



Manchester-By-The-Sea Meeting Posting

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

Amended agenda Received by
the Town Clerk's Office on
3/10/2026 at 10:04am

Board/Committee: Conservation Commission
Day & Date: March 17th 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/85043914539?pwd=A7y6u5SSny5isCc9VpvqcmhnQdh6bH.1>

Meeting ID: 850 4391 4539

Passcode: 599823

One tap mobile

+13126266799,,85043914539# US (Chicago)

+16465588656,,85043914539# US (New York)

Join instructions

https://us06web.zoom.us/join/85043914539/invitations?signature=1_0dFfgI39Z1cNp1R11H1DucugdsHsKJrCNp2TZbT-w

AMENDED 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.) Notice of Intent: MassDEP #039-0948, Tappan Street, Manchester-By-The-Sea.

Applicant: Town of Manchester-By-The-Sea

Project: Proposed surface and utility improvements within the Land Subject to Coastal Storm Flowage and the 100- Foot Buffer Zone.

3.) Notice of Intent: MassDEP #039-0947, 18 Boardman, Manchester-By-The-Sea.

Applicant: Fred Morris

Project: Proposed improvements to an existing seawall within the Land Subject To Coastal Storm Flowage and Coastal Bank.

4.) Amended Order of Conditions: MassDEP #039-0925, 12 Boardman Ave, Manchester-By-The-Sea.

Applicant: John & Leslie Gurley

Project: Proposed additions and drainage plans within the 100-Foot Buffer Zone.

5.) Request for a Determination of Applicability, 355 Summer Street, Manchester-By-The Sea.

Applicant: Stephen and Carolyn Kelly

Project: Proposed native woody plantings and invasive species removal within the 100- Foot Buffer Zone.

6.) Request for a Certificate of Compliance: MassDEP #39-0844, Tappan Street, Manchester-By-The-Sea

Applicant: Town of Manchester-By-The-Sea

Project: Proposed surface and utility improvements within the Land Subject to Coastal Storm Flowage and the 100- Foot Buffer Zone.

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 #039-0XXX, Tappan Street, Manchester-By-The-Sea.

Applicant: Town of Manchester-By-The-Sea

Project: Proposed surface and utility improvements within the Land Subject to Coastal Storm Flowage and the 100- Foot Buffer Zone.

9.) Notice of Intent: MassDEP #039-0947, 18 Boardman, Manchester-By-The-Sea.

Applicant: Fred Morris

Project: Proposed improvements to an existing seawall within the Land Subject to Coastal Storm Flowage and Coastal Bank.

Public Comment

Minutes for Review

2.24.2026

New/Other Business

- Beaver Solutions Annual Bill

Adjournment

Next Meeting: April 7th, 2026