City Hall Annex
3 Pond Road
Gloucester, MA 01930

Conservation Office
tel 978-325-5234
conservation@gloucester-ma.gov

MEETING NOTICE and AGENDA - REVISED
City of Gloucester
Conservation Commission
Wednesday, October 7, 2026 – 5:30 pm
Rose Baker Center for Aging Well, Multipurpose Room – 6 Manuel F Lewis St.
https://gloucester-ma-gov.zoom.us/j/81050295520
Chair Peter Vetere

CITY CLERK
GLOUCESTER, MA
2026 OCT -5 PM 12: 15

The public is welcome to attend in person.

Zoom link to access the meeting remotely is also available:
Join from computer or smart device: https://gloucester-ma-gov.zoom.us/j/81050295520
Or join by phone: 301 715 8592 or 312 626 6799 or 929 205 6099
Webinar ID: 810 5029 5520

Please note that the in-person meeting will not be suspended or terminated if technological problems interrupt the remote connection.

Items may be heard out of listed order.

I. ADMINISTRATIVE BRIEFING

II. PUBLIC COMMENT

III. MINUTES REVIEW AND APPROVAL

September 16, 2026

IV. CONTINUED BUSINESS

NOI 028-2976 171 & 281R Magnolia Avenue (How-Mag LLC). *Construction of a 26-unit residential subdivision in Riverfront Area and Buffer Zone to Bordering Vegetated Wetland.* Chris McCarthy ***Previously continued to 11/18/2026***

NOI 028-3006 105 Wingaersheek Road (125 Wingaersheek LLC). *Replace existing SFH and detached garage with pile-supported single family home and garage, installation of gravel driveway, installation of septic system and water service in Coastal Dune, Barrier Beach, LSCSF, ACEC, Buffer Zone to ACEC and BVW.* Joel Favazza, Seaside Legal Solutions, P.C. ***Previously continued to 11/18/2026***

NOI 028-3007 107 Wingaersheek Road (125 Wingaersheek LLC). *Replace existing SFH and garage with pile-supported single family home and garage, expansion of gravel driveway, installation of septic system and water service in Coastal Dune, Barrier Beach, LSCSF, ACEC, Buffer Zone to ACEC and BVW.* Joel Favazza, Seaside Legal Solutions, P.C. ***Previously continued to 11/18/2026***

NOI 028-3153 740R Washington Street (Paul Hadley). *Raise seawall in Riverfront Area, Land Subject to Coastal Storm Flowage and Buffer Zone to Coastal Resource Areas.* Andrew Thibault, Goddard Consulting, LLC ***Previously continued to 11/4/2026***

NOI 028-3125 490R Washington Street (Gregory Dumas). *Elevating existing home and associated supporting posts in Riverfront Area, Land Subject to Coastal Storm Flowage, and Buffer Zone to Coastal Resource Areas.* Devere Edwards-Grant, Kneeland Construction ***Previously continued to 10/21/2026***

NOI 028-3129 24 Kondelin Road (Eastern Waste Services LLC). *Stormwater Management upgrade, parking lot repaving, and fence replacement in Buffer Zone to Bordering Vegetated Wetland.* Joel Favazza, Seaside Legal Solutions, P.C. ***Request to continue to 10/21/2026***

NOI 028-3132 13 Concord Street (James Nicholas and Judy Rose). *After the fact approval for vegetation and tree removal and relocation of rock wall in Riverfront Area, LSCSF, and Buffer Zone to Salt Marsh.* James Nicholas and Judy Rose ***Request to continue to 11/4/2026***

NOI 028-3135 37 Rocky Neck Avenue Unit B-1 (Frederick Miles). *Reconstruction of existing dwelling in the same footprint and new pier supports in Coastal Resource Areas, LSCSF, and Buffer Zone to Coastal Resource Areas.* John Judd, Gateway Consultants, Inc. ***Request to continue to 10/21/2026***

NOI 028-3142 Tommy's Island (Tommy Island, LLC). *Construction of a shed in the Upland Edge to the ACEC, Riverfront Area, LSCSF, and Buffer Zone to Coastal Resource Areas.* John Judd, Gateway Consultants, Inc. ***Request to withdraw without prejudice***

NOI 028-3147 12 Woodward Avenue (William Pierce). *Pile supported pier, seasonal ramp and float in Riverfront Area and Coastal Resource Areas.* John Judd, Gateway Consultants, Inc.

NOI 028-3158 7 Sumac Lane (James Montagnino, Jr.). *Seasonal docks and gangway in Coastal Resource Areas.* Thomas P. Ciarametaro, Jr., Five Fathoms Consulting ***Request to continue to 10/21/2026***

V. NEW BUSINESS

NOI 028-3148 103 Essex Avenue (Pietro & Kayla Cannavo). *Addition to existing dwelling on piers in Land Subject to Coastal Storm Flowage.* John Judd, Gateway Consultants, Inc. ***Request to continue to 10/21/2026***

NOI 028-3156 23 Concord Street (Richard Blewitt). *Garage addition in Riverfront Area and Buffer Zone to Coastal Resource Areas.* Richard Blewitt

NOI 028-3159 10 Gale Road & 40 Sargent Street (Sargent Street Corp.) *Roadway, stormwater management, and associated utilities in Buffer Zone to Bordering Vegetated Wetland.* Greg J. Hochmuth, Epsilon Associates, Inc.

ANRAD 028-XXXX 2 Beachland Avenue (Essex By The River LLC.). *Abbreviated Notice of Resource Area Delineation.* Chris Frattaroli, Goddard Consulting

NOI 028-XXXX 2 Wallace Court (Emily Foley). *Septic system replacement in Riverfront Area and Buffer Zone to Bordering Vegetated Wetland.* Emily Foley

NOI 028-XXXX 6 River Road (David McSweeney). *Retaining wall construction in Riverfront Area.* John Judd, Gateway Consultants, Inc.

NOI 028-3160 7 Sumac Lane (James Montagnino). *After-the-fact filing for fill, crushed stone, cobblestone edging, loam, wharf maintenance, water service, and repairs to deck in Land Subject to Coastal Storm Flowage, and Buffer Zone to Coastal Resource Areas.* Thomas P. Ciarametaro, Jr., Five Fathoms Consulting

NOI 028-3161 11 Old Salem Path (Steve Mscisz). *Pool and associated equipment construction in Buffer Zone to Coastal Bank.* Michael DeRosa, DeRosa Environmental Consulting, Inc.

ANRAD 028-XXXX 19 Estuary Way (Jay McNiff). *Abbreviated Notice of Resource Area Delineation.* Andrew Thibault and Michael Schmidt, Goddard Consulting

NOI 028-XXXX 29 Horton Street (Richard Leavitt). *Access landing, gangway and seasonal float in Land Subject to Coastal Storm Flowage, Coastal Resource Areas and Buffer Zone to Coastal Resource Areas.* Thomas P. Ciarametaro, Jr., Five Fathoms Consulting

VI. CERTIFICATES OF COMPLIANCE

RCOC 028-1165 64 Holly Street

RCOC 028-1933 3 Welch Lane - *Ratification of unissued 2016 COC* Joel Favazza, Seaside Legal Solutions, P.C.

VII. VIOLATIONS

EO-26-02 7 Sumac Lane – *Unpermitted fill, wall, and construction in Land Subject to Coastal Storm Flowage, Coastal Resource Areas and Buffer Zones. Ratification of Enforcement Order.* James Montagnino, Jr.; Thomas P. Ciarametaro, Jr., Five Fathoms Consulting

EO-24-01 137 Wingaersheek Road – *Discussion of Restoration Plan, resource delineation, establishment of demarcated 3-foot wide pathway, and cessation of the use of motorized vehicles on the pathway.* Richard A. Nylen, Jr., Esq., Lynch, DeCourcey & Nylen, LLP; Joel Favazza, Seaside Legal Solutions, P.C.; Michael DeRosa, DeRosa Environmental Consulting, Inc.

EO-24-02 227 Atlantic Road (aka 6 Back Shore Place) Anthony Gagliardi

EO-24-08 Whistlestop Way Anthony Simboli; Michael Schmidt, Goddard Consulting

EO-25-04 145 Atlantic Road Michael DeRosa, DeRosa Environmental Consulting, Inc.

EO-26-01 35 Massasoit Road Joel Favazza, Seaside Legal Solutions, P.C.

VIII. OTHER

Matter not Reasonably Anticipated within 48 Hours of the scheduled meeting.

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