



## 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 Town Clerk's office  
on 1/9/2025 at 1:40PM

**Board/Committee:** Conservation Commission  
**Day & Date:** Tuesday, January 14, 2025  
**Time:** 6:30 PM  
**Location:** Virtual

### Join Zoom Meeting

<https://us06web.zoom.us/j/89669856664?pwd=iCraenbdVnnG7IZJUVbDnllaFJdLGR.1>

**Meeting ID:** 896 6985 6664      **Passcode:** 090331  
**One tap mobile:** +13092053325      **Dial by your location:** (309)205-3325

Manchester By The Sea Zoom Room 3 (for host)

### 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**

#### **6:35 pm ~ Notice of Intent**

**Public Hearing 39 Coolidge Point Ave (map 3, lot 27) DEP File # 039-0922 – (Continued)**  
installing a prefabricated pool with associated pool deck and landscaping and a portion of the work will occur within the 100-ft Buffer Zone to a Coastal Bank.

**Public Hearing 12 Boardman Ave (map 24, lot 23) DEP File# 039-0925 – (Continued)**  
construction of four small building additions, reconstruction of patio and walkway, and installation of in-ground spa and outdoor shower.

**Public Hearing 110 Bridge St (map 22, lot 6) DEP File# 039-0924 – (Continued)** driveway relocation, landscaping, installation of patio, grade changes, replacement of detached garage, removal of storage shed, renovation of barn, fence construction, stream maintenance, and native plantings.

**Public Hearing 48 Central St (map 44 lot 19) DEP File # 039-0926 –** proposed construction of a single car garage, site improvements, and proposed mitigation plan. Portions of the proposed work at the Site will occur within the buffer zones to Coastal Bank and Land Subject to Coastal Storm Flowage.

**7:35 pm ~ Request for Determination of Applicability**

**Public Hearing - 43 through 76R Raymond St (beach) – (Continued)**

cleaning of beach seaweed with a tractor and beach rake.

**Public Hearing – 18-20 Butler Ave** – Construction of an addition to an existing garage/guest house 18-20 Butler Avenue (Map 1, Lot 43) in Manchester-By-The-Sea. The proposed activities will occur between the 50-ft and 100-ft wetland buffer.

**7:55pm ~ Request to Extend Existing Order of Conditions**

**17 Proctor St (map 16, lot 17) DEP File#39-0864** – Extension of Order of Conditions issued on March 1, 2022 and recorded at the Southern Essex Registry of Deeds (Book 40864, Page 240) for one year to March 1, 2026.

**8:00pm ~ Request for Partial Certificate of Compliance**

**94 Bridge St (map 21, lot 05) DEP File # 039-0852** – request for Partial COC for the pier/float/gangway and seawall restoration which are completed per for the Order of Conditions filed at the Essex South District Registry of Deeds in Book 40349, Page 263.

**8:15pm ~ Enforcement Issues**

- Potential Violation – 68 Pine St
- Potential Violation – 59 Pleasant St (new)
- Potential Violation - 208 Summer St (new)

**New/Other Business**

New/Other: Discussion or Action Items Related to Commission Business

- Beaver obstructions – Beaver Solutions
- New: Review of Letter Permits/Tree Permits/Emergency Certifications/Work Initiation Forms
- Review final 2025 meeting calendar
- Discussion and Introduction on New Performance Standards for Vernal Pools

**Correspondence** – Review correspondence from the Massachusetts Association of Conservation Commissions Office regarding FY26 dues.

**Approval of Minutes** – 11/19, 12/3, 12/17

**Adjournment**

**Next Meeting: Tuesday, February 4, 2025**