



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 1/27/2026 at 1:14pm

Board/Committee: Conservation Commission
Day & Date: February 3rd, 2026
Time: 6:30 PM
Location: Virtual

Zoom Room 3

Join Zoom Meeting

<https://us06web.zoom.us/j/81156275569?pwd=kd2eSXxfa0b2AkN7mKsGzm1s2OZym4.1>

Meeting ID: 811 5627 5569

Passcode: 998113

One tap mobile

+16469313860,,81156275569# US

+13017158592,,81156275569# US (Washington DC)

Join instructions

<https://us06web.zoom.us/join/81156275569/invitations?signature=erz-XLDSmlzthHc9yOyIqiSKxTCMZ4aKbwOlrYDtuL0>

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 #039-0945, 48 Central Street, Manchester-By-The-Sea.

Applicant: Richard Bedell

Project: Proposed hardscape and landscape

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

Applicant: Gary Gilbert

Project: Construction of a shed

4.) Request for a 3 Year Extension: MassDEP #39-0861, 189 School Street, Cornerstone Church, Manchester-By-The-Sea

Applicant: Alden H. Drake

Project: Construction of a church building and a future attached Fellowship Hall building with associated parking, sidewalks, drainage system, and landscaping. A portion of the rear parking lot and driveway connecting to Mill Street is within the 100-foot buffer to a Bordering Vegetated Wetland.

5.) Request for a Certificate of Compliance: MassDEP #39-0895, 37 Vine Street, Manchester-By-The-Sea

Applicant: Michael Kirk

Project: Install an inground swimming pool and patio, remove/replace steps and remove asphalt driveway to construct a 138 s.f. covered porch and gravel driveway, remove a patio and deck to construct a 423 s.f. covered porch, rooftop infiltration, vegetated swale, associated grading and utilities within the 200 ft. Riverfront Area of Sawmill Brook.

Orders of Conditions (If Hearing is Closed):

6.) 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.

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

Applicant: Richard Bedell

Project: Proposed hardscape and landscape

Public Comment

Minutes for Review

1.13.2026

New/Other Business

Adjournment

Next Meeting: February 24th , 2026