by an arborist.

A motion was made by B. Manseau to ratify the Emergency Certification for 91 High Street. The motion was seconded by M. Fallon and unanimously approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Mike Fallon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES
Delaney Kingsland	YES

The meeting was adjourned by motion of B. Manseau, seconded by J. McCarthy and unanimously approved by Rollcall vote:

Chair Zackon called the Rollcall Vote:

Fred Zackon	YES
Mike Fallon	YES
Jaime McCarthy	YES
Bob Manseau	YES
Maya Gakidis	YES
Delaney Kingsland	YES

The meeting was adjourned at 7:20pm.

The next scheduled meeting is August 4, 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.**