



## Manchester-By-The-Sea Meeting Posting

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

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Received by the Town Clerk's  
Office on 2/7/2026 at 11:33am

**Board/Committee: Conservation Commission**  
**Day & Date: February 24<sup>th</sup> , 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

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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**