



Manchester-By-The-Sea Meeting Posting

Notice of Public Meeting – (As required
by M.G.L.Ch.30A §18-25)

Received by the Town Clerk's
Office on 1/6/2026 at 9:29am

Board/Committee: Conservation Commission
Day & Date: January 13th 2026
Time: 6:30 PM
Location: Virtual

Zoom Room 3

Join Zoom Meeting

<https://us06web.zoom.us/j/83749790560?pwd=jlbLaqqNpCKSnEjdkSo7zfdhL6ZB3v.1>

Meeting ID: 837 4979 0560

Passcode: 458285

One tap mobile

+13092053325,,83749790560# US

+13126266799,,83749790560# US (Chicago)

AGENDA

Note: anticipated times are included, however, 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.

6:30 pm ~ Call to Order/Welcome

Public Hearings

1.) Continued Notice of Intent: MassDEP #039-0937, (Map 50, Lot 21), 44 Norwood Ave, Manchester-By-The-Sea.

Applicant: Nicolas Stangl

Project: Proposed remediation of foundation and construction of additions with associated activities. Most of the proposed work is located within the Bordering Land Subject to Flooding and the 200-foot Riverfront Area.

2.) Continued Notice of Intent: MassDEP #039- 0943, 146 Bridge, Manchester-By-The-Sea.

Applicant: Jaclyn & Matthew Rossiter

Project: Proposed patio construction, utility improvements, and landscaping within the Riverfront Area and 100-Foot Buffer Zone.

3.) Continued Notice of Intent: MassDEP #039-0944, 373 Summer, Manchester-By-The-Sea.
Applicant: Kathleen Johnson

Project: Project includes slightly expanding the existing footprint and adding a new foundation for the proposed expansion within the 100-foot buffer zone.

4.) Continued Notice of Intent: MassDEP #039-0942, Atwater Avenue, Manchester-By-The-Sea.

Applicant: Manchester-By-The-Sea Department of Public Works

Project: Proposed Roadway and utility improvements on Atwater Avenue

5.) Notice of Intent: MassDEP #039-0945, 48 Central Street, Manchester-By-The-Sea.

Applicant: Richard Bedell

Project: Proposed hardscape and landscape

6.) Notice of Intent: MassDEP #039-XXXX, 42 Lincoln Street, Manchester-By-The-Sea.

Applicant: Manchester-By-The-Sea Department of Public Works

Project: Proposed well treatment upgrade project

Request for a Certificate of Compliance: MassDEP #39-918, 11 Magnolia Avenue, Manchester-By-The-Sea

Applicant: Gary Gilbert

Project: Construction of a shed

Request for a De Minimis Change MassDEP #39-920, 9 Proctor Street, Manchester-By-The-Sea

Applicant: Comparato Residence

Project: Proposed change in tree and fence locations

Orders of Conditions (If Hearing is Closed):

7.) Notice of Intent: MassDEP #039-0937, (Map 50, Lot 21), 44 Norwood Ave, Manchester-By-The-Sea.

Applicant: Nicolas Stangl

Project: Proposed remediation of foundation and construction of additions with associated activities. Most of the proposed work is located within the Bordering Land Subject to Flooding and the 200-foot Riverfront Area.

8.) Notice of Intent: MassDEP #039-0940, Manchester Harbor Entrance Channel; and Proctor Cove, Manchester-By-The-Sea.

Applicant: The Town of Manchester-By-The-Sea

Project: Proposed maintenance dredging

9.) Notice of Intent: MassDEP #039-0939, 48 Norwood Ave, Manchester-By-The-Sea.

Applicant: James Gaddis

Project: The proposed removal of an existing garage and conversion to an ADU. Most of the proposed work is located within the 200-foot Riverfront Area.

10.) Notice of Intent: MassDEP #039- 0943, 146 Bridge, Manchester-By-The-Sea.

Applicant: Jaclyn & Matthew Rossiter

Project: Proposed patio construction, utility improvements, and landscaping within the Riverfront Area and 100-Foot Buffer Zone.

11.) Notice of Intent: MassDEP #039-0944, 373 Summer, Manchester-By-The-Sea.

Applicant: Kathleen Johnson

Project: Project includes slightly expanding the existing footprint and adding a new foundation for the proposed expansion within the 100-foot buffer zone.

12.) Notice of Intent: MassDEP #039-0942, Atwater Avenue, Manchester-By-The-Sea.

Applicant: Manchester-By-The-Sea Department of Public Works

Project: Proposed Roadway and utility improvements on Atwater Avenue

13.) Notice of Intent: MassDEP #039-0945, 48 Central Street, Manchester-By-The-Sea.

Applicant: Richard Bedell

Project: Proposed hardscape and landscape

14.) Notice of Intent: MassDEP #039-XXXX, 42 Lincoln Street, Manchester-By-The-Sea.

Applicant: Manchester-By-The-Sea Department of Public Works

Project: Proposed well treatment upgrade project

Public Comment

Minutes for Review

12.2.2025

New/Other Business

- Clarification to Amend OOC – 58 Masconomo DEP #039-0912

Adjournment

Next Meeting: February 3rd, 2026