



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 2/17/2026 at 11:33am

Board/Committee: Conservation Commission
Day & Date: February 24th , 2026
Time: 6:30 PM
Location: Virtual

Zoom Room 3

Join Zoom Meeting

Manchester-by-the-Sea 3 is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/87426452498?pwd=uabqKZ1sNkegIMLWwc4kwbUsPsDH0Z.1>

Meeting ID: 874 2645 2498

Passcode: 211072

One tap mobile

+16465588656,,87426452498# US (New York)

+16469313860,,87426452498# US

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 1 Year Extension: MassDEP #39-0885, 2 Harold Street, , Manchester-By-The-Sea

Applicant: Wrecking Crew LLC

Project: Demolition and reconstruction of a single-family home within Riverfront Area Resource

Orders of Conditions (If Hearing is Closed):

5.) 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.

6.) 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

2.3.2026

New/Other Business

- Beaver Solutions Annual Bill

Adjournment

Next Meeting: March 17 , 2026