

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: City of Beverly Conservation Commission
DATE: February 24, 2026
LOCATION: Virtual via Google Meet
MEMBERS PRESENT: Chair Christine Bertoni, Vice Chair Amber Redmond, Tara Duffy, Robert Buchsbaum, William Squibb
MEMBERS ABSENT: Grace Charles
STAFF PRESENT: Conservation Agent David Spidaliere, Field Agent Scott White

1. Call to Order

Chair Bertoni called the meeting to order at 6:30 p.m. and conducted a roll call. There was a quorum of seated members. Bertoni reads the public notice regarding holding meetings remotely due to COVID-19 provisions.

2. Certificates of Compliance/Minor Modifications/Extensions/Tree Removals/Emergency Certifications

a. Certificates of Compliance

i. Cont.: 110-228 Common Lane, DEP File #5-1405

Spidaliere explained that there is still too much snow on the ground to review the materials on site. Also, The City of Beverly Engineering Department and National Grid are still working on who is responsible for removing the erosion control material.

Redmond: Motion to continue this item to March 18, 2026. Buchsbaum seconds. Bertoni took a roll call vote. Motion carries (5-0).

b. Tree Removals

i. New: 208 Hart Street

Wayne Beauchemin, applicant, reviewed the proposal to remove five trees abutting the property and nearby wetland, due to safety concerns. Two of the trees are dead. The trees will be accessed using a crane from the driveway. The stumps are proposed to be left in place. Bertoni noted that the hazardous tree bylaw allows for the removal of up to four trees but there could be considerations if some of the trees are already dead. Spidaliere stated that the trees are each approximately 50' away from the wetlands.

The Commission suggested a condition that five wetland shrubs be planted in the area, for mitigation of removal of the two dead trees and three live trees to the stump level.

The Commission reviewed the conditions for hazard tree removal, including:

1. Tree removal shall be conducted via hand tools and/or all heavy equipment shall be operated from paved services only.
2. Removal or grinding of the roots or stump is prohibited.
3. All cut material shall be removed for appropriate off-site disposal, unless approved by the Conservation Agent or Commission.
4. A spill kit shall be located on site during the work.
5. The trees removed shall be replaced with at least five (5) native wetland shrubs. These shrubs shall exhibit 100% survivorship after 1 growing season, and a site visit with the Conservation Agent shall be scheduled to confirm survivorship.

Duffy: Motion to approve the tree removal request at 208 Hart Street, with the conditions as discussed. Buchsbaum seconds. Bertoni took a roll call vote. Motion carries (5-0).

3. Recess for Public Hearings

Redmond: Motion to recess for Public Hearings. Buchsbaum seconds. Bertoni took a roll call vote. Motion carries (5-0).

4. Notices of Intent/Abbreviated Notices of Intent/Requests for Amended Orders of Conditions/Abbreviated Notices of Resource Area Delineations

a. Cont.: Offshore Lynch Park, DEP File #5-1462 – plant and monitor Eelgrass offshore of Lynch Park – Alison Frye

There were no Commissioner questions or comments.

There was no public comment.

Redmond: Motion to close the hearing for Offshore Lynch Park, DEP File #5-1462. Buchsbaum seconds. Bertoni takes a roll call vote. Motion carries (5-0).

b. Cont.: 269 Dodge Street, DEP File #5-1461 – raze the driveway, greenhouse, and patio, construct an addition, replace a deck, install a therapeutic pool, patio, and retaining wall, cut 2 trees, landscape improvements, and utility work – Pamela Boardway

Maureen Hanley, Norse Environmental Services, explained that the project has been redesigned to reflect a couple of changes. The original proposal included cutting of a 24” oak tree, which is now proposed to be preserved. This reduces the tree removal from two to one. An 18” oak is still proposed to be cut, and a hazardous tree application was submitted which notes that the tree is hollow and has some areas of seeping water. The patio has been redesigned to be completely outside of the 25’ No Disturb Zone. The applicant is proposing to lower the grade in front of the sliding glass doors 3”-6” to make sure there is no additional flooding in the main floor area. Granite steps and grading for this are shown on the plan. The proposal is to remove 5,500 s.f. of impervious area, with 2,930 s.f. located within the 100’ buffer zone. The applicant is proposing

1,200 s.f. of pervious patio within the buffer zone. The patio will incorporate peastone or a similar stone, but no stone dust. In terms of rooftop infiltration, the proposal is to relocate this to the westerly side of the property. There are wooden railroad ties leading to the existing dock which are deteriorated and a safety hazard. The proposal is to replace those steps with granite steps and incorporate a metal handrail to allow for safe access to the dock. All of this information will be submitted to MassDEP. She noted that approval will be required from the Commission to allow the existing wooden dock to remain. There does not appear to be a Chapter 91 license for this dock.

Bertoni stated that a profile detail of the proposed patio should be submitted. Hanley stated that this would be provided.

Duffy stated that she would like to see information regarding the discharge of the two downspouts in the backyard toward the pond on the plan. She asked that the total impervious surface to be added on the site be included on the plan.

There was no public comment.

Buchsbaum: Motion to continue the hearing for 269 Dodge Street, DEP File #5-1461 to March 18, 2026. Squibb seconds. Bertoni takes a roll call vote. Motion carries (5-0).

5. Reconvene Meeting

Duffy: Motion to reconvene the regular meeting. Redmond seconds. Bertoni takes a roll call vote. Motion carries (5-0).

6. Enforcement Matters/Potential Violations

a. Enforcement Orders

i. Cont.: 10 Tall Tree Drive

Spidaliere stated that there is no update from MassDEP yet.

There was agreement to table the Enforcement Order for 10 Tall Tree Drive until information is received from MassDEP.

7. Other Business

a. Discussion or Action Items Related to Commission Business, Correspondence, etc.

Spidaliere noted that the Commission could consider a letter of support for a Lynch Park grant application. This is for funding for the permitting process of a seawall repair project. The next stage will be for this to come before the Commission as a Notice of Intent.

Buchsbaum: Motion to approve the Commission's support letter for the Lynch Park grant application. Duffy seconds. Bertoni takes a roll call vote. Motion carries (5-0).

b. Expenditure Approvals, if any
i. Conservation Field Inspector January mileage.

Duffy: Motion to approve the Conservation Field Inspector January mileage in the amount of \$9.65. Buchsbaum seconds. Bertoni takes a roll call vote. Motion carries (5-0).

8. Orders of Conditions, If Any
a. Offshore Lynch Park, DEP File #5-1462

The Commission reviewed proposed special conditions for approval.

1. The Conservation Agent shall be notified prior to the start of work.
2. Copies of the restoration monitoring reports shall be submitted to the Conservation Agent upon availability.
3. The project shall meet performance standards for Land Under the Ocean.

Redmond: Motion to issue an Order of Conditions for DEP File #5-1462 under the Wetlands Protections Act and the Beverly Wetlands Ordinance, with the special conditions discussed in this meeting, in addition to the standard general and perpetual conditions. Buchsbaum seconds. Bertoni takes a roll call vote. Motion carries (5-0).

9. Approval of Minutes (as available):
a. February 3, 2026

Redmond: Motion to approve the meeting minutes of February 3, 2026, as amended. Duffy seconds. Bertoni takes a roll call vote. Motion carries (5-0).

10. Adjourn

Duffy: Motion to adjourn. Redmond seconds. Bertoni takes a roll call vote. Motion carries (5-0).

Meeting adjourns at 7:31 p.m.

Next Regular Meeting of the Conservation Commission: Wednesday, March 18, 2026