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THURSDAY MARCH 23, 2023  
9:38AM

## Manchester-By-The-Sea Meeting Posting

Notice of Public Meeting – (As required by M.G.L.Ch.30A §18-28)

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**COMMITTEE/BOARD NAME:** Manchester Conservation Commission  
**DATE:** Tuesday, March 28, 2023  
**TIME:** 6:00 P.M.  
**LOCATION:** Virtual Meeting

Pursuant to Chapter 107 of the Acts of 2022, Section 3, this meeting of the Conservation Commission will be conducted via remote participation only. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. For this meeting, members of the public who wish to attend may do so through the Zoom meeting information provided below. Each vote taken in this meeting will be conducted by a roll call vote.

**Join the online meeting:** <https://us06web.zoom.us/j/86454353689>

**Meeting ID:** 864 5435 3689

**One tap mobile:** +13017158592,,86454353689# US (Washington DC)

**Dial by your location:** +1 301 715 8592 US (Washington DC)

**Find your local number:** <https://us06web.zoom.us/u/kbKVhjn9cm>

### AGENDA

*Note, anticipated times are included – 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.*

- I. 6:00 pm Open Meeting Call to Order / Welcome**
- II. Recess for Public Hearings under Wetlands Protection Act and Local Wetlands By-Law**
- III. 6:00 pm Requests for Determination of Applicability**
  1. 6:00 pm 37 Vine Street (map 47, lot 2) – 2023-0003 – proposed construction of an in-ground swimming pool, pervious patio, covered porch and a covered entryway from the driveway within the outer one hundred feet of Riverfront Area Resource – Michael C. Kirk  
*New*
  2. 6:10 pm 38 School Street (54, lot 25) – 2023-0004 – after-the-fact installation of a patio within the outer one hundred feet of Riverfront Area Resource – Capolavoro, LLC  
*New*
- IV. 6:20 pm Notices of Intent / Abbreviated Notices of Resource Area Delineation**

1. 6:20 pm 2 Old Neck Road (map 15, lot 38) – DEP File #39-0881 – proposed construction of a new patio with pergola and cooking area within the 100-foot and 50-foot No Build Zone Buffers to Bordering Vegetated Wetland – The Old Neck Road Nominee Trust, Christopher Vento  
*Continued from 8/30/22, 9/27/22, (10/25/22 no discussion), continued to 1/3/23(no discussion), 1/24/23, 2/14/23, 3/7/23 (no discussion)*
2. 6:30 pm 15 Smith’s Point Road (map 20, lot 20) – DEP File #39-0886 (ACOP-NE-15-6W001-NT-AMEND1) – request approval to keep “Wall A” as constructed, rather than remove it, and implement a restoration project at the limit of Coastal Bank, Land Subject to Coastal Storm Flowage, and within the 30-foot No Disturb Zone Buffer to Coastal Bank – Hamid Shirkhan  
*Continued from 2/14/23, 3/7/23*
3. 6:40 pm 40 Masconomo Street (map 18, lot 15) – DEP File #39-0888 – to extend an existing boardwalk, grading, conversion of lawn to native plantings, and removal of invasive species (Ecological Restoration Limited Project) within Bordering Vegetated Wetland, Land Subject to Coastal Storm Flowage, 100-foot, 50-foot No Build Zone, and 30-foot No Disturb Zone Buffers to Bordering Vegetated Wetlands – Margaret & Ian Strachan  
*Tabled from 2/14/23 (hearing was not opened), opened & continued from 3/7/23*
4. 6:50 pm Town-owned Black Beach (map 7, lot 26) – DEP File #39-0890 – dune planting project within Coastal Dune and Land Subject to Coastal Storm Flowage – Chuck Dam, Director DPW, Town of Manchester  
*New*

**V. Reconvene Regular meeting**

**VI. 7:00 pm Requests for *de minimis* Change**

1. 7:00 pm 110 Bridge Street (map 22, lot 26) - DEP File #39-0883 - removal of an existing pool, and landscape improvements within the 100-foot, 50-foot No Build Zone, and 30-foot No Disturb Zone Buffers to Bordering Vegetated Wetland and Inland Bank – Prescott Logan  
*New*
2. 7:10 pm 43 Lincoln Street (map 47, lots 5 & 6) – DEP File #39-0800 - Demolition and construction of new school within Riverfront Area, Bordering Land Subject to Flooding, and 100’ Buffer to Bordering Vegetated Wetland – MERSD and Construction Manager WT Rich  
*New*

**VII. 7:40 pm Requests for Certificates of Compliance**

1. 7:40 pm 33 Forster Road (map 29, lot 13) – DEP File #39-363 – construction of a single-family home and appurtenances, including upgraded septic system, within the 50-foot No Build Zone and the 100-foot Buffer to Bordering Vegetated Wetland - Dominic Paratore  
*Continued from 1/3/23, 1/24/23*
2. 7:45 pm 14 Forest Street (map 39, lot 47) – DEP File #39-0763 - replace an existing house with new house within the 100-foot, 50-foot No Build Zone, and 30-foot No Disturb Zone Buffers to Bordering Vegetative Wetlands – Alex Wilczek  
*New*
3. 7:50 pm 19 Smith’s Point Road (map 20, lot 16) – DEP File #39-0715 - proposed addition to an existing cottage within the 100-foot Buffer to Coastal Bank – John & Meridith Pasquesi

*New*

**VIII. 7:55 pm New/Other Business**

1. New: Other...Discussion or Action Items Related to Commission Business
  - Letter to Conservation Administrator from Richard A. Nylén, Lynch, Desimone, & Nylén, LLP; dated 1/11/23; regarding 27 Proctor proposed seawall repairs under a Chapter 91 License
2. New: Review of Letter Permits / Tree Permits / Emergency Certifications Issued by Agent
  - Letter Permit to 5 Ledgewood Road for interior renovation and exterior siding replacement within Riverfront and local buffers to Inland Bank
3. New: Expenditure Approvals...If Any
4. New: Potential Violations / Enforcement Orders
  - Ocean Street at Black & White Beaches – storm event impacts/protocol
  - 38 School Street – potential violation (RDA filed)

**IX. Orders of Conditions (if hearing is closed tonight)**

**X. Approval of Minutes (as available)**

**XI. Adjournment**

**Next Meeting – 4/18/23**