

City of Gloucester
September 16, 2026
5:30 P.M.

Hybrid Meeting
Rose Baker Center for Aging Well - Upstairs
Conference Room
Chair: Peter Vetere



September 16, 2026 MINUTES

Members Present: Bill Cook, Nick Iliades, and Dave Sargent

Members Absent: Chair Peter Vetere

Staff: Chuck Schade, Conservation Agent

Meeting was called to order at 5:30; the call of Commissioners commenced.

I. ADMINISTRATIVE BRIEFING

Chuck Schade, Conservation Agent, listed the following items that have requested to continue:

- **NOI 028-3006 105 Wingersheek Road** - request to continue to 11/18/2026
- **NOI 028-3007 107 Wingersheek Road** - request to continue to 11/18/2026
- **NOI 028-3135 37 Rocky Neck Avenue Unit B-1** - request to continue to 10/7/2026
- **NOI 028-3153 740R Washington Street** - request to continue to 11/4/2026
- **NOI 028-XXXX 7 Sumac Lane** - request to continue to 10/7/2026
- **NOI 028-3148 103 Essex Avenue** - request to continue to 10/7/2026
- **NOI 028-3156 23 Concord Street** - request to continue to 10/7/2026
- **NOI 028-XXXX 10 Gale Road & 40 Sargent Street** - will be renoticed and heard at the 10/7/2026 meeting

II. PUBLIC COMMENT

Member Cook opened the public comment period.

Member Cook closed the public comment period.

III. MINUTES REVIEW AND APPROVAL

September 2, 2026

Member Sargent moved to approve the September 2, 2026 meeting minutes as amended; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

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.* Evin Guvendiren, DeRosa Environmental Consulting, Inc. *(Previously continued to 11/18/2026),*

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. *(Previously continued to 10/7/2026)*

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 *(Previously continued to 10/7/2026)*

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. *(Request to continue 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. *(Request to continue to 11/18/2026)*

Member Sargent moved to continue **NOI 028-3006 105 Wingaersheek Road** and **NOI 028-3007 107 Wingaersheek Road** to the meeting of November 18, 2026; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

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 10/7/2026)*

Member Sargent moved to continue **NOI 028-3135 37 Rocky Neck Avenue Unit B-1** to the meeting of October 7, 2026; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

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 *(Request to continue to 11/4/2026)*

Member Sargent moved to continue **NOI 028-3153 740R Washington Street** to the meeting of November 4, 2026; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

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.

John Judd, Gateway Consultants, represented and they have now provided the waiver request under the GWO for impervious work in the ACEC. They have also included buffer zone calculations which total 213 square feet of additional impact. They calculated by taking the footprint of the proposed shed subtracted by the square footage of the concrete pad that will be removed. They are okay with accepting a seasonal use only for the island and will be using a mat to walk across the salt marsh. They are proposing 2:1 mitigation for the impact. They pulled up a photograph to show where the skiff will be pulled up during usage. They would pull it up to a ledge outcrop in an area they identified will have the least amount of impact.

Member Cook opened and closed the public comment period.

COMMISSIONER ROLL CALL COMMENTS:

Member Cook said he can't see any justification for building even a seasonal structure in the ACEC.

Member Sargent said there is a prohibition on impervious surfaces in the upland edge and he doesn't see a disturbed area for mitigation. The photographs for mitigation have wrack, which is really important to the area and shouldn't have mitigation or be touched at all. He is not sure that the seasonal mat would be taken up with every use. He doesn't see an appropriate reason to waive the local ordinance.

Member Iliades said he is hung up on the waiver request and giving a waiver to follow the local ordinance. The supposed structure on the island appears to have been abandoned for a very long time and there isn't much left and it doesn't constitute replacing an existing structure. He does not think they met the burden of proof to show this is a pre-existing structure and they can waive the local ordinance.

Mr. Schade said he isn't sure if the Commission voted to approve the alternatives analysis provided or if they would like to do so. The alternatives analysis didn't really present any alternatives besides not building it or building it elsewhere on the island. It didn't take into account the options of building something on another property outside of the ACEC.

Member Iliades asked if they should vote to approve the GWO waiver request.

Mr. Judd said he would like to continue the item and see how the applicant would like to move forward.

Member Sargent moved to continue **NOI 028-3142 Tommy's Island** to the October 7, 2026 meeting; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

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.](#)

John Judd, Gateway Consultants, represented and said he has had a couple conversations with the Harbormaster since the last meeting. He asked that they modify the profile to show that the ramp will be about five feet in. This will ensure they will only extend the ramp as far as needed and not further into the stream. This was the only change he asked for. The DMF was okay with the proposal and asked for 30 inch standoffs, which they are using. They are also using flow through decking on the ramp and pier.

Member Cook opened and closed the public comment period.

COMMISSIONER ROIL CALL COMMENTS:

Member Cook said he is okay with the pervious decking and the 30 inch standoffs.

Member Sargent said when he was the Shellfish Constable, the shellfish department, harbormasters office, conservation office and occasionally the DMF would have pre-application site visits with the applicant to make sure that these types of things moved smoothly. He said that way city staff and the applicant could have these discussions before getting to a public meeting where things come to a halt. In 2016, they removed the concrete fish ladder upstream from this home. It impacted shellfish and alewife migration and severely impacted rainbow smelt. Recently, people have started to see smelt eggs in this area. Last year, there were no visual sightings of alewife in the Little River. Shellfish in this area are sensitive to turbidity. When the sediment settles, it can smother the soft shell clam. Standoffs on a silty bottom create a plunger motion which constantly suspends sediment and creates turbidity. This impacts the productivity of shellfish. This area is already patchy in its productivity, and an increase in turbidity would

further decrease productivity. This is a problem in most waterways in Gloucester, and this area is extremely sensitive. The plan doesn't show any mitigation for the proposed pathway that bisects a previously approved mitigation area and the mitigation for the impacts to the salt marsh from the pier pilings are also missing.

Member Iliades said they recently permitted something very similar, so he feels it should be permitted. He asked if this would be an access dock or would have something tied up. He feels like it should have the same conditions as the previous filing. No boats should ground out, there should be no tie-ups, and there should be mitigation required in this area.

Mr. Schade said 28 King Phillips Road also had a condition for no motorized boats.

Mr. Judd said they would only use it for kayaks. They would like to continue the item to address the seagrass, piling, and mitigation concerns.

Member Cook moved to continue **NOI 028-3147 12 Woodward Avenue** to the September 16, 2026 meeting; Member Sargent seconded and was approved by Members Cook, Sargent, Iliades, and Vetere.

NOI 028-3155 49 Crafts Road (Kevin O'Maley). *New single family home construction in Riverfront Area.* [Kevin McHugh, Lynnbrook Consulting, LLC](#)

Kevin McHugh, Lynnbrook Consulting LLC, represented and said there were three issues they were asked to review at the last meeting. They submitted a revised narrative and NOI form to address the concerns. They were asked to prepare a planting plan to modify and approve the existing drainage. They did not fill out the RFA section of the form, so they completed that. They also addressed the mitigation concerns for the increase in impervious surfaces in the RFA. The drainage swale will be collecting runoff from the site and downspouts. They will be adding wetlands seed mix in the swale as well to help with runoff. They are proposing straw waddles around the drainage area until it becomes stabilized to prevent sediments from entering the outfall. They are also proposing jute matting to go in the swale to hold everything in place until it's stabilized. The home and driveway are 1,650 square feet and everything outside of the impervious footprint will be landscaped grass areas. This will be an improvement from what currently exists.

Member Cook opened and closed the public comment period.

COMMISSIONER ROLL CALL COMMENTS:

Member Cook said he is happy with the changes made.

Member Sargent said the invasive plants must be removed by mechanical means and disposed of in an approved manner. Because the swale discharges to a shellfish flat, care must be taken to prevent sedimentation or other deleterious material from entering the culvert. All dewatering must be properly treated and there must be a two year monitoring period for the mortality of all mitigation plants. He also requested a perpetual condition that should be noted on the COC that

prohibits further alteration within the mitigation areas except as may be required to maintain the area in its mitigated condition.

Member Sargent moved to approve the alternatives analysis for **NOI 028-3155 49 Crafts Road**; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

Member Sargent moved to approve **NOI 028-3155 49 Crafts Road** as amended; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

NOI 028-XXXX 7 Sumac Lane (James Montagnino, Jr.). *Seasonal docks and gangway in Coastal Resource Areas.* [James Montagnino, Jr.](#) (*Request to continue to 10/7/2026*)

Member Sargent moved to continue **NOI 028-XXXX 7 Sumac Lane** to the October 7, 2026 meeting; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

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 10/7/2026*)

The item was not opened and will be heard at the next meeting.

NOI 0283156 23 Concord Street (Richard Blewitt). *Garage addition in Riverfront Area and Buffer Zone to Coastal Resource Areas.* [Richard Blewitt](#) (*Request to continue to 10/7/2026*)

The item was not opened and will be heard at the next meeting.

NOI 028-XXXX 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.

The item was not opened and will be heard at the next meeting. It will also be renoticed and abutter notifications will be sent out.

NOI 028-3157 37 Horton Street & 26 Wonson Street (Michael Centrella). *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](#)

TJ Ciarametaro, Five Fathoms Consulting, represented and said they are proposing a gangway and seasonal float for water access. They are also proposing a four foot wide stairway to provide pedestrian access from 26 Wonson Street. They are proposing to use a ledge outcrop for the gangway attachment and the small aluminum supporting structure. There will not be any impacts to the Coastal Bank and any permanent structures will be above mean high water. The stairs will come down from an existing deck and will land on an existing ledge outcrop on the property at 26 Wonson Street. The stairs will be wood or a timber frame set of stairs off the existing retaining wall. He has met with the Harbormaster and they meet all the harbor line setbacks.

Member Cook opened and closed the public comment period.

COMMISSIONER ROLL CALL COMMENTS:

Member Cook said there was going to be some construction where they are pinning the support to the rocks. He asked what that would entail. He would also like to hear from Shellfish.

Member Sargent said they are proposing a float system of 650 square feet which is larger than is usually permitted through the Conservation Commission. Per Chapter 91, you can't do a 10A permit for anything larger than 600 square feet. He would like written comments from the Harbormaster and Shellfish offices. He asked if any vegetation would be impacted by the stairs coming from the home down to the street.

Member Iliades said he believes they talked to the Harbormaster, but would like to see written comments as well. He said comments from the DMF came in earlier today and they would like to see helical anchors as it is in shellfish habitat. He would like to know if that could be incorporated or why it wouldn't be possible.

Mr. Schade said they received late comments from the Harbormaster and Shellfish offices. He projected the comments from both offices. Shellfish requested that seasonal materials are stored in upland areas and not in resource areas.

Mr. Ciarmetaro said the ledge outcrop is intersected by the road, but remains ledge to the water's edge. They can reduce things by 10 feet per the Harbormaster's request. Helical piles will be acceptable close to shore, but in deeper water they will probably have to use big mooring blocks due to Harbormaster guidelines. The stairs will not impact any vegetation, though there are a decent amount of invasive species present. They will likely remove some of the invasive species.

Member Sargent said he is okay reducing the square footage to 600 square feet, especially considering it is a high wind area and the harbormaster said smaller would be dangerous. He thinks helical moorings would be a mistake because there is a lot of ledge present. He would like the invasive species to be disposed of in an appropriate manner. All float material should be non-toxic to the marine environment.

Member Iliades seconded the comment about helical piles especially if Shellfish and Harbormaster had no concerns.

Member Sargent moved to close the public hearing for **NOI 028-3157 37 Horton Street & 26 Wonson Street**; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

Member Sargent moved to approve **NOI 028-3157 37 Horton Street & 26 Wonson Street**; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

VI. CERTIFICATES OF COMPLIANCE

RCOC 028-1933 3 Welch Lane - Ratification of unissued 2016 COC

RCOC 028-2734 6 Stanwood Point

Mr. Schade said there were a lot of plantings and more than what was proposed originally. Everything looks established and stable. This is the area where they have the Enforcement Order for the salt marsh restoration. He added photographs to the folder, in addition to what was sent. The only remaining issues are in relation to the EO. The EO calls for three years to monitor the vegetation and it has only been two years since the plants were installed. There is a condition to have permanent signage on a fence to indicate that the area is a no disturb area to help protect the salt marsh. He suggested the Commission evaluate whether they can issue a return to compliance and then focus on the COC.

Mary Rimmer, Rimmer Environmental, represented and said the OOC was issued in 2020 and the plants were installed twice. They failed the first time, but the second planting in 2024 was more successful. They had to elevate the marsh platform and remove the old camp building. There was a low spot underneath, which was too low to support salt marsh vegetation. Their first attempt to elevate the spot was unsuccessful, so they elevated it further and the vegetation was able to succeed. At the time of the second elevation, was when the EO was issued. The plantings are holding the area together and the marsh is densely growing in on the sides of the divot. She noted that the EO was to allow work to continue as the original permit expired. She acknowledged that there is no signage on the fencing, but they can add the necessary language to signage. The property is about to be surveyed and they would like to close out the permit.

Member Cook agreed the salt marsh vegetation is coming in well in the area. He would be comfortable with approving a COC with the understanding that the fence needs to be up prior to the COC being issued.

Member Sargent said he is okay with the restoration component being closed out. The EO was because they added fill without notifying the Commission and the restoration looks good now. Approval would be contingent on the installation of signage along the fencing.

Member Iliades is okay with closing out the EO as long as the signs are put in place.

Member Sargent moved to issue a Return to Compliance for **EO-24-04 6 Stanwood Point**, contingent on the sign installation; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

Member Sargent moved to approve **RCOC 028-2734 6 Stanwood Point** with the continuing conditions and the condition that the signage should be installed; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

RCOC 028-2754 4 Stanwood Point

Mr. Schade said this property looked good as well. The OOC had multiple continuing conditions that should be noted on the COC. This was also issued an Enforcement Order because work continued past the expiration date of the Order of Conditions. The Commission previously issued a Return to Compliance because the Permit Extension Act extended the deadline.

Member Sargent moved to approve **RCOC 028-2754 4 Stanwood Point** with the continuing conditions; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

RCOC 028-2857 77 Atlantic Road

Mr. Schade said the site looked good and special conditions 19 and 20 were continuing conditions on the OOC.

RCOC 028-2952 728 Washington Street

Mr. Schade said they had previously applied with the Commission and the drainage swale was not entirely completed. It now looks good and the plantings look more established. Special condition 19 and the standard RFA condition should be noted on the COC.

Member Sargent moved to approve **RCOC 028-2857 77 Atlantic Road** and **RCOC 028-2952 728 Washington Street** with the continuing and aforementioned conditions; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

VII. EMERGENCY CERTIFICATES

EC-26-02 30 Emerson Avenue - *Ratification of Emergency Certificate to remove non-native vegetation for improved visibility for public health and safety concerns.*

Mr. Schade said the Commission voted on this at the last meeting, but they didn't have enough time to review the EC before the meeting. They need to ratify the EC if they are comfortable with the document presented.

Member Sargent moved to ratify **EC-26-02 30 Emerson Avenue**; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

VIII. 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.](#)

Mr. Schade said this has been an ongoing violation and work continued despite multiple stop work orders, so the Commission decided to escalate the situation to an Enforcement Order at the last meeting. During that time, the homeowner hired a representative and they provided a response regarding the amount of fill, types of fill, and information on the work that occurred onsite.

TJ Ciarametaro, Five Fathoms Consulting, represented and said he submitted a narrative that hopefully addresses most of the Commission's concerns and what the applicant plans to do to rectify the situation. He is currently working on a Notice of Intent for this property that should be ready in time for the next meeting. He said no future work will occur without authorization from the Commission. They decided to do a separate NOI from the open one for the dock system as there is now an Enforcement Order on the property. They brought in 19 yards of ¾ inch crushed stone, 16 cubic yards of loam and 12 cubic yards of river rock. There was 2,800 square feet of sod planted. There were a significant amount of sinkholes in this area and the wharf is incredibly old. The Chapter 91 on the property predates MassDEP and goes back to the Wharf Commission in 1879. There was a cobblestone border put around the perimeter of the wharf. They are semi-dry laid cobbles and they were not grouted in between. There was some light grout put on the base to hold them in place. There were some erosion control measures placed around some of the property, and they still remain in the driveway area. The existing driveway is now river rock and there is a border that prevents you from driving onto the new lawn area. The stairs and deck were replaced as the stringers were rotting underneath. It was replaced with Trex decking in the same footprint. The applicant has said no work will continue until they receive permission from the Commission.

Mr. Schade said the abutters noticed there was some kind of conduit that was buried below grade. He asked if there were other utilities that were installed on the property.

Mr. Ciarametaro said the abutters witnessed the installation of irrigation. He just received a photograph of the irrigation installation and can send it to the Commission. That work will be included in the NOI. They will also include a hose spigot that will go down to the dock.

Member Sargent opened the public comment period.

Barbara Black, 6 Sumac Lane, expressed a concern about the water line and how it would impact her property. She said they have completed the work on the property so she dislikes the comment that no further work will be done without a permit.

COMMISSIONER ROLL CALL COMMENTS:

Member Sargent thanked the abutters for informing the Commissioners and staff for keeping them informed with what was going on. He is okay with the after the fact NOI, but is still concerned about the after the fact fill that was added. He is concerned that could impact neighboring properties via flooding or wave action if the unauthorized fill remains in place. He would like a sign by the street with the EO number so people understand the Commission is aware of the transgression. In the case of further violations, he would like fines to be levied.

Member Iliades said the implications of this project are similar to others where they are raising the seawall. This project should also have to evaluate the flood path analysis. He suggested they review public meetings and DEP comments from similar projects.

Member Sargent said this property is also closer to the V zone and is subject to more wave action.

Mr. Schade said in this situation, they are not necessarily concerned about compensatory storage, but rather if raising the elevation of the surface will have any effect on how the floodwaters impact surrounding properties.

Mr. Ciarametaro said he will let the applicant know of the request for the signage posted in front of the home.

EO-24-01 137 Wingersheek 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. Nylén, Jr., Esq., Lynch, DeCoursey & Nylén, LLP](#); [Michael DeRosa, DeRosa Environmental Consulting, Inc.](#)

Mr. Schade said there has been continuing correspondence with the representatives and the City Legal Department. They sent something over earlier showing they have established the three foot pathway. He had a conversation with DeRosa regarding the changes to the restoration plan, but it seems like they are still working on getting it submitted.

Member Sargent said it seems like there is forward movement.

EO-24-08 Whistlestop Way [Anthony Simboli](#); [Michael Schmidt, Goddard Consulting](#)

Mr. Schade said some of the work has started, but he will follow up with them to get an understanding of their timeline. They should be receiving a report soon.

Member Cook said earlier in the season all of the plants were under multiple inches of water. He asked if they could get an understanding of how the plants are doing.

Mr. Schade said the container plants are flagged and you can see them through the Phragmites in areas. They seem to be doing well, but the monitor report should include that information. He isn't sure how well the seeded areas are doing, but that should also be included in the report.

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

Mr. Schade said he will follow up with Goddard Consulting for this EO as well.

EO-25-04 145 Atlantic Road [Michael DeRosa, DeRosa Environmental Consulting, Inc.](#)

This is a placeholder spot on the agenda. No updates.

EO-26-01 35 Massasoit Road [Joel Favazza, Seaside Legal Solutions, P.C.](#)

Mr. Schade said there should be a restoration plan submitted sometime soon.

IX. OTHER

Member Sargent moved to adjourn; Member Iliades seconded and was approved by Members Cook, Sargent, and Iliades.

Respectfully submitted,

Assistant Conservation Agent Katie Kneeland