

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: City of Beverly Conservation Commission
DATE: June 30, 2026
LOCATION: Virtual via Google Meet
MEMBERS PRESENT: Chair Christine Bertoni, Robert Buchsbaum, Grace Charles, William Squibb, Vice Chair Amber Redmond (late)
STAFF PRESENT: Conservation Agent David Spidaliere, Conservation Field Inspector Scott White

1. Call to Order

Chair Bertoni calls the meeting to order at 6:30 p.m. and conducts a roll call. A quorum of seated members is present. 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.: 12 Fosters Point, DEP File #5-283

Paul Pettinato, previous homeowner, explains that the house was built by his grandfather and he sold it last year. During the selling process, it was determined that this Order of Conditions was never properly closed out so he hired a surveyor and submitted the documentation. The intention is to clean up the title for the current owners. The house footprint is the same as was approved. An as-built plan was submitted.

Bertoni states that Salt Marsh and Riverfront Area were shown on the survey. She asks if fill was brought in for the project. Pettinato states that he does not know. Bertoni states that a metal fence is shown on the as-built plan and white fencing. Pettinato explains that the white fencing was installed after he sold the property. Spidaliere notes that this was permitted through an RDA.

Buchsbaum: Motion to issue a Complete Certificate of Compliance for 12 Fosters Point, DEP File #5-283, including perpetual condition #5. Charles seconds. Bertoni takes a roll call vote. Motion carries (4-0).

3. Recess for Public Hearings

Buchsbaum: Motion to recess for Public Hearings. Charles seconds. Bertoni takes a roll call vote. Motion carries (4-0).

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

46 **a. Cont.: 58 West Street, DEP File #5-1472 – invasive species treatment and to**
47 **reconstruct existing stairs and install a raised garden bed – Jayne Rice**
48

49 Spidaliere states that the Commission held a site visit on June 20th and there were follow-up
50 items which needed to be added to the plan. Unfortunately, these items have not yet been
51 completed and a continuance is requested.
52

53 Buchsbaum: Motion to continue the hearing for 58 West Street, DEP File #5-1472 to July 28,
54 2026. Squibb seconds. Bertoni takes a roll call vote. Motion carries (4-0).
55

56 **b. Cont.: 15 Wirling Drive, DEP File #5-1471 – construct and addition and**
57 **patio with associated landscape improvements – Meredith Johnson**
58

59 Bob Griffin notes that the hearing was not closed at the last meeting pending a DEP File #.
60 Bertoni states that there were no comments from the previous hearing or site visit.
61

62 There is no public comment.
63

64 Buchsbaum: Motion to close the hearing for 15 Wirling Drive, DEP File #5-1471. Charles
65 seconds. Bertoni takes a roll call vote. Motion carries (4-0).
66

67 **c. Cont.: 8 Upland Road, DEP File #5-1473 – construct a carport with**
68 **associated driveway, walkway, and patio – Paul Clermont**
69

70 Bob Griffin states that there was a site walk conducted by the Commission. A minor change was
71 made to the site plan pertaining to the carport surface. There was previously a paver driveway
72 between the carport and the road with concrete underneath the carport surface. At the
73 recommendation of one of the contractors, the applicant changed the plan to run the pavers
74 continuously from Upland Road to the house.
75

76 There is no public comment.
77

78 Charles: Motion to close the hearing for 8 Upland Road, DEP File #5-1473. Buchsbaum
79 seconds. Bertoni takes a roll call vote. Motion carries (4-0).
80

81 **d. New: 40 Prince Street, DEP File #5-1474 – raze existing house, construct new**
82 **house, cabana, walkway, patio and pool, reconfigure existing driveway,**
83 **repair existing seawall, ramp and gazebo, and remove invasive species –**
84 **Suzanne Manidakos 2004 Revokable Trust**
85

86 Spidaliere reads the public legal notice.
87

88 Mike DeRosa, DeRosa Environmental, states that the proposal is to raze and rebuild a single
89 family home at 40 Prince Street. The project is currently going through a one year demolition
90 delay which will be up in September. The intention is to get the permitting in place in order to

91 start construction this fall. There is an existing shed that will be moved from the No Disturb
92 Zone and turned into a beach cabana. There will be repairs to the seawall and ramp at the
93 beachfront. There is also an invasive species management plan and a native species planting plan
94 proposed. The applicant is proposing 7,455 s.f. of mitigation and invasive species management,
95 with a native species planting plan to compensate for the work in the buffer zones. There are 24
96 trees proposed for removal, and the applicant will replant 50 trees as part of the planting plan.

97
98 *Vice Chair Amber Redmond joins the meeting.*
99

100 DeRosa explains that the house is proposed to be moved back a nominal amount, but not any
101 closer to the existing wetland resource areas. A porous paver walkway is proposed to provide
102 safe access to the beachfront. An existing shed will be razed and moved back outside the No
103 Disturbance Zone. The project includes minor repairs to the ramp and seawall which are to be
104 done by hand. There will be no equipment on the beachfront. The gazebo is in good shape
105 structurally and will be fixed by hand as needed.

106
107 Buchsbaum states that the narrative mentions that the project is within the footprint of the
108 existing building, but it seems to go beyond it. DeRosa states that the new house is within the
109 footprint of the old house and further back.

110
111 Bertoni asks how roof runoff will be handled. Dan Sievers, project engineer, states that the
112 recharge standards will be met using an infiltration trench with a drip edge at the pool. Per the
113 soils on site, the infiltration rate will make up for the increase in impervious area.

114
115 Bertoni asks about the sonotubes proposed. DeRosa stated that this is for the cabana, located
116 outside the 25' Zone.

117
118 There is discussion that there is a cesspool somewhere on the property which will be discovered
119 and abandoned as part of the project.

120
121 In response to a question from Buchsbaum, DeRosa explains that there is a two year monitoring
122 plan proposed and there will then be a long-term maintenance plan for the invasives.

123
124 Bertoni states that some of the new vegetation seems to be in a VE Zone. DeRosa states that
125 these will be salt-tolerant plantings and there is not a concern about losing them.

126
127 Bertoni asks if there will be any blasting on the site. Sievers states that he does not believe so.

128
129 The Commission agrees to hold a site walk on Saturday, July 11th at 8AM.

130
131 There is no public comment.

132
133 Buchsbaum: Motion to continue the hearing for 40 Prince Street, DEP File #5-1474 to July 28,
134 2026. Squibb seconds. Bertoni takes a roll call vote. Motion carries (5-0).

5. Reconvene Meeting

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

6. Other Business

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

i. Cont.: Potential Delineation Policy

The Commission reviews the proposed Delineation Policy. There is agreement to approve the policy and post it on the website.

Buchsbaum: Motion to approve the Delineation Policy, as discussed. Redmond seconds. Bertoni takes a roll call vote. Motion carries (5-0).

Spidaliere notes that a new Commissioner representative will be needed for the Open Space & Recreation Committee, as this is Charles' last meeting. The Commission thanks Charles for her service on the Commission.

b. Expenditure Approvals, if any

i. MACC Membership dues FY27

Redmond: Motion to pay the MACC Membership dues of \$847. Squibb seconds. Bertoni takes a roll call vote. Motion carries (5-0).

7. Orders of Conditions, If Any

a. 15 Wirling Drive, DEP File #5-1471 – construct and addition and patio with associated landscape improvements – Meredith Johnson

The Commission reviews a draft Order of Conditions, including the following special conditions (under the Act and the Ordinance), in addition to the standard general and perpetual conditions:

1. All demolished materials, excavated soils, or other related debris shall be stored or stockpiled outside jurisdictional resource and buffer zone areas, if not immediately removed from the site and shall be removed and appropriately disposed of off-site.
2. Storage of construction materials shall be located on existing paved areas or outside the resource areas.
3. All areas disturbed during construction shall be immediately stabilized against erosion and revegetated with non-invasive fast growing erosion control species or local indigenous plants within thirty (30) days of final on-site grading.
4. Erosion and sedimentation control devices shall be installed along the edge of the down gradient side of the project area prior to construction as depicted on the approved site plan.
5. Prior to the issuance of a Certificate of Compliance, all proposed shrub plantings shall exhibit at least 75% overall survivorship after two (2) growing seasons post installation.

A wetland consultant or other qualified professional shall inspect plantings for survivorship and overall success of the naturalized area and shall provide a written report of their findings to the Commission.

Buchsbaum: Motion to issue an Order of Conditions for 15 Wirling Drive, DEP File #5-1471, 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. Charles seconds. Bertoni takes a roll call vote. Motion carries (4-0-1, Redmond abstains).

b. 8 Upland Road, DEP File #5-1473 – construct a carport with associated driveway, walkway, and patio – Paul Clermont

The Commission reviews a draft Order of Conditions, including the following special conditions (under the Act and the Ordinance), in addition to the standard general and perpetual conditions:

1. Erosion and sedimentation control devices shall be installed along the edge of the down gradient side of the project area prior to construction as depicted on the approved site plan.
2. Erosion and sedimentation control devices shall be inspected daily during periods of active construction and bi-weekly during the remainder of the construction period.
3. During construction, disturbed areas shall be kept to a minimum and vegetative stabilization of these areas shall occur as soon as possible.
4. All demolished materials, excavated soils, or other related debris shall be stored or stockpiled outside jurisdictional resource and buffer zone areas, if not immediately removed from the site and shall be removed and appropriately disposed of off-site.
5. Storage of construction materials shall be located on existing paved areas or outside the resource areas.
6. Prior to the issuance of a Certificate of Compliance, all proposed shrub plantings shall exhibit at least 75% overall survivorship after two (2) growing seasons post installation. A wetland consultant or other qualified professional shall inspect plantings for survivorship and overall success of the naturalized area and shall provide a written report of their findings to the Commission.
7. Further alteration within the mitigation area is prohibited, except as may be required to maintain the area in its mitigated condition. This condition shall survive in perpetuity beyond the issuance of a Certificate of Compliance.

Charles: Motion to issue an Order of Conditions for 8 Upland Road, DEP File #5-1473, 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 (4-0-1, Redmond abstains).

8. Approval of Minutes (as available):

a. June 9, 2026

226 Redmond: Motion to approve the meeting minutes of June 9, 2026, as presented. Squibb
227 seconds. Bertoni takes a roll call vote. Motion carries (5-0).
228

229 **9. Adjourn**
230

231 Charles: Motion to adjourn. Buchsbaum seconds. Bertoni takes a roll call vote. Motion
232 carries (5-0).
233

234 Meeting adjourns at 7:42 p.m.
235

236 *Next Regular Meeting of the Conservation Commission: Tuesday, July 28, 2026*